Notice of Intent to Adopt
Mitigated Negative Declaration

PROJECT NO: DEV18-0070
Environmental Document No: 2018-0013

PROJECT TITLE: Thatcher Residence

APPLICANT NAME & PHONE NUMBER: Bart Thatcher (510) 875-9783

MAILING ADDRESS: 1151 Bayview Heights Drive Los Osos, CA 93402

STAFF CONTACT: Katie Banister (805) 470-3480 kbanister@atascadero.org

PROJECT ADDRESS: 9175 Balboa Road Atascadero, CA 93422 APN: 050-122-017

PROJECT DESCRIPTION:
The project involves the construction of 2,600 square-foot single-family residence on a 4.1-acre parcel within the Rural Suburban zoning district of Atascadero, California. The project will include a 1,200 square-foot detached garage with associated retaining walls, driveway, and garden terrace. The new residence will be served by an onsite septic system. Access to the site will be provided by a shared access easement that stems from Balboa Road. Completion of the project as proposed will require grading on a hillside with a natural slope of approximately 27%

General Plan Designation: Rural Estates (RE)
Zoning District: Residential Suburban (RS)

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: 12/20/2018 REVIEW PERIOD ENDS: 01/10/2019

PUBLIC HEARING REQUIRED: ☒ No □ Yes

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative declaration 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 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.
CITY OF ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study Summary – Environmental Checklist

PROJECT NO.  DEV2018-0070  Environmental Document No.  2018-0013
PROJECT TITLE:  Thatcher Residence

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
- ☐ Geology and Soils
- ☐ Hazards / Hazardous Materials
- ☐ Noise
- ☐ Population / Housing
- ☐ Public Services / Utilities
- ☐ Recreation
- ☐ Transportation
- ☐ Wastewater
- ☐ Water / Hydrology
- ☐ Land Use

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.

Katie Banister  12/18/2018
Prepared by (Print)  Signature  Date

Phil Dunsmore  12/18/2018
Reviewed by (Print)  Signature  Date
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

| Description: | The project involves the construction of 2,600 square-foot single-family residence on a 4.1-acre parcel within the Rural Suburban zoning district of Atascadero, California. The project will include a 1,200 square-foot detached garage with associated retaining walls, driveway, and garden terrace. The new residence will be served by an onsite septic system. Access to the site will be provided by a shared access easement that stems from Balboa Road. Completion of the project as proposed will require grading on a hillside with a natural slope of approximately 27%. |
| Legal Description: | Parcel described by deed recorded in Book 1246, Page 644 of Official Records, in the City of Atascadero, County of San Luis Obispo., State of California |
| Assessor parcel number(s): | 050-122-017 |
| Latitude: | 5,752,076.420 |
| Longitude: | 2,379,293.158 |
| Other public agencies whose approval is required: | N/A |

B. EXISTING SETTING

| Land use designation: | Rural Estate |
| Zoning district: | Residential Suburban |
| Parcel size: | 4.2 acres |
| Topography: | Rolling Hills |
| Average Slope: | 21% at building site; 27% overall site |
| Vegetation: | Annual grasses and sparse oak woodland |
| Existing use: | Vacant Lot |
| Surrounding land use: | Large lot single-family residences |
| North: | Residential Suburban |
| South: | Residential Suburban |
| East: | Residential Suburban |
| West: | Residential Suburban |
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 – Will the project:

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>a) Have a substantial adverse effect on an adopted scenic vista?</td>
<td>☐ ☐ ☐ ☒</td>
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<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) Substantially degrade the existing visual character or quality of the site and its surroundings?</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>
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EXISTING SETTING:
The City of Atascadero reviews all new projects for appropriate building design. New projects must have a design that is sensible within the context of the community. The design must be similar or complimentary to the surrounding developments. Additionally, developers must consider how a project may affect historical and natural resources in and around their site. The promotion of purposeful design helps preserve community character and aesthetic as well as prevent negative impacts on surrounding property values.

The property is a 4.2-acre undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding area is composed of mostly single-family residential houses developed amongst a sparsely vegetated oak woodland. The zoning for the area creates the existing low-density, residential use pattern. The site is on an interior lot separated from Balboa Road by two properties to the west. One parcel northeast of the subject parcel is also undeveloped. The property is located on the southwest side of a steeply-sloping hill in the Graves Creek watershed. There are two medium-sized oak trees and multiple small rock outcrop areas on the lot. The building site is near the highest point of the hillside, which has a naturally occurring slope of approximately 21%.
The General Plan Land Use, Open Space, and Conservation Element provides policies regarding the preservation of the rural character of Atascadero’s residential communities.

**PROPOSED PROJECT:**
The proposed project is an approximately 2,600 square-foot single-story residential house with a 1,200 square-foot detached garage. The project also includes a driveway that runs across the western half of the site, a garden terrace and retaining walls totaling over 3,000 square feet of surface area. The maximum height of proposed retaining walls is 8 feet. Access to the site is proposed to be provided by a shared access easement which stems from Balboa Road and borders the property immediately to the west.

The Atascadero General Plan and Atascadero Municipal Code (AMC) provide thresholds of significance for the aesthetic qualities of new, hillside developments. The General Plan Land Use Conservation Element Policies 1.4 and 2.1 specify the avoidance of light pollution and compatibility with existing surrounding neighborhoods. Additionally, policy 5.2 of the same element requires for all new hillside developments to blend in with the surrounding topography. Section 9.4.137 of the AMC regulates exterior lighting to avoid light pollution onto neighboring properties.

The project fits into the existing character of the rural estates that compose the neighborhood. However, the natural topography of the area and its location near the top of the hill means that the project will be highly visible from properties at lower elevations, in particular those further south where vegetation is sparse along the line of sight.

**AES Impact-1:** The Thatcher Residence will be constructed on a vacant parcel with few vegetative features along a hillside that oversees various residential properties. The City of Atascadero’s General Plan calls for thoughtful design of new buildings on hillsides in an effort to preserve natural features as well as the intrinsic values of existing geography. Since the proposed project will impact the aesthetic quality of the hill where it will be built, then this impact requires mitigation.

**AES Impact-2:** The Thatcher Residence will create a new source of light on an undeveloped property within a residential neighborhood. The Atascadero Municipal Code provides exterior lighting regulations to minimize light pollution. Since the Atascadero Municipal Code addresses lighting issues, then this impact is insignificant.

**MITIGATION / CONCLUSION:**

**AES Mitigation-1.1:** Colors and materials on the main house and detached garage shall utilize natural earth-toned colors to blend with the surrounding landscape and hillsides. Building permit plans shall identify roof color and material, as well as exterior paint colors & materials.

**AES Mitigation-1.2:** Applicant shall submit a landscaping plan with the building permit application. The landscape plan shall incorporate native plantings to blend the project area with the surrounding landscape and partially screen proposed structures. An irrigation plan which incorporates low water use irrigation consistent with City ordinance requirements shall be submitted. Landscaping shall be installed to revegetate all graded areas prior to building permit final.
2. AGRICULTURE RESOURCES – Will the project:

<table>
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</thead>
<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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<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>
<td>☐</td>
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<td>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?</td>
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EXISTING SETTING:
Preservation of agricultural lands is important to the State of California as they provide economic benefits and important ecosystem services. Historically, urban development in the state has correlated with diminishing farmlands. This trend has led to various legislative measures at the state and local levels to protect vulnerable agricultural resources (California Department of Food and Agriculture, 2015). The California State Department of Conservation identifies, categorizes, and helps preserve important farmland. Their Farmland Mapping and Monitoring Program tracks and maps the conversion of farmland into urban development. In particular, those areas that fall under the categories of “Prime Farmland,” “Farmland of Statewide Importance,” or “Unique Farmland” may have an opportunity to receive state funding or take advantage of incentive programs for the if preservation.

Currently, the subject property is a 4.2 acres undeveloped lot located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding parcels are rural estates, most of which have been developed with single family homes. There is only one neighboring parcel, northeast of the site, that remains undeveloped. The site has average slope of 27%.

The City of Atascadero has an Agricultural zoning district that consists of only five properties, which are adjacent to Graves Creek approximately one mile east of the subject property. However, the Atascadero General Plan Land Use, Open Space and Conservation Element Policy 9.1 allows for some agricultural practices to occur in Rural Estate, Rural Suburban and Single-Family Residential use areas. These uses are specified in Table 3-1 of the AMC. Limited grazing of farm animals is a typical accessory use in the neighborhood, but commercial-scale agriculture is not.
PROPOSED PROJECT:
The applicant is proposing a single family residence. The slope of the parcel excludes it from use as prime farming land.

The site is categorized as “Grazing Land” by the California Department of Conservation (Figure 6) and is not under a Williamson Act contract.

MITIGATION / CONCLUSION:
There are no impacts expected to occur.

3. AIR QUALITY – Will the project:

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<th>Impact</th>
<th>Potentially Significant</th>
<th>Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td>☐</td>
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<tr>
<td>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td>☐</td>
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<td>c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
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<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
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<td>e) Create objectionable odors affecting a substantial number of people?</td>
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EXISTING SETTING:
All new developments have impacts on local air quality that vary in extent depending on construction practices, land use, size, and vehicle trip generation. Poor air quality can have adverse effects on public health including increases in cardio respiratory diseases (World Health Organization, 2018). The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to maintain air quality in a healthy state. Furthermore, the Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants.

The site is located on a hillside approximately 500 feet southeast of the intersection of Balboa Road and Santa Rosa Road. The surrounding neighborhood is in the Rural Suburban Zoning district and composed Rural Estate land uses. The zoning for the area hosts low density,
residential uses. The site is on an interior lot separated from Balboa Road by two properties to the west. The neighboring properties are mostly developed with single family homes amongst various patches of oak woodland. One of the parcels northeast of the subject parcel remains undeveloped. The subject parcel where the new residence is proposed is currently undeveloped with a medium sized oak tree growing on the western side of the lot. The site is near the highest point of the hillside and has a naturally occurring slope of approximately 27%. According to the city’s geographic information system (GIS) database derived from USDA Soil Survey data, the soil type on the site is Millsholm-Dibble Clay Loams. Soil drainage on the site is classified “Very Poorly to Not Well” with “Moderate to High” erodibility. Soil expansiveness is characterized as being “Moderate to High.”

The EPA ranks levels of specific air pollutants in a region as being at “attainment” or “nonattainment.” Nonattainment status is given to regions where the air quality does not meet the national primary or secondary standards provided in the EPA Green Book. According to SLOAPCD, San Luis Obispo County is at nonattainment for ozone (O2) and respiratory particulate matter (PM10) (Table 1). Atascadero General Plan Land Use, Open Space and Conservation Element program 10.3.1 requires dust control and emissions regulation during the construction phases of any project. The associated policy aims to support regional efforts to maintain clean air.

PROPOSED PROJECT:
The applicant is proposing a single-family residence with a detached garage. The project will require grading of the natural slope to accommodate both the structures and the driveway that stems from the existing easement to the west of the property. The residence will also include a wood burning stove in a living area of the house. The project is surrounded by occupied single-family houses.

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used to predict the gravity of impacts from additional Ozone (O2) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017). A rural, single-family housing development must exceed 56 dwelling units to make a significant contribution in O2 emissions and 49 dwelling units to exceed the greenhouse-gas threshold of significance. The project will require 850 cubic yards of cut and 2,200 cubic yards of fill over an area of 0.70 acres. This is expected to result in a total of 14.9 pounds of Diesel Particulate Matter and about 0.53 tons of Fugitive Particulate Matter (PM10). The project does not exceed thresholds of significance for any of these pollutants.

SLOAPCD also provides regulations on the models of wood burning stoves approved in the San Luis Obispo district. Only those stoves that are APCD approved may be installed in any residential construction.

As proposed, the project is not expected to exceed the criteria provided by SLOAPCD. However, the applicant must ensure the installation of a district approved wood burning stove.

AQ Impact-1: The Thatcher Residence is too small of a project to create significant contribution to pollutants at nonattainment levels according to the screening thresholds provided by SLO County APCD. Since the project will not create significant cumulative contributions of Ozone, greenhouse gases or particulate matter, then the impact is insignificant.

AQ Impact-2: The Thatcher Residence is proposed in a residential community with existing single family houses neighboring the property. The project includes the installation of a wood burning stove which can be harmful both to the residents of the new house and the neighbors.
Since the use of wood burning stove may expose the occupants and neighboring residents to a denser pollutant concentration, then the impact requires mitigation.

MITIGATION / CONCLUSION:

AQ Mitigation-1.1: Any wood stove installed shall be of a make and model approved for use by the San Luis Obispo Air Pollution Control District. The applicant shall identify the model to be installed at the time of application for building permits.

4. GREENHOUSE GAS EMISSIONS – Will the project:

<table>
<thead>
<tr>
<th>Potential Impact</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
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<tr>
<td>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
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EXISTING SETTING:
Greenhouse gases (GHG) including carbon dioxide (CO2), Methane (CH4), Nitrous Oxide(N2O), fluorinated gases, and water vapor, can cause significant harm to the environment and have adverse effects public health. The City of Atascadero and the State of California attempt regulate GHG emissions to promote environmental and public health as well as energy efficiency.

The site where the Thatcher Residence is proposed is located on a 4.2 acre parcel in Residential Suburban zoning district of Atascadero. The site is bordered by seven other parcels that vary in size between 3 and 7 acres; furthermore, six of the seven have an existing single family house on their lot. Currently, the subject property is undeveloped and does not contribute GHG emissions to the environment.

In 2014, the City of Atascadero adopted a climate action plan (CAP) to help guide the city in reducing their GHG emissions in accordance with California Assembly Bill 32 (AB32). AB32 aims at a reduction of 15% in GHG emissions by 2020. According to this plan, in 2005 the City of Atascadero produced 141,428 metric tons (MT) of carbon dioxide equivalent (CO2e) in GHG emissions. Residential land uses contributed 29% of the total emissions (Rincon Consultants, Inc., 2014). Figure 14 below shows the portion of total emissions contributed by each sector of the community in 2005. The City aims to reduce their community-wide emission levels to 120,214 MT CO2e by 2020.

PROPOSED PROJECT:

The applicant is proposing a single-family residence with a detached garage. The parcel being developed is 4.2 acres in size.

The City of Atascadero CAP is the approved GHG reduction plan for the City and provides guidelines and measures to achieve the City's reduction goal. SLO APCD establishes a
significance threshold of 1,150 metric tons per year (MT/yr.) of CO2 for new residential and commercial projects. Any projects that exceed this threshold must take action to mitigate their level of emission. SLO County APCD also provides a table to assist with screening projects based on project characteristics such as floor area, dwelling units, or service capacity. According to this table, a rural, single-family residential development requires fifty-four dwelling units to meet the threshold. (SLO County APCD, 2017)

GHG Impact 1: The Thatcher Residence does not conflict with the City of Atascadero’s Climate Action Plan. Since there is no conflict with the adopted CAP, then the impact is insignificant.

GHG Impact 2: The Thatcher residence only includes one dwelling unit. SLO county APCD provides a threshold of 49 dwelling units for projects that are likely to have a significant impact on GHG emissions. Since the project does not surpass the threshold, then the impact is insignificant.

MITIGATION / CONCLUSION: No further mitigation is required.

5. BIOLOGICAL RESOURCES – Will the project:

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<tr>
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<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>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)?</td>
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<tr>
<td>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?</td>
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<td>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?</td>
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<td>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?</td>
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e) Conflict with policies or ordinances protecting biological resources, such as the tree native tree ordinance?

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 & Potentially Significant & Impact Requires Mitigation & Insignificant Impact & Not Applicable \\
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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?

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 & Potentially Significant & Impact Requires Mitigation & Insignificant Impact & Not Applicable \\
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**EXISTING SETTING:**
The City of Atascadero as well as San Luis Obispo County and the state of California emphasize the protection of their diverse ecosystems and the vulnerable species to which they provide habitats.

The existing property is a 4.2 acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding vegetative landscape is sparse oak woodland, which has been developed for single-family residential uses. There are two medium sized native oak trees on the western half of the site. The nearest bodies of water are Graves Creek and Boulder Creek which lie over half a mile west of the subject property.

The Atascadero General Plan Land Use, Open Space and Conservation Element Policies 7.1 and 7.2 call for the enforcement of the city’s native tree ordinance in order to protect and preserve native trees. Policy 8.1 requires the review of developments near riparian areas to ensure that they do not negatively impact natural flows or existing ecosystems.

**PROPOSED PROJECT:**
The applicant is proposing an approximately 2,600 square-foot single family residence with a detached garage. The parcel being developed is 4.2 acres in size. Due to the topography of the site, the project will require a “cut and fill” grading process to construct the driveway. There is a native tree on the property that may be affected by construction.

The native tree ordinance identifies 12 native tree species that are to be preserved and protected when possible. The applicant does not plan to remove any trees on the property, but construction near one tree could potentially damage the existing root system if precautions are not taken. The applicant will have to take the necessary measures to protect the tree during the construction process in accordance with the city’s Native Tree Ordinance as directed by the AMC.

GIS is used to identify local bodies of water and riparian areas within the city (Figure 7). The project falls outside of the riparian zones for both Graves Creek and Boulder Creek. The site isn’t designated as part of a wildlife corridor or habitat for sensitive species by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. Additionally, the United States Fish and Wildlife Service does not place the project on or at a significant distance from any wetland. Lastly, the project does not conflict with any conservation plan or policies imposed by the local, state, or federal government.

**BIO Impact-1:** The Thatcher Residence is proposed on a property with two native trees, one of which may potentially be damaged by construction. The Atascadero Native Tree Ordinance
requires the submittal of a tree protection plan for projects that may threaten any native trees prior to issuing building permits. Since the native tree ordinance addresses this impact, then the impact is insignificant.

BIO Impact-2: The project will require grading that requires erosion control, which may include reseeding. Seed mixes often contain non-native species that can compete with existing native plants, so the impact requires mitigation.

MITIGATION / CONCLUSION:

BIO-2 Seeds and other plant materials used for erosion control and slope stabilization shall consist 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.

6. CULTURAL RESOURCES – Will the project:

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<th>Potentially Significant</th>
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<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Cause a substantial adverse change in the significance of an archaeological resource?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
<td>☐</td>
<td>☐</td>
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<td>☐</td>
</tr>
<tr>
<td>d) Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td>☐</td>
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</tbody>
</table>

EXISTING SETTING:
The City of Atascadero recognizes the impact of various cultures and ecosystems that have shaped it over generations. Therefore, the City as well as the county and state make an effort to preserve cultural resources, known or discovered, during the development of new projects.

The existing property is a 4.2 acre, undeveloped parcel located in the Residential Suburban zoning district southeast of Balboa Road and Santa Ana Road intersection. The surrounding area is composed of mostly single-family residential houses developed amongst sparsely vegetated oak woodland. City GIS data derived from USDA Soil Survey data lists the soil type underlying the area where the site is located as Millsholm-Dibble Clay Loams. Rock outcrops are visible throughout the site (Mid-Coast Geotechnical, 2016).

The City of Atascadero’s General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archaeological discoveries are made in the city. The AMC lists standards to be adhered to should archeological
remains be discovered during the development process which include the cessation of all construction activity until proper local, state, and federal protocol is completed. (AMC 9-4.162)

PROPOSED PROJECT:
The applicant is proposing an approximately 2,600 square foot single family residence with a detached garage. The parcel being developed is 4.2 acres in size. Due to the topography of the site, grading and leveling must be done to provide the proper foundations for the planned structures and driveway.

According to the city's internal database, the nearest known archaeological sites are located over a mile from the site. However, this does not eliminate the possibility of a new site being discovered during development. Mitigation measures must be established to prevent the degradation of any newly discovered archeological resources.

CR Impact-1: The city of Atascadero’s GIS database does not list archaeological sites on the Thatcher property. This does not eliminate the possibility of new resources being discovered. AMC 9-4.162 requires the applicant to stop work and notify interested parties if archeological or historical resources are discovered during construction, then the impact is insignificant.

MITIGATION / CONCLUSION: No further mitigation is necessary.

7. GEOLOGY AND SOILS – Will the project:

<table>
<thead>
<tr>
<th>a)</th>
<th>b)</th>
<th>c)</th>
<th>d)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Result in the exposure to or production of unstable earth conditions including the following:</td>
<td>Be within a California Geological Survey “Alquist-Priolo” Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)</td>
<td>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?</td>
<td>Include any structures located on known expansive soils?</td>
</tr>
<tr>
<td>Potentially Significant</td>
<td>Impact Requires Mitigation</td>
<td>Insignificant Impact</td>
<td>Not Applicable</td>
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<td>☒</td>
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</tbody>
</table>
Thatch
er Residence |
Bart Thatcher

EXISTING SETTING:
Developing on land with unsuitable soil or geologic conditions can create hazardous environments for people, structures, and infrastructure on and around a site. The environmental review process helps to promote safe building and development practices by ensuring precautions are taken to minimize risk where necessary.

The property is a 4.2-acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The property is on a hillside and has a naturally occurring slope of approximately 27%.

The City of Atascadero’s General Plan lists and maps the potential ground shaking sources that can threaten developments within its boundaries as seen on Table 2 below. The California Department of Conservation developed the Earthquake Hazard Zone App which allows users to determine if a parcel is located in an earthquake fault zone. The subject parcel is not on earthquake fault zone.

The General Plan Safety and Noise Element Goal 4 and its respective policies and program areas address geologic and seismic hazards as they affect development and emergencies. The City also keeps a GIS database with data regarding soil type and risk of hazards for areas within city limits. The USDA Natural Resources Conservation Service provides GIS data regarding the site’s soils, stability, and risk of hazards. The soil on the site is composed of Millsholm-Dibble Clay Loams. The USDA classifies the soil as “Very Poorly to Not Well” drained. An onsite percolation test showed a percolation rate of forty-five minutes per inch. The USDA categorized the soil as having “Moderate to High” erodibility (Figures 8 & 9). Soil expansiveness is characterized as being “Moderate to High.” San Luis Obispo County categorized the hill at “High” risk for landslides and “Low” risk for liquefaction (Figure 10).

PROPOSED PROJECT:
The applicant is proposing an approximately 2,600 square-foot single-family residence with a detached garage. The new residence will require the installation of a new septic system and connection of a new water line. The parcel being developed is 4.2 acres in size. Due to the topography of the site, grading and leveling must be done to provide the proper foundations for the planned structures.

The Atascadero General Plan and AMC Building Code standards provide thresholds of significance and standards for geologic and seismic hazards.

The Atascadero General Plan Safety and Noise Element Policies 4.1, 4.2, and 4.3 require that new developments used proper design and construction techniques to address geologic and seismic hazards. The Atascadero General Plan and AMC require the submittal of a geotechnical
report completed by a certified civil engineer or engineering geologists to assess risk of hazards. AMC 9.3-612 specifies this requirement for single family homes that are developed in conjunction with two more dwelling units and/or those that are subject to landslide or liquefaction. Furthermore, AMC 9-4.145 requires a sedimentation and erosion control plan for any project located on a slope that exceeds thirty percent or that poses a severe erosion hazard. The plan must be submitted to and reviewed by the City engineer for project approval.

Soil suitability for septic system design is measured by percolation rate, or the time it takes for one inch of septic effluent to be absorbed by the soil. The California Building Code and the Regional Water Quality Control Board provide performance standards for the size of onsite wastewater treatment systems based on soil percolation rates.

The geotechnical report for the Thatcher Residence was provided by Mid-coast Geotechnical, Inc., a local geotechnical engineering service. Their studies found that the site has low to medium expansive soils. In the opinion of the reporting firm, the site shows low risk for liquefaction.

The project plans show the design criteria for the septic system prepared by the applicant to allow for the safe operation of a septic system given the slowly percolating soils. Before building permits are approved, City staff will review the septic design to ensure it complies with state standards. City staff will also review the erosion control plan, as required by the AMC. The grading and foundation plan have been reviewed and found in conformance with the recommendations of the geotechnical engineer by staff at Mid-Coast Geotechnical, Inc. The applicant is expected to follow the construction guidelines provided in the geotechnical report and required by the California Building Code.

GEO Impact-1: GIS Data from the United States Geologic Survey shows characterizes the soil on the property where the Thatcher Residence will be developed as having “Moderate to High” erodibility. The Atascadero Municipal Code requires a sedimentation and erosion control plan to be submitted to the city engineer for revision and approval review. Since the Atascadero Municipal Code addresses issues with sedimentation and erodibility, then the impact is insignificant.

GEO Impact-2: According to the geotechnical report provided for the site, the Thatcher Residence will be built on low to medium expansive soils. The geotechnical report provided recommendations for construction given the existing soil conditions. Since the applicant is expected to follow the recommendations in the geotechnical report, then the impact is insignificant.

GEO Impact-3: The Thatcher Residence will require an on-site septic system on site designed for a soil percolation rate of forty-five minutes per inch. The plans show criteria for addressing soil restrictions for an onsite septic system. Since the plans address these issues and require discretion by city staff, then the impacts are insignificant.

MITIGATION / CONCLUSION: No further mitigation is required.

8. HAZARDS AND HAZARDOUS MATERIALS – Will the project:

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<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>Potentially Significant</td>
<td>Impact Requires Mitigation</td>
<td>Insignificant Impact</td>
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<td>Potentially Significant</td>
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<td>Potentially Significant</td>
<td>Impact Requires Mitigation</td>
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<td>Question</td>
<td>Potentially Significant</td>
<td>Impact Requires Mitigation</td>
<td>Insignificant Impact</td>
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<td>------------------------------------------------------------------------</td>
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<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td>☐</td>
<td>☑</td>
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<tr>
<td>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?</td>
<td>☐</td>
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<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td>☐</td>
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</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>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 for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</td>
<td>☐</td>
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</table>

**EXISTING SETTING:**
The City of Atascadero attempts to disperse development in a way that reduces risk for damage during disasters as well exposure to hazardous materials. Where this cannot be achieved, the
city has created regulations and standards to protect public health and safety as much as possible.

The existing property is an undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. 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. Further north there is the Paso Robles Municipal Airport and further south is the San Luis Obispo Regional Airport. The site is not in proximity to any of these airports. Vegetation on the site is mostly grassland with a couple of oak trees. The site is part of a larger sparsely vegetated oak woodland. The San Luis Obispo County Fire Department categorizes the site as at a high risk for fire (Figure 11). The Atascadero Fire Department estimates response time for an emergency on the site would be over 9 minutes.

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 12). 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, AMC requires compliance to fire code standards and review of new projects by the Atascadero Fire Department.

PROPOSED PROJECT: The applicant is proposing a single family residence with a detached garage. The project will be built in an area at high risk for fire hazard according the County Fire Department.

City and State building regulation provide thresholds of significance for the project. The AMC requires that all new projects be reviewed by the fire department for compliance with the California fire code or to make modifications where necessary. All new projects are expected to conform to the California Fire Code as well as the local modifications found in AMC 4-7.

HAZ Impact-1: The Thatcher residence is proposed on a site identified as being at high risk for fire hazards. The project will be reviewed by the local fire marshal for compliance with local and state fire codes prior to building permits being issued. Since the Atascadero Municipal code addresses fire hazards before building permits are issued, the impact is insignificant.

MITIGATION / CONCLUSION: No further mitigation is necessary.

9. WATER QUALITY / HYDROLOGY – Will the project:

<table>
<thead>
<tr>
<th>Potential Impact</th>
<th>Mitigation Required</th>
<th>Impact Mitigated</th>
<th>Impact Insignificant</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td></td>
<td>Potentially Significant</td>
<td>Impact Requires Mitigation</td>
<td>Insignificant Impact</td>
<td>Not Applicable</td>
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<tr>
<td>b)</td>
<td>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</td>
<td>☐</td>
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</tr>
<tr>
<td>c)</td>
<td>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>d)</td>
<td>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</td>
<td>☐</td>
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<tr>
<td>e)</td>
<td>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?</td>
<td>☐</td>
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<tr>
<td>f)</td>
<td>Otherwise substantially degrade water quality?</td>
<td>☐</td>
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</tr>
<tr>
<td>g)</td>
<td>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td>☐</td>
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<tr>
<td>h)</td>
<td>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td>☐</td>
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</tr>
<tr>
<td>i)</td>
<td>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
<td>☐</td>
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</tbody>
</table>
EXISTING SETTING:
Alterations to existing landscapes developed or otherwise, can impact hydrology on the site by increasing run off, risk of flooding, or contaminating ground water. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The subject property is a 4.2-acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding area is composed of mostly single-family residential houses developed amongst sparsely vegetated oak woodland. The site has a natural slope of approximately 27%. Above Grade Engineering, Inc. provided a drainage report for the site. The report states that run off from the site has historically flowed southwest off the site towards Santa Ana Road. Additionally, the geotechnical report prepared by Mid-Coast Geotechnical states that there is no groundwater found on the site within fifteen feet of the surface. The USDA characterizes the site as having “Medium to High” erodibility. FEMA Flood Maps show flood plain and flood hazard areas within the city; the site does not fall within either of these areas.

The urbanized areas of the Central Coast are divided into ten water management zones (WMZs) based on the receiving water type and common watershed processes. The California Regional Water Quality Control Board (CRWQCB) provides maps showing that the site is located in Water WMZ 2 (CRWQCB, 2013) (Figure 7). The California Department of Water Resources provides a tool to assess the boundaries of significant groundwater basins in California. The subject site is not within any significant groundwater basin. The nearest basin is the Atascadero Subbasin of the Salinas Valley Basin on the eastern side of the city.

That Atascadero Storm Water Management Program (SWMP) (Wallace Group, 2009) and the central coast post Construction storm water requirements (CRWQCB, 2013) provide standards to protect water quality and control runoff from new developments. These documents require mitigation or alterations in design for projects that significantly increase the amount of impervious surfaces. Additionally, they address erosion control for new developments. Moreover, The Atascadero Sewage System Master Plan accounts for all current and future development slated to impact the existing drainage infrastructure.

PROPOSED PROJECT:
The applicant is proposing a single family residence with a detached garage. The applicant is also proposing a new septic system and waterline connection to the new structure. The new residence will create a total of 11,895 square feet of new impervious area on the site. The proposed drainage concept directs new runoff from the proposed site towards surrounding vegetated areas. The historical drainage area still expected to receive runoff from the site but to a lesser extent than it was before the site was developed (Above Grade Engineering, Inc., 2018).

Regulations created by City of Atascadero SWMP, AMC, and the CRWQCB are used as thresholds of significance regulation for issues concerning water quality and hydrology for the Thatcher Residence. The City of Atascadero Storm Water Management Plan provides goals
and implementation measures for run off control through best practices. Many of these goals are achieved through following state standards for storm water runoff. The central coast post construction stormwater requirements provide standards to protect water quality and ensure runoff control from new developments (CRWQCB, 2013). The Thatcher Residence is subject to the following requirements:

Performance Requirement No. 1: Site Design and Runoff Reduction
a) The Permittee shall require all Regulated Projects that create and/or replace > 2,500 square feet of impervious surface (collectively over the entire project site), including detached single-family home projects, to implement at least the following design strategies throughout the Regulated Project site:
   i) Limit disturbance of creeks and natural drainage features
   ii) Minimize compaction of highly permeable soils
   iii) Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection
   iv) Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state
   v) Minimize storm water runoff by implementing one or more of the following site design measures:
      (1) Direct roof runoff into cisterns or rain barrels for reuse
      (2) Direct roof runoff onto vegetated areas safely away from building foundations and footings, consistent with California building code
      (3) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with California building code
      (4) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with California building code
      (5) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces
b) The Permittee shall confirm that projects comply with Site Design and Runoff Reduction Performance Requirements by means of appropriate documentation (e.g., check lists) accompanying applications for project approval.

   ii) Watershed Management Zone 2:
      (1) Retain 95th Percentile Rainfall Event – Prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data.
      (2) Compliance must be achieved via storage, rainwater harvesting, infiltration, and/or evapotranspiration.

Additionally, the AMC requires sediment and erosion control plans for projects that create land disturbances on sites with risks of geologic hazard, and that are on slopes greater than 30%.

As proposed, the Thatcher Residence would comply with the requirements laid out by the CRWQCB and the SWMP. By adhering to the regulations, the project has addressed the potential issues raised by this section of the initial study.

WQH Impact-1: The Thatcher Residence will alter drainage on a site categorized by the USDA as having soil with “Medium to High” erodibility (See Figure 8). The Atascadero SWMP and Atascadero Municipal code address concerns regarding erodibility by requiring a Sediment and Erosion Control Plan from applicants attempting to develop on properties with severe erosion
hazards. Since the Atascadero Municipal Code requires this issue to be addressed prior to development, then the impact is insignificant.

**WQH Impact-2:** The Thatcher Residence will alter historic drainage of the existing site by introducing impervious surfaces that increase run off and may risk of flooding on or near the site. The drainage report provided by Above Grade Engineering states that drainage will be directed towards vegetated areas as required by the central coast post construction storm water requirements (CRWQCB, 2013). Since the California Regional Water Control Board requires this issue to be addressed prior to development, then the impact is insignificant.

**WQH Impact-3:** The Thatcher Residence will introduce impervious surfaces that increase polluted run-off and create additional demand on City drainage infrastructure. The City of Atascadero Sewage Master Plan accounts for all existing and future demands on the city's drainage infrastructure (City of Atascadero, 2003); furthermore, the Storm Water Management Plan (Wallace Group, 2009) and central coast post construction storm water rules require for reductions in run-off from new developments. Since the City of Atascadero Sewage Master Plan, Storm Water Management Plan, and the California Regional Water Control Board requires this issue to be addressed prior to development, then the impact is insignificant.

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

### 10. LAND USE & PLANNING – Will the project:

<table>
<thead>
<tr>
<th>Potential Significance</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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</thead>
<tbody>
<tr>
<td>a) Physically divide an established community?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td>☐</td>
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<tr>
<td>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
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**EXISTING SETTING:**

The City of Atascadero regulates land uses in attempt to create a sensible, safe, and healthy landscape for the residents of the city. Policies regarding land use planning and conservation can be found in the Atascadero General Plan and associated documents.

The existing property is a 4.2 acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding area is composed of mostly single-family residential houses developed amongst a sparsely vegetated oak woodland. The site has a natural slope of approximately 27%.

According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Residential Suburban zoning district is designated for the following land uses: Rural.
Residential, Rural Estate, and Suburban Estate. The General Plan states that, “These land use are intended for detached single-family homes on lot sizes of 2.5 – 10 acres gross with allowable accessory agricultural and livestock uses.” Allowable lot sizes in this zoning district are based on performance standards dictated by existing features of the site and neighborhood. The Atascadero Zoning Ordinance specifies requirements including but not limited to setbacks, parking, height, and lighting. The General Plan also requires the conservation of a rural character in residential communities as well as the preservation of natural and historic resources.

PROPOSED PROJECT:

The project involves the construction of an approximately 2,600 square-foot single-family residence on a 4.2 acre parcel within the Residential Suburban zoning district of Atascadero, California. The project will include a 1,200 square-foot detached garage with associated retaining wall, driveway, and garden terrace. The applicant is also proposing a new septic system and waterline connection to the new structure. The project will be located on a private, interior lot at the center of the existing community.

Thresholds of significance are provide by the City of Atascadero General Plan and Zoning Ordinance which regulate the type of land uses allowable in each zoning district and what specifications are required of their development. Additionally the General Plan accounts for all existing and future developments within the city. All development plans submitted require review by city staff to ensure conformance to existing standards.

As proposed, the Thatcher Residence would comply with the requirements laid out by the Atascadero General Plan and Zoning Ordinance. By adhering to these requirements, the project has addressed the potential issues raised by this section of the initial study and there are no impacts expected from the project.

MITIGATION / CONCLUSION: No impacts are expected to occur.

11. MINERAL RESOURCES – Will the project:

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>☐</td>
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<tr>
<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>
<td>☐</td>
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</tbody>
</table>

EXISTING SETTING:

Mineral resources are protected in the state of California for their economic benefits.

The existing property is a 4.2-acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding area is composed of mostly single-family residential houses developed amongst sparsely vegetated oak woodland. According to the geotechnical report prepared by Mid-Coast
Geotechnical, Inc., there are numerous rock outcrops visible throughout the site and the underlying soil is composed of sandy material at the surface with clay and sandstone underneath. There are no records that show evidence of mineral resources on the site.

PROPOSED PROJECT:
The applicant is proposing a single family residence with a detached garage and a garden terrace as well as the associated retaining wall. The applicant is also proposing a new septic system and waterline connection to the new structure. There is no evidence of mineral resources existing on the site.

MITIGATION / CONCLUSION: No impacts are expected to occur.

12. NOISE – Will the project result in:

<table>
<thead>
<tr>
<th>Impact</th>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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 expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
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</tr>
</tbody>
</table>

EXISTING SETTING:
The City of Atascadero regulates noise pollution from any given development because of the potential for adverse effects on human health and safety.
The existing property is a 4.2-acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding area is composed of mostly single-family residential houses developed amongst a sparsely-vegetated oak woodland. There is minimal noise that carries to the site aside from those associated with residential communities including traffic along Balboa Road and Santa Ana road.

PROPOSED PROJECT:
The applicant is proposing a single family residence with a detached garage. Operational noises are not expected to significantly impact noise levels in the existing residential community. However, construction of the Thatcher Residence will create excessive noise for nearby residents during the construction process.

The Atascadero Municipal code provides the threshold of significance for noise created during the construction process of new developments. The AMC states that all noises created by construction activities are exempt from city regulation as long as the activities occur between seven AM and nine PM. During the hours of nine PM to seven AM the maximum allowable decibel range for all noise created is sixty-five decibels.

NOI Impact-1: The Thatcher Residence will create a temporary source of noise pollution during the construction process. The Atascadero Municipal Code exempts construction activities from the city’s noise regulations during the hours of 7am and 9pm, and limits noise to a maximum of sixty-five decibels during the hours of nine PM and seven AM. Since the Atascadero Municipal code address noise concerns, the impact is insignificant.

MITIGATION / CONCLUSION: No further mitigation is necessary.

13. POPULATION & HOUSING – Will the project:

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial 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)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

EXISTING SETTING:
The State of California aims to ensure adequate housing and quality living environments by requiring cities to take detailed accounts of current housing stock and needs as well as projections of expected future needs. The Atascadero General Plan Housing Element identifies housing related goals for the city and methods by which to achieve them.
The property is a 4.2-acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The surrounding area is composed of parcels designated for single-family uses, most of which are already developed. The site is an interior lot that is accessed through a shared easement that stems from Balboa and through the parcel northeast of the property.

The General Plan Housing Element and existing data from the 2000 and 2010 United States Censuses provide a snapshot of population growth in the City of Atascadero. The city’s population grew by about 14.1 percent in the 1990s. From 2000 to 2010 city population grew by only 7.2% percent. Housing needs are reported by the San Luis Obispo County Council of Governments (SLOCOG). SLOCOG provides the Regional Housing Needs Allocation (RHNA) for incorporated areas of San Luis Obispo County. Allotments are further categorized into affordability types. Each city is then responsible for dedicating the needed resources and amending their General Plan Housing Element to attain their allotment of housing.

PROPOSED PROJECT:

The applicant is proposing a new single-family residence with a detached garage. Development will require an extension of the existing driveway for the new residence. This development is slated to take place in the Residential Suburban zone.

The General Plan Housing Element provides the thresholds for the addition of new housing and preservation of existing housing in the city. This element takes into account all existing and new housing in the context of existing population and demographics. Furthermore, the element is amended periodically to reflect the units allotted by the RHNA. In their 2013 Regional Housing Needs Plan, SLOCOG allotted Atascadero 393 new units to be accounted for by 2019 (Table 3).

PH Impact-1: The General Plan designation, Housing Element and associated zoning district anticipate a single-family residence in this location. No people or housing will be displaced by the project. While utilities and the driveway must be extended to the residence, no new roads or regional utilities are required; The impact of the project on population and housing is insignificant.

MITIGATION / CONCLUSION: No further mitigation is necessary.

14. PUBLIC SERVICE:

Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
</tr>
</thead>
</table>
a) Emergency Services (Atascadero Fire)? | ☒ | ☒ | ☒ | ☐ |
b) Police Services (Atascadero Police)? | ☒ | ☒ | ☒ | ☐ |
c) Public Schools? | ☒ | ☒ | ☒ | ☐ |
d) Parks? | ☒ | ☒ | ☒ | ☐ |
Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
</tr>
</thead>
</table>
e) Other public facilities? | ☐ | ☐ | ☒ | ☐ |

EXISTING SETTING:

New developments in the City of Atascadero place increased demand on local public service. For this reason, the city must ensure that existing services and future improvements for them can accommodate expected new developments.

PROPOSED PROJECT:

The applicant is proposing a new single-family residence with a detached. The City requires all new developments to pay development impact fees that help fund and provide local public services including but not limited to emergency services, parks, and public facilities. The Atascadero Unified School District charges a per-square-foot fee on new development to account for the impact on schools.

PS Impact-1: The Thatcher Residence will increase demand of local public services including but not limited to emergency services, schools, parks, and public facilities. Since the City of Atascadero and the Atascadero Unified School District account for impacts to public services by charging development impact fees, then the impacts are insignificant.

MITIGATION / CONCLUSION: No further mitigation is necessary.

15. RECREATION:

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
</tr>
</thead>
</table>
a) Would the project increase the use of existing neighborhood and 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 City of Atascadero attempts to provide quality open spaces and recreation areas for its residents as it continues to grow.
The subject property is located southeast of the Balboa Road and Santa Ana Road intersection about 1.5 miles from El Camino Real and the urban services line. Apple Valley Park lies approximately two miles east of the site and is the nearest park.

The Atascadero General Plan recognizes the importance of access to parks and recreation areas. The General Plan Land Use, Conservation and Open Space Element Program areas 11.1.3-5 promote this access and aim for a ration of five acres of open space for every one thousand residents. Associated development impact fees are used to fund maintenance of existing parks and potential acquisition of new open spaces to make these goals achievable. Furthermore the City has a Parks and Recreation commission that advises the City Council on all matters concerning park maintenance and operations.

The applicant is proposing one new single-family residence, which will not create a dramatic increase in park usage or necessary maintenance. Moreover, the city requires impact fees for new developments in order to account for added demand on public parks and areas of recreation.

**REC Impact-1:** The Thatcher Residence will contribute minimal usage to public parks and recreation. All new developments are required to pay impact fees towards parks and recreation services. Since the City of Atascadero accounts for impacts to park and recreation services by charging development impact fees, then the impact is insignificant.

**Mitigation / Conclusion:** No further mitigation is necessary.

### 16. TRANSPORTATION / TRAFFIC – Will the project:

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<thead>
<tr>
<th></th>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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</tr>
<tr>
<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</td>
<td>☐</td>
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</tbody>
</table>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>☐</td>
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</table>

e) Result in inadequate emergency access?

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
<tr>
<td>☐</td>
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</table>

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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<tbody>
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</tbody>
</table>

**EXISTING SETTING:**
The City of Atascadero strives to provide a quality transportation network that is feasible and practical for the needs of the city.

The Atascadero General Plan Circulation Element sets policies aimed at encouraging use of different transportation modalities and ensuring network efficiency. Regional highways and county roads fall under the jurisdiction of CalTrans and the County of San Luis Obispo. SLOCOG provides standards and regulations for countywide transportation networks.

**PROPOSED PROJECT:**
The applicant is proposing a new single-family. Single family residences are projected to generate 9.57 trips a day per dwelling unit according to the 8<sup>th</sup> Edition of the Institute of Transportation Engineers’ Trip Generation Manual.

The City of Atascadero General Plan Circulation Element provides the threshold of significance for transportation and traffic. The City has designated level C as the minimum level of service require of all city facilities. The Circulation Element accounts for expected future land uses as projected by the Land Use, Conservation and Open Space Element. Additionally, the City of Atascadero requires impact fees to be paid towards public services that include the local circulation system.

As proposed the project is not expected to create significant issues or conflicts with current traffic patterns or programs laid out by the City or SLOCOG.

**TRT Impact-1:** The Thatcher Residence will incrementally increase demand on the Atascadero transportation network by generating new trips and contributing to infrastructure usage. The City requires impact fees from new developments that cover impacts to the circulation system. Since the City addresses concerns regarding transportation and traffic before development, then the impact is insignificant.

**MITIGATION / CONCLUSION:** No further mitigation is necessary.
17. UTILITIES AND SERVICE SYSTEMS – Will the project:

<table>
<thead>
<tr>
<th>Potential Impact</th>
<th>Significant</th>
<th>Impact</th>
<th>Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>☒</td>
<td>☐</td>
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</tr>
<tr>
<td>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
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</tr>
<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
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</tr>
<tr>
<td>e) 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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g) Comply with federal, state, and local statutes and regulations related to solid waste?</td>
<td>☐</td>
<td>☐</td>
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</tr>
</tbody>
</table>

EXISTING SETTING:

The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands.

The site has an average slope of approximately 27%. The drainage report created for the property by Above Grade Engineering states that drainage on the site has historically flowed through the entire site and towards the south and southwest portions of the site.

The Atascadero Mutual Water Company (AMWC) provides water to the City. The company’s service area is shown in Figure 13; the site is within the service area. Waste Management, Inc.
Thatch Residence | Bart Thatcher

(WM) is the city’s contracted waste management service. Approximately 99% of Atascadero’s solid waste is taken to the Chicago Grade Landfill in Templeton, California (Wallace Group, 2012). The AMC sets standards for addressing drainage as well as waste and wastewater disposal from all developments in the City.

**PROPOSED PROJECT:** The applicant is proposing a new single-family residence. The project will not be attached to the public sewer. Development will require the installation of a new septic system and waterline on the property. The project will also require new drainage infrastructure including a swale and storm drain lines.

The Regional Water Quality Control Board provides standards for the design of onsite septic disposal systems and post-construction storm water management enforced by the City.

The AMWC’s Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions through 2040, can be seen in Table 4. These projections go beyond the time period of the most recent General Plan in which the City anticipates build out by the year 2025. Their projections show that they will have sufficient water supplies to meet the demand.

CalRecycle monitors and collects data on all permitted landfills in the state of California. According to CalRecycle the Chicago Grade Landfill had a remaining capacity of 6,022,396 cubic yards as of November of 2017 with an operations estimated to cease by 2039.

Construction of new drainage infrastructure is expected to conform to city policies and AMC requirements. All new run off created by the site will be directed towards surrounding vegetated areas as stated in the drainage report for the project. Construction work on the property and residential uses are expected to abide by waste collection standards stated in the AMC.

A new single-family house is not expected to impose unexpected demands on the AMWC water resources or the landfill capacity at Chicago Grade Landfill.

**USS Impact-1:** The Thatcher Residence will require the installation of a new septic system. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then **the impact is insignificant.**

**USS Impact-2:** The Thatcher Residence will require the installation of a new swales and drainage pipes. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then **the impact is insignificant.**

**USS Impact-3:** The Thatcher Residence will create new demand on existing water resources provided by the Atascadero Mutual Water Company. The Atascadero Mutual Water Company is projected to be able to meet water needs for all new uses expected within the City through the year 2040. Since adequate water resources are available, **the impact is insignificant.**

**MITIGATION / CONCLUSION:** No further mitigation is needed.

**18. TRIBAL CULTURAL RESOURCES – Will the project:**
EXISTING SETTING:
San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal artifacts during development. Local and State regulation recognize the importance of coordinating with local tribes and archeological services to preserve these resources.

The property is a 4.2 acre, undeveloped parcel with Millsholm-Dibble Clay Loam soil. Rock outcrops are visible throughout the site (Mid-Coast Geotechnical, 2016).

The City of Atascadero’s General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archeological discoveries are made in the city. The AMC lists standards to be adhered to should archeological remains be discovered during the development process which include the cessation of all construction activity until proper local, state, and federal protocol is completed. (AMC 9-4.162) Finally, The California Environmental Quality Act requires the lead agency to notify regional tribes about projects that trigger environmental review. After notifying the regional tribes, they are allowed to require further studies to be administered during any project if they believe that there is potential for cultural artifacts to be found.

PROPOSED PROJECT:
The applicant is proposing an approximately 2,600 square-foot single-family residence with a detached garage. Due to the topography of the site, grading and leveling must be done to provide the proper foundations for the planned structures.

## Potentially Significant Impact
- 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, sacred place, or object with cultural value to a California Native American tribe?:
  - ☑

## Impact Requires Mitigation
- b) Impact a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k)?
  - ☒

## Insignificant Impact
- c) Impact 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California native American Tribe?
  - ☒
Consultation on the project with representatives of the Salinan Tribe included a site visit where rock outcrops were inspected for the presence of bedrock mortars and other cultural resources. None were observed.

**TCR Impact-1:** The project has the potential to disturb tribal cultural resources, so the impact requires mitigation.

**MITIGATION / CONCLUSION:**

**TCR Mitigation-1.1** The applicant shall print clearly on the cover page of all plan sets the contact information of all parties with an interest in local tribal cultural resources.

**TCR Mitigation-1.2** In the event tribal cultural resources are discovered on the property, the owner shall contact all interested parties including the City of Atascadero Planning Department.

**TCR Mitigation-1.3** In the event human remains are discovered on the property, the owner shall contact all interested parties including the Atascadero Police Department and San Luis Obispo County Coroner.

**19. MANDATORY FINDINGS OF SIGNIFICANCE:**

<table>
<thead>
<tr>
<th>Potentially Significant</th>
<th>Impact Requires Mitigation</th>
<th>Insignificant Impact</th>
<th>Not Applicable</th>
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</thead>
<tbody>
<tr>
<td>a) Does the project have the potential to 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, 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?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>b) Does the project have impacts that are individually limited, but cumulatively considerable? (&quot;Cumulatively considerable&quot; 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)</td>
<td>☐</td>
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</tr>
<tr>
<td>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
<td>☐</td>
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</tbody>
</table>
EXISTING SETTING:

The property is a 4.2-acre, undeveloped parcel located in the Residential Suburban zoning district southeast of the Balboa Road and Santa Ana Road intersection. The location of the site does not coincide with any sensitive habitats or species protected by the state or federal government.

PROPOSED PROJECT:

The applicant is proposing an approximately 2,600 square-foot single-family residence with a detached garage. The parcel being developed is 4.2 acres in size. The Atascadero General Plan accounts for impacts assuming full development of the City in accordance with regulations established in the AMC. These policies and regulations in addition to mitigation measures established through the environmental review process will account for all impacts of the proposed project.

MFS Impact-1: Since the project is expected to comply with policies, regulations and mitigations provided by the city, then there is no significant impact.

MITIGATION / CONCLUSION: No further mitigation is necessary.

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 under the Community Development Department or the California Environmental Resources Evaluation System at: 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
☒ Atascadero Unified School District
☒ Atascadero Waste Alternatives
☒ AB 52 – Salinan Tribe
☒ AB 52 – Northern Chumash Tribe
☒ AB 52 – Xolon Salinan Tribe
☐ AB 52 – Other
☐ California Highway Patrol
☒ California Department of Fish and Wildlife (Region 4)
☒ California Department of Transportation (District 5)
☒ Pacific Gas & Electric
☐ San Luis Obispo County Planning & Building
☐ San Luis Obispo County Environmental Health Department
☐ Upper Salians – Las Tablas RCD
☐ Central Coast Information Center (CA. Historical Resources Information System)
☐ CA Department of Food & Agriculture
☐ CA Department of Conservation
☐ CA Air Resources Board
☐ Address Management Service
☒ Native American Heritage Commission
☒ San Luis Obispo Council of Governments
☒ San Luis Obispo Air Pollution Control District
☐ San Luis Obispo Integrated Waste Management Board
☒ Regional Water Quality Control Board District 3
☒ HEAL SLO – Healthy Communities Workgroup
☒ US Postal Service
☒ Pacific Gas & Electric (PG&E)
☒ Southern California Gas Co. (SoCal Gas)
☐ San Luis Obispo County Assessor
☐ LAFCO
☐ Office of Historic Preservation
☐ Charter Communications
☐ CA Housing & Community Development
☐ CA Department of Toxic Substances Control
☐ US Army Corp of Engineers
☐ Other:
☐ Other:
☐ 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  ☒ Adopted Atascadero Capital Facilities Fee Ordinance
☒ Atascadero General Plan 2025 / Final EIR  ☒ Atascadero Inclusionary Housing Policy
☐ Atascadero Appearance Review Manual  ☒ Regional Transportation Plan
☒ Atascadero Urban Stormwater Management Plan  ☒ Flood Hazard Maps
☒ Atascadero Hillside Grading Guidelines  ☒ CDFW / USFW Mapping
☒ Atascadero Native Tree Ordinance & Guidelines  ☒ CA Natural Species Diversity Data Base
☒ Atascadero Climate Action Plan (CAP)  ☒ Archeological Resources Map
☐ Atascadero Downtown Revitalization Plan  ☒ Atascadero Mutual Water Company Urban Water Management Plan
☐ Atascadero Bicycle Transportation Plan  ☐ CalEnvironScreen
☒ Atascadero GIS mapping layers  ☐ Other ______________
☐ Other ______________  ☐ Other ______________
EXHIBIT B – MITIGATION SUMMARY TABLE
Thatcher Residence
DEV18-0070

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.

<table>
<thead>
<tr>
<th>MITIGATION MEASURE</th>
<th>TIMING</th>
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<tbody>
<tr>
<td><strong>Aesthetics</strong></td>
<td></td>
</tr>
<tr>
<td>AES-1.1</td>
<td>Prior to Building Permit Issuance</td>
</tr>
<tr>
<td>Colors and materials on the main house and detached garage shall utilize natural earth-toned colors to blend with the surrounding landscape and hillsides. Building permit plans shall identify roof color and material, as well as exterior paint colors &amp; materials.</td>
<td></td>
</tr>
<tr>
<td>AES-1.2</td>
<td>Prior to Building Permit Issuance</td>
</tr>
<tr>
<td>Applicant shall submit a landscaping plan with the building permit application. The landscape plan shall incorporate native plantings to blend the project area with the surrounding landscape and partially screen proposed structures. An irrigation plan which incorporates low water use irrigation consistent with City ordinance requirements shall be submitted. Landscaping shall be installed to revegetate all graded areas prior to building permit final.</td>
<td></td>
</tr>
<tr>
<td><strong>Air Quality</strong></td>
<td></td>
</tr>
<tr>
<td>AQ-1</td>
<td>Prior to Building Permit Issuance</td>
</tr>
<tr>
<td>Any wood stove installed shall be of a make and model approved for use by the San Luis Obispo Air Pollution Control District. The applicant shall identify the model to be installed at the time of application for building permits.</td>
<td></td>
</tr>
<tr>
<td><strong>Biological Resources</strong></td>
<td></td>
</tr>
<tr>
<td>BIO-2</td>
<td>Prior to Building Permit Final</td>
</tr>
<tr>
<td>Seeds and other plant materials used for erosion control and slope stabilization shall consist 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.</td>
<td></td>
</tr>
<tr>
<td><strong>Tribal Cultural Resources</strong></td>
<td></td>
</tr>
<tr>
<td>TCR-1.1</td>
<td>Prior to Building Permit Issuance</td>
</tr>
<tr>
<td>The applicant shall print clearly on the cover page of all plan sets the contact information of all parties with an interest in local tribal cultural resources</td>
<td></td>
</tr>
<tr>
<td>TCR-1.2</td>
<td>Ongoing</td>
</tr>
<tr>
<td>In the event tribal cultural resources are discovered on the property, the owner shall contact all interested parties including the City of Atascadero Planning Department.</td>
<td></td>
</tr>
<tr>
<td>TCR-1.3</td>
<td>Ongoing</td>
</tr>
<tr>
<td>In the event human remains are discovered on the property, the owner shall contact all interested parties including the Atascadero Police Department and San Luis Obispo County Coroner</td>
<td></td>
</tr>
</tbody>
</table>
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

Erica Thatcher   12-18-18

James Thatcher   12-18-18
Figure 1 – Location Map / General Plan & Zoning
Figure 2 – Aerial Mapping
Figure 3 – Site Plan
Figure 4 – Elevations & Sections
Figure 5 – Elevation & Sections
Figure 5 – Elevation & Sections
Figure 5 – Elevation & Sections

SECTION A:A
NOT TO SCALE
Figure 6 – Farmland Monitoring

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 mapped category. Common examples include low density rural developments, buildings, timber, wetlands, and areas not suitable for livestock grazing, confined livestock, mining, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and non-agricultural land corridors on all sides by urban development and greater than 40 acres is mapped as Other Land.
Figure 7 – Flood Zones, Hydrology, & Water Management Zones
Figure 8 – Soil Erodibility
Figure 9 – Soil Septic Suitability
Figure 10 – Landslide and Liquefaction
Figure 11 – Fire Hazard
Figure 12 – Evacuation Map
Figure 13 – Atascadero Mutual Water Company Service Area
Figure 14 – Atascadero Community Wide Emissions by Sector

- Transportation: 43%
- Residential: 29%
- Commercial / Industrial: 14%
- Wastewater: 2%
- Waste: 6%
- Off-Road: 6%
# Table 1 – San Luis Obispo Air Pollution Attainment Status

| Pollutant | Averaging Time | California Standards*** | Federal Standards**** | Federal Standards
|-----------|---------------|-------------------------|----------------------|------------------------|
| Ozone (O₃) | 1 Hour | 0.09 ppm (180 μg/m³) | Non-Attainment | Non-Attainment Eastern SLO County:
|           | 8 Hour | 0.070 ppm (137 μg/m³) | Non-Attainment | Western SLO County**: **
| Respirable Particulate Matter (PM₁₀) | 24 Hour | 50 μg/m³ | Non-Attainment | 150 μg/m³ | Unclassified*/
|           | Annual Arithmetic Mean | 20 μg/m³ | Attainment | 35 μg/m³ | Unclassified*/
| Fine Particulate Matter (PM₂.₅) | 24 Hour | No State Standard | Attainment | 12.0 μg/m³ | Unclassified*/
|           | Annual Arithmetic Mean | 12 μg/m³ | Attainment | 35 ppm (10 mg/m³) | Unclassified*
| Carbon Monoxide (CO) | 8 Hour | 9.0 ppm (10 mg/m³) | Attainment | 9 ppm (10 mg/m³) | Unclassified*
|           | 1 Hour | 20 ppm (23 mg/m³) | Attainment | 35 ppm (40 mg/m³) | Unclassified*
| Nitrogen Dioxide (NO₂) | Annual Arithmetic Mean | 0.030 (67 μg/m³) | Attainment | 0.053 ppm (100 μg/m³) | Unclassified*
|           | 1 Hour | 0.18 ppm (330 μg/m³) | Attainment | 100 ppb (196 mg/m³) | Unclassified*
| Sulfur Dioxide (SO₂) | Annual Arithmetic Mean | – | Attainment | 0.030 ppm (80 μg/m³) | Unclassified*
|           | 24 Hour | 0.04 ppm (105 μg/m³) | Attainment | 0.14 ppm (365 μg/m³) | Unclassified*
|           | 3 Hour | – | Attainment | 0.5 ppm (1300 μg/m³)** | Unclassified*
|           | 1 Hour | 0.25 ppm (655 μg/m³) | Attainment | 75 ppb (196 mg/m³) | Unclassified*
| Lead* | 30 Day Average | 1.5 μg/m³ | Attainment | 1.5 μg/m³ | No Attainment
|          | Calendar Quarter | – | Attainment | – | Information
|          | Rolling 3-Month Average* | – | Attainment | – | Information
| Visibility Reducing Particles | 8 Hour | Extinction coefficient of 0.23 per kilometer — visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape | Attainment | No Federal Standards
| Sulfates | 24 Hour | 25 μg/m³ | Attainment | No Federal Standards
| Hydrogen Sulfide | 1 Hour | 0.03 ppm (42 μg/m³) | Attainment | No Federal Standards
| Vinyl Chloride* | 24 Hour | 0.01 ppm (25 μg/m³) | No Attainment Information | No Federal Standards

* Unclassified (EPA/Federal definition): Any area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for that pollutant.

** Secondary Standard

*** San Luis Obispo County has been designated non-attainment east of the -120.4 deg Longitude line, in areas of SLO County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of SLO County that are south of latitude 35.45 degrees. Map of non-attainment area is available upon request from the APCD.

**** For more information on standards visit [http://www.arb.ca.gov/research/aqo/aqo2.pdf](http://www.arb.ca.gov/research/aqo/aqo2.pdf)

Attainment (EPA/Federal definition): Any area that meets the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was not exceeded during a three year period.

Non-Attainment (EPA/Federal definition): Any area that does not meet, or contributes to an area that does not meet the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was exceeded at least once during a three year period.

****** The 2008 NAAQS for 8hr ozone is 0.075 ppm. The 2015 NAAQS for the ozone is 0.070 ppm. The attainment status shown in this table relates to the 2008 NAAQS. SLO County has not been officially designated for the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards

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Revised February 22, 2017
### Table 2 – Potential Ground Shaking sources

<table>
<thead>
<tr>
<th>Fault</th>
<th>Distance* (miles)</th>
<th>Maximum Earthquake</th>
<th>Maximum Probable Earthquake</th>
<th>Anticipated Acceleration Range (g)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rinconada and Jolon</td>
<td>2</td>
<td>7.5</td>
<td>7.0</td>
<td>0.4-0.6</td>
</tr>
<tr>
<td>Black Mountain</td>
<td>3</td>
<td>7.5</td>
<td>5.75</td>
<td>0.1-0.5</td>
</tr>
<tr>
<td>La Panza</td>
<td>9</td>
<td>7.5</td>
<td>Unknown, but assumes 5</td>
<td>0.1-0.4</td>
</tr>
<tr>
<td>Los Osos</td>
<td>14</td>
<td>7</td>
<td>Unknown, but assumes 5</td>
<td>0.1-0.2</td>
</tr>
<tr>
<td>Hosgri</td>
<td>22</td>
<td>7.5</td>
<td>6.5-7.5</td>
<td>0.1-0.2</td>
</tr>
<tr>
<td>San Andreas</td>
<td>27</td>
<td>8.25</td>
<td>8</td>
<td>0.1-0.2</td>
</tr>
<tr>
<td>San Simeon</td>
<td>35</td>
<td>unknown</td>
<td>6.5</td>
<td>unknown</td>
</tr>
</tbody>
</table>

*from El Camino Real/Traffic Way

### Table 3 – Regional Housing Needs Allotment Adjusted for Approved Units

<table>
<thead>
<tr>
<th></th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 - 2019 RHNA</td>
<td>98</td>
<td>62</td>
<td>69</td>
<td>164</td>
<td>393</td>
</tr>
<tr>
<td>Units Constructed/Approved¹</td>
<td>0</td>
<td>0</td>
<td>30</td>
<td>51</td>
<td>81</td>
</tr>
<tr>
<td>2014-2019 Subtotal RHNA</td>
<td>98</td>
<td>62</td>
<td>39</td>
<td>113</td>
<td>312</td>
</tr>
</tbody>
</table>

Notes:
1. Affordability determined by deed restriction or based on sales price of home
Source: CA Dept. of Housing and Community Development, SLOCOG, 2013, City of Atascadero, 2014

### Table 4 – Atascadero Mutual Water Company Supply/Demand Projection

<table>
<thead>
<tr>
<th>Population Served</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>29,870</td>
<td>32,372</td>
<td>33,521</td>
<td>34,711</td>
<td>35,943</td>
<td>37,219</td>
</tr>
</tbody>
</table>

Notes: 2015 population are based on DWR population tool and future population projections are based on AMWC Demand Study