NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This page was added to the posting in order to place the Clerk’s office label on the document without obstructing any of the documentation within the notice.
CITY OF ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt
Mitigated Negative Declaration

<table>
<thead>
<tr>
<th>PROJECT NUMBER:</th>
<th>DEV 18-0115</th>
<th>Environmental Document No.</th>
<th>2019-0004</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT TITLE:</td>
<td>Adams Residence</td>
<td>CONTACT:</td>
<td><a href="mailto:clubhouseandrew@gmail.com">clubhouseandrew@gmail.com</a> (805) 704-6000</td>
</tr>
<tr>
<td>APPLICANT NAME:</td>
<td>Andrew Adams</td>
<td>CONTACT:</td>
<td><a href="mailto:sandyg3939@hotmail.com">sandyg3939@hotmail.com</a> (805) 448-8288</td>
</tr>
<tr>
<td>PROPERTY OWNER:</td>
<td>Sandy Garcia</td>
<td>Mailing Address:</td>
<td>955 Vineyard Templeton, CA 93465</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td>955 Vineyard Templeton, CA 93465</td>
<td>STAFF CONTACT:</td>
<td>Mariah Gasch (805) 470-3436 <a href="mailto:mgasch@atascadero.org">mgasch@atascadero.org</a></td>
</tr>
<tr>
<td>STAFF CONTACT:</td>
<td>Mariah Gasch</td>
<td>PROJECT ADDRESS:</td>
<td>10458 Morro Road Atascadero, CA 93422 APN: 055-161-044</td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION:

The project is the construction of a single-family residence on Parcel 3 of Parcel Map AT 99-306, which includes several open space easements in mitigation for the environmental impact of the subdivision. The applicant has requested an alteration to one of the open space easements in order to construct a residence on the property without crossing a blue line creek on the property. The proposed residence has a rectangular footprint, 36 feet by 34 feet in size. The residence is three stories with 2,361 square feet of habitable space and a 1,224 square-foot basement sunken about 3 feet under the soil surface.

The property is accessed from an existing driveway off Highway 41 (Morro Road) currently serving 2 residences. The proposed residence is about 1,600 feet from Morro Road. The driveway will be widened in several sections to allow for better emergency access. About 685 feet of an existing ranch road on the subject property will be improved to city standards for a driveway. The entire project will require 275 cubic yards of cut with a maximum height of 5 feet, and 400 cubic yards of fill with a maximum height of 3.5 feet. Three-hundred feet of retaining walls with a maximum height of 6 feet are proposed.

Four native trees, one described as dead by the project arborist, are proposed for removal. Water and gas utility lines are proposed to cross the blue line creek near Old Morro Road/Carmelita, at an existing creek crossing, adjacent to the parking area for the Three Bridges Oak Preserve. Trenching for these lines is proposed to run parallel to the seasonal creek within an existing ranch road as close as about 10 feet from the drainage for about 40 feet.

LEAD AGENCY: City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, CA 93422

DOCUMENT AVAILABLE ONLINE: http://www.atascadero.org/environmentaldocs

STATE CLEARING HOUSE REVIEW: Yes NO ☒

REVIEW PERIOD BEGINS: 05/08/2019 REVIEW PERIOD ENDS: 05/28/2019

PUBLIC HEARING REQUIRED: ☒No ☐ Yes

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative declaration at the above project address for review and comment to all affected agencies, organizations, and interested parties. Reviewers should focus on the content and accuracy of the report and the potential impacts upon the environment. The notice for this project is in compliance with the California Environmental Quality Act (CEQA). Persons responding to this notice are urged to submit their comments in writing. Written comments should be delivered to the city (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via email is also accepted and should be directed to the Staff contact at the above email address. This document may be viewed by visiting the Community Development Department, listed under the lead agency address, or accessed via the city's website.
### Environmental Factors Potentially Affected:

The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further analysis.

| ☒ Aesthetics | ☐ Agricultural Resources | ☐ Air Quality |
| ☒ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☒ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards / Hazardous Materials |
| ☐ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☒ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☒ Wildfire | ☐ Mandatory Findings of Significance |

### Determination: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Community Development Director finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
PROJECT ENVIRONMENTAL ANALYSIS

The City of Atascadero’s environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes Staff’s on-site inspection of the project site and surrounding and a detailed review of the information on file for the proposed project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geological information, significant vegetation and/or wildlife resources, water availability, wastewater disposal service, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of this initial study. The City of Atascadero uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies, or organizations interested in obtaining more information regarding the environmental review process for a project should contact the Community Development Department, 6500 Palma Avenue, Atascadero, CA 93422 or call (805) 461-5000.

A. PROPOSED PROJECT

The project is the construction of a single-family residence on Parcel 3 of Parcel Map AT 99-306, which includes several open space easements in mitigation for the environmental impact of the subdivision. The applicant has requested an alteration to one of the open space easements in order to construct a residence on the property without crossing a blue line creek on the property. The proposed residence has a rectangular footprint, 36 feet by 34 feet in size. The residence is three stories with 2,361 square feet of habitable space and a 1,224 square-foot basement sunken about 3 feet under the soil surface.

The property is accessed from an existing driveway off Highway 41 (Morro Road) currently serving 2 residences. The proposed residence is about 1,600 feet from Morro Road. The driveway will be widened in several sections to allow for better emergency access. About 685 feet of an existing ranch road on the subject property will be improved to city standards for a driveway. The entire project will require 275 cubic yards of cut with a maximum height of 5 feet, and 400 cubic yards of fill with a maximum height of 3.5 feet. Three-hundred feet of retaining walls with a maximum height of 6 feet are proposed.

Four native trees, one described as dead by the project arborist, are proposed for removal. Water and gas utility lines are proposed to cross the blue line creek near Old Morro Road/Carmelita, at an existing creek crossing, adjacent to the parking area for the Three Bridges Oak Preserve. Trenching for these lines is proposed to run parallel to the seasonal creek within an existing ranch road as close as about 10 feet from the drainage for about 40 feet.

Assessor parcel number(s): 055-161-044  
Latitude: 5,760,246.821  
Longitude: 2,364,165.176  
Other public agencies whose approval is required: None
B. EXISTING SETTING

Land Use
Designation: Rural Estate (RE)

Zoning district: Residential Suburban (RS)

Parcel size: 15 Acres

Topography: Steeply sloping hillside with a "blue-line" intermittent creek and man-made pond

Vegetation: Annual grasses and native oak woodland

Existing use: Undeveloped

Surrounding zoning:

<table>
<thead>
<tr>
<th>North:</th>
<th>South:</th>
<th>East:</th>
<th>West:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Suburban</td>
<td>Residential Suburban, Morro Road (HWY 41)  Three Bridges Oak Preserve</td>
<td>Residential Suburban, Parking lot for Three Bridges Oak Preserve</td>
<td>Residential Suburban</td>
</tr>
</tbody>
</table>
C. ENVIRONMENTAL ANALYSIS
During the initial study process, at least one issue was identified as having a potentially significant environmental effect (see following Initial Study). The potentially significant items associated with the proposed project can be minimized to less than significant levels.

CITY OF ATASCADERO
INITIAL STUDY CHECKLIST

1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

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<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
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<tbody>
<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td>☐</td>
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<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td>☐</td>
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<tr>
<td>c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</td>
<td>☐</td>
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<tr>
<td>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
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</table>

EXISTING SETTING: The property is steeply-sloping, undeveloped oak woodland with a seasonal creek and man-made pond. Morro Road (Highway 41) between Highway 101 and the City of Morro Bay is eligible for the Caltrans State Scenic Highway program, but has not been designated as such. The Three Bridges Oak Preserve is located across Morro Road. Many nearby residences can currently be seen from the highway and the open space area.

PROPOSED PROJECT: The property is a new single-family residence, which will be visible from the Three Bridges Oak Preserve trail system and possibly from Morro Road. The area is generally dark at night with no street lights on Morro Road. Headlights and scattered residences create light in the area on both sides of Atascadero Creek, which runs generally parallel with Morro Road in the vicinity.

The proposed residence will be located along an existing traveled way/ranch road near the lower elevations on the property. The selected building site will be less visible from other properties and result in far less impact to the environment than a structure within the building envelope identified on the parcel map.

MITIGATION / CONCLUSION:

AES-1. Building permit plans for the proposed residence shall show all proposed exterior lights, which shall be shielded so that no exposed bulbs can be seen from off the property.

AES2. Ongoing, no exterior lights shall be installed at a height greater than 10 feet above ground surface.

AES-3. All new utilities serving the project shall be installed underground.

AES-4. Ongoing, any new construction proposed north of the “blue line” creek on the property identified on the USGS 7½-minute map, including within the proposed building envelope on the Parcel Map, shall require an environmental determination pursuant to the California Environmental Quality Act (CEQA).

2. AGRICULTURE AND FORESTRY RESOURCES – Would the project:

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<tbody>
<tr>
<td>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?</td>
<td>☐</td>
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<tr>
<td>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</td>
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<tr>
<td>c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?</td>
<td>☐</td>
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<tr>
<td>d) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
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</table>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

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EXISTING SETTING: The property is in a large-lot single-family zoning district. It is too steep for conventional farming. There are no commercial timber operations in the area.

PROPOSED PROJECT: The project is a single-family residence.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

3. **AIR QUALITY – Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?

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<th>Potentially Significant Impact</th>
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b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

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c) Expose sensitive receptors to substantial pollutant concentrations?

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d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

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EXISTING SETTING: The property is a steeply-sloping, undeveloped oak woodland with a seasonal creek and man-made pond. The average lot size within 1,000 feet of the property is 5.2 acres; the area is sparsely developed. The property is near the western edge of the City and about 3 miles west of the intersection of Highway 41 and Highway 101. The city center is slightly further away.

The California Air Resources Board reports, San Luis Obispo County is in attainment status for all California air pollutant standards with the exception of Ozone (O₃) and Respirable Particulate Matter (PM₁₀).
PROPOSED PROJECT: Due to its remote location, access to the proposed residence will require the operation of a personal vehicle(s), which will have an insignificant negative impact on local air quality. Construction of new residences creates O\textsubscript{3} Precursors and PM\textsubscript{10}.

The California Air Pollution Control District expects rural residential projects of 99 single-family dwelling units or more to make a significant contribution to O\textsubscript{3} pollution. Rural residential projects of 54 single-family dwelling units or more are expected to exceed the greenhouse gas threshold of significance.

The project will disturb a total of 0.81 acres. It is unlikely the entire project will be graded at once; however, as a worst-case scenario, if the entire project were graded at once, 54.5 lbs of PM\textsubscript{10} would be released each day (0.81 acres x 0.75 tons / 22 days). The Quarterly Tier 1 threshold of significance for PM\textsubscript{10} is 2.5 tons/quarter. If the entire project was graded for an entire quarter, only 1.8 tons of PM\textsubscript{10} would be created during that time.

No air-quality standard in a non-attainment status will be exceeded by the project.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

4. BIOLOGICAL RESOURCES – Would the project:

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<tr>
<th>Potentially Significant Impact</th>
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a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact ☐ Less Than Significant with Mitigation Incorporated ☒ Less Than Significant Impact ☐ No Impact

e) Conflict with policies or ordinances protecting biological resources, such as the tree native tree ordinance?

☐ Potentially Significant Impact ☒ Less Than Significant with Mitigation Incorporated ☐ Less Than Significant Impact ☐ No Impact

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ Potentially Significant Impact ☐ Less Than Significant with Mitigation Incorporated ☒ Less Than Significant Impact ☐ No Impact

EXISTING SETTING: The property is 15 acres of steeply-sloping undeveloped oak woodland with a seasonal creek and man-made pond. The nearest residences are approximately 600 feet to the east, 700 feet to the north, and 800 feet to the west. The Three Bridges Oak Preserve is to the south. To the south of Three Bridges is a significant amount of undeveloped land that was proposed for permanent open space as a part of the Eagle Ranch Specific Plan. The Eagle Ranch lands are contiguous with the Los Padres National Forest. Average lot size within 1,000 feet of the property is 5.2 acres. The area has local habitat value, but is largely disconnected with nearby permanent open spaces by Highway 41 to the south of the property. Habitat value is also limited by existing nearby residences, roads and driveways.

Two open space easements were created on the property with recordation of the parcel map. The easements were a mitigation measure of Mitigated Negative Declaration 2001-002 to address the impact of development of the subject parcel on biological resources. The intent was to reduce impacts on the blue line creek.

PROPOSED PROJECT: The residence is proposed outside of the building envelope and inside the more westerly open-space easement. The building site is along an existing traveled way/ranch road and will leave the rest of the property undeveloped. The building site will require substantially less grading for driveway improvements and does not necessitate a creek crossing, as would be required to utilize the building envelope established with the parcel map. Utilities will be brought underground from the Three Bridges Trailhead parking lot through the more easterly open-space easement to the house site. This route will require crossing the blue line creek at the same location as an existing creek crossing and will track near the man-made dam and pond on another traveled way before meeting the proposed driveway.

MITIGATION / CONCLUSION:

BIO-1. Before a building permit may be issued for the residence, the owner shall record an amended open space easement that excludes the proposed building site, generally as shown on civil sheet C-1. The easement shall include a legal description of the amended open space area to be prepared by a licensed surveyor or civil engineer to the satisfaction of the City Community Development Director and City Engineer.
BIO-2. Before a building permit may be issued for the residence, the owner shall record a deed restriction notifying future owners that any development proposed north of the blue line creek will require an environmental determination pursuant to the California Environmental Quality Act.

BIO-3. The developer shall attain permission from state and federal agencies with jurisdiction over the blue line creek to cross the creek with water and gas services and trench in proximity to the creek for water and gas services.

BIO-4. The developer shall make every effort to collocate proposed utilities with existing utilities crossing the blue line creek at the 48-inch culvert pipe under Old Morro Road adjacent to the Three Bridges parking lot unless a different route is required by a state and/or federal agency with jurisdiction over the creek. In such case, the developer shall follow the route approved by state and/or federal agencies.

BIO-5. Trenching for water and gas services shall follow the existing traveled way (old graded path) south of the blue line creek from Old Morro Road across Parcel 1 of Parcel Map 99-306 (10448 Morro Road, APN 055-161-042) to connect with the proposed driveway on subject property as shown in the project Utility Plan (Civil Sheet C3) unless a different route is required by a state and/or federal agency with jurisdiction over the creek. In such case, the developer shall follow the route approved by state and/or federal agencies.

BIO-6. Tree protection fencing shall be installed prior to trenching for utilities, and to the satisfaction of the project arborist and City of Atascadero Planning Services staff.

BIO-7. At the time of building permits, the applicant shall seek a tree removal permit from the City for all proposed tree removals. Any native tree removals shall be mitigated consistent with the City Native Tree Guidelines.

5. **CULTURAL RESOURCES – Would the project:**

   - **Potentially Significant Impact**
   - **Less Than Significant with Mitigation Incorporated**
   - **Less Than Significant Impact**
   - **No Impact**

   a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? □ □ □ ☒

   b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? □ □ □ ☒

   c) Disturb any human remains, including those intered outside of dedicated cemeteries? □ □ □ ☒

**EXISTING SETTING:** The project is located on an undeveloped hillside with rock outcrops and proximity to water resources. No known historical or archeological resources are known to exist on the property.
PROPOSED PROJECT: Construction has the potential to uncover previously-unknown archeological resources. Atascadero Municipal Code 9-4.162 requires construction activities to stop if archeological resources are discovered. The City must be contacted to facilitate determination of the significance of the resources.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

6. ENERGY – Would the project:

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a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

EXISTING SETTING: The property is an existing parcel zoned for single-family residential uses.

PROPOSED PROJECT: The project is one single-family residence and driveway improvements. The residence is subject to energy-efficiency standards of the California Building Code.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

7. GEOLOGY AND SOILS – Would the project:

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a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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<th>(ii) Strong seismic ground shaking?</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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<td>(iii) Seismic-related ground failure, including liquefaction?</td>
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<tr>
<td>(iv) Landslides?</td>
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<tr>
<td>b) Result in substantial soil erosion, the loss of topsoil or significant topographic changes?</td>
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<tr>
<td>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</td>
<td>☐</td>
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<tr>
<td>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</td>
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<tr>
<td>e) Be inconsistent with the goals and policies of the City’s Safety element relating to geologic and seismic hazards?</td>
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<td>f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
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<td>g) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
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**EXISTING SETTING:** According to the EQ Zapp website of the California Department of Conservation (https://maps.conservation.ca.gov/cgs/EQZApp/app/), and the Geotechnical Engineering Report prepared by Beacon Geotechnical for the project, the project is not within an earthquake fault zone. Beacon Geotechnical reports the Rinconada Fault is about 1.5 miles away, the Hosgri Fault is 18.5 miles away and the San Andreas Fault is 30 miles from the site. SLO County records indicate the inactive Nacimiento Fault, is located about one mile to the west of the property.
SLO County geology data indicates the site is located on the Atascadero Formation (sandstone with some conglomerate and shale), which has high landslide risk and low liquefaction potential. Beacon Geotechnical reports the building site has minimal potential for landslides due to the “site topography and exposed soils types,” and low potential for liquefaction and/or lateral spreading due to the “quality and conditions of the in-place soils and the absence of groundwater in [their] boring explorations”. No groundwater was encountered to a depth of 46 feet. No evidence of previous landslides was observed by Beacon Geotechnical.

The USDA Natural Resources Conservation Service soil survey map indicates the site is within the Millsholm-Dibble Clay Loam soil map unit, which has moderate to high soil expansion potential, and severe septic rating for excessive slope and shallow depth to bedrock. Beacon Geotechnical reports the bearing soils lie in the low range of expansion potential.

There are several small rock outcrops on the property, however, none are geologically unique. There are no features with local or regional significance.

The City’s Safety Element Program 4.1.4 requires developers of projects in geologically hazardous areas to “submit reports, technical documents, and plans reviewed by a state licensed independent geologist or geotechnical engineer”, “prepared in accordance with standard practices, applicable codes, and regulations pertaining to geologic hazards”. Policy 4.3 is to “avoid development in areas at risk for slope failure when possible, and ensure that hillside developments employ appropriate design and construction techniques.”

**PROPOSED PROJECT:** The parcel was created in 2003 with associated development rights for a single-family residence. The applicant has designed a project that minimizes exposure to risks on the parcel.

While the average slope of the lot is approximately 30%, the building site is located on a local high spot with an average slope of about 15%. The building site is adjacent to an existing ranch road, limiting the need for significant area of new cuts to the hillside. Atascadero Municipal Code 9-4.145 requires the installation and maintenance of erosion control measures to stabilize soil surfaces after disturbance between the dates October 15 and April 15.

The Central Coast Regional Water Quality Control Board recently approved a Local Area Management Plan (LAMP) for onsite wastewater treatment systems. Original plans for the development of the property included deep septic pits downhill and to the east of the residence. The LAMP discourages the use of deep pits unless certain findings can be made. The applicant has identified an area with a slope less than 30% to the south of the residence with sufficient area to accommodate a septic leach field designed for the soil found 250 feet away where deep pits were originally proposed.

**MITIGATION / CONCLUSION:**

**GEO-1.** The developer shall use seeds and other plant materials for erosion control and slope stabilization consisting of native species matching the existing plant species within the tributary stream. The seed and plant material shall not contain any non-native plant species.

**GEO-2.** The onsite wastewater treatment system shall not be located within an open space easement, nor within 100 feet of the high water mark of the blue line creek.

**GEO-3.** The design of the onsite wastewater treatment system shall conform to the standards of the Atascadero Local Area Management Plan to the satisfaction of the City Engineer.
8. **GREENHOUSE GAS EMISSIONS – Would the project:**

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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**EXISTING SETTING:** The property is in a low-density single-family zoning district. The location will likely necessitate the need to travel to and from the property by motor vehicle.

**PROPOSED PROJECT:** The project is one new residence in an area zoned for single-family residences. It will result in an insignificant increase in greenhouse gas emissions.

**MITIGATION / CONCLUSION:** No significant impact is expected. No mitigation is required.

9. **HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

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</table>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?  
☐ ☐ ☐ ☒

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?  
☐ ☐ ☐ ☒

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  
☐ ☐ ☐ ☒

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?  
☐ ☒ ☐ ☐

EXISTING SETTING:
The nearest airports are the Oak Country Ranch Airport in Templeton and the Hart Ranch Airport in Santa Margarita. Both of these are privately owned. Paso Robles Municipal Airport is further to the north, and San Luis Obispo Regional Airport is further south. The site is not in proximity to any of these airports. Vegetation on the site is primarily grassland and oak woodland. San Luis Obispo County categorizes the site as at a ‘high risk’ for fire (Figure 8). The Atascadero Fire Department estimates response time for an emergency on the site would be 6-7 minutes. The building site is more than one-quarter mile from an existing or proposed school.

The Atascadero General Plan anticipates the full development of the site and the fire department has created an evacuation plan for the community should there be a need to evacuate (Figure 9). The General Plan also addresses the construction of new developments in high fire risk areas by requiring fire resistant material to be used in construction as well as the use of defensible spaces around all structures. Furthermore, the Atascadero Municipal Code requires compliance to fire code standards and review of new projects by the Atascadero Fire Department.

PROPOSED PROJECT:
The applicant will pave 485’ of the existing driveway and widen it to be accessible to fire-engines. The applicant will also pave a fire-turn around opposite of the proposed building site. The applicant will be required to bring a live water line for fire-fighting purposes to the proposed driveway.

MITIGATION / CONCLUSION: No significant impact is expected. No additional mitigation is required.
10. HYDROLOGY AND WATER QUALITY – Would the project:

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<th>Impact Level</th>
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<th>b)</th>
<th>c)</th>
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</table>

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
  - ☐ Potentially Significant Impact
  - ☐ Less Than Significant with Mitigation Incorporated
  - ☒ Less Than Significant Impact
  - ☒ No Impact

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
  - ☐ Potentially Significant Impact
  - ☐ Less Than Significant with Mitigation Incorporated
  - ☒ Less Than Significant Impact
  - ☒ No Impact

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would:
  - (i) result in substantial erosion or siltation on- or off-site;
    - ☐ Potentially Significant Impact
    - ☐ Less Than Significant with Mitigation Incorporated
    - ☒ Less Than Significant Impact
    - ☒ No Impact
  - (ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;
    - ☐ Potentially Significant Impact
    - ☐ Less Than Significant with Mitigation Incorporated
    - ☒ Less Than Significant Impact
    - ☒ No Impact
  - (iii) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
    - ☐ Potentially Significant Impact
    - ☐ Less Than Significant with Mitigation Incorporated
    - ☒ Less Than Significant Impact
    - ☒ No Impact
  - (iv) Impede or redirect flood flows?
    - ☐ Potentially Significant Impact
    - ☐ Less Than Significant with Mitigation Incorporated
    - ☒ Less Than Significant Impact
    - ☒ No Impact

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
  - ☐ Potentially Significant Impact
  - ☐ Less Than Significant with Mitigation Incorporated
  - ☒ Less Than Significant Impact
  - ☒ No Impact

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?
  - ☐ Potentially Significant Impact
  - ☐ Less Than Significant with Mitigation Incorporated
  - ☒ Less Than Significant Impact
  - ☒ No Impact

EXISTING SETTING: The property is a steeply-sloping undeveloped oak woodland.

PROPOSED PROJECT: The project is a single-family residence. The utilities will be brought to the site in an underground trench near a blue line creek. An erosion control plan is required to minimize erosion during construction. A stormwater management plan is required to reduce ongoing runoff from new impervious surfaces. Mitigation measures require approval for any alterations to the blue line creek from state and federal agencies with jurisdiction.
**MITIGATION / CONCLUSION:** No significant impact is expected. No additional mitigation is required.

11. **LAND USE & PLANNING – Would the project:**

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<td>X</td>
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<tr>
<td>a) Physically divide an established community?</td>
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<td>b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</td>
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**EXISTING SETTING:** The property is within a low-density single-family zoning district.

**PROPOSED PROJECT:** The project is a single-family residence.

**MITIGATION / CONCLUSION:** No significant impact is expected. No mitigation is required.

12. **MINERAL RESOURCES – Would the project:**

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<th>Potentially Significant Impact</th>
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<td>X</td>
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<tr>
<td>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</td>
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<td>b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</td>
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**EXISTING SETTING:** There are no known significant mineral resources on the site.

**PROPOSED PROJECT:** The project is a single-family residence.

**MITIGATION / CONCLUSION:** No significant impact is expected. No mitigation is required.
13. **NOISE – Would the project:**

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a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Result in generation of excessive ground borne vibration or ground borne noise levels?

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**EXISTING SETTING:** The project is in a low-density single-family zoning district. The only locally significant noise source is from traffic on Morro Road. The project is not near any airport or landing strip.

**PROPOSED PROJECT:** The project is one single-family residence. The construction of the residence will require grading equipment and compaction of soils under an engineered pad. Some short-term construction-related noise is expected.

**MITIGATION / CONCLUSION:** No significant impact is expected. No mitigation is required.

14. **POPULATION & HOUSING – Would the project:**

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a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
EXISTING SETTING: The project is on a rural driveway, which serves 2 other properties. The driveway connects with Vista Road to the west for emergency access only.

PROPOSED PROJECT: The project will expand the width of the existing driveway, which will have the potential to facilitate the development of accessory dwelling units on existing residential lots that have a pre-existing right to develop accessory dwelling units if development standards are observed. It will not allow the creation of new lots.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

15. PUBLIC SERVICE – Would the project:

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<tbody>
<tr>
<td>☐ Fire Protection (Atascadero Fire)?</td>
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<td>☐ Police protection (Atascadero Police)?</td>
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<td>☐ Public Schools?</td>
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<td>☐ Parks?</td>
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<td>☐ Other public facilities?</td>
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EXISTING SETTING: New residences incrementally increase demand on local public services. For this reason, the city must ensure that existing services and future improvements for them can accommodate expected new developments.

PROPOSED PROJECT: The project is one single-family residence on a large lot near the southwestern edge of the City. Each new residence is subject to pay development impact fees to address their incremental impact on city facilities and services including for law enforcement, fire protection, circulation, storm drainage, government facilities, public library, public meetings, and parks. Atascadero Unified School District charges a school fee to account for increased demand on school resources. Atascadero Mutual Water Company charges a water meter fee that accounts for incremental increases in water demand.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.
16. **RECREATION:**

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a) Would the project increase the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**Setting:** The property is located adjacent to the Three Bridges Oak Preserve, which has hiking trails; and near the Cerro Alto trailhead in the Los Padres National Forest. The City offers additional parks and open space areas.

**Impact:** The addition of one residence will not create a substantial increase in use of nearby parks and recreation areas. The incremental increase in use will be mitigated by payment of development impact fees, which includes a line item for parkland and another for open space acquisition.

**Mitigation / Conclusion:** No significant impact is expected. No mitigation is required.

16. **TRANSPORTATION – Would the project:**

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a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (criteria for analysis of vehicle miles traveled)?
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ ☐ ☒ ☐

d) Result in inadequate emergency access?

☐ ☐ ☒ ☐

EXISTING SETTING: The project is located on a driveway off Morro Road, a regional highway. The driveway is on a gently curving portion of the highway, which limits sight distance. The driveway entrance is between two bridges, which further limit sight distance. The property is near the southwest boundary of the City. Emergency response is expected to take 6-7 minutes to the property.

PROPOSED PROJECT: The project will add one more single-family residence on an existing driveway with limited sight distance from a two-lane state highway.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

18. TRIBAL CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

☐ ☐ ☒ ☐
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

EXISTING SETTING: The property is a steeply sloping oak woodland with rock outcropping areas and a seasonal creek in proximity to Atascadero Creek. There are no known tribal cultural resources on the site. When contacted about the project, no tribal representatives requested further archeological investigation.

PROPOSED PROJECT: Construction has the potential to uncover previously-unknown tribal cultural resources.

MITIGATION / CONCLUSION:

TCR-1. The applicant shall provide the following or similar notes on the cover sheet of building permit plans, to the satisfaction of the director of the Community Development Department:

a) In the event archeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the City of Atascadero Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist and disposition of artifacts may be accomplished in accordance with state and federal law.

b) In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department so proper disposition may be accomplished.
19. UTILITIES AND SERVICE SYSTEMS – Would the project:

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a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

EXISTING SETTING: The Atascadero Mutual Water Company (AMWC) will provide water to the proposed project. All property within the City limits is entitled to water from the AMWC. Water is pumped from the Atascadero Sub-basin of the Paso Robles Formation, using a series of shallow and deep wells. AMWC anticipates that it will be able to meet the city’s needs through build out and beyond. Water demand for the City of Atascadero at build out is predicted to be 16,000-20,000 acre-feet per year (AFY). The City is projected to have enough water to meet the demand with the approval of the Nacimiento Water Project, which provides the City an additional 3,000 AFY with a flow rate of 3.48 million gallons per day (mgd).

The project will not be served by the public sewer.

The Chicago Grade landfill can receive up to 500 tons of garbage each day. Cal Recycle reported in 2017 the landfill has a maximum permitted capacity of 10,548,980 cubic yards, with 6,022,396 cubic yards of capacity remaining. Waste Management provides curbside solid waste pickup for the area.
PROPOSED PROJECT: The project is one single-family residence.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

19. WILDFIRE:

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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☒ ☐ ☐

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐

EXISTING SETTING: The property is in the high fire-hazard severity zone and about 4,000 feet from a very-high fire-hazard severity zone to the west. The property is steeply-sloping oak woodland with afternoon prevailing winds originating from the Pacific Ocean about 10 miles to the west. Two residences are currently located on the narrow shared driveway. Municipal water is not located in the Highway 141 Caltrans right-of-way. Water meters for neighboring properties are located at Old Morro Road/Carmelita Road near the parking lot for the Three Bridges Oak Preserve, which is gated from the Highway 41 side of Old Morro Road.

PROPOSED PROJECT: The project would be the third residence on a single driveway, which requires widening of the driveway to the satisfaction of the City Fire Marshal. Widening activities will require further cutting of existing cut-slopes and the installation of retaining walls in proximity
to native trees. Emergency response to the property would come from Morro Road, while the water meter is proposed on Old Morro Road. A new water line must be brought from Old Morro Road to the proposed driveway in proximity to the new residence.

MITIGATION / CONCLUSION:

WF-1. The developer shall provide a live fire hydrant on the driveway in a location to be approved by the City Fire Marshal.

WF-2. The developer shall widen the shared driveway to 20 feet from Morro Road to the private driveway for 10448 Morro Road. The developer shall widen the shared driveway to 16 feet from the private driveway for 10448 Morro Road to the private driveway for 10450 Morro Road, as feasible to the satisfaction of the City Fire Marshal. The developer shall widen the shared driveway to a minimum of 12 feet in width from the private driveway for 10450 Morro Road to the proposed residence.

WF-3. The developer shall widen the shared driveway at curves to allow for a minimum 20-foot turn radius to the satisfaction of the City Fire Marshal.

WF-4. A certified arborist shall periodically monitor grading required for widening of the driveway, installation of retaining walls, installation of the fire department turnaround, and trenching for the water line. Before any permit for the project can be finaled, the arborist shall provide a letter to the Director of Community Development noting whether tree protection measures have been implemented satisfactorily, summarizing impacts to native trees, and listing native trees who have had 40% or more of their roots impacted by construction or have received impacts expected to cause their demise. Before the permit may be finaled, the developer shall either: complete mitigation consistent with the City Native Tree Guidelines as if listed trees were removed, or prepay the City for annual monitoring by Planning Services staff for a period of time to be determined by the arborist. If listed trees die within the extended monitoring period, the owner shall mitigate the trees consistent with the City Native Tree Guidelines.

WF-5. The installation of the driveway and fire department turnaround improvements shall not be designed or constructed in a way that negatively impacts emergency egress for beneficiaries of the 8-foot wide easement for uphill properties on Vista Road.

20. MANDATORY FINDINGS OF SIGNIFICANCE:
### Potentially Significant Impact

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☐ ☒

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

☐ ☐ ☒ ☐

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☐ ☒

### Less Than Significant with Mitigation Incorporated

#### Less Than Significant Impact

### No Impact

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### EXISTING SETTING: The project is an undeveloped lot in a steeply sloping oak woodland in a large-lot single-family zoning district.

### PROPOSED PROJECT: The project is one single-family residence. Each new residence has an incremental impact on the environment. As mitigated, the project will not have a significant impact on the environment.

### MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

For further information on California Environmental Quality Act (CEQA) or the city’s environmental review process, please visit the city’s website at [www.atascadero.org](http://www.atascadero.org) under the Community Development Department or the California Environmental Resources Evaluation System at: [http://resources.ca.gov/ceqa/](http://resources.ca.gov/ceqa/) for additional information on CEQA.
**Exhibit A – Initial Study References & Outside Agency Contacts**

The Community Development Department of the City of Atascadero has contacted various agencies for their comments on the proposed project. With respect to the proposed project, the following outside agencies have been contacted (marked with an ☒) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

| ☒ Atascadero Mutual Water Company | ☐ Native American Heritage Commission |
| ☒ Atascadero Unified School District | ☒ San Luis Obispo Council of Governments |
| ☒ Atascadero Waste Alternatives | ☒ San Luis Obispo Air Pollution Control District |
| ☒ AB 52 – Salinan Tribe | ☒ San Luis Obispo Integrated Waste Management Board |
| ☒ AB 52 – Northern Chumash Tribe | ☒ Regional Water Quality Control Board District 3 |
| ☒ AB 52 – Xolon Salinan Tribe | ☒ HEAL SLO – Healthy Communities Workgroup |
| ☐ AB 52 – Other | ☒ US Postal Service |
| ☐ California Highway Patrol | ☒ Pacific Gas & Electric (PG&E) |
| ☒ California Department of Fish and Wildlife (Region 4) | ☒ Southern California Gas Co. (SoCal Gas) |
| ☒ California Department of Transportation (District 5) | ☒ San Luis Obispo County Assessor |
| ☒ Pacific Gas & Electric | ☐ LAFCO |
| ☐ San Luis Obispo County Planning & Building | ☐ Office of Historic Preservation |
| ☐ San Luis Obispo County Environmental Health Department | ☐ Charter Communications |
| ☒ Upper Salinas – Las Tablas RCD | ☐ CA Housing & Community Development |
| ☐ Central Coast Information Center (CA. Historical Resources Information System) | ☐ CA Department of Toxic Substances Control |
| ☐ CA Department of Food & Agriculture | ☐ US Army Corp of Engineers |
| ☒ CA Department of Conservation | ☐ Other: |
| ☒ CA Air Resources Board | ☐ Other: |
| ☐ Address Management Service | ☐ Other: |
The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the Community Development Department and requested copies of information may be viewed by requesting an appointment with the project planner at (805) 461-5000.

| ☒  | Project File / Application / Exhibits / Studies |
| ☒  | Atascadero General Plan 2025 / Final EIR         |
| ☒  | Atascadero Municipal Code                        |
| ☐  | Atascadero Appearance Review Manual              |
| ☒  | Atascadero Urban Stormwater Management Plan      |
| ☒  | Atascadero Hillside Grading Guidelines           |
| ☒  | Atascadero Native Tree Ordinance & Guidelines    |
| ☐  | Atascadero Climate Action Plan (CAP)             |
| ☐  | Atascadero Downtown Revitalization Plan          |
| ☒  | Atascadero Bicycle Transportation Plan           |
| ☒  | Atascadero GIS mapping layers                     |
| ☐  | Other ____________________                        |
| ☒  | Adopted Atascadero Capital Facilities Fee Ordinance |
| ☐  | Atascadero Inclusionary Housing Policy            |
| ☒  | SLO APCD Handbook                                 |
| ☒  | Regional Transportation Plan                     |
| ☒  | Flood Hazard Maps                                 |
| ☐  | CDFW / USFW Mapping                               |
| ☐  | CA Natural Species Diversity Data Base            |
| ☒  | Archeological Resources Map                       |
| ☒  | Atascadero Mutual Water Company Urban Water Management Plan |
| ☒  | CalEnvironScreen                                  |
| ☐  | Other ____________________                        |
| ☐  | Other ____________________                        |
EXHIBIT B – MITIGATION SUMMARY TABLE
Adams Residence
DEV18-0115

Per Public Resources Code § 21081.6, the following measures also constitutes the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. The measures will become conditions of approval (COAs) should the project be approved. The City of Atascadero, as the Lead Agency, or other responsible agencies, as specified, are responsible to verify compliance with these COAs.

MITIGATION MEASURE

Aesthetics
AES-1 Building permit plans for the proposed residence shall show all proposed exterior lights, which shall be shielded so that no exposed bulbs can be seen from off the property.

AES-2 Ongoing, no exterior lights shall be installed at a height greater than 10 feet above ground surface.

AES-3 All new utilities serving the project shall be installed underground.

AES-4 Ongoing, any new construction proposed north of the “blue line” creek on the property identified on the USGS 7½-minute map, including within the proposed building envelope on the Parcel Map, shall require an environmental determination pursuant to the California Environmental Quality Act (CEQA).

Biological Resources
BIO-1 Before a building permit may be issued for the residence, the owner shall record an amended open space easement that excludes the proposed building site, generally as shown on civil sheet C-1. The easement shall include a legal description of the amended open space area to be prepared by a licensed surveyor or civil engineer to the satisfaction of the City Community Development Director and City Engineer.

BIO-2 Before a building permit may be issued for the residence, the owner shall record a deed restriction notifying future owners that any development proposed north of the blue line creek will require an environmental determination pursuant to the California Environmental Quality Act.

BIO-3 The developer shall attain permission from state and federal agencies with jurisdiction over the blue line creek to cross the creek with water and gas services and trench in proximity to the creek for water and gas services.

BIO-4 The developer shall make every effort to collocate proposed utilities with existing utilities crossing the blue line creek at the 48-inch culvert pipe under Old Morro Road adjacent to the Three Bridges parking lot unless a different route is required by a state and/or federal agency with jurisdiction over the creek. In such case, the developer shall follow the route approve by state and/or federal agencies.
MITIGATION MEASURE

BIO-5 Trenching for water and gas services shall follow the existing traveled way (old graded path) south of the blue line creek from Old Morro Road across Parcel 1 of Parcel Map 99-306 (10448 Morro Road, APN 055-161-042) to connect with the proposed driveway on subject property as shown in the project Utility Plan (Civil Sheet C3) unless a different route is required by a state and/or federal agency with jurisdiction over the creek. In such case, the developer shall follow the route approved by state and/or federal agencies.

BIO-6 Tree protection fencing shall be installed prior to trenching for utilities, and to the satisfaction of the project arborist and City of Atascadero Planning Services staff.

BIO-7 At the time of building permits, the applicant shall seek a tree removal permit from the City for all proposed tree removals. Any native tree removals shall be mitigated consistent with the City Native Tree Guidelines.

Geology & Soils

GEO-1 The developer shall use seeds and other plant materials for erosion control and slope stabilization consisting of native species matching the existing plant species within the tributary stream. The seed and plant material shall not contain any non-native plant species.

GEO-2 The onsite wastewater treatment system shall not be located within an open space easement, nor within 100 feet of the high water mark of the blue line creek.

GEO-3 The design of the onsite wastewater treatment system shall conform to the standards of the Atascadero Local Area Management Plan to the satisfaction of the City Engineer.

Tribal Cultural Resources

TCR-1 The applicant shall provide the following or similar notes on the cover sheet of building permit plans, to the satisfaction of the director of the Community Development Department:

a) In the event archeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the City of Atascadero Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist and disposition of artifacts may be accomplished in accordance with state and federal law.

b) In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department so proper disposition may be accomplished.

Wildfire

WF-1 The developer shall provide a live fire hydrant on the driveway in a location to be approved by the City Fire Marshal.

WF-2 The developer shall widen the shared driveway to 20 feet from Morro Road to the private driveway for 10448 Morro Road. The developer shall widen the shared driveway to 16 feet from the private driveway for 10448 Morro Road.
MITIGATION MEASURE

to the private driveway for 10450 Morro Road, as feasible to the satisfaction of the City Fire Marshal. The developer shall widen the shared driveway to a minimum of 12 feet in width from the private driveway for 10450 Morro Road to the proposed residence.

WF-3 The developer shall widen the shared driveway at curves to allow for a 20-foot turn radius to the satisfaction of the City Fire Marshal.

WF-4 A certified arborist shall periodically monitor grading required for widening of the driveway, installation of retaining walls, installation of the fire department turnaround, and trenching for the water line. Before any permit for the project can be finaled, the arborist shall provide a letter to the Director of Community Development noting whether tree protection measures have been implemented satisfactorily, summarizing impacts to native trees, and listing native trees who have had 40% or more of their roots impacted by construction or have received impacts expected to cause their demise. Before the permit may be finaled, the developer shall either: complete mitigation consistent with the City Native Tree Guidelines as if listed trees were removed, or prepay the City for annual monitoring by Planning Services staff for a period of time to be determined by the arborist. If listed trees die within the extended monitoring period, the owner shall mitigate the trees consistent with the City Native Tree Guidelines.

WF-5 The installation of the driveway and fire department turnaround improvements shall not be designed or constructed in a way that negatively impacts emergency egress for beneficiaries of the 8-foot wide easement for uphill properties on Vista Road.

The applicant agrees to incorporate the above measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the above mitigation measures. The measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Community Development Director or their designee and may require a new environmental analysis for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above mitigation measures into the proposed project description.

Signature of Owner(s)  Name (Print)  Date

Signature of Owner(s)  Name (Print)  Date
Figure 1 – Location Map / General Plan & Zoning
Figure 2 – Aerial Mapping

Building Site (approximate)
Figure 3 – Farmland Monitoring

Legend

- County Boundaries

- California Important Farmland: Most Recent
  - Prime Farmland
  - Farmland of Statewide Importance
  - Unique Farmland
  - Grazing Land
  - Farmland of Local Importance
  - Farmland of Local Potential
  - Other Land
  - Confined Animal Agriculture
  - Nonagricultural or Natural Vegetation
  - Vacant or Disturbed Land
  - Rural Residential Land
  - Semi-agricultural and Rural Commercial Land
  - Urban and Built-Up Land
  - Water Area
  - Irrigated Farmland
  - Nonirrigated Farmland

Grazing Land

Grazing land is land on which the existing vegetation is suited to the grazing of livestock.

Other Land

Other land is land not included in any other mapping category. Common examples include low-density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded or all sides by urban development and greater than 40 acres is mapped as other land.
Figure 4 – Flood Zones, Hydrology, & Water Management Zones

CITY OF ATASCADERO

Property lines on this map are approximate and should be used for informational purposes only. They are not suitable for legal, engineering or surveying purposes.

1 inch = 5,208 feet
Figure 5 – Evacuation Map
Figure 6 – Atascadero Mutual Water Company Service Area
NOTE: THE EXISTING AVERAGE SLOPE WITHIN THE BUILDING AREA RANGES FROM ~11% TO ~18%.

PROPOSED ADJUSTMENT TO OPEN SPACE EASEMENT. THIS LINE IS PROPOSED TO BE THE NEW, SOUTHERLY EXTENTS OF THE OPEN SPACE EASEMENT. (CURRENTLY IN NEGOTIATION BETWEEN OWNER & CITY, NOT A RECORDED EASEMENT/LINE)

(Use of the building envelope requires an environmental determination)

(P) RESIDENCE

(P) 16’Wx52’L PAVED FIRETRUCK TURNAROUND AREA

(Total limits of site grading (dashed line))

EXISTING PAVED APPROACH AND DRIVEWAY INSTALLED UNDER SEPARATE PERMIT BY THE CITY

OPEN SPACE
Figure 8 – Utility Plan (Civil Sheet C3)

- Proposed Building Site
- Proposed Utility Path
- Proposed Utility Creek Crossing
- Septic Leach Field Location (Not shown)
- Driveway Widening
Figure 9 – Grading and Drainage Plan (Civil Sheet C2)