



ITEM 2 | 11/15/2022  
Sycamore RV Storage  
USE21-0107/ VSM Leasing and Rentals LLC

# Atascadero Planning Commission

## Staff Report - Community Development Department

### Sycamore RV Storage USE 21-0107 (VSM Leasing & Rentals LLC)

**RECOMMENDATION:**

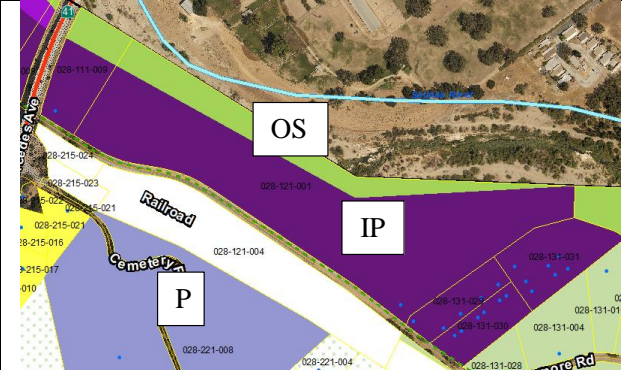

The Planning Commission adopt Draft Resolution approving Conditional Use Permit (CUP) USE21-0107 allowing a new business that includes outdoor Recreational Vehicle (RV) storage in the Industrial Park zone.

Project Info In-Brief:

<b>PROJECT ADDRESS:</b>	6805 Sycamore Rd.	Atascadero, CA	<b>A P N</b>	028-121-001
<b>PROJECT PLANNER</b>	Mariah Gasch Associate Planner	470-3436	mgasch@atascadero.org	
<b>PROPERTY OWNER</b>	VSM Leasing & Rentals LLC			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Industrial Park (IP)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	23.24-acre site 6-acre lease area	Vacant/ Contract Construction	Recreational Vehicle (RV) storage
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15304 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

**DISCUSSION:**

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)

Background:

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development for this site. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code, therefore the PD does not impact the scope of the proposed storage facility.

The Design Review Committee (DRC) reviewed the proposed project and made recommendations regarding new and existing fencing and landscaping onsite. The applicant revised the plans in accordance with the DRC's recommendations.

Project description:

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to

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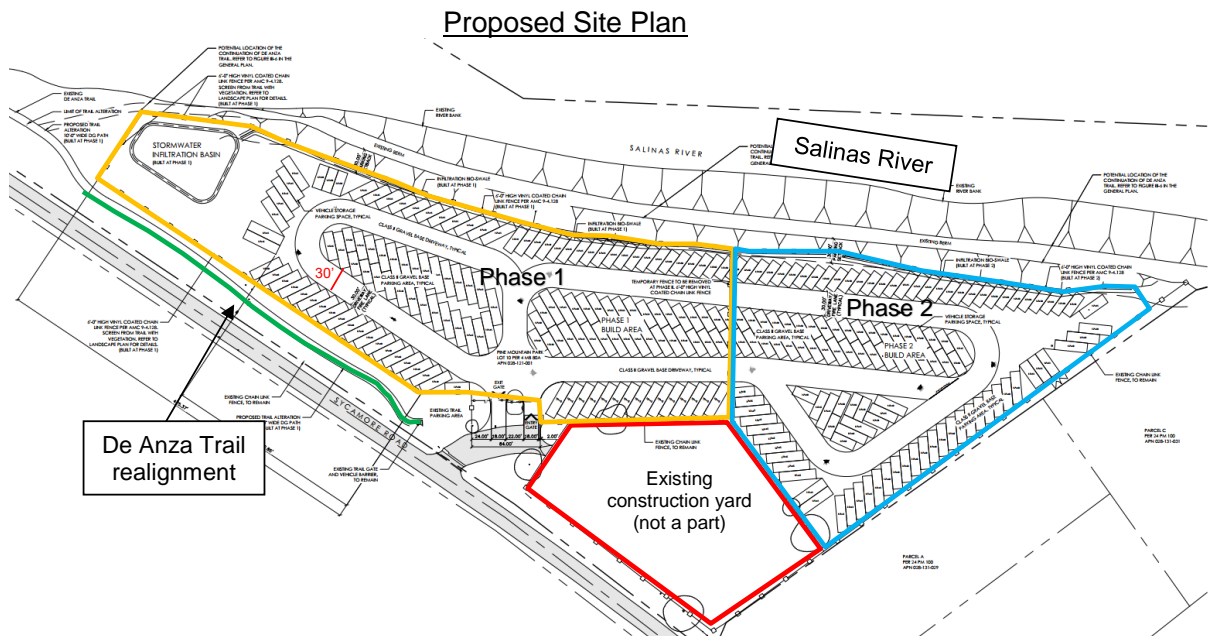
approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

Analysis

The land use proposed, Outdoor Vehicle and Equipment Storage is a conditionally allowed use in the Industrial Zoning district. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 3).

The applicant is proposing to complete the project in two phases. The first phase consists of 138 RV spaces, a new perimeter fence along the Phase 1 area, site grading with Class II base finish (in Phase 1 areas only), construction of an entrance gate and completion of the required stormwater basin. Phase 2 includes the addition of 124 parking spaces, removal of the dividing fence between the two phases and extension of the chain link fence adjacent to the Salinas River.

The De Anza Trail currently traverses through this property and culminates from a small parking lot along Sycamore Road. With this development, the trail will need to be realigned along Sycamore Road. Staff is also adding a condition that the realignment of the De Anza Trail, and the improvements to fencing and landscaping, be completed with Phase 1.



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Landscaping

The applicant provided a landscape plan proposing new landscaping along the realigned De Anza Trail and Sycamore Road. Staff recommended a revision to the landscaping plan at the DRC hearing to focus taller vegetation along the interior fence adjacent to the RV storage lot. The DRC supported this recommendation and it has been added as a condition. This condition also includes adding shorter landscape species between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor.

The applicant's landscape plan did not include landscaping between the existing construction yard onsite and Sycamore Road. At the DRC hearing, staff recommended that the landscape plan be extended to include this portion since it is a part of the subject's parcel. The DRC also supported this recommendation and it has been added as a condition. This landscaping should be consistent with what is proposed on the opposite side of the driveway. There are six Coast Live Oak trees that will remain onsite and be protected during construction. Minimal landscaping is proposed throughout the RV parking areas.

Atascadero Municipal Code (AMC) 9.4-125 requires 5% of the lot in an Industrial zone to be landscaped. The applicant is requesting an exemption from this requirement due to maintenance concerns and visibility into the site. Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. The Municipal Code allows the Planning Commission to approve a modification to eliminate the minimum landscape requirement if a finding can be made that existing vegetation topography or structural arrangement preclude the need for landscaping. Based on location and maintenance, staff recommends that the Planning Commission allow for a modification to only require landscaping along Sycamore Road and the De Anza Trail. The landscape plan was broken into three sections and provided below. Landscaping on the eastern edge has been removed from the applicant's proposal.



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Fencing, lighting and security

There is an existing six-foot-tall chain link fence along the eastern property line and around the current construction yard. This chain link fence extends the length of Sycamore Road. There is also an existing chain link fence along Sycamore Road up to the existing parking area for the trail. The applicant was originally proposing to keep the six-foot-tall fence along the Sycamore Road Property line. The DRC discussed the location of this fence and recommended that the fence between the De Anza Trail and Sycamore Road be up to four feet tall and transparent. Staff has added a condition that this be a split rail or pipe rail fence. AMC 9-4.128 requires all new chain link fencing to be vinyl coated. However, due to cost and visibility, the applicant requested at that hearing to utilize the existing fence along Sycamore Road and relocate it along the Salinas River edge. The Design Review Committee supported the applicant's request for this.

The applicant is proposing new six-foot-tall vinyl coated chain link fencing around the remainder of the RV storage lot. AMC 9-4.128 requires all new vinyl coated chain link fencing to be screened with evergreen vegetation. The new fence adjacent to the De Anza Trail will be heavily screened with landscaping. However, new fencing around the rear of the site does not have landscape screening. Staff is recommending an exception to this standard due to the industrial nature of the site and its use. The rear property line abuts a tall berm along the Salinas River and the applicant is proposing an infiltration bio swale along the entire fence line. Adding landscaping to this side would extend into proposed RV spaces, potentially creating the need for a site redesign and reducing the number of parking spaces onsite. The applicant is proposing a powered gate that will be keypad controlled. There will be no regular onsite workers so the RV storage will be self-service.

The submittal shows several new light poles throughout the site with a maximum height of 20 feet tall. Staff is recommending this maximum height be reduced 16 feet for each light pole. This will reduce the light spilling onto adjacent parcels. The applicant is proposing lights that dim to low levels light until motion is detected. This will reduce negative impact on the surrounding area while providing security for the business. Staff has added a condition that the applicant provide a photometric light study with the building permit submittal to ensure that light will not spill onto adjacent properties. They are also proposing the installation of five new security cameras on five of the proposed lights poles. The applicant has a pre-existing contract with a local security company. They plan to continue using them for this site for 24-hour security coverage.

Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator. The accumulation of storage containers, illegal businesses, transient camps, inoperable vehicles, feral animals, and the storage of miscellaneous junk and debris are possible negative impacts brought about by this land use. Conditions of approval are very important to prevent this property from

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falling into a deteriorated site. Staff has added a series of conditions about site operation to ensure that the storage yard does not deteriorate over time.

**ALTERNATIVES**

1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

**ATTACHMENTS:**

- Attachment 1: Draft Resolution
- Attachment 2: Site Photos
- Attachment 3: AMC 9-6.140

**DRAFT RESOLUTION**

**RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ATASCADERO APPROVING A CONDITIONAL USE PERMIT  
TO ESTABLISH AN OUTDOOR RECREATIONAL VEHICLE STORAGE  
USE IN THE INDUSTRIAL PARK ZONE**

**SYCAMORE RV STORAGE  
VSM LEASING & RENTALS LLC  
(USE21-0107)**

**WHEREAS**, an application has been received from VSM Leasing & Rentals LLC (3380 El Camino Real, Atascadero, CA 93422), Applicant, and Atascadero Mutual Water Company (PO Box 6075, Atascadero, CA 93422), Owner) to consider Planning Application USE21-0107, for a Conditional Use Permit for an outdoor Recreational Vehicle (RV) storage use at 6805 Sycamore Road, Atascadero, CA 93422 (APN 028-121-001); and

**WHEREAS**, the site's current General Plan Land Use Designation is Industrial and Open Space (I and OS); and

**WHEREAS**, the site's current Zoning District is Industrial Park and Open Space (IP and OS); and

**WHEREAS**, an outdoor vehicle storage yard is a conditionally allowed use in the Industrial Park (IP) zoning district; and

**WHEREAS**, the outdoor vehicle storage yard is not located on the portion of the site zoned Open Space (OS) zoning district; and

**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

**WHEREAS**, a timely and properly noticed public hearing was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said conditional use permit; and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Atascadero:

**SECTION 1. Recitals:** The above recitals are true and correct.

**SECTION 2. Public Hearing.** The Planning Commission held a duly noticed public hearing to consider the project on November 15, 2022 and considered testimony and reports from staff, the applicants, and the public.



**SECTION 3. Findings.** The Planning Commission makes the following findings, determinations and approvals

**1. Findings for Approval of a Conditional Use Permit**

FINDING: The proposed project or use is consistent with the General Plan

FACT: The use is consistent with the General Plan. Specifically, it relates to intended uses in the Industrial Park zone. The General Plan states that one of the intended uses of this zone is for outdoor storage facilities. General Plan Policy 14.2 aims to identify locations with adequate land to accommodate industrial uses to retain and expand existing businesses. The municipal code allows outdoor vehicle storage operations with a conditional use permit.

FINDING: The proposed project or use satisfies all applicable provisions of the Zoning Ordinance

FACT: The proposed outdoor vehicle storage operation can be permitted through the Conditional Use Permit process as identified in the Municipal Code. The proposed site plan is consistent with the applicable provisions of the Atascadero Municipal Code as conditioned.

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use

FACT: The proposed recreational vehicle storage facility will not be detrimental to the general public or working person's health, safety, or welfare.

FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development

FACT: The proposed project is on a property that is zoned Industrial Park with a contract construction yard on it. The property is at the edge of the city in an area that has been designated for industrial uses.

FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element

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FACT: The proposed project and use is consistent with the traffic projections and road improvements anticipated within the General Plan. The project site is an existing site on Sycamore Road.

FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

FACT: The project is consistent with the General Plan and municipal code, as conditioned.

**2. Findings for Approval of Landscape Requirement Exception**

FACT: Existing vegetation topography or structural arrangement preclude the need for landscaping.

FINDING: Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. Additionally, evergreen landscaping along the Salina River will not provide useful screening. The chain-link fence requiring screening is located against a berm and landscaping will be difficult to maintain.

**SECTION 4. CEQA.** The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15304, Class 4; Minor Land Alterations.

**SECTION 5. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on November 15, 2022, resolved to approve a Conditional Use Permit to allow for an outdoor recreational vehicle storage yard (USE21-0107) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Site Pan
3. EXHIBIT C: Preliminary Grading and Drainage Plan
4. EXHIBIT D: Landscape Plan (as modified)

On motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

ADOPTED:

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CITY OF ATASCADERO, CA

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Jeff van den Eikhof  
Planning Commission Chairperson

Attest:

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Phil Dunsmore  
Planning Commission Secretary

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<b>EXHIBIT A: Conditions of Approval USE21-0107</b>
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<b>Conditions of Approval</b>	<b>Timing</b>	<b>Responsibility /Monitoring</b>
<b>Conditional Use Permit</b> <b>Outdoor Recreational Vehicle Storage</b> <b>6805 Sycamore Road</b>	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
1. This Conditional Use Permit shall be for an outdoor recreational vehicle storage yard as described in attached Exhibits, located at 6805 Sycamore Road (APN 028-121-001), regardless of owner.	Ongoing	PS
2. The approval of this use permit shall become final and effective the date of the hearing. Issuance of building permits may not occur prior to the appeal period of fourteen (14) days following the Planning Commission approval.	Ongoing	PS
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Conditional Use Permit.	Ongoing	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of this time period, the approval shall expire and become null and void unless the project has received a building permit or a time extension.	BP	PS
5. The owner and applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	Ongoing	CA
<b>Planning Services</b>		
6. The Conditional Use Permit shall allow an outdoor recreational vehicle storage yard as shown in Exhibit B.	Ongoing	PS
7. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.	Ongoing	PS
8. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.	Ongoing	PS
9. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.	Ongoing	PS
10. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.	Ongoing	PS
11. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.	Ongoing	PS
12. No washing of vehicles, RV's or Boats or other equipment may occur on-site.	Ongoing	PS

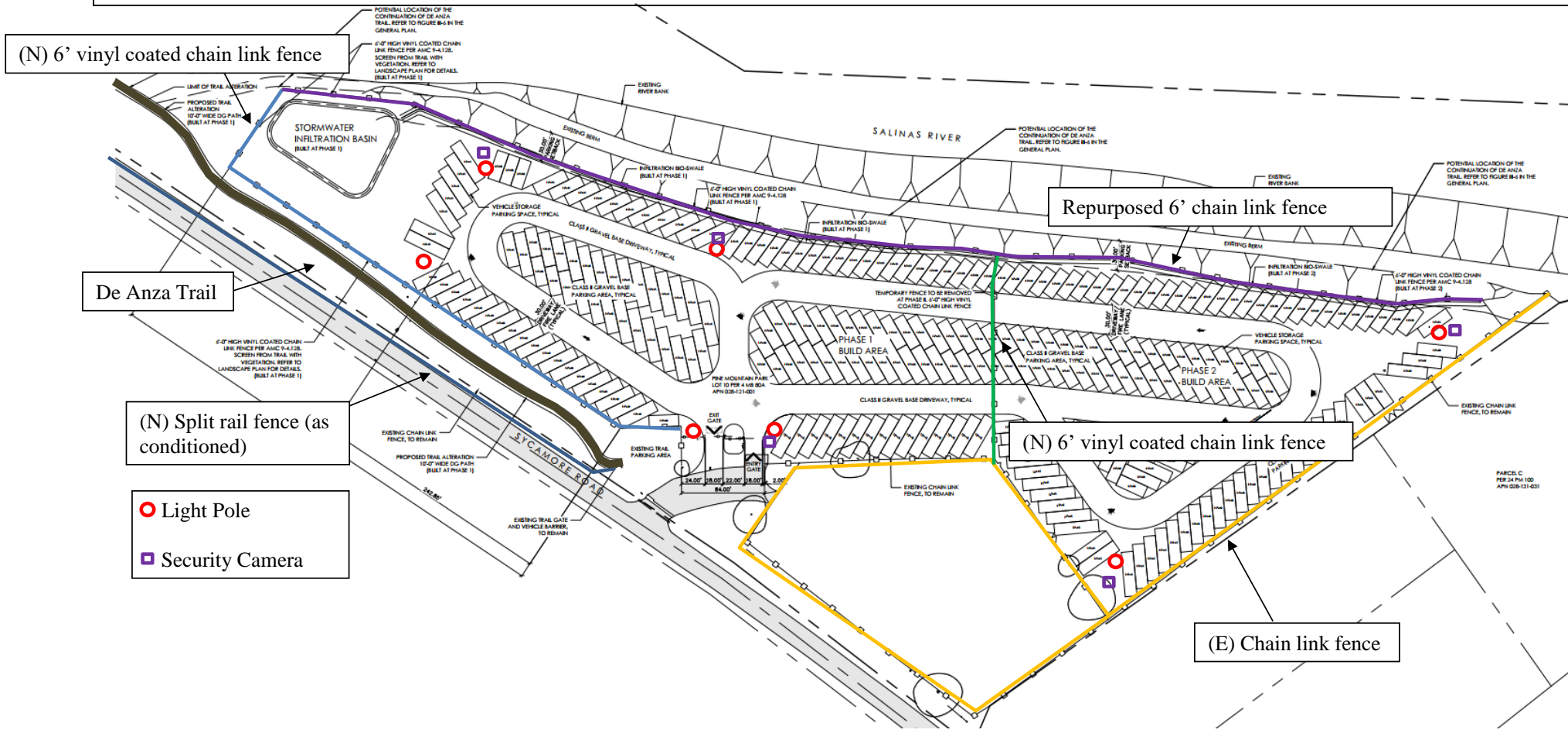
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13. No dumping of RV waste or water tanks may occur on site at any time.	Ongoing	PS
14. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 30 feet of the top of the bank of the Salinas River.	Ongoing	PS / BS
15. The realignment of the De Anza Trail shall be consistent with what is shown in Exhibit B. The trail shall be completed and fully landscaped per the approved landscape plan. Any modifications must be approved by the Community Development Director. Generally, taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail. Shorter species shall be planted between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor	BP/ FI	PS
16. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail or pipe rail fence with a maximum height of 4 feet tall. Fence shall be installed prior to requesting a Planning Final.	FI	PS
17. All new fencing chain link fencing, other than fencing along the Salina River, shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet. However, the addition of barbed wire (NOT Constantine wire) may be added to the top of interior fences along the RV storage lot. Fencing shall be installed prior to requesting a Final Planning Inspection.	FI	PS
18. Existing chain link fencing along Sycamore Road may be repurposed to be used as fencing adjacent to the Salinas River.	FI	PS
19. The applicant shall submit a landscape and irrigation plan, completed by a qualified professional, with their construction documents. The landscape plan shall be consistent with what is shown in Exhibit D with additional landscaping focused on the following areas: _ Along the De Anza Trail realignment _ In front of the existing construction yard, adjacent to Sycamore Road Landscaping and irrigation shall be installed prior to requesting a Planning Final Inspection.	BP/FI	PS
20. Ensure that the De Anza Trail realignment is built out to meet equestrian trail standards.	FI	PS
21. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.	BP/ FI	PS
22. A photometric light study shall be submitted with the building permits for the Phase 2 addition and shall consider all new lights proposed and all existing lights proposed to be retained. The lighting plan shall not include any lights that cause a light in excess of .01 footcandles on adjacent properties. Planning Services staff shall conduct a night-time inspection of lights before the building permits may be finalized.	BP/FI	
23. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.	Ongoing	PS
24. Archaeological monitoring is required with all ground disturbing activities. The applicant will be required to provide a signed contract with a certified archaeologist prior to building permit issuance. The archaeologist is required to provide a letter to the City prior to Planning Department Final stating that all recommended procedures were completed.	BP/ FI	PS
<b>Public Works</b>		
25. At Building permit submittal, provide updated Stormwater Control Plan (and reflect on Grading Plans) indicating the areas outside of the drive aisles will not be compacted >85% compaction to allow infiltration to meet Post Construction requirement #1 to reduce impervious surface as far as practicable.	BP	PW
26. Parking spaces are noted to be native material and are susceptible to pollutant discharge from vehicles. At time of building permit submittal, on the plans and with supplemental documents, provide drip pans and spill kits for leaks or other spills, similar to what would be found in a municipal yard. (Reference industrial or municipal stormwater requirements for construction or corporation yard spill prevention.)	BP/ Ongoing	PW

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<p>A disposal station with spill kit supplies and covered cans for soiled materials shall be located on the site for individuals using the facility and maintained by the company who leases the land and runs the business.</p> <p>A contact phone number shall be made available to call if a facility user/customer has a spill. Provide copy of a Spill Response Plan to City for review and approval. This plan must be in place to provide a procedure for cleaning up major spills, including sewage or gray water leaks, in a timely manner with contact information for those who would be responsible parties.</p>		
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**EXHIBIT B: Site Plan**  
**USE21-0107**

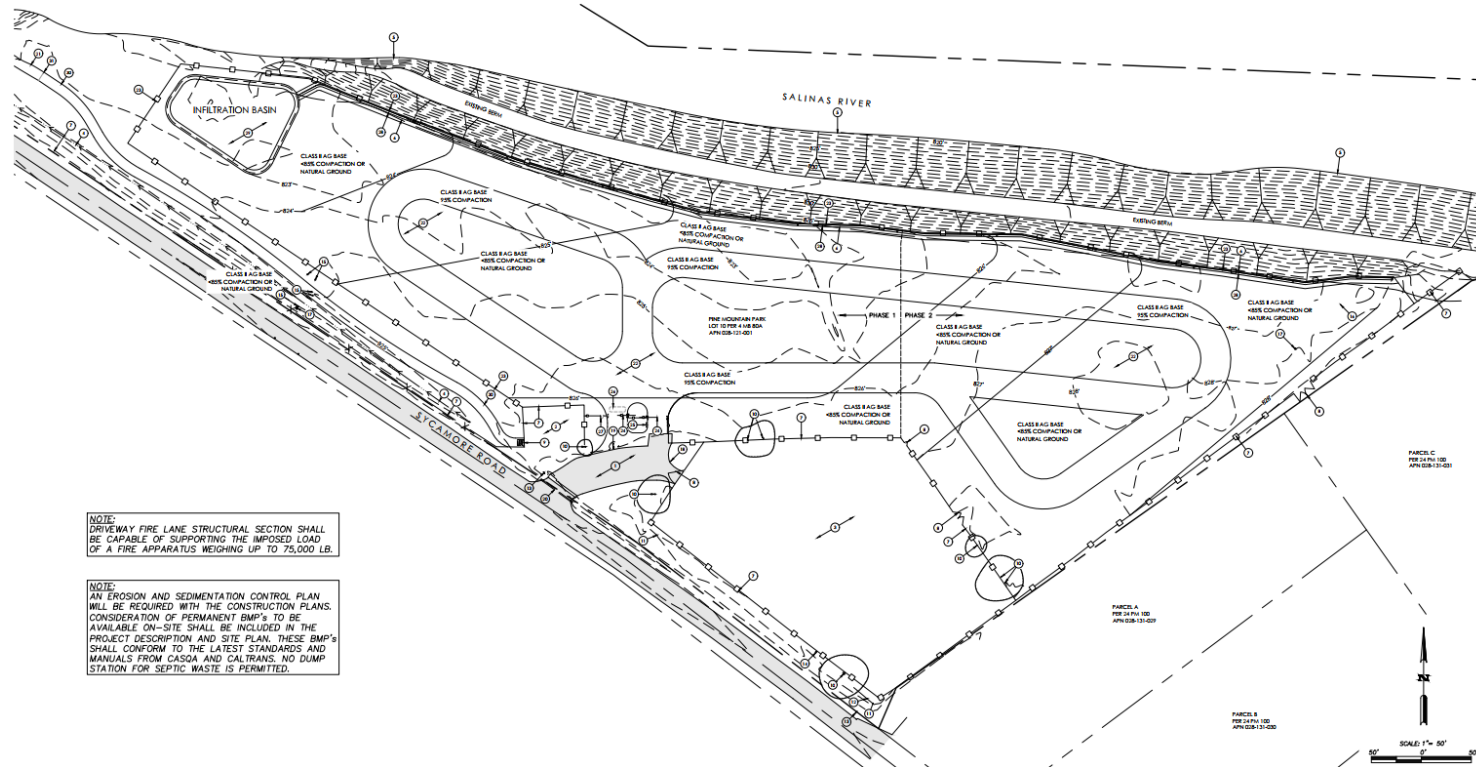


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**EXHIBIT C: Preliminary Grading and Drainage Plan  
USE21-0107**

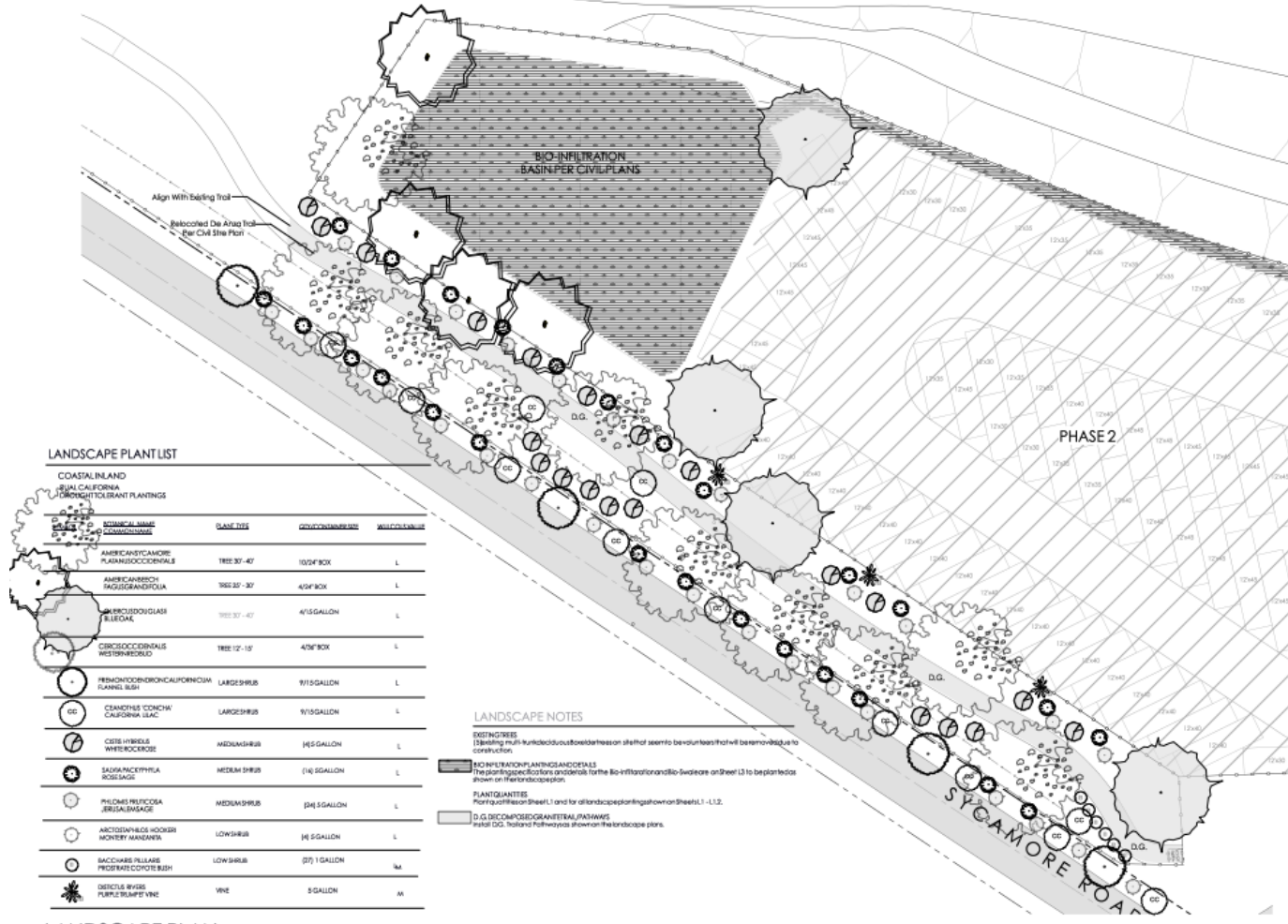


NOTE:  
DRIVEWAY FIRE LANE STRUCTURAL SECTION SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING UP TO 75,000 LB.

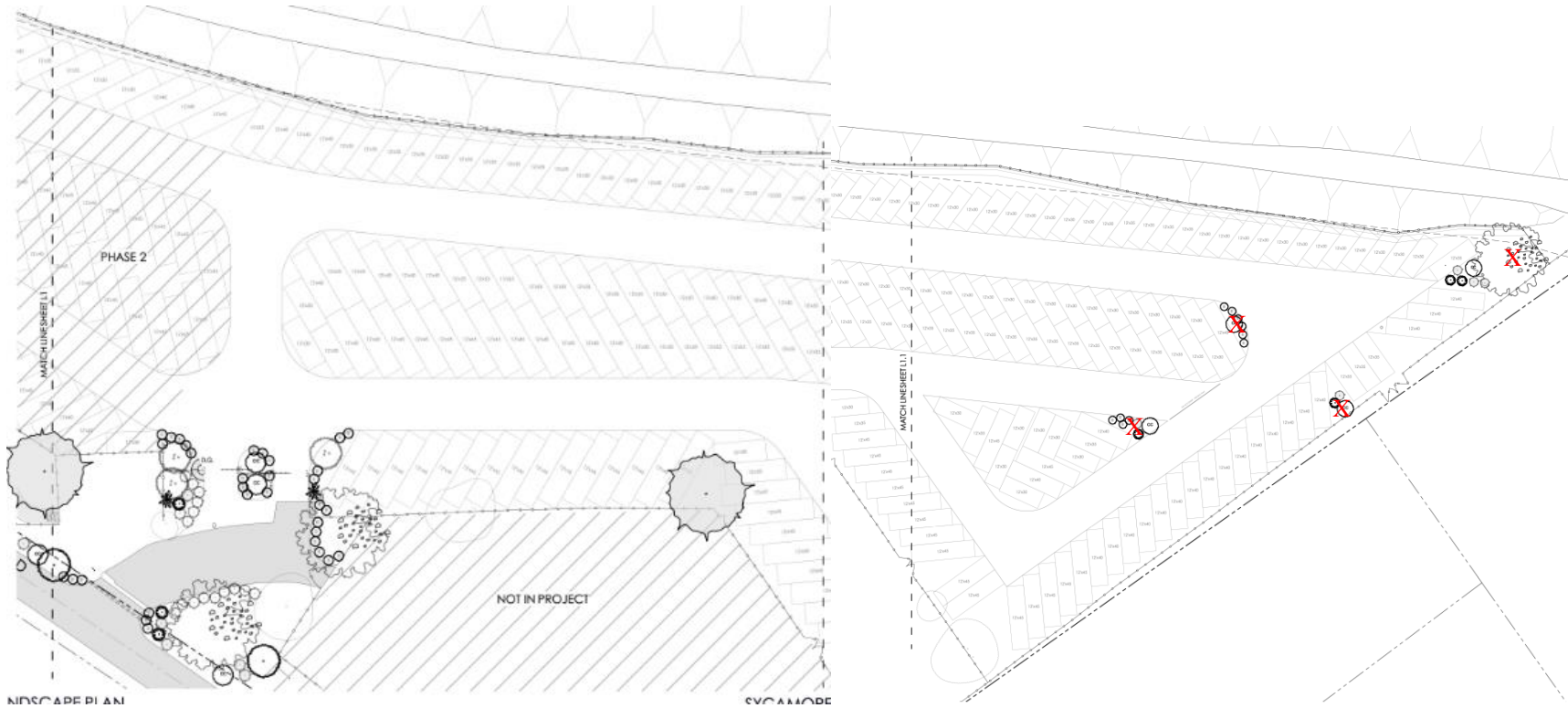
NOTE:  
AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE REQUIRED WITH THE CONSTRUCTION PLANS. CONSIDERATION OF PERMANENT BMP'S TO BE AVAILABLE ON-SITE SHALL BE INCLUDED IN THE PROJECT DESCRIPTION AND SITE PLAN. THESE BMP'S SHALL CONFORM TO THE LATEST STANDARDS AND MANUALS FROM CASQA AND CALTRANS. NO DUMP STATION FOR SEPTIC WASTE IS PERMITTED.



**EXHIBIT D: Landscape Plan (as modified)**  
**USE21-0107**



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**Attachment 2: Site Photos**  
**USE21-0107**

**Existing Site (Facing Northwest)**



**Existing Site (Facing Northeast)**



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**View of the site from Sycamore Road**



**Existing construction yard**



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**De Anza Trail Entrance**



**Location of new automated gate**



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**Attachment 3: AMC 9-6.140**  
**USE 21-0107**

**9-6.140 Storage yards.**

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)

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**From:** Fred Frank  
**Sent:** Wednesday, November 9, 2022 3:24 PM  
**To:** Planning Commission Public Comments  
**Subject:** Item #2: Proposed RV storage adjacent to Salinas river Comments

Dear Mr. Dunsmore,

I recently saw a small posting by the City about a proposal to allow a RV storage on Atascadero Mutual Water Company property near the Salinas river. I strongly oppose this idea for the following reasons:

- 1) Storing vehicles near the river on highly permeable soil risks ground water contamination from oil and fuel leakage. It is likely that many of the stored vehicles will be old and poorly maintained. Regular inspection for leakage would be difficult and expensive.
- 2) A lot full of RVs of various sizes, colors and states of repair would be less than aesthetically pleasing regardless of efforts toward screening.
- 3) Currently this property is used by many people for walking, bird watching, model airplane and miniature vehicle racing, as well as, dog walking, horse riding, etc. Others like myself, just enjoy the view of our verdant river and an unobstructed view of Pine mountain.
- 4) Maintenance of this storage operation would be demanding and costly since vegetation will grow under and around the stored vehicles. The use of persistent herbicides near the river is problematic and would likely be opposed by many people.
- 5) While the city and the water company may share some revenue from this venture. I can see many problems associated with shared management of this operation.
- 6) Security would be difficult. Effective fencing on this sandy soil is difficult since it is nearly impossible to prevent tunneling beneath in hidden areas. Cameras are likely to be vandalized.
- 7) Storing RVs could present a fire hazard that would be difficult to deal with if a fire were to occur.
- 8) Transients may attempt to occupy these RVs and this could lead greater issues and a policing problem in our community.

The open space currently provided by this property demands little from the City but is a remarkably valuable asset to an untold number of its citizens.

Please deny this proposal.

Thank You,

Fred Frank



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**From:** Gina Planeta  
**Sent:** Monday, November 14, 2022 9:24 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda Item #2 - Conditional Use Permit at 6805 Sycamore Rd

Dear Planning Commission,

I would like to ask that the commission consider making these plans known to the general public before making their decision. This area that is up for possible development is used by many in the community who I think would miss it greatly.

I drive this route four times most days to take my daughter to school. On almost every pass I see people. Sometimes it's people walking their dogs. Sometimes it's families walking. Often it's a group of folks who get together to fly their RC planes. The area is used daily. Re-routing a historic trail and taking away riverfront open space for RV storage seems like a very poor trade for the community.

It's one of the few spots in town where the river can be easily accessed and easily viewed from the road. It's a tiny bit of scenic space in town. To drive that route daily and see just a wall of fencing and RV's would be a great disappointment.

In addition, I don't believe Curbaril and Sycamore are well maintained enough to handle 200+ RV's coming in and out from their travels. Many of these RV's would have to come from the Curbaril side because of the trestle on Capistrano. The trestle has a clearance of 13' 2", while fifth-wheel trailers are routinely 13' tall. That narrow margin is nail-biting at best for the driver. With the tight, blind turn and no shoulders, RVs and trailers will avoid this route. In the most recent rain the city had to put out a flooded sign on the roadway before the proposed site. In addition there are a significant number of people who use the area between the end of Curbaril and the industrial part to exercise. Most days I pass two older gentlemen walking, an older couple who use it as their bike route, and today I saw a gentleman taking his ponies for a walk.

I truly don't believe this is the best use of that space and I think many of the residents of Atascadero would feel the same way if they knew what was going on. Especially those of us living in this area of town.

Thank you so much for your time and consideration,  
Gina and Briano Planeta

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**From:** Cindee Yandow ·  
**Sent:** Monday, November 14, 2022 9:25 PM  
**To:** Planning Commission Public Comments  
**Subject:** 2. CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

To whom it may concern,

I am writing this email to say I am not in favor of the proposed business at 6805 Sycamore Road for RV Storage. I am the last house on Curbaril Ave, with the riverbed across the street. I drive this road 2xs a day sometimes up to 6. This would be very sad and ugly site to see.

There are many reasons this is a bad idea. We shouldn't be ruining a historical trail. It should be left for everyone to enjoy and walk, run, bike, fly remote control airplanes, ect. There is a homeless problem already in the riverbed this will only attract them more which will cause break-ins, even if the area is "secure". I work in the storage industry for Self Storage Management of California, we manage over 50 storage facilities in California with one here in Atascadero (U Store-It Mini Storage). RVs are a huge problem and get broken into often and people try to sneak and live in them. We have very few sites that we allow vehicle storage and that ones we do have onsite residences where we have a live in manager. There were issues at Mike Deans Auto Repair where they use to have RV storage (with ~50 RVs) with homeless and breaks ins at 4990 Traffic Way, Atascadero, CA 93422 and that was located on a main road. If they want to open a business like this it should be somewhere else, not here.

Thank you, concerned tax payer, home owner, business owner of Atascadero.

Cindee Yandow  
Yandow Realty Group

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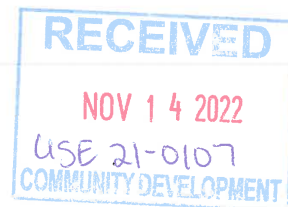


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**From:** Lori Toft  
**Sent:** Monday, November 14, 2022 11:01 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda item #2

The San Batista de Anza trail does not BELONG to Atascadero... it's part of Californias history! That our city administration thinks it can just move the historic trail in order to store 262 RVs? I can't believe anyone thinks this is ok! We should be ashamed! And what a horrible eyesore that facility would be! As a lifelong city resident I am very much opposed to this proposal and hope the planners can make a decision that honors our people, town and history! Thank you.  
Lori Toft

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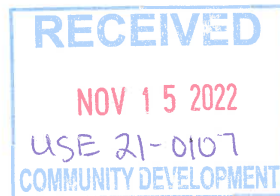
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**From:** Cleis Slezak  
**Sent:** Tuesday, November 15, 2022 9:07 AM  
**To:** Planning Commission Public Comments  
**Subject:** Meeting ID: 832 5023 8111 Resolution # 2022-071 AB 361

I strongly oppose the planned RV storage facility going in on/near the DeAnza trail in Atascadero. There is no good reason for a commercial establishment going in next to a historic trail. Not only would it be an eyesore but it sets a bad precedent for further development where there should be none. Please vote NO on this proposal.

Thank you, Cleis Slezak (resident of the county in Atascadero for 42 years)

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**From:** Kate Montgomery  
**Sent:** Tuesday, November 15, 2022 11:05 AM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda #2

## To the Atascadero Planning Commission

Tuesday November 15, 2021

Concerning the proposed RV storage facility on AMWC property:

It's not illegal but it's a terrible, inappropriate idea to use the Salinas River corridor for vehicle storage. We could be working to protect and celebrate this precious and unique landscape. Which many already do on a daily basis in a creative variety of recreational uses.

The deAnza trail, in the National Park Service, celebrates this land, describing on the City's website the wildlife and stating "AMWC and the City of Atascadero allow the public to use their properties that front on the Salinas River. Allowable uses include horseback riding, hiking, and bicycling." and "It is AMWC's and the City's desire to maintain these precious riparian corridors so we can all enjoy them for many years to come."

No amount of landscaping and fencing can make this project ok. Pollution from the variety of toxic liquids associated with large vehicles just upstream is inevitable. All night lighting of any kind is unacceptable in wildlife areas. 200 RV's will be an eyesore, especially in this natural area where we enjoy and expect a view of native oaks and willows below Pine Mountain.

Has the National Park Service been consulted? Is there a way for local citizens to have our input to the NPS, which oversees the deAnza Trail?

I have a question. Why was this sweet riverfront property ever designated industrial use in the first place? Who benefits? There are big flat empty lots in town and along the freeway far from sensitive habitat, the river and the mountain. These areas could be fenced and landscaped for RV parking.

Many of us were shocked to learn about this project just in the past few days. Hopefully the City will take the time to review everyone's issues and decide not to allow this project. Hopefully more appropriate land use practices will be established at next year's General Plan update.

Thank you for reading!  
Kate Montgomery

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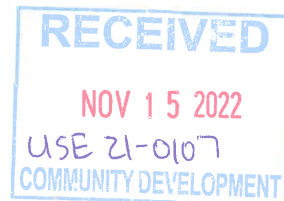
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**From:** Ernest Houston  
**Sent:** Tuesday, November 15, 2022 11:07 AM  
**To:** Planning Commission Public Comments  
**Subject:** Public Comment: Regular Meeting 11.15.2022, Agenda Item #2  
**Attachments:** CityofAtascaderoPlanningComm\_2022.11.15.pdf

Please see attached document, public input from Northern Chumash Tribal Council, pertaining to agenda item #2, regular meeting November 15, 2022.

Ernest R. Houston  
Northern Chumash Tribal Council  
Tribal Cultural Resource Monitor

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## Northern Chumash Tribal Council

northernchumash.org chumashsanctuary.org



City of Atascadero Planning Commission  
City Hall Council Chambers  
6500 Palma Avenue, 4<sup>th</sup> Floor  
Atascadero, California 93422

Regular Meeting, Tuesday, November 15, 2022

### **Regarding: Agenda Item #2. Conditional Use Permit at 6805 Sycamore Road**

The Northern Chumash Tribal Council (NCTC) is concerned that the project site area may present the risk of accidental discovery of previously undiscovered cultural artifacts given its proximity to the Salinas River and its riverbank, the high likelihood that pre-colonial native peoples resided in this vicinity, and the relatively undisturbed condition of the site.

Therefore, the Northern Chumash Tribal Council requests:

1. An archaeological record search encompassing the project site and the ½ mile area surrounding it,
2. A Phase 1 archaeological survey at the work site, and if needed, an Extended Phase 1 survey,
3. Review of complete information discovered or generated to include maps, grading plans, photography, and reports,
4. On-site consultation with NCTC representatives,
4. If archaeological investigation indicates probability of the presence of cultural artifacts, NCTC will ask that one of our tribal cultural resource monitors be present during soil disturbance/excavation work.

Respectfully submitted,  
Ernest R. Houston  
Cultural Resource Monitor  
Northern Chumash Tribal Council

For  
Violet Sage Walker  
Tribal Chairwoman  
Northern Chumash Tribal Council

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**From:** Suzy Reynolds  
**Sent:** Tuesday, November 15, 2022 11:28 AM  
**To:** Planning Commission Public Comments  
**Subject:** Comment agenda # USE21-0107

November 15, 2022

Planning Commission  
City of Atascadero

Good day,

My name is Doug Reynolds. My wife, Suzy, and I have been residents of Atascadero since 1980. We raised two daughters who attended school in Atascadero. The oldest taught English at the high school for 16 years.

Suzy and I are avid walkers and one of our routes takes us along Sycamore on the De Anza trail. During COVID, we noticed the trash accumulation along Sycamore. We needed something to keep us busy, so we decided to pick up trash in this area. During the first few months, we gathered enough trash to ask permission of Russ from Classic Coach to use his dumpster for the large bags. Currently, we pick up the litter as needed and are able to take advantage of the "Orange Bag" program in Atascadero to dispose of these bags. We participate in regular river clean up with the local "Beaver Brigade." As you can see, we are actively involved with our community.

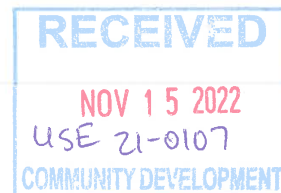
We are concerned about the detrimental effect of the proposed facility in this area. The facility would dominate the area from 6805 Sycamore to the 41 bridge, eliminating the view of the Salinas river and surrounding areas. A variety of activities would be affected: hiking, biking, dog training, equestrians, and river exploration.

Walking would be diverted to the roadside (current speed limit is 40 mph) and separated with a split rail fence. This scenario could be hazardous to anyone that close to the road. Many cars do not currently obey the posted speed limit.

We do not feel the economic benefit of this proposed business would offset the negative impact on the beauty of this area. It will not bring new jobs and the tax benefit to the city would be minimal. We are not in favor of this project.

Respectfully,

Doug and Suzy Reynolds



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**From:** Dug Chisholm  
**Sent:** Tuesday, November 15, 2022 12:13 PM  
**To:** Planning Commission Public Comments  
**Subject:** 11/15/22 meeting: CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

To the Planning Commission:

RECEIVED  
USE 21-0107  
NOV 15 2022

We have been Atascadero residents since 1976, and we have both been outdoor enthusiasts, though we are getting older and are somewhat less active than in years past.

I practiced psychiatry from 1977 to 2020, and I have been very active in the Atascadero Land Preservation Society (ALPS), including helping to spearhead the purchase and upgrade the land at the lower entrance to Stadium Park and writing the grant that secured the bulk of funding for the Three Bridges Oak Preserve.

My spouse, Mary Alice, has been a nurse during most of those years, including a stint as the school nurse for AUSD. She is currently very active in the ALF Food Pantry (formerly Atascadero Loaves and Fishes).

The De Anza trail is one of the hiking opportunities in Atascadero that we have enjoyed. It was brought to our attention that an RV storage facility is planned for 6805 Sycamore. We understand that the zoning can accommodate such use, but we would encourage the Commission to review carefully the potential benefits and detriments that might result. The project would not create any additional jobs, but it would perhaps generate a small amount of tax revenue for the City. It would definitely change the visual experience for people hiking (or driving) on Sycamore. It could affect the safety of hikers walking along Sycamore.



If the Planning Commission is going to approve this use, we strongly encourage requiring adequate setback from the street with adequate safe space for a sidewalk or trail. Also, there is a planned 6 foot fence, and the RV's will be much taller than that, so we would also encourage some stringent requirements for landscaping, such as a tall and thick screen of greenery.

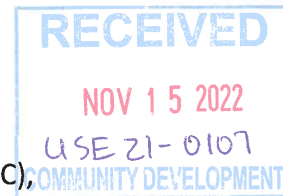
We apologize for this late submission, but we just learned of this proposed use today.

Dugald and Mary Alice Chisholm

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**From:** Mike  
**Sent:** Tuesday, November 15, 2022 12:27 PM  
**To:** Planning Commission Public Comments  
**Subject:** Sycamore RV Storage - PC Meeting 11/15/2022



Planning Commissioners and Atascadero Mutual Water Company (AMWC),

**Please oppose the Sycamore RV Storage project.**

We need more open space within the city limits, not less. We need less encroachment on the Salinas River basin, not more.

This area has historically been used by many people as an outdoor space to enjoy and use. We greatly appreciate AMWC for allowing this use.

I am now saddened and dismayed to see the AMWC has changed their mind and decided go forward with this project on their property located within the river basin. How and when did the AMWC decide to proceed with this project? Looking through their meeting minutes for the last 15 months, I see no discussion about this project, therefore no indication to the shareholders that this project was under consideration. If revenue is the driving force for the project, I believe the shareholders would rather have an increase in their water rates.

While the city and AMWC may share some revenue from this venture, I believe the project is short sided and once in place the land will forever be damaged.

Other reasons I don't endorse this project:

- The Salinas River is a critical habitat and pathway for many animals. It is also a riparian area that needs to be protected and helped, not encroached upon.
  - Storing up to 262 large vehicles near the river on permeable soil seems like it would risk ground water contamination from oil and fuel leakage. Regular inspection for leakage will be required and any leakage would need to have the soil removed and remediated.
1. – This storage lot will be less than aesthetically pleasing regardless of efforts toward screening.
  2. - Vegetation maintenance will be required as vegetation will grow under and around the stored vehicles. The use of herbicides near the river is problematic.
    - Security will be difficult regardless of fencing. Transients will attempt to occupy these RVs. Cameras and lighting will be required.
  - 3.

From the City website Trails handbook:

Atascadero is located in the heart of the Central Coast, offering a blend of natural beauty and rural lifestyle. Its comfortable climate and atmosphere are influenced by the beautiful Pacific Ocean on the West, and also by the Salinas River and open countryside to the East. Local scenery includes oak-studded hills, creeks, and scenic vistas of the Santa Lucia Mountains. Atascadero has a rich history,

with many recreational opportunities to fit your individual style. This trail guide booklet will give you the inside scoop into some of the best trails that the City of Atascadero has to offer. Enjoy!

Anza Trail: This historic trail passes through Atascadero in close proximity to the Salinas River. The Atascadero Mutual Water Company and the City of Atascadero opened segments of the trail for public use. The trail is lined with beautiful oaks and other native vegetation. Trail markers are extremely easy to find and lead you easily along all the trails. This trail consists of abundant wildlife and native vegetation that makes this hike one of a kind. Enjoy the easy trail in the morning or at night for a unique experience.

Thank you for your consideration,

Mike Orvis

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**From:** Dorsey Johnston  
**Sent:** Tuesday, November 15, 2022 3:21 PM  
**To:** Planning Commission Public Comments  
**Cc:** Zoe Corral  
**Subject:** Agenda Item #2. 11/15/22 proposed RV Storage

City of Atascadero,

My name is Dorsey Hogue-Johnston and I represent Mason Family Trust along with being one of the owners of the property located at 6905 - 6915 Sycamore Road, located to the south of this proposed project.

We are opposed to the project for the following reasons.

1. Environmentally there are many hazards due to storage of these vehicles that will leak oils and fuels into our city water system.
2. This project will attract and encourage more trash and traffic from the homeless. Providing them with many hiding places to set up camp. I see security being an issue.
3. This project will be directly against the back of our buildings and increasing the problems that already occur in this area. Theft, vandalism, and vagrants wandering thru our businesses are a common issue at the Sycamore Industrial Park. In the past we have had gas stolen, mental health issues with the homeless wandering around and water stolen.
4. The area of the proposed project is an area that is used daily by many of our city residents who walk their dogs, get out for daily exercise and fresh air. You also have the community of RC pilots who are down there using that area on a regular basis.
5. The increased traffic this project will generate on Curbaril Road, and Sycamore Roads will be a problem. These roads are not maintained, designed, or set up to handle 200+ RV's coming and going from this area.
6. There is always the enhanced fire potential due to all the combustible materials being in such a tight confined area. The chance for a fire getting out of control and damaging our property is enhanced with this project.

We strongly oppose this project.  
Please vote NO.

Thank you for your time,

Sincerely,

Dorsey Hogue-Johnston  
Co-owner  
Mason Family 1993 Trust



**From:** Karen Gleason  
**Sent:** Tuesday, November 15, 2022 7:47 AM  
**To:** City Clerk <[cityclerk@atascadero.org](mailto:cityclerk@atascadero.org)>  
**Subject:** 6805 Sycamore Road, open space, D' Anza trail.

I strongly disagree with making this now open space area a parking lot for RV's. This area is used by so many different people., dog walkers, horse back riders, joggers, hobby plane and cars. I feel this would further destroy the historic D' Anza trail by introducing more motorized vehicles, motorcycles in particular which is already a problem in the Salinas River area. If the trail is rerouted then it will surely be destroyed by motorcycles. This area should be kept open for the public to use and not become an unsightly parking lot for RV's. As an Atascadero Horsemen member, we use this part of the river for trail riding and already have a hard time sharing this space with motorcycles. Motorcycles have access to the river in so many different areas, that it is impossible to keep them out and if we diminish the open space then it becomes a much more hazardous area for motorcycles and equestrians side by side. Let's keep this space open for public access and try to keep motorized vehicles off the D' Anza trail. Thank you, Karen Gleason, Salinas River open space enthusiast.



-----Original Message-----

From: Wendy Ogle

Sent: Tuesday, November 15, 2022 8:52 AM

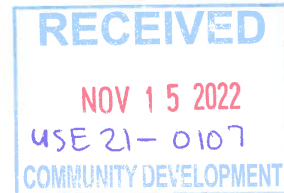
To: City Clerk <[cityclerk@atascadero.org](mailto:cityclerk@atascadero.org)>

Subject: Conditional Use Permit at 6805 Sycamore Road

To whom it may concern:

I am a resident here in Atascadero and very upset about this, I think it should be denied. I am disabled and it's hard to find places for walking that feels like your in nature, if they do this I will no longer be able to go on my walks with nature. We already have plenty storage facilities in town, why are they trying to ruin our riverbed views!?! I wish you could experience the pain I go thru just to have a natural walk in nature and they want to ruin it, please don't pass this. Has there even been any studies of what it may do to our riverbed, why lose our nature to this? Our town is already growing too fast don't make us (your crippled) lose one of our last natural places to walk with nature. I can't walk up our great hills but I love walking the riverbeds and edges. The ADA should be involved with any kind of development along the riverbed and I haven't heard or seen anything about them involved on this. Do our council members even think about what this will do to your constituents with disabilities? Take time and think, don't pass this I want to continue my walks in nature!!!

Wendy Ogle





ITEM 4 | 6/20/2023  
 Sycamore RV Storage  
 USE21-0107/ VSM Leasing and Rentals LLC

# Atascadero Planning Commission

## Staff Report - Community Development Department

### Sycamore RV Storage USE 21-0107 (VSM Leasing & Rentals LLC)

#### RECOMMENDATION:

The Planning Commission adopt Draft Resolution approving Conditional Use Permit (CUP) USE21-0107 allowing a new business for outdoor Recreational Vehicle (RV) storage in the Industrial Park zone.

#### Project Info In-Brief:

<b>PROJECT ADDRESS:</b>	6805 Sycamore Rd.	Atascadero, CA	<b>A P N</b>	028-121-001
<b>PROJECT PLANNER</b>	Mariah Gasch Associate Planner	470-3436	mgasch@atascadero.org	
<b>PROPERTY OWNER</b>	VSM Leasing & Rentals LLC			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Industrial Park (IP)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	23.24-acre site 6-acre lease area	Vacant/ Contract Construction	Recreational Vehicle (RV) storage
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15304 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

**DISCUSSION:**

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)

Project site

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development for this site. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code, therefore the PD does not impact the scope of the proposed storage facility.

Project description:

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.



ITEM 4 | 6/20/2023

## Sycamore RV Storage

## USE21-0107/ VSM Leasing and Rentals LLC

Project Review History:

On July 28, 2022, the Design Review Committee (DRC) reviewed the proposed project and made recommendations regarding new and existing fencing and landscaping onsite. The applicant revised the plans in accordance with the DRC's recommendations.

In November 2022, this item was presented to the Planning Commission. Public comment focused on potential environmental impacts. In one letter received, staff was notified from a local Native American tribe that the site may be archeologically sensitive. The Planning determined that a Phase I Archeological Survey be completed before taking further action on the project. During this hearing, the Commission also suggested a 10-year time limit on the storage use could be an option. The Commission voted to continue the meeting to a date uncertain, with a recommendation to provide an Archeology Study, and a Visibility Study with the applicant to stake out the property boundaries and Commissioners may visit individually to view the site.

Analysis

The land use proposed, *Outdoor Vehicle and Equipment Storage* is a conditionally allowed use in the Industrial Zoning district. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 3).

The applicant is proposing to complete the project in two phases. The first phase consists of 138 RV storage spaces, a new perimeter fence along the Phase 1 area, site grading with Class II base finish (in Phase 1 areas only), construction of an entrance gate and completion of the required stormwater basin. Phase 2 includes the addition of 124 RV storage spaces, removal of the fence between the two phases and extension of the chain link fence adjacent to the Salinas River.

The Juan Bautista de Anza Trail is currently accessed through this property and culminates from a small parking lot along Sycamore Road. This property acts as one of several access points to the trail. The de Anza trail is a part of the 1,200-mile National Historic Trail connects Nogales, Arizona to the San Francisco Bay Area. The current trail access is located on a previously graded and leveled site close to Sycamore Road and does not currently have any defining characteristics. The proposed RV storage project would define the trail, provide a formal entry and parking area, and add landscaping and to differentiate the trail from the remainder of the site. This project will also replace the chain link fence the currently encloses the trail with a lower split-rail fence to improve visibility to and from the trail. The proposed trail location is consistent with the Juan Bautista de Anza Trail's plan to continue down Sycamore Road. With this development, the trail access point will need to be realigned slightly to move along Sycamore Road.

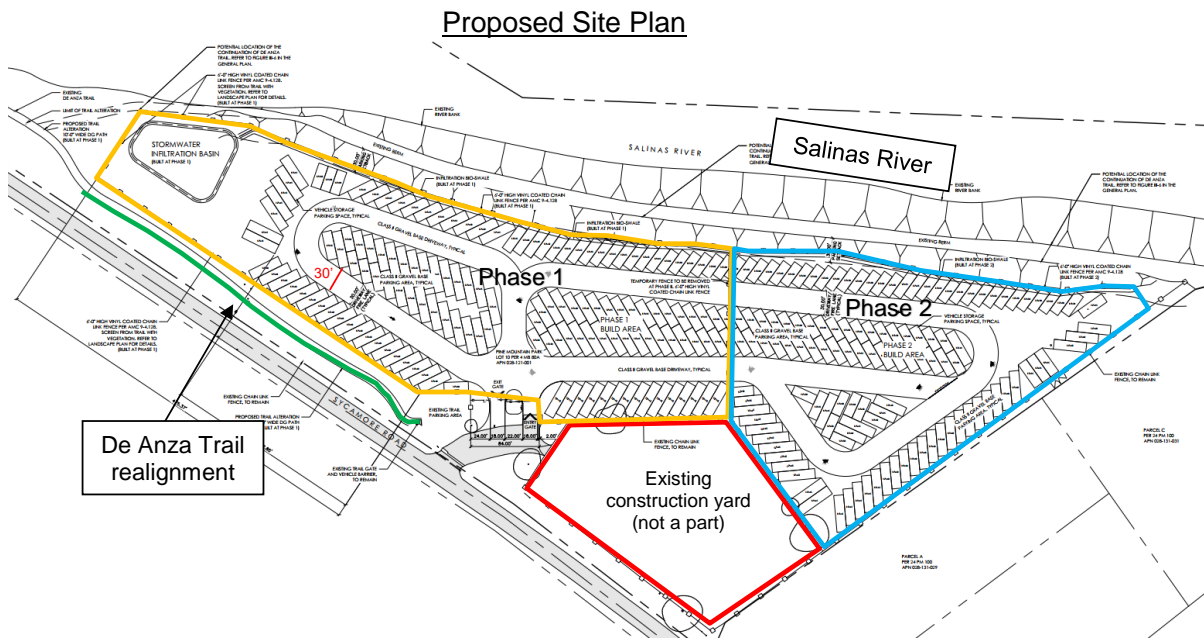
- *Staff is adding a condition that the realignment of the De Anza Trail, and the improvements to fencing and landscaping, be completed with Phase 1.*

**ITEM 4 | 6/20/2023**

**Sycamore RV Storage**

**USE21-0107/ VSM Leasing and Rentals LLC**

Staff does not recommend a condition that the use permit be limited to a maximum of ten years. Generally, a conditional use permit approval and its conditionals of approval run with the land and can be continued by subsequent owners or lessees. Once substantial improvements are invested into a site, a sunset of the land use is very difficult to enforce and may be legally challenged. No time limit conditions have been added to the conditions of approval. However, if the project does not comply with the proposed use permit conditions, the City may require subsequent review of the project and may revoke the use permit upon finding non-compliance.



Archaeological Assessment

An archaeological consultant: *Cultural Resource Management Services* conducted an archaeological inventory survey (Phase I) at 6805 Sycamore Road per the applicant's request in compliance with the California Environmental Quality Act (CEQA), the City of Atascadero, and San Luis Obispo County.

A records and literature search was conducted before the field survey, revealing that 19 previous studies have been conducted within 1/2 mile of the project, one of which (Waldron 1985) surveyed a majority of the proposed project area. Six prehistoric archaeological sites and 18 historic properties were found, none of which are located in close proximity to this site.

In 1969 and 1972 the entire parcel of land was flooded and the banks of the Salinas river changed substantially. Following this time, until the 1990s, the County of San Luis Obispo and CalTrans utilized this area to dispose of excess materials, such as asphalt, concrete, fill soil, and rock. According to a source at the Atascadero Mutual Water Company, this raised the level of the parcel around 10 feet. Evidence of this previous grading and fill still

**ITEM 4 | 6/20/2023**  
**Sycamore RV Storage**  
**USE21-0107/ VSM Leasing and Rentals LLC**

remains on site. During the field investigation, all materials were found to be consistent with fill dirt that would have been imported into this site. There does not appear to be any native grade remaining on this heavily modified property.

The archaeological assessment found that no further investigations are necessary, as the parcel is part of the historic floodplain and is now covered with imported fill material. Atascadero Municipal Code (AMC) 9-4.162 finds that in the case that archaeological resources are unearthed or discovered during any construction activities that construction shall cease and the Planning Department notified to initiate disposition of the artifacts. Since the site is now buried by nearly 10 feet of fill material, it is unlikely that this would come about during construction.

Landscaping

The applicant provided a landscape plan proposing new landscaping along the access path to the De Anza Trail and Sycamore Road. Staff recommended a revision to the landscaping plan at the DRC hearing to focus taller vegetation along the interior fence adjacent to the RV storage lot. The DRC supported this recommendation and it has been added as a condition. This condition also includes adding shorter landscape species between the De Anza Trail and Sycamore Road to maintain visual access from the road to the trail to maintain safety.

The applicant's landscape plan did not include landscaping between the existing construction yard adjacent to this project and Sycamore Road. At the DRC hearing, staff recommended that the landscape plan be extended to include this portion since it is a part of the subject's parcel. The DRC also supported this recommendation and it has been added as a condition at this time. This landscaping should be consistent with what is proposed on the opposite side of the driveway. There are six Coast Live Oak trees that will remain onsite and be protected during construction. Minimal landscaping is proposed throughout the RV storage areas.

Atascadero Municipal Code (AMC) 9.4-125 requires 5% of the lot in an Industrial zone to be landscaped. The applicant is requesting an exemption from this requirement due to maintenance concerns and visibility into the site. Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. The Municipal Code allows the Planning Commission to approve a modification to eliminate the minimum landscape requirement if a finding can be made that existing vegetation topography or structural arrangement preclude the need for landscaping. Since the use is a storage use, compliance with the 5% requirement may be problematic. Based on location and this specific land use, staff recommends that the Planning Commission allow for a modification to only require landscaping along Sycamore Road and the De Anza Trail between this project area and the public viewshed. The landscape plan was broken into three sections and provided below. Landscaping on the eastern edge has been removed from the applicant's proposal.



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Sycamore RV Storage

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Fencing, lighting and security

There is an existing six-foot-tall chain link fence along the eastern property line and around the current construction yard. This chain link fence extends the length of Sycamore Road. There is also an existing chain link fence along Sycamore Road up to the existing parking area for the trail. The applicant was originally proposing to keep the existing six-foot-tall fence along the Sycamore Road Property line. The DRC discussed the location of this fence and recommended that the fence between the De Anza Trail and Sycamore Road be up to four feet tall while maintaining clear visibility of the trail. Staff has added a condition that this be a split rail or pipe rail fence.

AMC 9-4.128 requires all new chain link fencing to be vinyl coated. However, due to cost and visibility, the applicant requested to utilize the existing fence along Sycamore Road and relocate it along the Salinas River edge. The Design Review Committee supported the applicant's request for this.

The applicant is proposing new six-foot-tall vinyl coated chain link fencing around the remainder of the RV storage lot. AMC 9-4.128 requires all new vinyl coated chain link fencing to be screened with evergreen vegetation. The new fence adjacent to the De Anza Trail will be heavily screened with landscaping. However, new fencing around the rear of the site is not proposed to have landscape screening. Staff is recommending an exception to this standard since the rear fence will abut an existing berm and is not visible from other properties. Adding landscaping to this side would extend into proposed storage spaces, potentially creating the need for a site redesign and reducing the number of parking spaces onsite. The applicant is proposing a powered gate that will be keypad controlled. There will be no regular onsite workers so the RV storage will be self-service.

The proposed plans show several new light poles throughout the site with a maximum height of 20 feet tall. Staff is recommending this maximum height be reduced 16 feet for each light pole. This will reduce the light spilling onto adjacent parcels. The applicant is proposing lights that dim to low levels light until motion is detected. This will reduce negative impact on the surrounding area while providing security for the business. Staff has added a condition that the applicant provide a photometric light study with the building permit submittal to ensure that light will not spill onto adjacent properties. They are also proposing the installation of five new security cameras on five of the proposed lights poles. The applicant has a pre-existing contract with a local security company. They plan to continue using them for this site for 24-hour security coverage.

Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator, unless the use permit is revoked or modified by the City, or unless the uses ceases for a period of six months or more. The accumulation of storage containers, illegal businesses, transient camps, inoperable

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vehicles, feral animals, and the storage of miscellaneous junk and debris are possible negative impacts that historically accompany this land use. Conditions of approval are incorporated in order to prevent such nuisances. Staff has added a series of conditions about site operation to ensure that the storage yard does not deteriorate over time.

## **ALTERNATIVES**

1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

## **ATTACHMENTS:**

- Attachment 1: Draft Resolution
- Attachment 2: Site Photos
- Attachment 3: AMC 9-6.140

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Sycamore RV Storage  
USE21-0107/ VSM Leasing and Rentals LLC

**DRAFT RESOLUTION**

**RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ATASCADERO APPROVING A CONDITIONAL USE PERMIT  
TO ESTABLISH AN OUTDOOR RECREATIONAL VEHICLE STORAGE  
USE IN THE INDUSTRIAL PARK ZONE**

**SYCAMORE RV STORAGE  
VSM LEASING & RENTALS LLC  
(USE21-0107)**

**WHEREAS**, an application has been received from VSM Leasing & Rentals LLC (3380 El Camino Real, Atascadero, CA 93422), Applicant, and Atascadero Mutual Water Company (PO Box 6075, Atascadero, CA 93422), Owner) to consider Planning Application USE21-0107, for a Conditional Use Permit for an outdoor Recreational Vehicle (RV) storage use at 6805 Sycamore Road, Atascadero, CA 93422 (APN 028-121-001); and

**WHEREAS**, the site's current General Plan Land Use Designation is Industrial and Open Space (I and OS); and

**WHEREAS**, the site's current Zoning District is Industrial Park and Open Space (IP and OS); and

**WHEREAS**, an outdoor vehicle storage yard is a conditionally allowed use in the Industrial Park (IP) zoning district; and

**WHEREAS**, the outdoor vehicle storage yard is not located on the portion of the site zoned Open Space (OS) zoning district; and

**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

**WHEREAS**, a timely and properly noticed public hearing was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said conditional use permit; and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Atascadero:

**SECTION 1. Recitals:** The above recitals are true and correct.

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**SECTION 2. Public Hearing.** The Planning Commission held a duly noticed public hearing to consider the project on June 20, 2023 and considered testimony and reports from staff, the applicants, and the public.

**SECTION 3. Findings.** The Planning Commission makes the following findings, determinations and approvals

**1. Findings for Approval of a Conditional Use Permit**

FINDING: The proposed project or use is consistent with the General Plan

FACT: The use is consistent with the General Plan. Specifically, it relates to intended uses in the Industrial Park zone. The General Plan states that one of the intended uses of this zone is for outdoor storage facilities. General Plan Policy 14.2 aims to identify locations with adequate land to accommodate industrial uses to retain and expand existing businesses. The municipal code allows outdoor vehicle storage operations with a conditional use permit.

FINDING: The proposed project or use satisfies all applicable provisions of the Zoning Ordinance

FACT: The proposed outdoor vehicle storage operation can be permitted through the Conditional Use Permit process as identified in the Municipal Code. The proposed site plan is consistent with the applicable provisions of the Atascadero Municipal Code as conditioned.

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use

FACT: The proposed recreational vehicle storage facility will not be detrimental to the general public or working person's health, safety, or welfare.

FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development

FACT: The proposed project is on a property that is zoned Industrial Park with a contract construction yard on it. The property is at the edge of the city in an area that has been designated for industrial uses.

FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding



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**Sycamore RV Storage**

**USE21-0107/ VSM Leasing and Rentals LLC**

neighborhood that would result from full development in accordance with the land use element

FACT: The proposed project and use is consistent with the traffic projections and road improvements anticipated within the General Plan. The project site is an existing site on Sycamore Road.

FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

FACT: The project is consistent with the General Plan and municipal code, as conditioned.

**2. Findings for Approval of Landscape Requirement Exception**

FACT: Existing vegetation topography or structural arrangement preclude the need for landscaping.

FINDING: Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. Additionally, evergreen landscaping along the Salina River will not provide useful screening. The chain-link fence requiring screening is located against a berm and landscaping will be difficult to maintain.

**SECTION 4. CEQA.** The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15304, Class 4; Minor Land Alterations.

**SECTION 5. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on June 20, 2023, resolved to approve a Conditional Use Permit to allow for an outdoor recreational vehicle storage yard (USE21-0107) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Site Plan
3. EXHIBIT C: Preliminary Grading and Drainage Plan
4. EXHIBIT D: Landscape Plan (as modified)

On motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

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USE21-0107/ VSM Leasing and Rentals LLC

ABSENT:

( )

ADOPTED:

CITY OF ATASCADERO, CA

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Jeff van den Eikhof  
Planning Commission Chairperson

Attest:

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Phil Dunsmore  
Planning Commission Secretary

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**Sycamore RV Storage**  
**USE21-0107/ VSM Leasing and Rentals LLC**

<b>EXHIBIT A: Conditions of Approval</b> <b>USE21-0107</b>
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<b>Conditions of Approval</b>	<b>Timing</b>	<b>Responsibility /Monitoring</b>
<b>Conditional Use Permit</b> <b>Outdoor Recreational Vehicle Storage</b> <b>6805 Sycamore Road</b>	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
1. This Conditional Use Permit shall be for an outdoor recreational vehicle storage yard as described in attached Exhibits, located at 6805 Sycamore Road (APN 028-121-001), regardless of owner.	Ongoing	PS
2. The approval of this use permit shall become final and effective the date of the hearing. Issuance of building permits may not occur prior to the appeal period of fourteen (14) days following the Planning Commission approval.	Ongoing	PS
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Conditional Use Permit.	Ongoing	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of this time period, the approval shall expire and become null and void unless the project has received a building permit or a time extension.	BP	PS
5. This use permit shall be valid for this site regardless of owner. If the storage land use ceases for more than 6 months following initial occupancy or if the City verifies that the use is not in compliance with Use Permit conditions, the use permit shall be revoked and shall be subject to the review and approval of a new use permit, subject to zoning and General Plan compliance at the time of revocation.	Ongoing	PS
6. The owner and applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	Ongoing	CA
<b>Planning Services</b>		
7. The Conditional Use Permit shall allow an outdoor recreational vehicle storage yard as shown in Exhibit B.	Ongoing	PS
8. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.	Ongoing	PS
9. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.	Ongoing	PS
10. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.	Ongoing	PS

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11. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.	Ongoing	PS
12. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.	Ongoing	PS
13. No washing of vehicles, RV's or Boats or other equipment may occur on-site.	Ongoing	PS
14. No dumping of RV waste or water tanks may occur on site at any time.	Ongoing	PS
15. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 30 feet of the top of the bank of the Salinas River.	Ongoing	PS / BS
16. The realignment of the De Anza Trail shall be consistent with what is shown in Exhibit B. The trail shall be completed and fully landscaped per the approved landscape plan. Any modifications must be approved by the Community Development Director. Generally, taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail. Shorter species shall be planted between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor	BP/ FI	PS
17. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail or pipe rail fence with a maximum height of 4 feet tall. Fence shall be installed prior to requesting a Planning Final.	FI	PS
18. All new fencing chain link fencing, other than fencing along the Salina River, shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet. However, the addition of barbed wire (NOT Constantine wire) may be added to the top of interior fences along the RV storage lot. Fencing shall be installed prior to requesting a Final Planning Inspection.	FI	PS
19. Existing chain link fencing along Sycamore Road may be repurposed to be used as fencing adjacent to the Salinas River.	FI	PS
20. The applicant shall submit a landscape and irrigation plan, completed by a qualified professional, with their construction documents. The landscape plan shall be consistent with what is shown inf Exhibit D with additional landscaping focused on the following areas: _ Along the De Anza Trail realignment _ In front of the existing construction yard, adjacent to Sycamore Road Landscaping and irrigation shall be installed prior to requesting a Planning Final Inspection.	BP/FI	PS
21. Ensure that the De Anza Trail realignment is built out to meet equestrian trail standards.	FI	PS
22. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.	BP/ FI	PS
23. A photometric light study shall be submitted with the building permits for the Phase 2 addition and shall consider all new lights proposed and all existing lights proposed to be retained. The lighting plan shall not include any lights that cause a light in excess of .01 footcandles on adjacent properties. Planning Services staff shall conduct a night-time inspection of lights before the building permits may be finalized.	BP/FI	
24. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.	Ongoing	PS
25. Archaeological monitoring is required with all ground disturbing activities. The applicant will be required to provide a signed contract with a certified archaeologist prior to building permit issuance. The archaeologist is required to provide a letter to the City prior to Planning Department Final stating that all recommended procedures were completed.	BP/ FI	PS
<b>Public Works</b>		
26. At Building permit submittal, provide updated Stormwater Control Plan (and reflect on Grading Plans) indicating the areas outside of the drive aisles will not	BP	PW

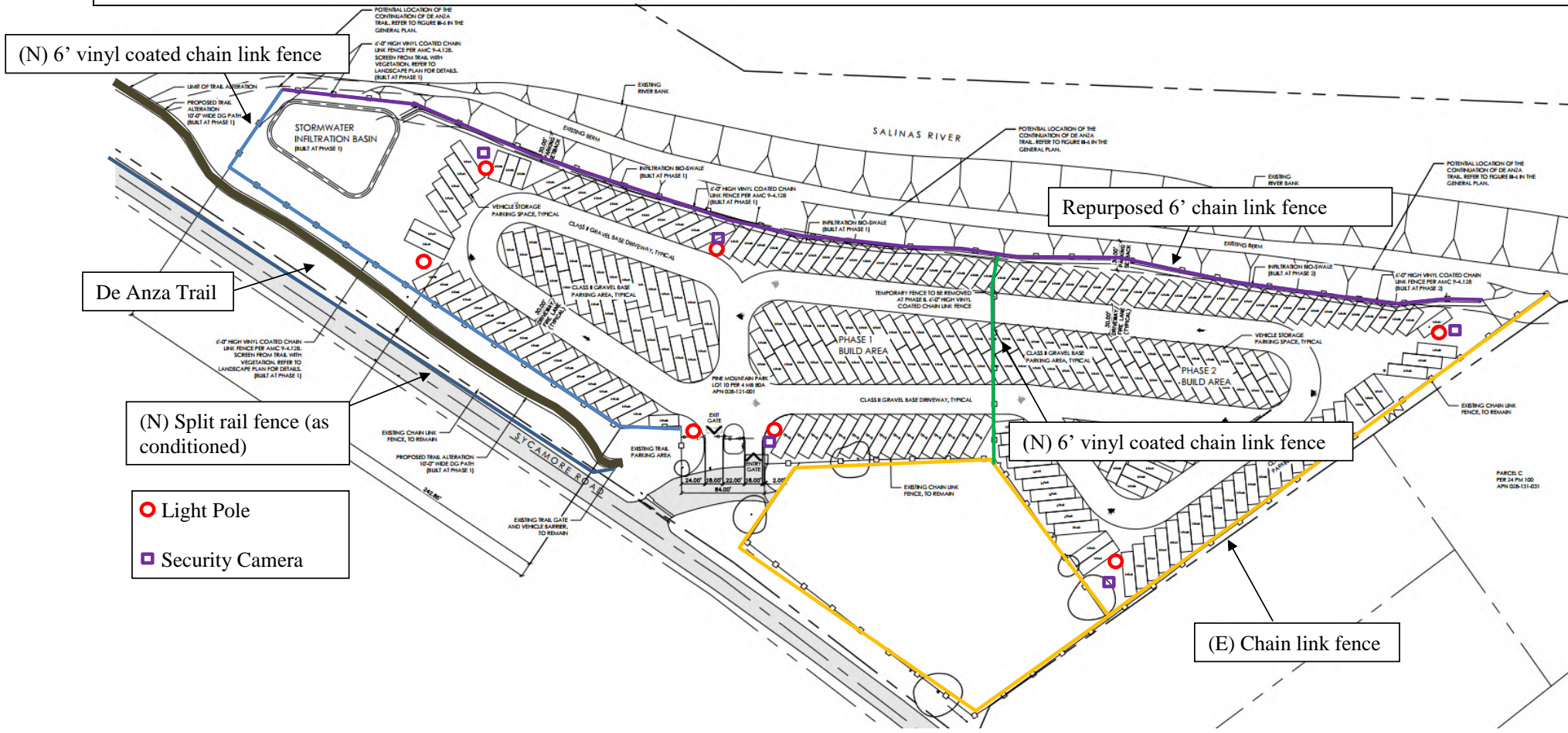
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**USE21-0107/ VSM Leasing and Rentals LLC**

<p>be compacted &gt;85% compaction to allow infiltration to meet Post Construction requirement #1 to reduce impervious surface as far as practicable.</p>		
<p>27. Parking spaces are noted to be native material and are susceptible to pollutant discharge from vehicles. At time of building permit submittal, on the plans and with supplemental documents, provide drip pans and spill kits for leaks or other spills, similar to what would be found in a municipal yard. (Reference industrial or municipal stormwater requirements for construction or corporation yard spill prevention.)</p> <p>A disposal station with spill kit supplies and covered cans for soiled materials shall be located on the site for individuals using the facility and maintained by the company who leases the land and runs the business.</p> <p>A contact phone number shall be made available to call if a facility user/customer has a spill. Provide copy of a Spill Response Plan to City for review and approval. This plan must be in place to provide a procedure for cleaning up major spills, including sewage or gray water leaks, in a timely manner with contact information for those who would be responsible parties.</p>	<p><b>BP/ Ongoing</b></p>	<p><b>PW</b></p>

**EXHIBIT B: Site Plan  
 USE21-0107**

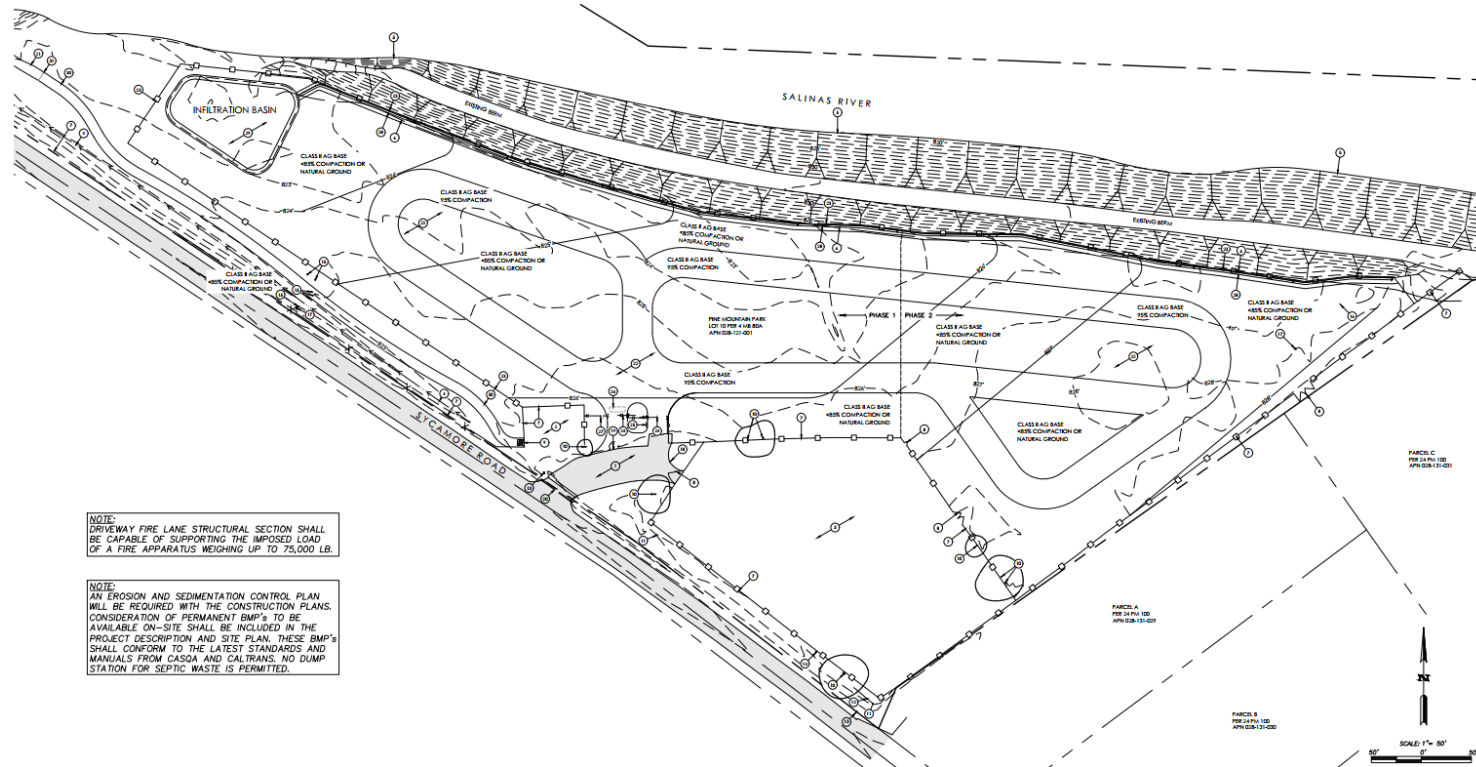


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Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

**EXHIBIT C: Preliminary Grading and Drainage Plan  
USE21-0107**



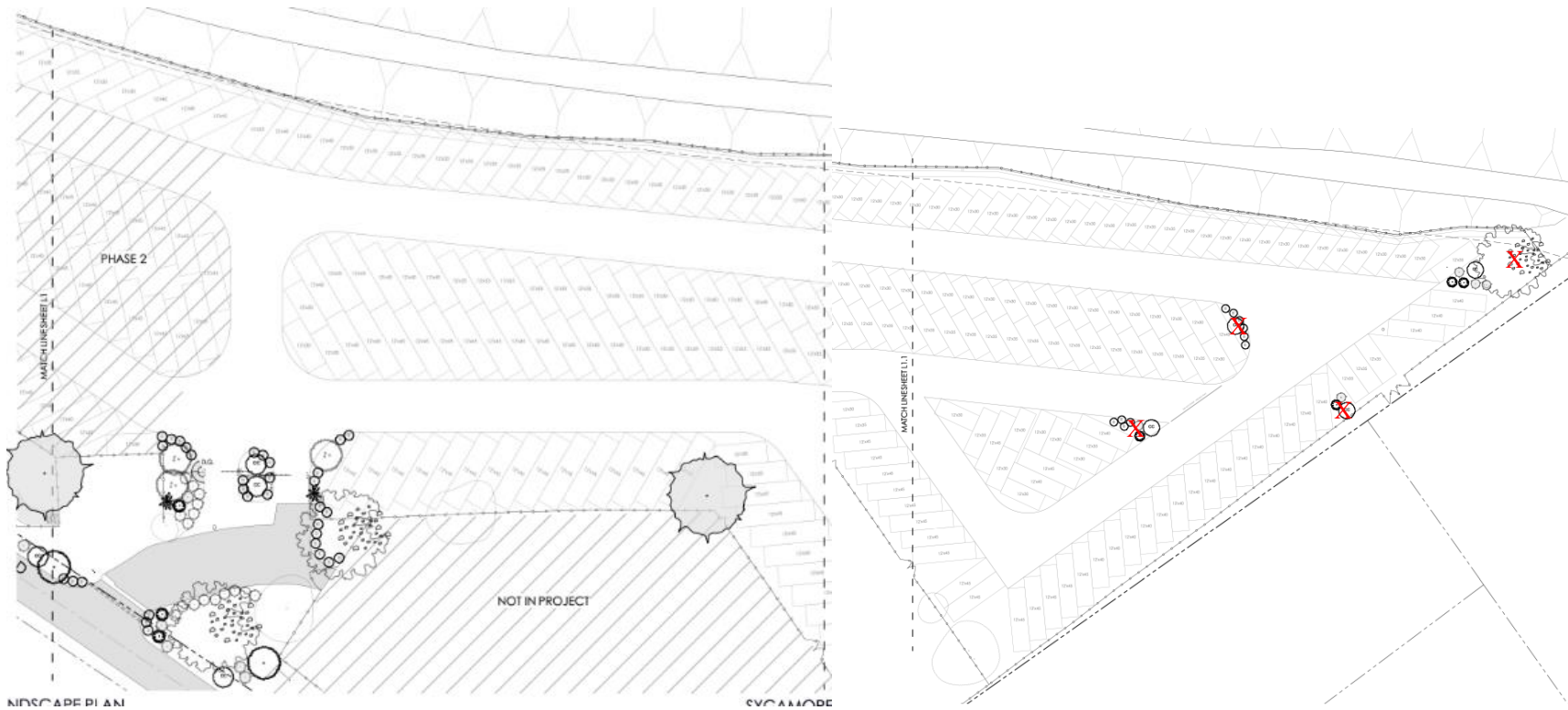




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**Attachment 2: Site Photos**  
**USE21-0107**

**Existing Site (Facing Northwest)**



**Existing Site (Facing Northeast)**



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**View of the site from Sycamore Road**



**Existing construction yard**



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**De Anza Trail Entrance**



**Location of new automated gate**



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**USE21-0107/ VSM Leasing and Rentals LLC**

**Attachment 3: AMC 9-6.140**  
**USE 21-0107**

**9-6.140 Storage yards.**

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)

B

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**From:** Lily Begler  
**Sent:** Saturday, June 17, 2023 5:36 PM  
**To:** Planning Commission Public Comments  
**Subject:** NO BUILDING ON THE SALINAS RIVER

Hello,

I am writing with major concerns at the prospects of a storage unit facility being built upon our beloved and extremely important Salinas River. This riparian habitat is home to so many creatures. It's biodiversity is what keeps the greater ecosystem healthy. We cannot disrupt the important job of one of our riparian keystone species, the American beaver; who creates habitats for so many other animals that call the river home. They also help filter the water and help to store it in our ground water. And we should all know by now that water is an essential and limited resource that we need to protect at all costs.

I am against this building proposal!

Lily Begler  
Of Los Osos

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G

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**From:** Cameron Gaspord  
**Sent:** Saturday, June 17, 2023 9:54 PM  
**To:** Planning Commission Public Comments  
**Subject:** Use of Salinas River Floodplain Land

To whom it may concern,

My name is Cameron Gaspord and I am a Master's student in the Environmental Science and Management program at CalPoly. It has recently come to my attention that 6 acres of the Salinas River Floodplain are soon to be converted into storage unit for 267 RVs. I would like to express my concern for the use of this land for this purpose.

Building anything within the bounds of a floodplain inherently comes with high risk. A floodplain by definition is going to become flooded- as we saw this past January, the Salinas River is no exception to severe flooding. Any persons or property left within the floodplain during severe weather conditions are likely to be harmed.

Furthermore, converting this land into a storage lot has the potential to degrade the riparian zone and pollute the Salinas river system. This would harm vegetation and wildlife in this location and potentially downstream of Atascadero as well. Floodplains provide significant ecosystem services: they are able to capture sediment and debris during flood events, and the vegetation within the riparian zone acts as a carbon sink. The Salinas river is also home to a beaver population which further contributes to these ecosystem services. The beavers were already destabilized due to the January flood events, and land use change at this location may prevent the reestablishment of this population.

Ultimately I believe the best use of this land is for it to be left undeveloped. The best use of floodplain land is to contain flooding, and any development atop a floodplain is detrimental to that end.

Thank you for your time,  
Cameron Gaspord

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RECEIVED  
JUN 19 2023  
USE 21-0107  
COMMUNITY DEVELOPMENT

H

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**From:** Jennifer Ho  
**Sent:** Sunday, June 18, 2023 9:08 PM  
**To:** Planning Commission Public Comments  
**Subject:** Concerns Re: 6805 Sycamore Rd

Hi there,

As a UC California Naturalist who would like to see better health outcomes for future generations, I am writing to **oppose Sycamore Rd 6805 Sycamore Rd Atascadero, CA 93422 being turned into an RV storage lot.**

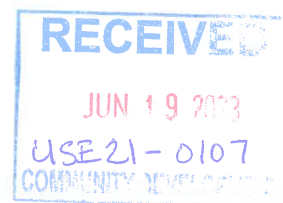
This 6 acres of the Salinas River floodplain is a biodiverse riparian habitat that is better off left in-tact. Degrading this riparian zone by adding construction/buildings would degrade and pollute this important waterway, which damages the ecology and all that it supports--from wildlife to humans.

The Salinas River is a key natural resource that should be protected and bolstered. I urge you to oppose building an RV storage lot here. **Instead, please collaborate with the local community to deliberate on better communal uses of this important waterway.**

Thank you for your time and consideration.

Sincerely,  
Jennifer H.

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**From:** Jen Olivares  
**Sent:** Tuesday, June 20, 2023 5:40 AM  
**To:** Planning Commission Public Comments  
**Subject:** RV Storage Opinion

To The City:

I disagree with and strongly discourage the construction of the RV storage project on Sycamore Ave. This directly contradicts the promised protection regarding the Salinas River as a "key natural resource that should be protected and bolstered as a regional attraction for tourism, recreation, and education" as stated on page 14 of the 2045 General Plan. As a 4th generation North County resident and a State of California Enthusiast and traveler, I have to encourage the city to consider the long term effects such a project could have on one of the last regions of California largely untouched by rapid expansion and overpopulation. Let people park their RVs in their drive way. If they can't park it at their house, they'll simply need to be able to afford a larger lot to accommodate their luxurious second living option. Don't ruin the natural ecosystem so the upper middle class can evade the perils of purchasing property in the North County. This is not a solution to the homeless crisis in Atascadero, this is a large, very unsticky bandaid on a busted pipe.

Thank you for reading my comment. Hoping you'll do the right thing and pause on this project.

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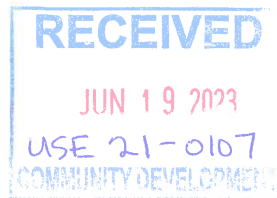
**From:** Dylan Pearce  
**Sent:** Sunday, June 18, 2023 9:21 PM  
**To:** Planning Commission Public Comments  
**Subject:** 6805 Sycamore Rd

Hi,

Please don't use riparian habitat for storing RVs. There are so many cool critters (including federally and state listed threatened, endangered and sensitive species) that utilize riparian habitat. We don't need more things potentially polluting the Salinas River.

Thanks

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P

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**From:** Meagan Papp  
**Sent:** Sunday, June 18, 2023 11:32 AM  
**To:** Planning Commission Public Comments  
**Subject:** RV parking in the floodplain is a plain bad idea.

hello,

I am writing this email in strong opposition to the plan to turn 6 acres of Salinas river floodplain, riparian habitat, into RV parking.

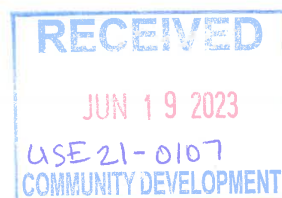
I am a California native who has come to know and appreciate our unique and beautiful variety of habitats. While RVs are, in a way, as much a part of the California culture and ecosystem, they do not belong parked in a floodplain.

1. River floodplain habitat should be left as undisturbed as possible in order to preserve the natural spaces we have left in this state, especially those around our precious waterways.
2. Any vehicle can leak, and even though secondary containment can be put in place, accidents can and do always happen. Leaks from this lot would contaminate the Salinas river.
3. Floodplains are liable to.... flood. Unless you're actively trying to flood out these RVs for the insurance money, why would you park them in such a place?

I'm confident there are existing lots in your town or county that are already paved and ready to park vehicles on. Wouldn't that be a better place for such a project?

Sincerely,  
Meagan Papp  
Tulare, CA

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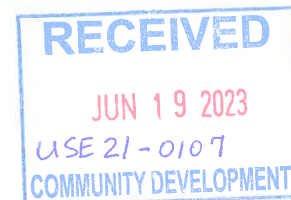


T

**From:** SLO Beaver Brigade  
**Sent:** Monday, June 19, 2023 2:40 PM  
**To:** Planning Commission Public Comments  
**Cc:** Jaime Hendrickson; jneil@amwc.us  
**Subject:** June 20, 2023: Agenda Item 4. CONDITIONAL USE PERMIT FOR 6805 SYCAMORE ROAD (CONTINUED FROM 11-15-22) The propose

**Planning Commissioners and Atascadero Mutual Water Company (AMWC),**

Please deny the Sycamore RV Storage request.



**Reason 1.** Please deny the Sycamore RV Storage Permit on the basis that it doesn't conform to the current General Plan Land Use, Open Space and Conservation Element Policy 1.3 which states, "Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities." (Page 40 of General Plan 2025, <https://www.atascadero.org/files/CD/General%20Plan/Atascadero%20GP%202025.pdf>)

Hwy 41 is a current gateway to the City of Atascadero from the East and this property is in the viewshed of Highway 41.

At the November 15, 2022 Planning Commissioners meeting it was recommended the applicant provide a Visibility Study with the applicant to stake out the property boundaries. I have been a regular visitor to this site and have not seen any boundaries staked out so that the potential 6 acres of RV's could be visually assessed from the Hwy 41 bridge. This recommendation has not been honored.

**This Project would negatively affect the eastern gateway by visually impacting the current rural, riparian gateway to the City of Atascadero which goes against our current General Plan 2025.**

**Reason 2.** The City of Atascadero is currently in the process of updating their General Plan. This project does not conform with the updated findings of the 2045 General Plan which states, "**In addition, the Salinas River has been identified as a key natural resource that should be protected and bolstered as a regional attraction for tourism, recreation, and education.**" (From page 14 of the Existing Conditions Atlas, Recreation and Open Spaces, Challenges and Emerging Opportunities, <https://www.atascadero2045.org/files/managed/Document/62/AGPU Atlas Revised%20Admin%20Draft 01-24-23.pdf> )

As a resident of the City of Atascadero I have participated in numerous Open Houses regarding the update of the General Plan for 2045. I have been encouraged and inspired by the City of Atascadero in their efforts to engage the community in the long-term vision for how Atascadero should grow and change over the coming years and decades.

Given all the time, thought, money, energy and input that the City of Atascadero and its residents have already contributed to this updated plan, please deny this project given that it does not address these emerging opportunities. **At a minimum, the Planning Commission should postpone this decision until the General Plan 2045 has been completed.**

**Reason 3.** The 500 acre property owned by the shareholders of AMWC benefits the City of Atascadero and its residents and should not be chipped away at and leased to companies that are not enhancing our watersheds or water systems.

I attended a tour of AMWC's water production facilities in April, 2023 led by AMWC General Manager John Neil. The tour included well, treatment, and Nacimiento Recharge Basin facilities. The section of the Salinas River floodplain owned by AMWC is well-maintained and beautiful with native trees and plants and access points for

the public to enter and exit for hiking, mountain biking &/or horseback riding. This large, spacious parcel of AMWC property was reserved in the early 1900's when the Atascadero Colony began and John Neils **praised the foresight of E.G. Lewis and his engineers who reserved this acreage for the water company to supply and maintain a water system for the over 30,000 then anticipated residents.** AMWC has been able to successfully meet the water supply for this community and to prepare for further growth/droughts by adding in Nacimiento Recharge Basin facilities within this already existing acreage **because of the foresight of the founders of AMWC.** The founders had their sights set on the long-term health of this watershed and its ability to sustain the then anticipated 30,000 residents, instead of the short-term gain of selling this acreage.

Please do not begin the trend of chipping away at this acreage for short-term gains at the expense of longer term health. **This project does not enhance, maintain, benefit, our water system or watershed health. Please deny this project.**

**Additional Thought:** While this area of concern is currently zoned Industrial Park and the storage of RV vehicles is considered a light industrial use, the possibility of adjusting the zoning along the Salinas River corridor in the updated General Plan 2045 has been expressed at various General Plan Open Houses. Historically, industry has been placed along river corridors to allow for removal of industrial waste via river systems. This long outdated mode of dealing with industrial waste still lingers in our General Plan.

Take a moment to imagine entering the City of Atascadero from the east, and instead of meeting 262 stored RVs, you were greeted with a Salinas River Center, educating locals and tourists on the benefits of this watershed, the Monterey Bay Marine Sanctuary where this river meets the ocean, the wildlife this river supports, the CalPoly research that is currently being conducted in this section of the Salinas River, and more. Imagine the tourism dollars coming into the City from visitors excited to get outside and see what this area has to offer. The City of Atascadero logo is encircled by cattails, a wetland plant. **Wouldn't it make sense to support and celebrate our wetland areas that are so integral to this City, in this highly visible location rather than turn it into an eyesore? Let's create the conditions for this reality to occur by denying this project today.**

Thank you for considering our concerns.

Audrey Taub  
Atascadero Resident  
AMWC shareholder  
on behalf of the San Luis Obispo Beaver Brigade



Audrey Taub  
Beavers = Water

[SLO Beaver Brigade](#)

Facebook Group: <https://www.facebook.com/groups/slobeaverbrigade/>

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*City of Atascadero*General Plan Land Use, Open Space and Conservation Element

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**Policy 1.3: Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.****Programs:**

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1. Update and maintain the Appearance Review Manual to include provisions for rural character design features, street trees, landscaping, parking, fencing, screening, and architectural design (except for single family development), with standards tailored to specific areas of the City, including commercial corridors, and gateways such as Highway 101 and Morro Road.
2. Require landscaping and/or screening to buffer non-residential uses from residential areas.
3. Continue to support the Neighborhood Preservation Program.
4. Update and maintain the Sign Ordinance with higher standards for the quality and visual impact of signs.
5. Develop incentives to encourage existing uses to upgrade to contemporary design standards, including frontage and parking lot landscaping, and the screening of loading and service areas.
6. Work with Caltrans to implement a freeway landscape and maintenance plan for the Highway 101 corridor.
7. Develop a program to abate uses solely devoted to outdoor storage.
8. Beautify the City's primary entryways indicated in by creating Civic Gateways. The freeway and other vehicular approaches to Atascadero shall be made more attractive through judicious application of the elements including landscaping, civic monuments, and rural character site development.
9. Continue abatement programs to remove unsafe buildings, and require the cleanup of premises and vacant lots with code violations. Clean-up campaigns and beautification of existing facilities and neighborhoods shall be encouraged.
10. The City will develop standards and undergrounding districts to require the undergrounding of existing utilities within the Urban Core.
11. New utilities will be undergrounded in all proposed subdivisions and development projects.



# RECREATION AND OPEN SPACES

## *Challenges and Emerging Opportunities*

- » **Parks, Open Spaces, and Trails:** The City owns and operates seven public parks (totaling approximately 226 acres) and several recreational facilities (Colony Park Community Center, Pavilion on the Lake) that provide space for residents to enjoy passive and active forms of recreation, including opportunities for hikers, cyclists, and equestrians. The City also owns and operates the 5-acre Charles Paddock Zoo that is home to hundreds of animal species from around the world. The County owns, maintains, and operates over 300 acres of parks and open space land within city limits, including Chalk Mountain Golf Course and Heilmann Regional Park.

While the overall acreage of parks and open spaces is relatively high, not all Atascadero residents have the same level of access to park and recreational opportunities. Opportunities exist to improve linkages to parks through new or expanded trails (Jim Green Trail, Pine Mountain Loop, Stadium Park Trail, Three Bridges Oak Preserve Trail, Juan Bautista de Anza National Historic Trail).

Atascadero also includes approximately 28 miles of public trails owned and

managed by either the City, the County, the Atascadero Land Preservation Society, the U.S. Forest Service, or the National Park Service. New trail connections could be created to better link major recreational destinations and the Salinas River on the east side of the city, and additional crossings and neighborhood linkages on the west side.

- » **Slope and Topography:** Nearly half of the city is located on hilly or steep mountainous topography. Steep slopes, while providing dramatic views, also pose a series of technical and safety challenges. Typically, they are much harder to serve with infrastructure due to the need for pumping water uphill. They can also make emergency service support and evacuations from natural disasters more challenging, including wildfires, landslides, earthquakes, and floods.

- » **Oak Woodlands:** The city contains a diversity of oak woodlands, including Blue Oak Woodlands, coast live oak woodlands, valley oak woodlands, and blue oak foothill pine. Approximately 10,800 acres of oak woodlands have been mapped within the urban reserve area by the California Department of Forestry. Approximately 7,600 acres of oak woodland habitat occur within parcels zoned for residential use. Oak woodlands

provide important wildlife habitat and are an integral part of the aesthetic appeal for living in Atascadero.

- » **Creeks and Rivers:** Atascadero contains approximately 27 miles of creeks and rivers, including Atascadero Creek, Boulder Creek, Graves Creek, Patoma Creek, and the Salinas River. The waterways provide important wildlife corridors connecting the Salinas River to the Santa Lucia Mountains and are designated critical habitat areas for South-Central California Coast Steelhead Trout. They also provide recreational opportunities for many residents. The creeks have been highly impacted by problems with trash, illegal dumping, off-road vehicle use, and urban pollution that has significantly degraded the quality of the habitat. Protecting and enhancing these areas can better support the local ecosystem, help improve water flow (and reduce localized flooding risks), and increase the quality of life for residents. In addition, the Salinas River has been identified as a key natural resource that should be protected and bolstered as a regional attraction for tourism, recreation, and education.

2

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**From:** John Zarate  
**Sent:** Tuesday, June 20, 2023 7:52 AM  
**To:** Planning Commission Public Comments  
**Subject:** Salinas River RV Storage vs Beaver Habitat

Haku and greetings,

I am writing on behalf of our cousins, the Beavers (and other residents), who live and own the land upon which you're wanting to build storage units for 267 RVs.

This plan for storage units is not acceptable for destroying habitat which serves so much wildlife and, as a habitat for so much life, provides balance to our lands.

Human conveniences will never outweigh the needs of our cousins' nations: The Beavers (and others) are our relatives and without respecting their minimal needs of clean, open land, we will bring ruin upon our own.

All in the name of building storage facilities?

No.

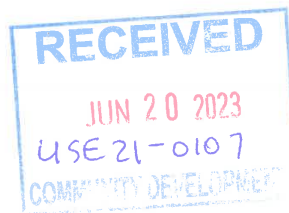
Not acceptable.

This Chumash stands against this building plan: Do not proceed.

Thank you,  
John Khus  
The Northern Chumash Bear Clan and  
The Coastal Band of the Chumash Nation

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**Comments previously  
submitted from 11-15-22's  
Planning Commission Meeting**

**From:** Fred Frank  
**Sent:** Wednesday, November 9, 2022 3:24 PM  
**To:** Planning Commission Public Comments  
**Subject:** Item #2: Proposed RV storage adjacent to Salinas river Comments

Dear Mr. Dunsmore,

I recently saw a small posting by the City about a proposal to allow a RV storage on Atascadero Mutual Water Company property near the Salinas river. I strongly oppose this idea for the following reasons:

- 1) Storing vehicles near the river on highly permeable soil risks ground water contamination from oil and fuel leakage. It is likely that many of the stored vehicles will be old and poorly maintained. Regular inspection for leakage would be difficult and expensive.
- 2) A lot full of RVs of various sizes, colors and states of repair would be less than aesthetically pleasing regardless of efforts toward screening.
- 3) Currently this property is used by many people for walking, bird watching, model airplane and miniature vehicle racing, as well as, dog walking, horse riding, etc. Others like myself, just enjoy the view of our verdant river and an unobstructed view of Pine mountain.
- 4) Maintenance of this storage operation would be demanding and costly since vegetation will grow under and around the stored vehicles. The use of persistent herbicides near the river is problematic and would likely be opposed by many people.
- 5) While the city and the water company may share some revenue from this venture. I can see many problems associated with shared management of this operation.
- 6) Security would be difficult. Effective fencing on this sandy soil is difficult since it is nearly impossible to prevent tunneling beneath in hidden areas. Cameras are likely to be vandalized.
- 7) Storing RVs could present a fire hazard that would be difficult to deal with if a fire were to occur.
- 8) Transients may attempt to occupy these RVs and this could lead greater issues and a policing problem in our community.

The open space currently provided by this property demands little from the City but is a remarkably valuable asset to an untold number of its citizens.

Please deny this proposal.

Thank You,

Fred Frank



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**From:** Gina Planeta  
**Sent:** Monday, November 14, 2022 9:24 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda Item #2 - Conditional Use Permit at 6805 Sycamore Rd

Dear Planning Commission,

I would like to ask that the commission consider making these plans known to the general public before making their decision. This area that is up for possible development is used by many in the community who I think would miss it greatly.

I drive this route four times most days to take my daughter to school. On almost every pass I see people. Sometimes it's people walking their dogs. Sometimes it's families walking. Often it's a group of folks who get together to fly their RC planes. The area is used daily. Re-routing a historic trail and taking away riverfront open space for RV storage seems like a very poor trade for the community.

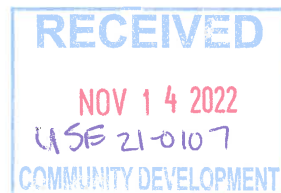
It's one of the few spots in town where the river can be easily accessed and easily viewed from the road. It's a tiny bit of scenic space in town. To drive that route daily and see just a wall of fencing and RV's would be a great disappointment.

In addition, I don't believe Curbaril and Sycamore are well maintained enough to handle 200+ Rv's coming in and out from their travels. Many of these RV's would have to come from the Curbaril side because of the trestle on Capistrano. The trestle has a clearance of 13' 2", while fifth-wheel trailers are routinely 13' tall. That narrow margin is nail-biting at best for the driver. With the tight, blind turn and no shoulders, RVs and trailers will avoid this route. In the most recent rain the city had to put out a flooded sign on the roadway before the proposed site. In addition there are a significant number of people who use the area between the end of Curbaril and the industrial part to exercise. Most days I pass two older gentlemen walking, an older couple who use it as their bike route, and today I saw a gentleman taking his ponies for a walk.

I truly don't believe this is the best use of that space and I think many of the residents of Atascadero would feel the same way if they knew what was going on. Especially those of us living in this area of town.

Thank you so much for your time and consideration,  
Gina and Briano Planeta

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**From:** Cindee Yandow  
**Sent:** Monday, November 14, 2022 9:25 PM  
**To:** Planning Commission Public Comments  
**Subject:** 2. CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

To whom it may concern,

I am writing this email to say I am not in favor of the proposed business at 6805 Sycamore Road for RV Storage. I am the last house on Curbaril Ave, with the riverbed across the street. I drive this road 2xs a day sometimes up to 6. This would be very sad and ugly site to see.

There are many reasons this is a bad idea. We shouldn't be ruining a historical trail. It should be left for everyone to enjoy and walk, run, bike, fly remote control airplanes, ect. There is a homeless problem already in the riverbed this will only attract them more which will cause break-ins, even if the area is "secure". I work in the storage industry for Self Storage Management of California, we manage over 50 storage facilities in California with one here in Atascadero (U Store-It Mini Storage). RVs are a huge problem and get broken into often and people try to sneak and live in them. We have very few sites that we allow vehicle storage and that ones we do have onsite residences where we have a live in manager. There were issues at Mike Deans Auto Repair where they use to have RV storage (with ~50 RVs) with homeless and breaks ins at 4990 Traffic Way, Atascadero, CA 93422 and that was located on a main road. If they want to open a business like this it should be somewhere else, not here.

Thank you, concerned tax payer, home owner, business owner of Atascadero.

Cindee Yandow  
Yandow Realty Group

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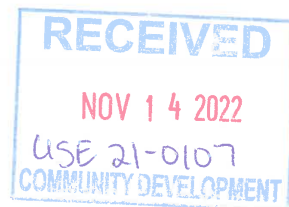


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**From:** Lori Toft  
**Sent:** Monday, November 14, 2022 11:01 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda item #2

The San Batista de Anza trail does not BELONG to Atascadero... it's part of California's history! That our city administration thinks it can just move the historic trail in order to store 262 RVs? I can't believe anyone thinks this is ok! We should be ashamed! And what a horrible eyesore that facility would be! As a lifelong city resident I am very much opposed to this proposal and hope the planners can make a decision that honors our people, town and history! Thank you.  
Lori Toft

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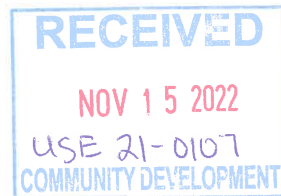
**From:** Cleis Slezak < >  
**Sent:** Tuesday, November 15, 2022 9:07 AM  
**To:** Planning Commission Public Comments  
**Subject:** Meeting ID: 832 5023 8111 Resolution # 2022-071 AB 361

I strongly oppose the planned RV storage facility going in on/near the DeAnza trail in Atascadero. There is no good reason for a commercial establishment going in next to a historic trail. Not only would it be an eyesore but it sets a bad precedent for further development where there should be none. Please vote NO on this proposal.

Thank you, Cleis Slezak (resident of the county in Atascadero for 42 years)

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**From:** Kate Montgomery  
**Sent:** Tuesday, November 15, 2022 11:05 AM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda #2

## To the Atascadero Planning Commission

Tuesday November 15, 2021

Concerning the proposed RV storage facility on AMWC property:

It's not illegal but it's a terrible, inappropriate idea to use the Salinas River corridor for vehicle storage. We could be working to protect and celebrate this precious and unique landscape. Which many already do on a daily basis in a creative variety of recreational uses.

The deAnza trail, in the National Park Service, celebrates this land, describing on the City's website the wildlife and stating "AMWC and the City of Atascadero allow the public to use their properties that front on the Salinas River. Allowable uses include horseback riding, hiking, and bicycling." and "It is AMWC's and the City's desire to maintain these precious riparian corridors so we can all enjoy them for many years to come."

No amount of landscaping and fencing can make this project ok. Pollution from the variety of toxic liquids associated with large vehicles just upstream is inevitable. All night lighting of any kind is unacceptable in wildlife areas. 200 RV's will be an eyesore, especially in this natural area where we enjoy and expect a view of native oaks and willows below Pine Mountain.

Has the National Park Service been consulted? Is there a way for local citizens to have our input to the NPS, which oversees the deAnza Trail?

I have a question. Why was this sweet riverfront property ever designated industrial use in the first place? Who benefits? There are big flat empty lots in town and along the freeway far from sensitive habitat, the river and the mountain. These areas could be fenced and landscaped for RV parking.

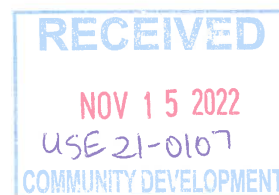
Many of us were shocked to learn about this project just in the past few days. Hopefully the City will take the time to review everyone's issues and decide not to allow this project. Hopefully more appropriate land use practices will be established at next year's General Plan update.

Thank you for reading!  
Kate Montgomery

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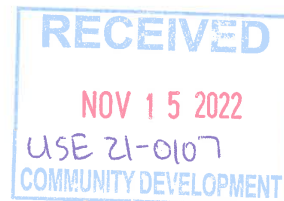
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**From:** Ernest Houston -  
**Sent:** Tuesday, November 15, 2022 11:07 AM  
**To:** Planning Commission Public Comments  
**Subject:** Public Comment: Regular Meeting 11.15.2022, Agenda Item #2  
**Attachments:** CityofAtascaderoPlanningComm\_2022.11.15.pdf

Please see attached document, public input from Northern Chumash Tribal Council, pertaining to agenda item #2, regular meeting November 15, 2022.

Ernest R. Houston  
Northern Chumash Tribal Council  
Tribal Cultural Resource Monitor

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## Northern Chumash Tribal Council

northernchumash.org chumashsanctuary.org



City of Atascadero Planning Commission  
City Hall Council Chambers  
6500 Palma Avenue, 4<sup>th</sup> Floor  
Atascadero, California 93422

Regular Meeting, Tuesday, November 15, 2022

### **Regarding: Agenda Item #2. Conditional Use Permit at 6805 Sycamore Road**

The Northern Chumash Tribal Council (NCTC) is concerned that the project site area may present the risk of accidental discovery of previously undiscovered cultural artifacts given its proximity to the Salinas River and its riverbank, the high likelihood that pre-colonial native peoples resided in this vicinity, and the relatively undisturbed condition of the site.

Therefore, the Northern Chumash Tribal Council requests:

1. An archaeological record search encompassing the project site and the ½ mile area surrounding it,
2. A Phase 1 archaeological survey at the work site, and if needed, an Extended Phase 1 survey,
3. Review of complete information discovered or generated to include maps, grading plans, photography, and reports,
4. On-site consultation with NCTC representatives,
4. If archaeological investigation indicates probability of the presence of cultural artifacts, NCTC will ask that one of our tribal cultural resource monitors be present during soil disturbance/excavation work.

Respectfully submitted,  
Ernest R. Houston  
Cultural Resource Monitor  
Northern Chumash Tribal Council

For  
Violet Sage Walker  
Tribal Chairwoman  
Northern Chumash Tribal Council

---

**From:** Suzy Reynolds  
**Sent:** Tuesday, November 15, 2022 11:28 AM  
**To:** Planning Commission Public Comments  
**Subject:** Comment agenda # USE21-0107

November 15, 2022

Planning Commission  
City of Atascadero

Good day,

My name is Doug Reynolds. My wife, Suzy, and I have been residents of Atascadero since 1980. We raised two daughters who attended school in Atascadero. The oldest taught English at the high school for 16 years.

Suzy and I are avid walkers and one of our routes takes us along Sycamore on the De Anza trail. During COVID, we noticed the trash accumulation along Sycamore. We needed something to keep us busy, so we decided to pick up trash in this area. During the first few months, we gathered enough trash to ask permission of Russ from Classic Coach to use his dumpster for the large bags. Currently, we pick up the litter as needed and are able to take advantage of the "Orange Bag" program in Atascadero to dispose of these bags. We participate in regular river clean up with the local "Beaver Brigade." As you can see, we are actively involved with our community.

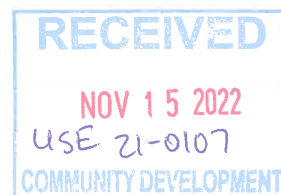
We are concerned about the detrimental effect of the proposed facility in this area. The facility would dominate the area from 6805 Sycamore to the 41 bridge, eliminating the view of the Salinas river and surrounding areas. A variety of activities would be affected: hiking, biking, dog training, equestrians, and river exploration.

Walking would be diverted to the roadside (current speed limit is 40 mph) and separated with a split rail fence. This scenario could be hazardous to anyone that close to the road. Many cars do not currently obey the posted speed limit.

We do not feel the economic benefit of this proposed business would offset the negative impact on the beauty of this area. It will not bring new jobs and the tax benefit to the city would be minimal. We are not in favor of this project.

Respectfully,

Doug and Suzy Reynolds



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**From:** Dug Chisholm  
**Sent:** Tuesday, November 15, 2022 12:13 PM  
**To:** Planning Commission Public Comments  
**Subject:** 11/15/22 meeting: CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

To the Planning Commission:

RECEIVED  
USE 21-0107  
NOV 15 2022

We have been Atascadero residents since 1976, and we have both been outdoor enthusiasts, though we are getting older and are somewhat less active than in years past.

I practiced psychiatry from 1977 to 2020, and I have been very active in the Atascadero Land Preservation Society (ALPS), including helping to spearhead the purchase and upgrade the land at the lower entrance to Stadium Park and writing the grant that secured the bulk of funding for the Three Bridges Oak Preserve.

My spouse, Mary Alice, has been a nurse during most of those years, including a stint as the school nurse for AUSD. She is currently very active in the ALF Food Pantry (formerly Atascadero Loaves and Fishes).

The De Anza trail is one of the hiking opportunities in Atascadero that we have enjoyed. It was brought to our attention that an RV storage facility is planned for 6805 Sycamore. We understand that the zoning can accommodate such use, but we would encourage the Commission to review carefully the potential benefits and detriments that might result. The project would not create any additional jobs, but it would perhaps generate a small amount of tax revenue for the City. It would definitely change the visual experience for people hiking (or driving) on Sycamore. It could affect the safety of hikers walking along Sycamore.

If the Planning Commission is going to approve this use, we strongly encourage requiring adequate setback from the street with adequate safe space for a sidewalk or trail. Also, there is a planned 6 foot fence, and the RV's will be much taller than that, so we would also encourage some stringent requirements for landscaping, such as a tall and thick screen of greenery.

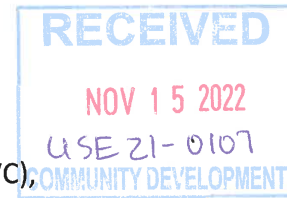
We apologize for this late submission, but we just learned of this proposed use today.

Dugald and Mary Alice Chisholm

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**From:** Mike  
**Sent:** Tuesday, November 15, 2022 12:27 PM  
**To:** Planning Commission Public Comments  
**Subject:** Sycamore RV Storage - PC Meeting 11/15/2022



Planning Commissioners and Atascadero Mutual Water Company (AMWC),

**Please oppose the Sycamore RV Storage project.**

We need more open space within the city limits, not less. We need less encroachment on the Salinas River basin, not more.

This area has historically been used by many people as an outdoor space to enjoy and use. We greatly appreciate AMWC for allowing this use.

I am now saddened and dismayed to see the AMWC has changed their mind and decided go forward with this project on their property located within the river basin. How and when did the AMWC decide to proceed with this project? Looking through their meeting minutes for the last 15 months, I see no discussion about this project, therefore no indication to the shareholders that this project was under consideration. If revenue is the driving force for the project, I believe the shareholders would rather have an increase in their water rates.

While the city and AMWC may share some revenue from this venture, I believe the project is short sided and once in place the land will forever be damaged.

Other reasons I don't endorse this project:

- The Salinas River is a critical habitat and pathway for many animals. It is also a riparian area that needs to be protected and helped, not encroached upon.
  - Storing up to 262 large vehicles near the river on permeable soil seems like it would risk ground water contamination from oil and fuel leakage. Regular inspection for leakage will be required and any leakage would need to have the soil removed and remediated.
1. – This storage lot will be less than aesthetically pleasing regardless of efforts toward screening.
  2. - Vegetation maintenance will be required as vegetation will grow under and around the stored vehicles. The use of herbicides near the river is problematic.
  - Security will be difficult regardless of fencing. Transients will attempt to occupy these RVs. Cameras and lighting will be required.
  - 3.

From the City website Trails handbook:

Atascadero is located in the heart of the Central Coast, offering a blend of natural beauty and rural lifestyle. Its comfortable climate and atmosphere are influenced by the beautiful Pacific Ocean on the West, and also by the Salinas River and open countryside to the East. Local scenery includes oak-studded hills, creeks, and scenic vistas of the Santa Lucia Mountains. Atascadero has a rich history,

with many recreational opportunities to fit your individual style. This trail guide booklet will give you the inside scoop into some of the best trails that the City of Atascadero has to offer. Enjoy!

Anza Trail: This historic trail passes through Atascadero in close proximity to the Salinas River. The Atascadero Mutual Water Company and the City of Atascadero opened segments of the trail for public use. The trail is lined with beautiful oaks and other native vegetation. Trail markers are extremely easy to find and lead you easily along all the trails. This trail consists of abundant wildlife and native vegetation that makes this hike one of a kind. Enjoy the easy trail in the morning or at night for a unique experience.

Thank you for your consideration,

Mike Orvis

**ATTENTION:**

This email originated from outside the City's network. Use caution when opening links and attachments.

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**From:** Dorsey Johnston  
**Sent:** Tuesday, November 15, 2022 3:21 PM  
**To:** Planning Commission Public Comments  
**Cc:** Zoe Corral  
**Subject:** Agenda Item #2. 11/15/22 proposed RV Storage

City of Atascadero,

My name is Dorsey Hogue-Johnston and I represent Mason Family Trust along with being one of the owners of the property located at 6905 - 6915 Sycamore Road, located to the south of this proposed project.

We are opposed to the project for the following reasons.

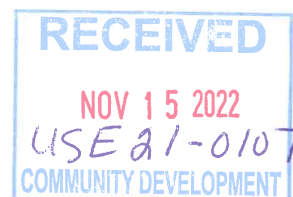
1. Environmentally there are many hazards due to storage of these vehicles that will leak oils and fuels into our city water system.
2. This project will attract and encourage more trash and traffic from the homeless. Providing them with many hiding places to set up camp. I see security being an issue.
3. This project will be directly against the back of our buildings and increasing the problems that already occur in this area. Theft, vandalism, and vagrants wandering thru our businesses are a common issue at the Sycamore Industrial Park. In the past we have had gas stolen, mental health issues with the homeless wandering around and water stolen.
4. The area of the proposed project is an area that is used daily by many of our city residents who walk their dogs, get out for daily exercise and fresh air. You also have the community of RC pilots who are down there using that area on a regular basis.
5. The increased traffic this project will generate on Curbaril Road, and Sycamore Roads will be a problem. These roads are not maintained, designed, or set up to handle 200+ RV's coming and going from this area.
6. There is always the enhanced fire potential due to all the combustible materials being in such a tight confined area. The chance for a fire getting out of control and damaging our property is enhanced with this project.

We strongly oppose this project.  
Please vote NO.

Thank you for your time,

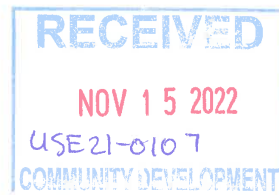
Sincerely,

Dorsey Hogue-Johnston  
Co-owner  
Mason Family 1993 Trust



**From:** Karen Gleason  
**Sent:** Tuesday, November 15, 2022 7:47 AM  
**To:** City Clerk <[cityclerk@atascadero.org](mailto:cityclerk@atascadero.org)>  
**Subject:** 6805 Sycamore Road, open space, D' Anza trail.

I strongly disagree with making this now open space area a parking lot for RV's. This area is used by so many different people., dog walkers, horse back riders, joggers, hobby plane and cars. I feel this would further destroy the historic D' Anza trail by introducing more motorized vehicles, motorcycles in particular which is already a problem in the Salinas River area. If the trail is rerouted then it will surely be destroyed by motorcycles. This area should be kept open for the public to use and not become an unsightly parking lot for RV's. As an Atascadero Horsemen member, we use this part of the river for trail riding and already have a hard time sharing this space with motorcycles. Motorcycles have access to the river in so many different areas, that it is impossible to keep them out and if we diminish the open space then it becomes a much more hazardous area for motorcycles and equestrians side by side. Let's keep this space open for public access and try to keep motorized vehicles off the D' Anza trail. Thank you, Karen Gleason, Salinas River open space enthusiast.





**Annette Manier**

---

**From:** Annette Manier  
**Sent:** Wednesday, November 16, 2022 8:52 AM  
**To:** jandkspantry@gmail.com  
**Subject:** Email comments re: 6805 Sycamore

Hi Karen Gleason,

Your email comments were directed to the City Clerk's email, instead of the Planning Commission email box (which is [pc-comments@atascadero.org](mailto:pc-comments@atascadero.org)).

Your comments were forwarded late yesterday to the Commission prior to the meeting, so they did read them.

I will be posting these online today. The meeting was continued to a future Planning Commission meeting, date uncertain.

Thank you,

Annette Manier, Administrative Assistant  
CITY OF ATASCADERO  
Community Development Dept.  
6500 Palma Ave., Atascadero CA 93422  
Direct (805) 470-3402 | Office (805) 461-5035  
Direct Fax: (805) 470-3403 | Office Fax (805) 461-7612  
[www.atascadero.org](http://www.atascadero.org)  
**Dedicated to Atascadero's character and safety by helping people plan and build quality projects**

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-----Original Message-----

From: Wendy Ogle

Sent: Tuesday, November 15, 2022 8:52 AM

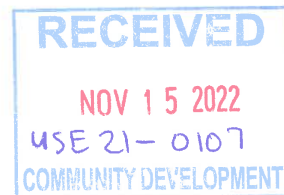
To: City Clerk <[cityclerk@atascadero.org](mailto:cityclerk@atascadero.org)>

Subject: Conditional Use Permit at 6805 Sycamore Road

To whom it may concern:

I am a resident here in Atascadero and very upset about this, I think it should be denied. I am disabled and it's hard to find places for walking that feels like your in nature, if they do this I will no longer be able to go on my walks with nature. We already have plenty storage facilities in town, why are they trying to ruin our riverbed views!?! I wish you could experience the pain I go thru just to have a natural walk in nature and they want to ruin it, please don't pass this. Has there even been any studies of what it may do to our riverbed, why lose our nature to this? Our town is already growing too fast don't make us (your crippled) lose one of our last natural places to walk with nature. I can't walk up our great hills but I love walking the riverbeds and edges. The ADA should be involved with any kind of development along the riverbed and I haven't heard or seen anything about them involved on this. Do our council members even think about what this will do to your constituents with disabilities? Take time and think, don't pass this I want to continue my walks in nature!!!

Wendy Ogle



**Annette Manier**

---

**From:** Annette Manier  
**Sent:** Wednesday, November 16, 2022 8:44 AM  
**To:** atarisophia@gmail.com  
**Subject:** Public Comment re: 6805 Sycamore

Hi Wendy,  
Your email comments were directed to the City Clerk's email, instead of the Planning Commission email box (which is [pc-comments@atascadero.org](mailto:pc-comments@atascadero.org)).

Your comments were forwarded late yesterday to the Commission prior to the meeting, so they did read them.

I will be posting these online today. The meeting was continued to a future Planning Commission meeting, date uncertain.

Thank you,

Annette Manier, Administrative Assistant  
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# WATER COMPANY COMMENTS

USE 21 - 0107



**ITEM 3**  
 RV Storage at 6805 Sycamore Rd.  
 USE 21-0107 / VSM Leasing & Rentals LLC

## **Atascadero Design Review Committee**

### **Staff Report – Community Development Department**

#### **RV Storage, 6805 Sycamore Road**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
7/28/22	Mariah Gasch Associate Planner	VSM Leasing & Rentals LLC	USE 21-0107	
<b>RECOMMENDATION</b>				
<p><i>Staff Recommends to the DRC:</i>            Review Plans for a new business that includes outdoor Recreational Vehicle (RV) storage and direct the applicant to make any modifications to the site as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
6805 Sycamore Road	Industrial (I)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	028-121-001	23.24-acre site 6-acre lease area
<b>PROJECT DESCRIPTION</b>				
<p>The proposed project includes a Conditional Use Permit (CUP) for a 6-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 RVs on a portion of the site that is currently owned by Atascadero Mutual Water Company in the Industrial zone.</p>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				

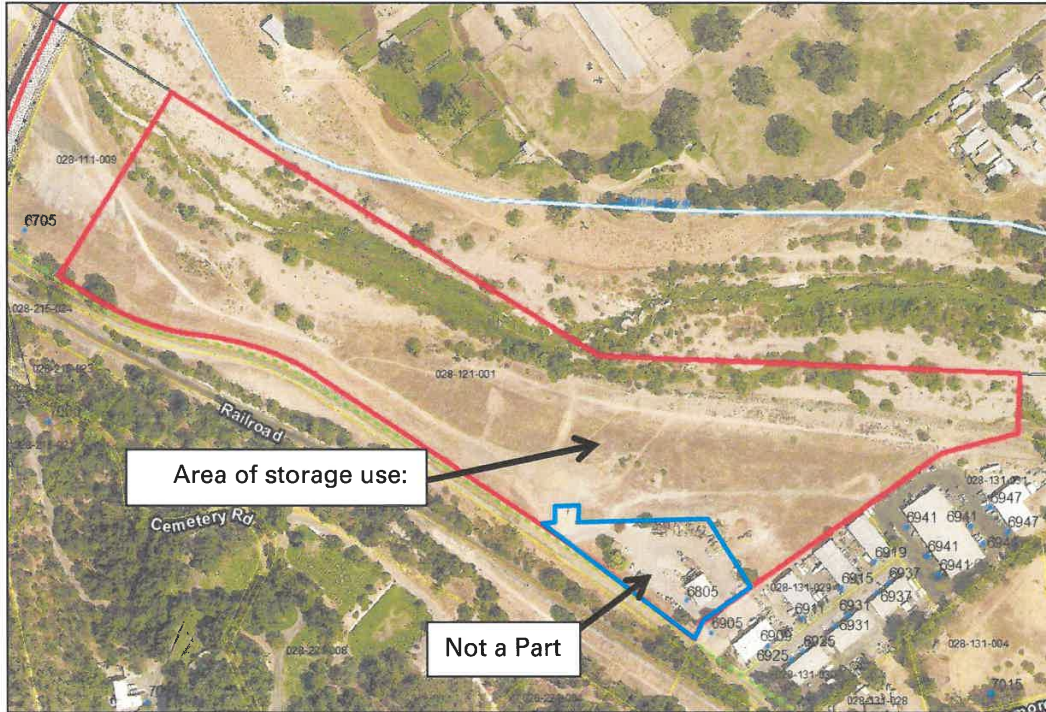
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO  
 COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

**ITEM 3**

**RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC**

**Aerial Map**



**DISCUSSION:**

***Project Description***

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

***Background***

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code.



I understand the reasoning why they want this but this could invite more encampments being the taller vegetation provides shade and coverage for teh encampments.

ITEM 3  
RV Storage 6805 Sycamore Rd.  
VSM Leasing and Rentals LLC

Landscaping

The applicant provided a landscape plan proposing new landscaping along the realigned De Anza Trail and Sycamore Road. Staff is recommending a revision to the landscaping plan to focus taller vegetation along the interior fence adjacent to the RV storage lot. This recommendation also includes adding shorter species between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor. The applicant's landscape plan did not include landscaping between the existing construction yard onsite and Sycamore Road. Staff is requesting that the landscape plan be extended to include this portion since it is a part of the subject's parcel. This landscaping should be consistent with what is proposed on the opposite side of the driveway. There are six Coast Live Oak trees that will remain onsite and be protected during construction. Minimal landscaping is proposed throughout the RV parking areas. Atascadero Municipal Code (AMC) 9.4-125 requires 5% of the lot in an Industrial zone to be landscaped. The applicant has not provided overall lot coverage of landscaping so this will be verified prior to the Planning Commission hearing. If the proposed landscape plan does not meet the 5% requirement, staff will support an exception due to the industrial nature of the use.

Fencing, lighting and security

There is an existing six-foot-tall chain link fence along the e around the current construction yard. This chain link fence Sycamore Road. There is also an existing chain link fence along the existing parking area for the trail. Staff is recommending that a hidden corridor, the applicant replace the existing chain link fence of either metal or wood. The applicant is proposing new chain link fencing around the RV storage lot. AMC 9-4.128 requires chain link fencing to be screened with evergreen vegetation. The De Anza Trail will be heavily screened with landscaping around the rear of the site does not have landscape screening. an exception to this standard due to the industrial nature of the site and its use. The rear property line abuts a tall berm along the Salinas River and the applicant is proposing an infiltration bio swale along the entire fence line. Adding landscaping to this side would extend into proposed RV spaces, potentially creating the need for a site redesign and reducing the number of parking spaces onsite. The applicant is proposing a powered gate that will be keypad controlled. There will be no regular onsite workers. Therefore, the RV storage will be self-service.

I understand they want to try and beautify the area but it is still an industrial area and the wooden rail will be a maintenance problem. If the City is going to maintain then it is a different story.

The submittal shows several new light poles throughout the site with a maximum height of 20 feet tall. Staff is recommending this maximum height be reduced 16 feet for each light pole. This will reduce the light spilling onto adjacent parcels. The applicant is proposing lights that dim low levels light until motion is detected. This will reduce negative impact on the surrounding area while providing security for the business. They are also proposing the installation of five new security cameras on five of the proposed lights poles. The applicant has a pre-existing contract with a local security company. They plan to continue using them for this site for 24-hour security coverage.



**ITEM 3**

**RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC**

Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator. The accumulation of storage containers, illegal businesses, transient camps, inoperable vehicles, feral animals, and the storage of miscellaneous junk and debris are possible negative impacts brought about by this land use. Conditions of approval and an annual site review are very important to prevent this property from falling into a deteriorated site. Staff is considering the following conditions be added for the Planning Commission review of the use permit:

1. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
2. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
3. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.
4. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.
5. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.
6. No washing of vehicles, RV's or Boats or other equipment may occur on-site.
7. No dumping of RV waste or water tanks may occur on site at any time.
8. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 10 feet of the top of the bank of Atascadero Creek. ← Is this correct?
9. The realignment of the De Anza Trail shall be consistent with what is proposed. The trail shall be completed and fully landscaped to the satisfaction of the Community Development Director prior to building permit final.
10. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail fence with a maximum height of 4 feet tall.
11. Taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail.
12. All new fencing chain link fencing shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet.
13. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.
14. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.

This should be per permit conditions not a subjective review by an individual.

Understand the reasoning why they want this but this could invite more complaints being the taller vegetation provides shade and coverage for teh complaints.





**ITEM 3**

**RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC**

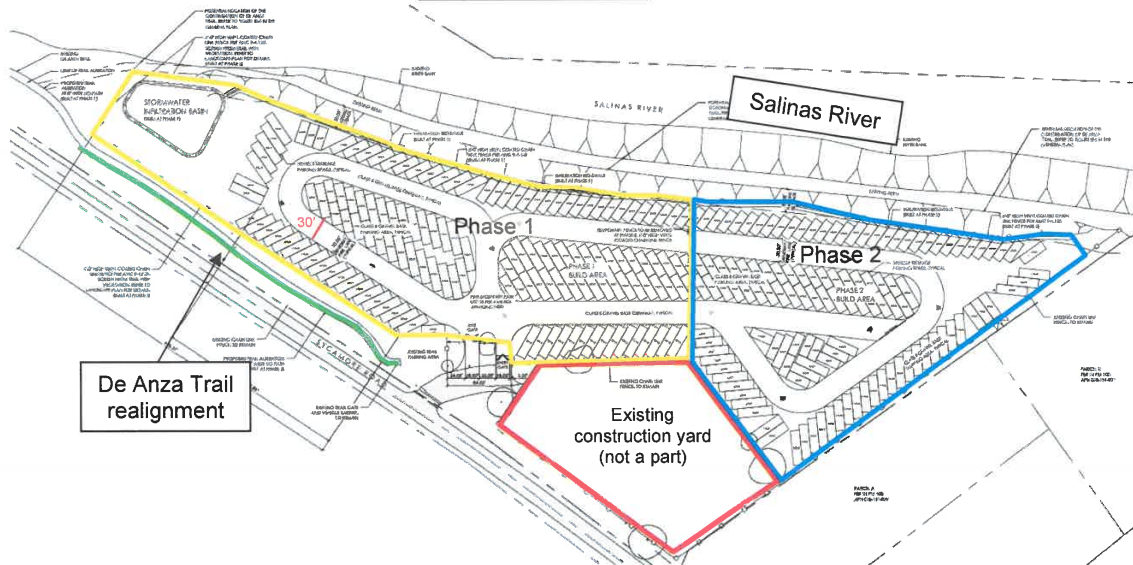
**Analysis**

The land use proposed, Outdoor Vehicle and Equipment Storage is a conditionally allowed use in the Industrial Zoning district. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 4).

The applicant is proposing to complete the project in two phases. The first phase consists of 138 RV spaces, a new perimeter fence along the Phase 1 area, site grading with Class II base finish (in Phase 1 areas only), construction of an entrance gate and completion of the required stormwater basin. Phase 2 includes the addition of 124 parking spaces, removal of the dividing fence between the two phases and extension of the new vinyl coated chain link fence adjacent to the Salinas River.

The De Anza Trail currently traverses through this property and culminates from a small parking lot along Sycamore Road. Due to this development, the trail will need to be realigned along Sycamore Road. Staff is also adding a condition that the realignment of the De Anza Trail, and the improvements to fencing and landscaping, be completed with Phase 1.

Proposed Site Plan



**ITEM 3**

**RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC**

**DRC Discussion items:**

1. Landscaping
2. Fencing, lighting and security
3. Proposed project conditions

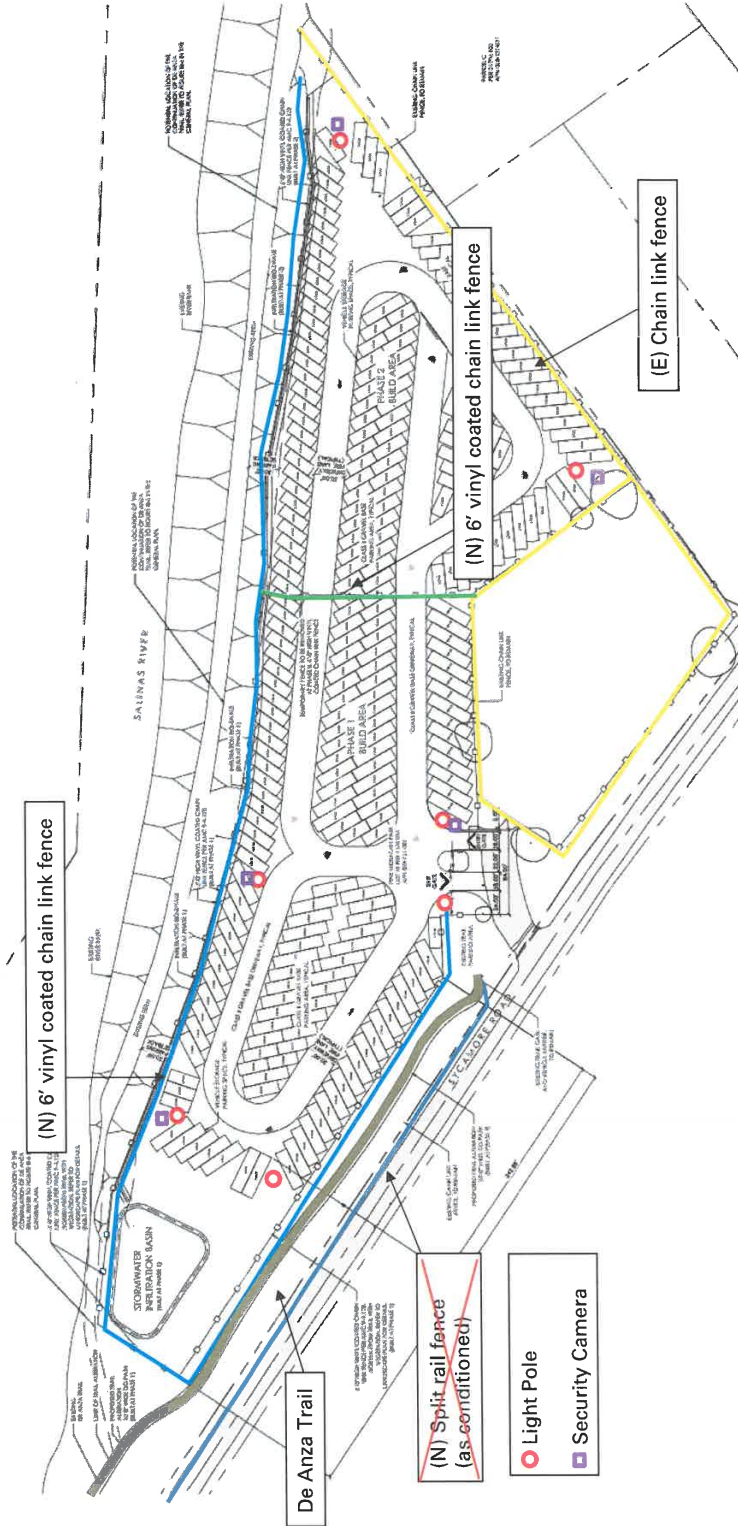
**ATTACHMENTS:**

- Attachment 1: Site Plan
- Attachment 2: Landscape Plan
- Attachment 3: Site Photos
- Attachment 4: AMC 9-6.140
- Attachment 5: DRC Notice of Action



ITEM 3  
 RV Storage at 6805 Sycamore Rd.  
 USE 21-0107 / VSM Leasing & Rentals LLC

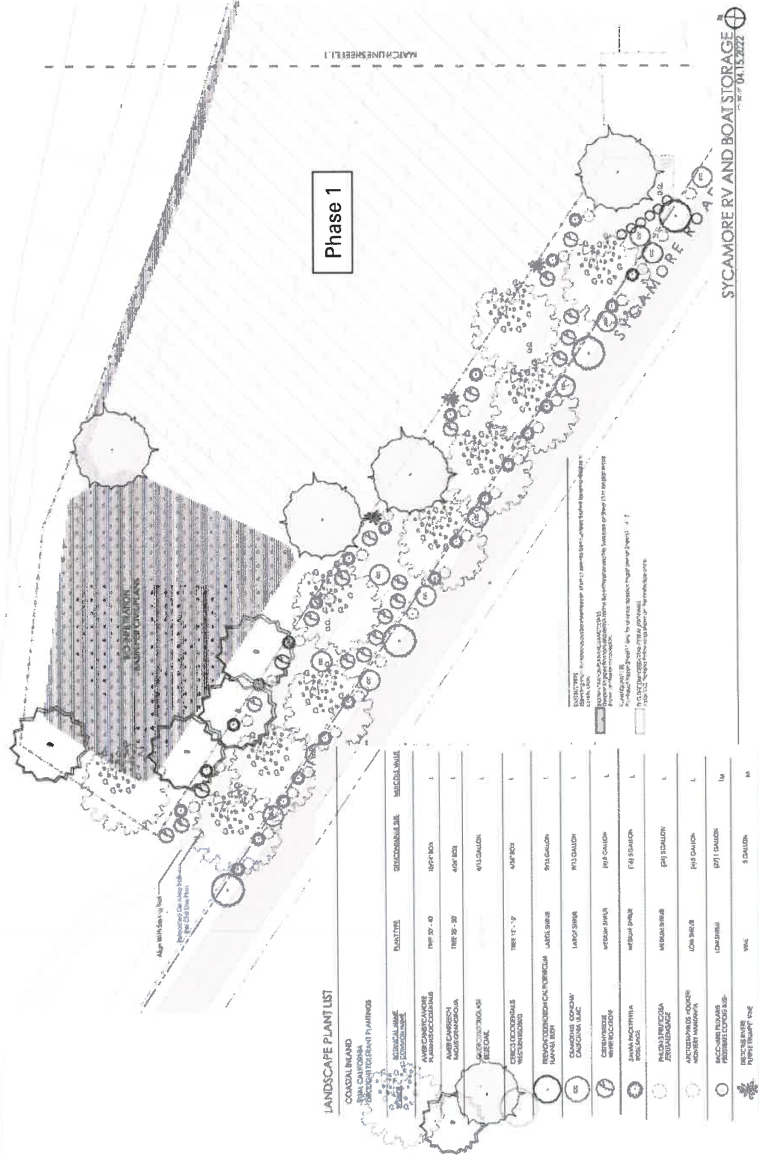
Attachment 1: Site Plan  
 USE 21-0107



ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO COMMUNITY DEVELOPMENT DEPARTMENT AT <http://www.atascadero.org>

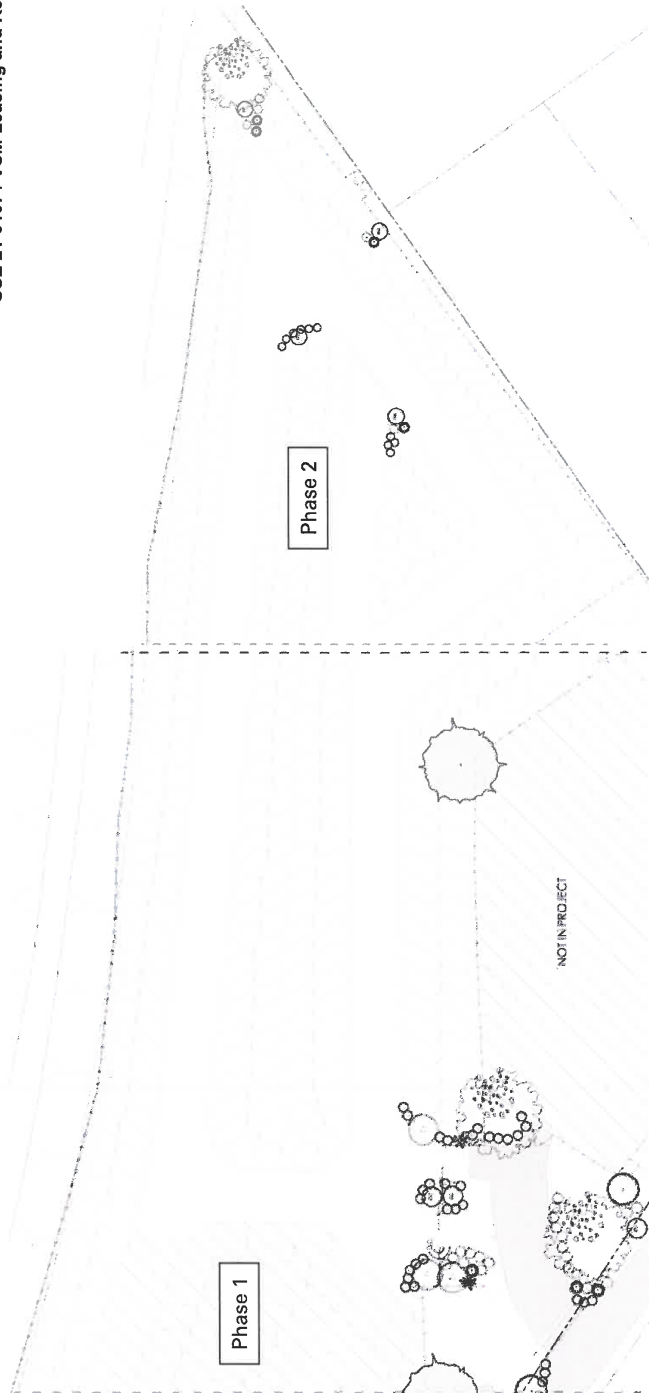
ITEM 3  
RV Storage at 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing & Rentals LLC

Attachment 2: Landscape Plan  
USE 21-0107



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ITEM 3  
RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC



**ITEM 3**

RV Storage at 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing & Rentals LLC

**Attachment 3: Site Photos  
USE 21-0107**

**Existing Site (Facing Northwest)**



**Existing Site (Facing Northeast)**



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<http://www.atascadero.org>

**ITEM 3**

RV Storage 6805 Sycamore Rd.

USE 21-0107 / VSM Leasing and Rentals LLC

**View of the site from Sycamore Road**



**Existing construction yard**



**ITEM 3**

RV Storage at 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing & Rentals LLC

**De Anza Trail Entrance**



**Location of new automated gate**



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**ITEM 3**

**RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC**

**Attachment 4: AMC 9-6.140  
USE 21-0107**

**9-6.140 Storage yards.**

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131. in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)



ITEM 3  
RV Storage 6805 Sycamore Rd.  
USE 21-0107 / VSM Leasing and Rentals LLC

**Attachment 5: DRC Notice of Action  
USE 21-0107**



# CITY OF ATASCADERO

## Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | [www.atascadero.org](http://www.atascadero.org)

### DRC Action Form

**Project #: Use 21-0107**  
**Project Title: RV Storage Lot**  
**Planner/ Project Manager: Mariah Gasch**  
**DRC Review Date(s): 7/28/22**

**Final Action:**  DRC

Refer to comments above.

#### Conditions & Recommendations:

1. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
2. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
3. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.
4. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.
5. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.
6. No washing of vehicles, RV's or Boats or other equipment may occur on-site.
7. No dumping of RV waste or water tanks may occur on site at any time.
8. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 30 feet of the top of the bank of Atascadero Creek.
9. The realignment of the De Anza Trail shall be consistent with what is proposed. The trail shall be completed and fully landscaped to the satisfaction of the Community Development Director prior to building permit final.
10. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail fence with a maximum height of 4 feet tall.
11. Taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail.
12. All new fencing chain link fencing shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet.
13. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.
14. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.





**ITEM 3 | 7/18/2023**  
 Sycamore RV Storage  
 USE21-0107/ VSM Leasing and Rentals LLC

# Atascadero Planning Commission

## Staff Report - Community Development Department

### Sycamore RV Storage USE 21-0107 (VSM Leasing & Rentals LLC)

#### RECOMMENDATION:

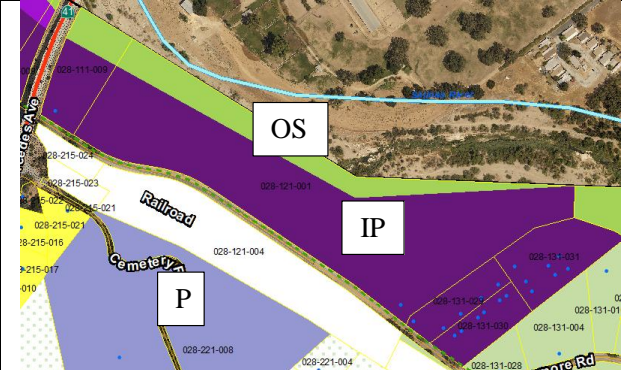

The Planning Commission adopt Draft Resolution approving Conditional Use Permit (CUP) USE21-0107 allowing a new business for outdoor Recreational Vehicle (RV) storage in the Industrial Park zone.

#### Project Info In-Brief:

<b>PROJECT ADDRESS:</b>	6805 Sycamore Rd.	Atascadero, CA	<b>A P N</b>	028-121-001
<b>PROJECT PLANNER</b>	Mariah Gasch Associate Planner	470-3436	mgasch@atascadero.org	
<b>PROPERTY OWNER</b>	VSM Leasing & Rentals LLC			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Industrial Park (IP)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	23.24-acre site 6-acre lease area	Vacant/ Contract Construction	Recreational Vehicle (RV) storage
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15304 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

**DISCUSSION:**

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)

Project site

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development for this site. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code, therefore the PD does not impact the scope of the proposed storage facility.

Project description:

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

**ITEM 3 | 7/18/2023**

**Sycamore RV Storage**

**USE21-0107/ VSM Leasing and Rentals LLC**

Project Review History:

On July 28, 2022, the Design Review Committee (DRC) reviewed the proposed project and made recommendations regarding new and existing fencing and landscaping onsite. The applicant revised the plans in accordance with the DRC's recommendations.

In November 2022, this item was presented to the Planning Commission. Public comment focused on potential environmental impacts. In one letter received, staff was notified from a local Native American tribe that the site may be archeologically sensitive. The Planning determined that a Phase I Archaeological Survey be completed before taking further action on the project. During this hearing, the Commission also suggested a 10-year time limit on the storage use could be an option. The Commission voted to continue the meeting to a date uncertain, with a recommendation to provide an Archeology Study, and a Visibility Study with the applicant to stake out the property boundaries and Commissioners may visit individually to view the site.

The item was brought back before the Planning Commission on June, 20, 2023. Two motions were made for denying the conditional use permit application, both of which failed with a 4:2 vote and 3:3 vote. A third motion was made to approve the draft resolution for the conditional use permit, which also failed with a 3:3 vote. A fourth motion was made to continue the conditional use permit until staff reviews the General Plan analysis to a point where the City Council feels comfortable with the future land use designation on this site. The General Plan update is likely to be completed in 2024, however there is no definitive completion date. The motion made at this hearing to continue the item to a date uncertain with an extended time period was deemed an invalid action because it essentially denies the use permit without making such findings. Therefore, the item must be reheard for a new motion.

**ALTERNATIVES**

1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

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Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

**ATTACHMENTS:**

Attachment 1: June 20, 2023 Planning Commission Staff Report

Supplemental Information Packet

ITEM NUMBER: B-2

DATE: 10/10/23

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Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

<b>Attachment 1: June 20, 2023 Planning Commission Staff Report USE21-0107</b>
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# Atascadero Planning Commission

## Staff Report - Community Development Department

### Sycamore RV Storage USE 21-0107 (VSM Leasing & Rentals LLC)

#### RECOMMENDATION:

The Planning Commission adopt Draft Resolution approving Conditional Use Permit (CUP) USE21-0107 allowing a new business for outdoor Recreational Vehicle (RV) storage in the Industrial Park zone.

#### Project Info In-Brief:

<b>PROJECT ADDRESS:</b>	6805 Sycamore Rd.	Atascadero, CA	<b>A P N</b>	028-121-001
<b>PROJECT PLANNER</b>	Mariah Gasch Associate Planner	470-3436	mgasch@atascadero.org	
<b>PROPERTY OWNER</b>	VSM Leasing & Rentals LLC			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Industrial Park (IP)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	23.24-acre site 6-acre lease area	Vacant/ Contract Construction	Recreational Vehicle (RV) storage
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15304 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				



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**Sycamore RV Storage**  
**USE21-0107/ VSM Leasing and Rentals LLC**

**DISCUSSION:**

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)

Project site

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development for this site. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code, therefore the PD does not impact the scope of the proposed storage facility.

Project description:

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

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## Sycamore RV Storage

## USE21-0107/ VSM Leasing and Rentals LLC

Project Review History:

On July 28, 2022, the Design Review Committee (DRC) reviewed the proposed project and made recommendations regarding new and existing fencing and landscaping onsite. The applicant revised the plans in accordance with the DRC's recommendations.

In November 2022, this item was presented to the Planning Commission. Public comment focused on potential environmental impacts. In one letter received, staff was notified from a local Native American tribe that the site may be archeologically sensitive. The Planning determined that a Phase I Archeological Survey be completed before taking further action on the project. During this hearing, the Commission also suggested a 10-year time limit on the storage use could be an option. The Commission voted to continue the meeting to a date uncertain, with a recommendation to provide an Archeology Study, and a Visibility Study with the applicant to stake out the property boundaries and Commissioners may visit individually to view the site.

Analysis

The land use proposed, *Outdoor Vehicle and Equipment Storage* is a conditionally allowed use in the Industrial Zoning district. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 3).

The applicant is proposing to complete the project in two phases. The first phase consists of 138 RV storage spaces, a new perimeter fence along the Phase 1 area, site grading with Class II base finish (in Phase 1 areas only), construction of an entrance gate and completion of the required stormwater basin. Phase 2 includes the addition of 124 RV storage spaces, removal of the fence between the two phases and extension of the chain link fence adjacent to the Salinas River.

The Juan Bautista de Anza Trail is currently accessed through this property and culminates from a small parking lot along Sycamore Road. This property acts as one of several access points to the trail. The de Anza trail is a part of the 1,200-mile National Historic Trail connects Nogales, Arizona to the San Francisco Bay Area. The current trail access is located on a previously graded and leveled site close to Sycamore Road and does not currently have any defining characteristics. The proposed RV storage project would define the trail, provide a formal entry and parking area, and add landscaping and to differentiate the trail from the remainder of the site. This project will also replace the chain link fence the currently encloses the trail with a lower split-rail fence to improve visibility to and from the trail. The proposed trail location is consistent with the Juan Bautista de Anza Trail's plan to continue down Sycamore Road. With this development, the trail access point will need to be realigned slightly to move along Sycamore Road.

- *Staff is adding a condition that the realignment of the De Anza Trail, and the improvements to fencing and landscaping, be completed with Phase 1.*



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remains on site. During the field investigation, all materials were found to be consistent with fill dirt that would have been imported into this site. There does not appear to be any native grade remaining on this heavily modified property.

The archaeological assessment found that no further investigations are necessary, as the parcel is part of the historic floodplain and is now covered with imported fill material. Atascadero Municipal Code (AMC) 9-4.162 finds that in the case that archaeological resources are unearthed or discovered during any construction activities that construction shall cease and the Planning Department notified to initiate disposition of the artifacts. Since the site is now buried by nearly 10 feet of fill material, it is unlikely that this would come about during construction.

Landscaping

The applicant provided a landscape plan proposing new landscaping along the access path to the De Anza Trail and Sycamore Road. Staff recommended a revision to the landscaping plan at the DRC hearing to focus taller vegetation along the interior fence adjacent to the RV storage lot. The DRC supported this recommendation and it has been added as a condition. This condition also includes adding shorter landscape species between the De Anza Trail and Sycamore Road to maintain visual access from the road to the trail to maintain safety.

The applicant's landscape plan did not include landscaping between the existing construction yard adjacent to this project and Sycamore Road. At the DRC hearing, staff recommended that the landscape plan be extended to include this portion since it is a part of the subject's parcel. The DRC also supported this recommendation and it has been added as a condition at this time. This landscaping should be consistent with what is proposed on the opposite side of the driveway. There are six Coast Live Oak trees that will remain onsite and be protected during construction. Minimal landscaping is proposed throughout the RV storage areas.

Atascadero Municipal Code (AMC) 9.4-125 requires 5% of the lot in an Industrial zone to be landscaped. The applicant is requesting an exemption from this requirement due to maintenance concerns and visibility into the site. Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. The Municipal Code allows the Planning Commission to approve a modification to eliminate the minimum landscape requirement if a finding can be made that existing vegetation topography or structural arrangement preclude the need for landscaping. Since the use is a storage use, compliance with the 5% requirement may be problematic. Based on location and this specific land use, staff recommends that the Planning Commission allow for a modification to only require landscaping along Sycamore Road and the De Anza Trail between this project area and the public viewshed. The landscape plan was broken into three sections and provided below. Landscaping on the eastern edge has been removed from the applicant's proposal.



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Fencing, lighting and security

There is an existing six-foot-tall chain link fence along the eastern property line and around the current construction yard. This chain link fence extends the length of Sycamore Road. There is also an existing chain link fence along Sycamore Road up to the existing parking area for the trail. The applicant was originally proposing to keep the existing six-foot-tall fence along the Sycamore Road Property line. The DRC discussed the location of this fence and recommended that the fence between the De Anza Trail and Sycamore Road be up to four feet tall while maintaining clear visibility of the trail. Staff has added a condition that this be a split rail or pipe rail fence.

AMC 9-4.128 requires all new chain link fencing to be vinyl coated. However, due to cost and visibility, the applicant requested to utilize the existing fence along Sycamore Road and relocate it along the Salinas River edge. The Design Review Committee supported the applicant's request for this.

The applicant is proposing new six-foot-tall vinyl coated chain link fencing around the remainder of the RV storage lot. AMC 9-4.128 requires all new vinyl coated chain link fencing to be screened with evergreen vegetation. The new fence adjacent to the De Anza Trail will be heavily screened with landscaping. However, new fencing around the rear of the site is not proposed to have landscape screening. Staff is recommending an exception to this standard since the rear fence will abut an existing berm and is not visible from other properties. Adding landscaping to this side would extend into proposed storage spaces, potentially creating the need for a site redesign and reducing the number of parking spaces onsite. The applicant is proposing a powered gate that will be keypad controlled. There will be no regular onsite workers so the RV storage will be self-service.

The proposed plans show several new light poles throughout the site with a maximum height of 20 feet tall. Staff is recommending this maximum height be reduced 16 feet for each light pole. This will reduce the light spilling onto adjacent parcels. The applicant is proposing lights that dim to low levels light until motion is detected. This will reduce negative impact on the surrounding area while providing security for the business. Staff has added a condition that the applicant provide a photometric light study with the building permit submittal to ensure that light will not spill onto adjacent properties. They are also proposing the installation of five new security cameras on five of the proposed lights poles. The applicant has a pre-existing contract with a local security company. They plan to continue using them for this site for 24-hour security coverage.

Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator, unless the use permit is revoked or modified by the City, or unless the uses ceases for a period of six months or more. The accumulation of storage containers, illegal businesses, transient camps, inoperable

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vehicles, feral animals, and the storage of miscellaneous junk and debris are possible negative impacts that historically accompany this land use. Conditions of approval are incorporated in order to prevent such nuisances. Staff has added a series of conditions about site operation to ensure that the storage yard does not deteriorate over time.

## **ALTERNATIVES**

1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

## **ATTACHMENTS:**

- Attachment 1: Draft Resolution
- Attachment 2: Site Photos
- Attachment 3: AMC 9-6.140

**DRAFT RESOLUTION**

**RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ATASCADERO APPROVING A CONDITIONAL USE PERMIT  
TO ESTABLISH AN OUTDOOR RECREATIONAL VEHICLE STORAGE  
USE IN THE INDUSTRIAL PARK ZONE**

**SYCAMORE RV STORAGE  
VSM LEASING & RENTALS LLC  
(USE21-0107)**

**WHEREAS**, an application has been received from VSM Leasing & Rentals LLC (3380 El Camino Real, Atascadero, CA 93422), Applicant, and Atascadero Mutual Water Company (PO Box 6075, Atascadero, CA 93422), Owner) to consider Planning Application USE21-0107, for a Conditional Use Permit for an outdoor Recreational Vehicle (RV) storage use at 6805 Sycamore Road, Atascadero, CA 93422 (APN 028-121-001); and

**WHEREAS**, the site's current General Plan Land Use Designation is Industrial and Open Space (I and OS); and

**WHEREAS**, the site's current Zoning District is Industrial Park and Open Space (IP and OS); and

**WHEREAS**, an outdoor vehicle storage yard is a conditionally allowed use in the Industrial Park (IP) zoning district; and

**WHEREAS**, the outdoor vehicle storage yard is not located on the portion of the site zoned Open Space (OS) zoning district; and

**WHEREAS**, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

**WHEREAS**, a timely and properly noticed public hearing was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said conditional use permit; and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Atascadero:

**SECTION 1. Recitals:** The above recitals are true and correct.



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**SECTION 2. Public Hearing.** The Planning Commission held a duly noticed public hearing to consider the project on June 20, 2023 and considered testimony and reports from staff, the applicants, and the public.

**SECTION 3. Findings.** The Planning Commission makes the following findings, determinations and approvals

**1. Findings for Approval of a Conditional Use Permit**

FINDING: The proposed project or use is consistent with the General Plan

FACT: The use is consistent with the General Plan. Specifically, it relates to intended uses in the Industrial Park zone. The General Plan states that one of the intended uses of this zone is for outdoor storage facilities. General Plan Policy 14.2 aims to identify locations with adequate land to accommodate industrial uses to retain and expand existing businesses. The municipal code allows outdoor vehicle storage operations with a conditional use permit.

FINDING: The proposed project or use satisfies all applicable provisions of the Zoning Ordinance

FACT: The proposed outdoor vehicle storage operation can be permitted through the Conditional Use Permit process as identified in the Municipal Code. The proposed site plan is consistent with the applicable provisions of the Atascadero Municipal Code as conditioned.

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use

FACT: The proposed recreational vehicle storage facility will not be detrimental to the general public or working person's health, safety, or welfare.

FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development

FACT: The proposed project is on a property that is zoned Industrial Park with a contract construction yard on it. The property is at the edge of the city in an area that has been designated for industrial uses.

FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding

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**USE21-0107/ VSM Leasing and Rentals LLC**

neighborhood that would result from full development in accordance with the land use element

FACT: The proposed project and use is consistent with the traffic projections and road improvements anticipated within the General Plan. The project site is an existing site on Sycamore Road.

FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

FACT: The project is consistent with the General Plan and municipal code, as conditioned.

**2. Findings for Approval of Landscape Requirement Exception**

FACT: Existing vegetation topography or structural arrangement preclude the need for landscaping.

FINDING: Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. Additionally, evergreen landscaping along the Salina River will not provide useful screening. The chain-link fence requiring screening is located against a berm and landscaping will be difficult to maintain.

**SECTION 4. CEQA.** The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15304, Class 4; Minor Land Alterations.

**SECTION 5. Approval.** The Planning Commission of the City of Atascadero, in a regular session assembled on June 20, 2023, resolved to approve a Conditional Use Permit to allow for an outdoor recreational vehicle storage yard (USE21-0107) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Site Plan
3. EXHIBIT C: Preliminary Grading and Drainage Plan
4. EXHIBIT D: Landscape Plan (as modified)

On motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

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USE21-0107/ VSM Leasing and Rentals LLC

ABSENT:

( )

ADOPTED:

CITY OF ATASCADERO, CA

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Jeff van den Eikhof  
Planning Commission Chairperson

Attest:

---

Phil Dunsmore  
Planning Commission Secretary

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**USE21-0107/ VSM Leasing and Rentals LLC**

<b>EXHIBIT A: Conditions of Approval</b> <b>USE21-0107</b>
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<b>Conditions of Approval</b>	<b>Timing</b>	<b>Responsibility /Monitoring</b>
<b>Conditional Use Permit</b> <b>Outdoor Recreational Vehicle Storage</b> <b>6805 Sycamore Road</b>	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
1. This Conditional Use Permit shall be for an outdoor recreational vehicle storage yard as described in attached Exhibits, located at 6805 Sycamore Road (APN 028-121-001), regardless of owner.	Ongoing	PS
2. The approval of this use permit shall become final and effective the date of the hearing. Issuance of building permits may not occur prior to the appeal period of fourteen (14) days following the Planning Commission approval.	Ongoing	PS
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Conditional Use Permit.	Ongoing	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of this time period, the approval shall expire and become null and void unless the project has received a building permit or a time extension.	BP	PS
5. This use permit shall be valid for this site regardless of owner. If the storage land use ceases for more than 6 months following initial occupancy or if the City verifies that the use is not in compliance with Use Permit conditions, the use permit shall be revoked and shall be subject to the review and approval of a new use permit, subject to zoning and General Plan compliance at the time of revocation.	Ongoing	PS
6. The owner and applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	Ongoing	CA
<b>Planning Services</b>		
7. The Conditional Use Permit shall allow an outdoor recreational vehicle storage yard as shown in Exhibit B.	Ongoing	PS
8. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.	Ongoing	PS
9. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.	Ongoing	PS
10. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.	Ongoing	PS

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11. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.	Ongoing	PS
12. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.	Ongoing	PS
13. No washing of vehicles, RV's or Boats or other equipment may occur on-site.	Ongoing	PS
14. No dumping of RV waste or water tanks may occur on site at any time.	Ongoing	PS
15. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 30 feet of the top of the bank of the Salinas River.	Ongoing	PS / BS
16. The realignment of the De Anza Trail shall be consistent with what is shown in Exhibit B. The trail shall be completed and fully landscaped per the approved landscape plan. Any modifications must be approved by the Community Development Director. Generally, taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail. Shorter species shall be planted between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor	BP/ FI	PS
17. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail or pipe rail fence with a maximum height of 4 feet tall. Fence shall be installed prior to requesting a Planning Final.	FI	PS
18. All new fencing chain link fencing, other than fencing along the Salina River, shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet. However, the addition of barbed wire (NOT Constantine wire) may be added to the top of interior fences along the RV storage lot. Fencing shall be installed prior to requesting a Final Planning Inspection.	FI	PS
19. Existing chain link fencing along Sycamore Road may be repurposed to be used as fencing adjacent to the Salinas River.	FI	PS
20. The applicant shall submit a landscape and irrigation plan, completed by a qualified professional, with their construction documents. The landscape plan shall be consistent with what is shown inf Exhibit D with additional landscaping focused on the following areas: _ Along the De Anza Trail realignment _ In front of the existing construction yard, adjacent to Sycamore Road Landscaping and irrigation shall be installed prior to requesting a Planning Final Inspection.	BP/FI	PS
21. Ensure that the De Anza Trail realignment is built out to meet equestrian trail standards.	FI	PS
22. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.	BP/ FI	PS
23. A photometric light study shall be submitted with the building permits for the Phase 2 addition and shall consider all new lights proposed and all existing lights proposed to be retained. The lighting plan shall not include any lights that cause a light in excess of .01 footcandles on adjacent properties. Planning Services staff shall conduct a night-time inspection of lights before the building permits may be finalized.	BP/FI	
24. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.	Ongoing	PS
25. Archaeological monitoring is required with all ground disturbing activities. The applicant will be required to provide a signed contract with a certified archaeologist prior to building permit issuance. The archaeologist is required to provide a letter to the City prior to Planning Department Final stating that all recommended procedures were completed.	BP/ FI	PS
<b>Public Works</b>		
26. At Building permit submittal, provide updated Stormwater Control Plan (and reflect on Grading Plans) indicating the areas outside of the drive aisles will not	BP	PW

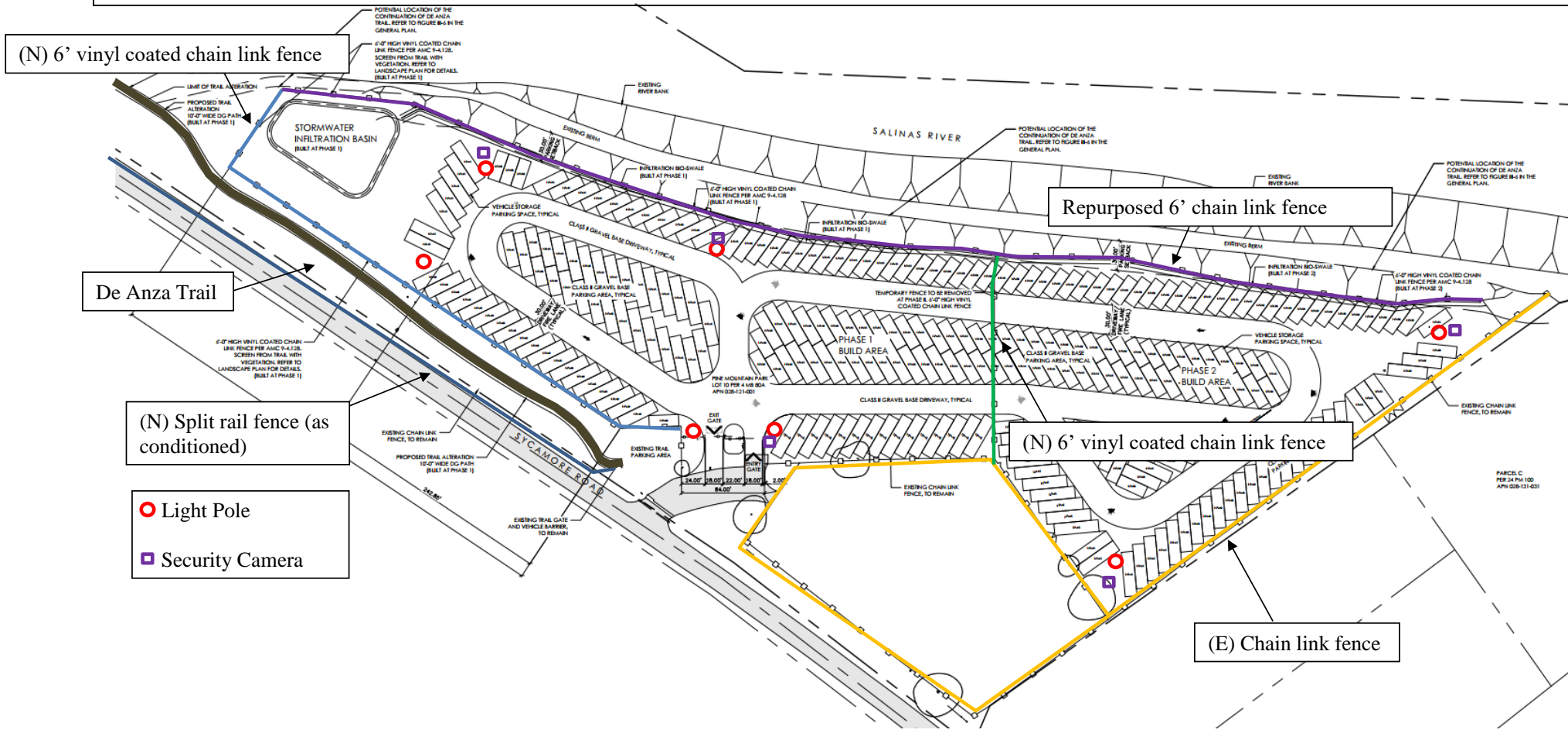
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**USE21-0107/ VSM Leasing and Rentals LLC**

<p>be compacted &gt;85% compaction to allow infiltration to meet Post Construction requirement #1 to reduce impervious surface as far as practicable.</p>		
<p>27. Parking spaces are noted to be native material and are susceptible to pollutant discharge from vehicles. At time of building permit submittal, on the plans and with supplemental documents, provide drip pans and spill kits for leaks or other spills, similar to what would be found in a municipal yard. (Reference industrial or municipal stormwater requirements for construction or corporation yard spill prevention.)</p> <p>A disposal station with spill kit supplies and covered cans for soiled materials shall be located on the site for individuals using the facility and maintained by the company who leases the land and runs the business.</p> <p>A contact phone number shall be made available to call if a facility user/customer has a spill. Provide copy of a Spill Response Plan to City for review and approval. This plan must be in place to provide a procedure for cleaning up major spills, including sewage or gray water leaks, in a timely manner with contact information for those who would be responsible parties.</p>	<p><b>BP/ Ongoing</b></p>	<p><b>PW</b></p>

**EXHIBIT B: Site Plan  
 USE21-0107**

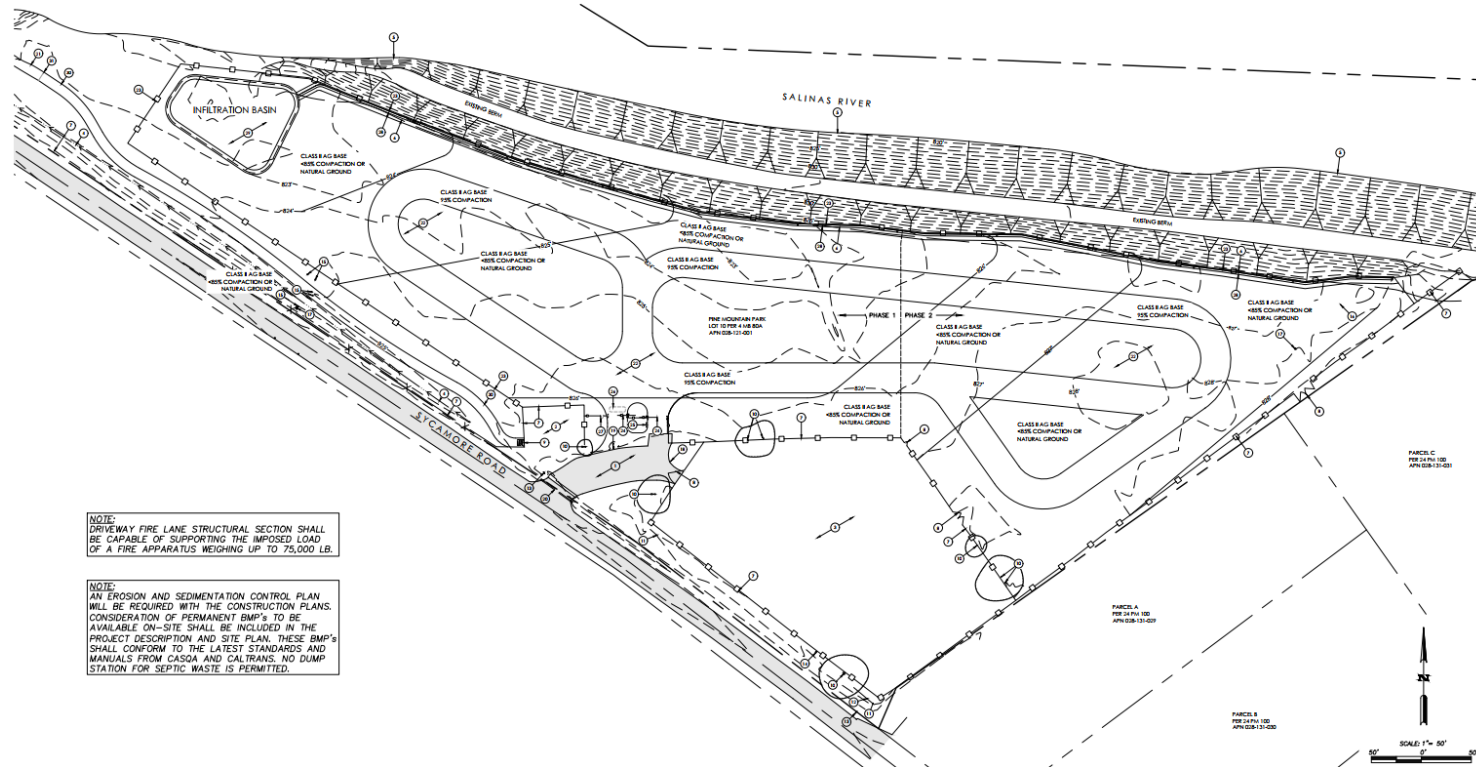


ITEM | 11/15/2022

Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

**EXHIBIT C: Preliminary Grading and Drainage Plan  
USE21-0107**

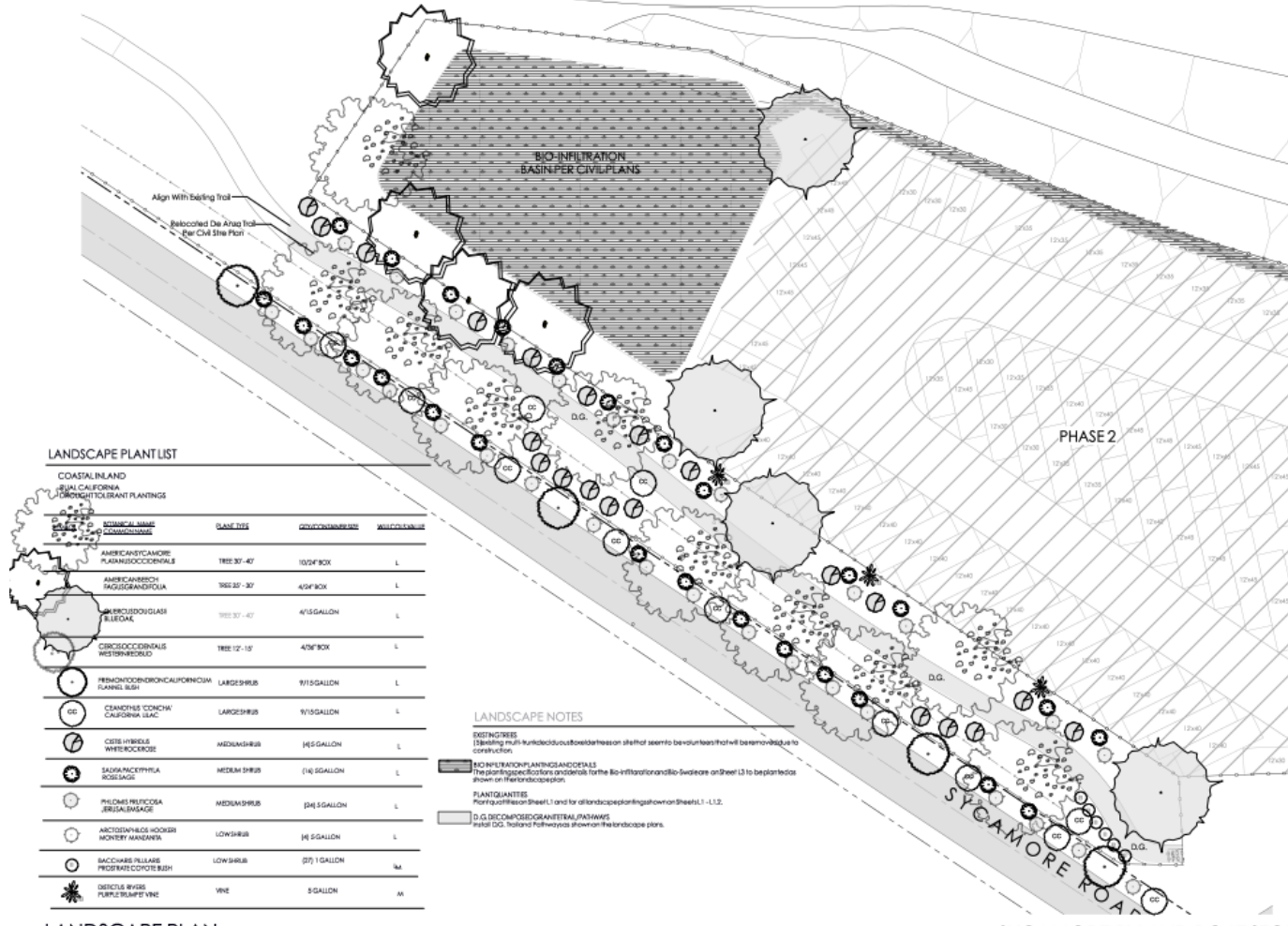


NOTE:  
DRIVEWAY FIRE LANE STRUCTURAL SECTION SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING UP TO 75,000 LB.

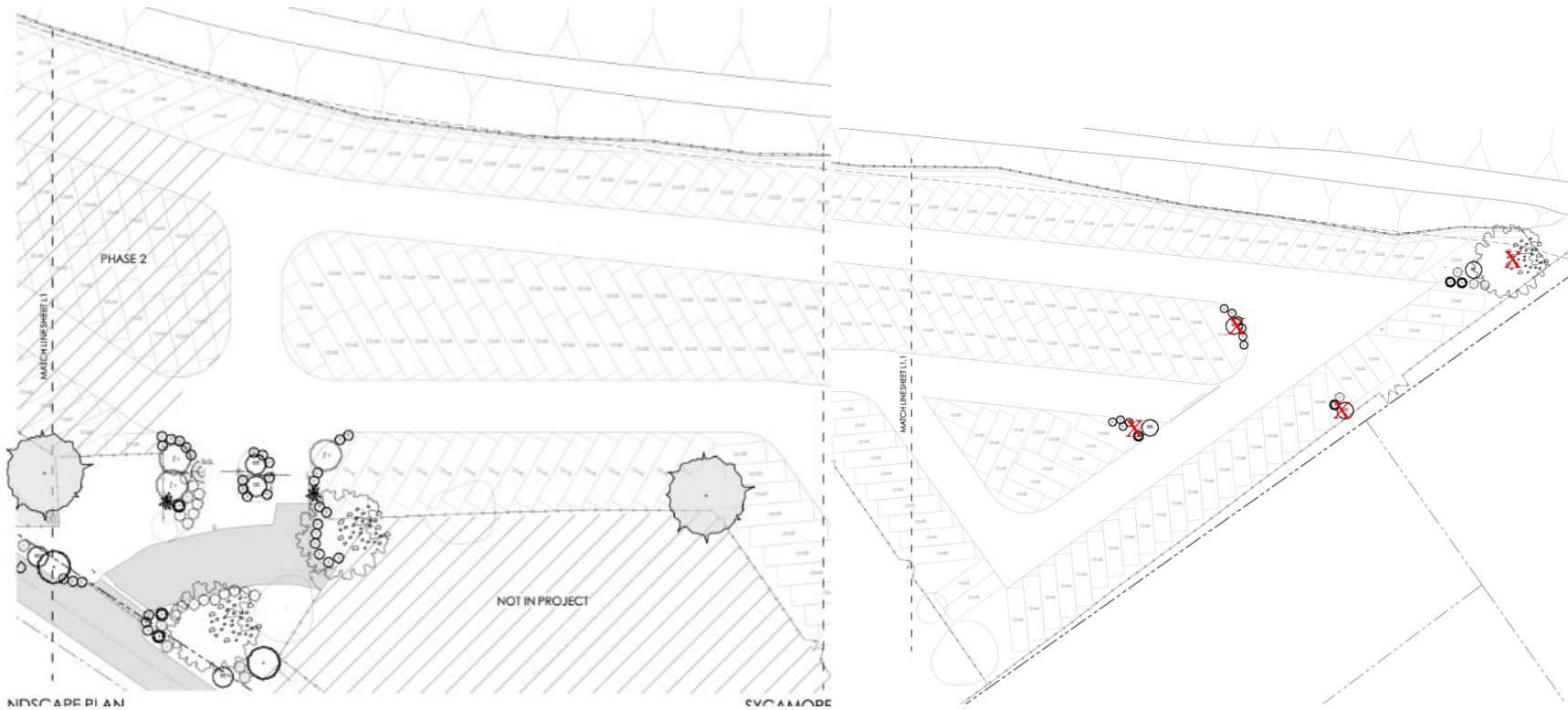
NOTE:  
AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE REQUIRED WITH THE CONSTRUCTION PLANS. CONSIDERATION OF PERMANENT BMP'S TO BE AVAILABLE ON-SITE SHALL BE INCLUDED IN THE PROJECT DESCRIPTION AND SITE PLAN. THESE BMP'S SHALL CONFORM TO THE LATEST STANDARDS AND MANUALS FROM CASQA AND CALTRANS. NO DUMP STATION FOR SEPTIC WASTE IS PERMITTED.



**EXHIBIT D: Landscape Plan (as modified)**  
**USE21-0107**



ITEM | 11/15/2022  
Sycamore RV Storage  
USE21-0107/ VSM Leasing and Rentals LLC



**Attachment 2: Site Photos**  
**USE21-0107**

**Existing Site (Facing Northwest)**



**Existing Site (Facing Northeast)**



ITEM | 11/15/2022

Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

**View of the site from Sycamore Road**



**Existing construction yard**



ITEM | 11/15/2022

Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

**De Anza Trail Entrance**



**Location of new automated gate**



ITEM | 11/15/2022

Sycamore RV Storage

USE21-0107/ VSM Leasing and Rentals LLC

<b>Attachment 3: AMC 9-6.140 USE 21-0107</b>
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**9-6.140 Storage yards.**

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)

B

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**From:** Marty Brown  
**Sent:** Tuesday, July 18, 2023 3:47 PM  
**To:** Planning Commission Public Comments; Annette Manier  
**Subject:** CUP for 6805 Sycamore Road

Dear Commissioners,

6805 Sycamore Road, Atascadero, isn't just an address on a map, it is a very significant place in the biosphere and in the hearts of many residents, property owners, hikers, walkers, horseback riders, birdwatchers, beavers, birds, fish, water quality and more.

There is something to say for serenity and mental health as well. This beautiful riparian treasure has been assaulted many times from encroaching growth, pollution, homeless encampments, motorbiking, and automobile trespassing and disregard for decades -- we must say NO to more.

For decades my family and I have been enjoying the serenity, wildlife and the seasonal flow of the river.

Watching the beavers build their dams and acknowledging the good neighbors they are in filtering and conserving our water. We must protect our river and all it holds.

Turning this area of paradise into a parking lot will be a detriment to our water, wildlife and the passive enjoyment for future generations.

I was down there this morning and if the flag markers are indicative of where this proposed project will be -- it is in the Salinas Riverbed and cuts across the De Anza Trail.

Say NO to this RV park plan. It is wrong placement and an affront to every citizen who has experienced the quiet beauty of this sacred, historic foundation of Atascadero.

Sincerely,

Marty Brown

Atascadero



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B

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**From:** Lily Begler  
**Sent:** Saturday, June 17, 2023 5:36 PM  
**To:** Planning Commission Public Comments  
**Subject:** NO BUILDING ON THE SALINAS RIVER

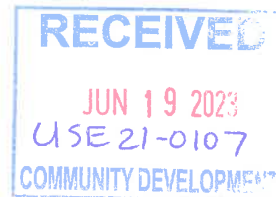
Hello,

I am writing with major concerns at the prospects of a storage unit facility being built upon our beloved and extremely important Salinas River. This riparian habitat is home to so many creatures. It's biodiversity is what keeps the greater ecosystem healthy. We cannot disrupt the important job of one of our riparian keystone species, the American beaver; who creates habitats for so many other animals that call the river home. They also help filter the water and help to store it in our ground water. And we should all know by now that water is an essential and limited resource that we need to protect at all costs.

I am against this building proposal!

Lily Begler  
Of Los Osos

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G

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**From:** Cameron Gaspord  
**Sent:** Saturday, June 17, 2023 9:54 PM  
**To:** Planning Commission Public Comments  
**Subject:** Use of Salinas River Floodplain Land

To whom it may concern,

My name is Cameron Gaspord and I am a Master's student in the Environmental Science and Management program at CalPoly. It has recently come to my attention that 6 acres of the Salinas River Floodplain are soon to be converted into storage unit for 267 RVs. I would like to express my concern for the use of this land for this purpose.

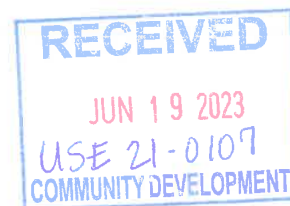
Building anything within the bounds of a floodplain inherently comes with high risk. A floodplain by definition is going to become flooded- as we saw this past January, the Salinas River is no exception to severe flooding. Any persons or property left within the floodplain during severe weather conditions are likely to be harmed.

Furthermore, converting this land into a storage lot has the potential to degrade the riparian zone and pollute the Salinas river system. This would harm vegetation and wildlife in this location and potentially downstream of Atascadero as well. Floodplains provide significant ecosystem services: they are able to capture sediment and debris during flood events, and the vegetation within the riparian zone acts as a carbon sink. The Salinas river is also home to a beaver population which further contributes to these ecosystem services. The beavers were already destabilized due to the January flood events, and land use change at this location may prevent the reestablishment of this population.

Ultimately I believe the best use of this land is for it to be left undeveloped. The best use of floodplain land is to contain flooding, and any development atop a floodplain is detrimental to that end.

Thank you for your time,  
Cameron Gaspord

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H

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**From:** Jennifer Ho  
**Sent:** Sunday, June 18, 2023 9:08 PM  
**To:** Planning Commission Public Comments  
**Subject:** Concerns Re: 6805 Sycamore Rd

Hi there,

As a UC California Naturalist who would like to see better health outcomes for future generations, I am writing to **oppose Sycamore Rd 6805 Sycamore Rd Atascadero, CA 93422 being turned into an RV storage lot.**

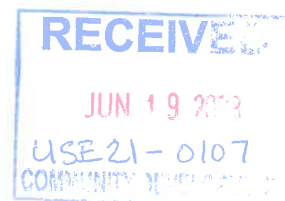
This 6 acres of the Salinas River floodplain is a biodiverse riparian habitat that is better off left in-tact. Degrading this riparian zone by adding construction/buildings would degrade and pollute this important waterway, which damages the ecology and all that it supports--from wildlife to humans.

The Salinas River is a key natural resource that should be protected and bolstered. I urge you to oppose building an RV storage lot here. **Instead, please collaborate with the local community to deliberate on better communal uses of this important waterway.**

Thank you for your time and consideration.

Sincerely,  
Jennifer H.

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J

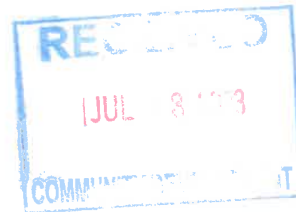
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**From:** Michael R. Jencks  
**Sent:** Tuesday, July 18, 2023 5:17 PM  
**To:** Permit Center  
**Subject:** RV Storage Agenda Item

Hope this gets through! Thank you for your patience and help.

# BDF

Biodiversity First, Inc.  
3650 Gillis Canyon Road  
Shandon, California 93461



**City of Atascadero Planning Commission**  
c/o [tt-comments@attascadero.org](mailto:tt-comments@attascadero.org)

**July 18, 2023 Meeting**  
**RV Storage / Parking Lot for 262 RVs, 6805 Sycamore Road**

Dear Commissioners:

Biodiversity First, Inc. respectfully opposes approval of the proposed RV Storage/Parking Lot for 262 RVs at 6805 Sycamore Road. Reasons for our opposition include potential City liability for damage, attractive nuisance, and environmental damage to the adjacent river and down river property by allowing inadequately secured RV Storage and toxic substances in a floodplain, all issues not satisfactorily identified or mitigated in the Applicant's application.

We urge the Commission to deny the application and to refuse to perpetuate the City's past practice of relegating such obtrusive and polluting uses to the floodplain and Salinas River, likely over underflow and threatening other vulnerable floodplain assets. Such use as proposed should be denied, a result rendered even more critically important in an area that may be in consideration for a south county river center and educational facilities.

Respectfully submitted,

S/

Biodiversity First, Inc., a California-based  
IRC 501(c)(3) not-for-profit corporation  
by Michael R. Jencks, Board Member and Counsel

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M

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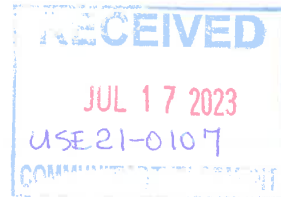
**From:** Fran Mason  
**Sent:** Monday, July 17, 2023 10:00 AM  
**To:** Planning Commission Public Comments  
**Cc:** Dorsey Johnston  
**Subject:** 6805 Sycamore --VSM Leasing & Rentals

As the owner of the ADJACENT property, a 10 year member of a California water board of Directors and paying member of the Atascadero Water Company we/I are unequivocally OPPOSED to the proposed land use.

Currently, the problems include a substantial number of homeless who use that land and trespass on the Mason industrial ownership stealing water, breaking and entering, setting campfires and creating an unsanitary situation for the ownership and tenants. CA Water Resources who has enacted new standards on a yearly basis would only condone this land use so proximate to the water wells if it was politically motivated and at the behest of a political favor. The same holds true for the City of Atascadero and current Water board management.

I trust the City Community Development Department will assist in denying this land use. The Mason family land use attorney has been included in this email so that our neighboring land, Ca Water Resources Board and to insure the quality of all of Atascadero's water interests are protected.

Frances Mason, MAI  
MASON - *David S. Mason, Inc.*



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**From:** Jen Olivares  
**Sent:** Tuesday, June 20, 2023 5:40 AM  
**To:** Planning Commission Public Comments  
**Subject:** RV Storage Opinion

To The City:

I disagree with and strongly discourage the construction of the RV storage project on Sycamore Ave. This directly contradicts the promised protection regarding the Salinas River as a "key natural resource that should be protected and bolstered as a regional attraction for tourism, recreation, and education" as stated on page 14 of the 2045 General Plan. As a 4th generation North County resident and a State of California Enthusiast and traveler, I have to encourage the city to consider the long term effects such a project could have on one of the last regions of California largely untouched by rapid expansion and overpopulation. Let people park their RVs in their drive way. If they can't park it at their house, they'll simply need to be able to afford a larger lot to accommodate their luxurious second living option. Don't ruin the natural ecosystem so the upper middle class can evade the perils of purchasing property in the North County. This is not a solution to the homeless crisis in Atascadero, this is a large, very unsticky bandaid on a busted pipe.

Thank you for reading my comment. Hoping you'll do the right thing and pause on this project.

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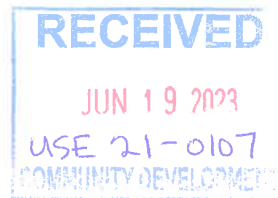
**From:** Dylan Pearce  
**Sent:** Sunday, June 18, 2023 9:21 PM  
**To:** Planning Commission Public Comments  
**Subject:** 6805 Sycamore Rd

Hi,

Please don't use riparian habitat for storing RVs. There are so many cool critters (including federally and state listed threatened, endangered and sensitive species) that utilize riparian habitat. We don't need more things potentially polluting the Salinas River.

Thanks

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P

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**From:** Meagan Papp  
**Sent:** Sunday, June 18, 2023 11:32 AM  
**To:** Planning Commission Public Comments  
**Subject:** RV parking in the floodplain is a plain bad idea.

hello,

I am writing this email in strong opposition to the plan to turn 6 acres of Salinas river floodplain, riparian habitat, into RV parking.

I am a California native who has come to know and appreciate our unique and beautiful variety of habitats. While RVs are, in a way, as much a part of the California culture and ecosystem, they do not belong parked in a floodplain.

1. River floodplain habitat should be left as undisturbed as possible in order to preserve the natural spaces we have left in this state, especially those around our precious waterways.
2. Any vehicle can leak, and even though secondary containment can be put in place, accidents can and do always happen. Leaks from this lot would contaminate the Salinas river.
3. Floodplains are liable to.... flood. Unless you're actively trying to flood out these RVs for the insurance money, why would you park them in such a place?

I'm confident there are existing lots in your town or county that are already paved and ready to park vehicles on. Wouldn't that be a better place for such a project?

Sincerely,  
Meagan Papp  
Tulare, CA

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**From:** SLO Beaver Brigade  
**Sent:** Tuesday, July 18, 2023 7:48 AM  
**To:** Planning Commission Public Comments; Phil Dunsmore  
**Subject:** Agenda Item #3: CONDITIONAL USE PERMIT FOR 6805 SYCAMORE ROAD

Commissioners and City Officials:

This City of Atascadero granted the Proposed RV Storage Project a Categorical Exemption CEQA – Guidelines Section 15304. Given the information the City now has, it must request a CEQA review from the applicant.

At the June 20th, 2023 Planning Commission meeting, it was brought to the attention of the Planning Commissioners that there is a bald eagle nest located across the Salinas River from this project site. The location of the Sycamore tree with the nest is here. <https://goo.gl/maps/7VHxksr1YVdxi9Tv9>. The location of the Proposed RV Storage Project is located 400 feet away from this tree. Sycamore Road is located 708 feet away. Hwy 41 is located 1296 feet away.

Bald Eagles are listed as endangered species in the State of California, fully protected. (Pg 19 of 30 of State and Federally Endangered and Threatened Animals of California, updated July 2023 <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109405&inline>)

Bald Eagles are protected under [The Bald and Golden Eagle Protection Act](#).

The Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), enacted in 1940, and amended several times since, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" bald or golden eagles, including their parts (including feathers), **nests**, or eggs.

**The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." Regulations further define "disturb" as "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior" (50 CFR 22.6).**

The National Bald Eagle Management Guidelines , pg 9 &12

[https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines\\_0.pdf](https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines_0.pdf)

Pg 9: To avoid disturbing nesting bald eagles, we recommend (1) keeping a distance between the activity and the nest (distance buffers), (...) The buffer areas serve to minimize visual and auditory impacts associated with human activities near nest sites.

Pg. 12 If there is similar activity closer than 1 mile from the nest and If the activity will be visible from the nest, **(the recommended buffer is) 660 feet**, or as close as existing tolerated activity of similar scope. Landscape buffers are recommended.

The City of Atascadero is the Agency with Discretionary Approval, the Lead Agency, for this project. The City of Atascadero has given a CEQA Exemption Categorical Exemption Class 4: 4. Minor alterations to land.

From the CEQA Portal (pg. 5

<https://ceqaportal.org/tp/CEQA%20Exemptions%20Paper%202020%20Update.pdf>

For all categorical exemptions, it is the responsibility of the Lead Agency to demonstrate and determine that the proposed action falls within an exempt category, and support this determination with

factual evidence. In addition, as noted above and further described below, **category exemptions cannot be used when any of the “Exceptions” described in Section 15300.2 of the CEQA Guidelines apply.**

On Page 6 of the above CEQA Portal:

The exceptions are described in Public Resources Code Section 21084(c), (d), and (e) and State CEQA Guidelines Section 15300.2. These exceptions apply (**and therefore a categorical exemption does not apply**) where:

- 
- 
- The project may have a significant environmental impact due to unusual circumstances;
- 

From Page 7 of the above CEQA Portal:

The Unusual Circumstances Exception In the California Supreme Court case Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal. 4th 1086, the Supreme Court held that the unusual circumstances exception applies only when it can be shown that, **first, unusual circumstances are present and, second, those unusual circumstances lead to a reasonable possibility the project could result in a significant impact.** The agency’s determination that an unusual circumstance does not apply need only be supported by substantial evidence. However, once the agency has found that an unusual circumstance exists, **if there is substantial evidence to support a fair argument that a significant impact might occur as a result of that unusual circumstance, the categorical exemption cannot be used.**

To summarize the above, the City of Atascadero can not use a categorical exemption because this project may have a significant environmental impact. The “unusual circumstances” is the location of a Bald Eagle nest 400 ft away from this proposed project site. The Bald Eagle is a State Listed, Fully Protected Endangered Species. Disturbing the nest of a State Listed Fully Protected Endangered Species is the ‘significant environmental impact’. The recommended minimum distance is 660 feet.

The City of Atascadero acting as the Agency with Discretionary Approval has the responsibility to comply with all Federal, State and local policies and regulations. Acting in any other way is inviting litigation.

The only legal options before the Commission today is to deny the project or require a CEQA Review. I recommend the Planning Commission deny this project.

Thanks,  
Audrey Taub  
Atascadero Resident



Audrey Taub  
Beavers = Water  
[SLO Beaver Brigade](#)

IG: @slobeaverbrigade  
Facebook Group: <https://www.facebook.com/groups/slobeaverbrigade/>

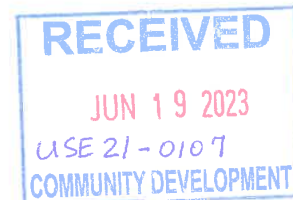
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**From:** SLO Beaver Brigade  
**Sent:** Monday, June 19, 2023 2:40 PM  
**To:** Planning Commission Public Comments  
**Cc:** Jaime Hendrickson; jneil@amwc.us  
**Subject:** June 20, 2023: Agenda Item 4. CONDITIONAL USE PERMIT FOR 6805 SYCAMORE ROAD (CONTINUED FROM 11-15-22) The propose

**Planning Commissioners and Atascadero Mutual Water Company (AMWC),**

Please deny the Sycamore RV Storage request.



**Reason 1.** Please deny the Sycamore RV Storage Permit on the basis that it doesn't conform to the current General Plan Land Use, Open Space and Conservation Element Policy 1.3 which states, "Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities." (Page 40 of General Plan 2025, <https://www.atascadero.org/files/CD/General%20Plan/Atascadero%20GP%202025.pdf>)

Hwy 41 is a current gateway to the City of Atascadero from the East and this property is in the viewshed of Highway 41.

At the November 15, 2022 Planning Commissioners meeting it was recommended the applicant provide a Visibility Study with the applicant to stake out the property boundaries. I have been a regular visitor to this site and have not seen any boundaries staked out so that the potential 6 acres of RV's could be visually assessed from the Hwy 41 bridge. This recommendation has not been honored.

**This Project would negatively affect the eastern gateway by visually impacting the current rural, riparian gateway to the City of Atascadero which goes against our current General Plan 2025.**

**Reason 2.** The City of Atascadero is currently in the process of updating their General Plan. This project does not conform with the updated findings of the 2045 General Plan which states, "**In addition, the Salinas River has been identified as a key natural resource that should be protected and bolstered as a regional attraction for tourism, recreation, and education.**" (From page 14 of the Existing Conditions Atlas, Recreation and Open Spaces, Challenges and Emerging Opportunities, <https://www.atascadero2045.org/files/managed/Document/62/AGPU Atlas Revised%20Admin%20Draft 01-24-23.pdf>)

As a resident of the City of Atascadero I have participated in numerous Open Houses regarding the update of the General Plan for 2045. I have been encouraged and inspired by the City of Atascadero in their efforts to engage the community in the long-term vision for how Atascadero should grow and change over the coming years and decades.

Given all the time, thought, money, energy and input that the City of Atascadero and its residents have already contributed to this updated plan, please deny this project given that it does not address these emerging opportunities. **At a minimum, the Planning Commission should postpone this decision until the General Plan 2045 has been completed.**

**Reason 3.** The 500 acre property owned by the shareholders of AMWC benefits the City of Atascadero and its residents and should not be chipped away at and leased to companies that are not enhancing our watersheds or water systems.

I attended a tour of AMWC's water production facilities in April, 2023 led by AMWC General Manager John Neil. The tour included well, treatment, and Nacimiento Recharge Basin facilities. The section of the Salinas River floodplain owned by AMWC is well-maintained and beautiful with native trees and plants and access points for

the public to enter and exit for hiking, mountain biking &/or horseback riding. This large, spacious parcel of AMWC property was reserved in the early 1900's when the Atascadero Colony began and John Neils **praised the foresight of E.G. Lewis and his engineers who reserved this acreage for the water company to supply and maintain a water system for the over 30,000 then anticipated residents.** AMWC has been able to successfully meet the water supply for this community and to prepare for further growth/droughts by adding in Nacimiento Recharge Basin facilities within this already existing acreage **because of the foresight of the founders of AMWC.** The founders had their sights set on the long-term health of this watershed and its ability to sustain the then anticipated 30,000 residents, instead of the short-term gain of selling this acreage.

Please do not begin the trend of chipping away at this acreage for short-term gains at the expense of longer term health. **This project does not enhance, maintain, benefit, our water system or watershed health. Please deny this project.**

**Additional Thought:** While this area of concern is currently zoned Industrial Park and the storage of RV vehicles is considered a light industrial use, the possibility of adjusting the zoning along the Salinas River corridor in the updated General Plan 2045 has been expressed at various General Plan Open Houses. Historically, industry has been placed along river corridors to allow for removal of industrial waste via river systems. This long outdated mode of dealing with industrial waste still lingers in our General Plan.

Take a moment to imagine entering the City of Atascadero from the east, and instead of meeting 262 stored RVs, you were greeted with a Salinas River Center, educating locals and tourists on the benefits of this watershed, the Monterey Bay Marine Sanctuary where this river meets the ocean, the wildlife this river supports, the CalPoly research that is currently being conducted in this section of the Salinas River, and more. Imagine the tourism dollars coming into the City from visitors excited to get outside and see what this area has to offer. The City of Atascadero logo is encircled by cattails, a wetland plant. **Wouldn't it make sense to support and celebrate our wetland areas that are so integral to this City, in this highly visible location rather than turn it into an eyesore? Let's create the conditions for this reality to occur by denying this project today.**

Thank you for considering our concerns.

Audrey Taub  
Atascadero Resident  
AMWC shareholder  
on behalf of the San Luis Obispo Beaver Brigade



Audrey Taub  
Beavers = Water

[SLO Beaver Brigade](#)

Facebook Group: <https://www.facebook.com/groups/slobeaverbrigade/>

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*City of Atascadero*General Plan Land Use, Open Space and Conservation Element

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**Policy 1.3: Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.****Programs:**

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1. Update and maintain the Appearance Review Manual to include provisions for rural character design features, street trees, landscaping, parking, fencing, screening, and architectural design (except for single family development), with standards tailored to specific areas of the City, including commercial corridors, and gateways such as Highway 101 and Morro Road.
2. Require landscaping and/or screening to buffer non-residential uses from residential areas.
3. Continue to support the Neighborhood Preservation Program.
4. Update and maintain the Sign Ordinance with higher standards for the quality and visual impact of signs.
5. Develop incentives to encourage existing uses to upgrade to contemporary design standards, including frontage and parking lot landscaping, and the screening of loading and service areas.
6. Work with Caltrans to implement a freeway landscape and maintenance plan for the Highway 101 corridor.
7. Develop a program to abate uses solely devoted to outdoor storage.
8. Beautify the City's primary entryways indicated in by creating Civic Gateways. The freeway and other vehicular approaches to Atascadero shall be made more attractive through judicious application of the elements including landscaping, civic monuments, and rural character site development.
9. Continue abatement programs to remove unsafe buildings, and require the cleanup of premises and vacant lots with code violations. Clean-up campaigns and beautification of existing facilities and neighborhoods shall be encouraged.
10. The City will develop standards and undergrounding districts to require the undergrounding of existing utilities within the Urban Core.
11. New utilities will be undergrounded in all proposed subdivisions and development projects.



# RECREATION AND OPEN SPACES

## Challenges and Emerging Opportunities

» **Parks, Open Spaces, and Trails:** The City owns and operates seven public parks (totaling approximately 226 acres) and several recreational facilities (Colony Park Community Center, Pavilion on the Lake) that provide space for residents to enjoy passive and active forms of recreation, including opportunities for hikers, cyclists, and equestrians. The City also owns and operates the 5-acre Charles Paddock Zoo that is home to hundreds of animal species from around the world. The County owns, maintains, and operates over 300 acres of parks and open space land within city limits, including Chalk Mountain Golf Course and Heilmann Regional Park.

While the overall acreage of parks and open spaces is relatively high, not all Atascadero residents have the same level of access to park and recreational opportunities. Opportunities exist to improve linkages to parks through new or expanded trails (Jim Green Trail, Pine Mountain Loop, Stadium Park Trail, Three Bridges Oak Preserve Trail, Juan Bautista de Anza National Historic Trail).

Atascadero also includes approximately 28 miles of public trails owned and

managed by either the City, the County, the Atascadero Land Preservation Society, the U.S. Forest Service, or the National Park Service. New trail connections could be created to better link major recreational destinations and the Salinas River on the east side of the city, and additional crossings and neighborhood linkages on the west side.

» **Slope and Topography:** Nearly half of the city is located on hilly or steep mountainous topography. Steep slopes, while providing dramatic views, also pose a series of technical and safety challenges. Typically, they are much harder to serve with infrastructure due to the need for pumping water uphill. They can also make emergency service support and evacuations from natural disasters more challenging, including wildfires, landslides, earthquakes, and floods.

» **Oak Woodlands:** The city contains a diversity of oak woodlands, including Blue Oak Woodlands, coast live oak woodlands, valley oak woodlands, and blue oak foothill pine. Approximately 10,800 acres of oak woodlands have been mapped within the urban reserve area by the California Department of Forestry. Approximately 7,600 acres of oak woodland habitat occur within parcels zoned for residential use. Oak woodlands

provide important wildlife habitat and are an integral part of the aesthetic appeal for living in Atascadero.

» **Creeks and Rivers:** Atascadero contains approximately 27 miles of creeks and rivers, including Atascadero Creek, Boulder Creek, Graves Creek, Paloma Creek, and the Salinas River. The waterways provide important wildlife corridors connecting the Salinas River to the Santa Lucia Mountains and are designated critical habitat areas for South-Central California Coast Steelhead Trout. They also provide recreational opportunities for many residents. The creeks have been highly impacted by problems with trash, illegal dumping, off-road vehicle use, and urban pollution that has significantly degraded the quality of the habitat. Protecting and enhancing these areas can better support the local ecosystem, help improve water flow (and reduce localized flooding risks), and increase the quality of life for residents. In addition, the Salinas River has been identified as a key natural resource that should be protected and bolstered as a regional attraction for tourism, recreation, and education.

2

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**From:** John Zarate  
**Sent:** Tuesday, June 20, 2023 7:52 AM  
**To:** Planning Commission Public Comments  
**Subject:** Salinas River RV Storage vs Beaver Habitat

Haku and greetings,

I am writing on behalf of our cousins, the Beavers (and other residents), who live and own the land upon which you're wanting to build storage units for 267 RVs.

This plan for storage units is not acceptable for destroying habitat which serves so much wildlife and, as a habitat for so much life, provides balance to our lands.

Human conveniences will never outweigh the needs of our cousins' nations: The Beavers (and others) are our relatives and without respecting their minimal needs of clean, open land, we will bring ruin upon our own.

All in the name of building storage facilities?

No.

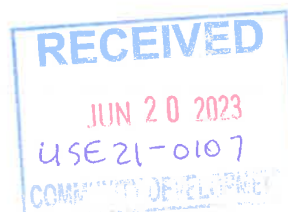
Not acceptable.

This Chumash stands against this building plan: Do not proceed.

Thank you,  
John Khus  
The Northern Chumash Bear Clan and  
The Coastal Band of the Chumash Nation

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**Comments previously  
submitted from 11-15-22's  
Planning Commission Meeting**

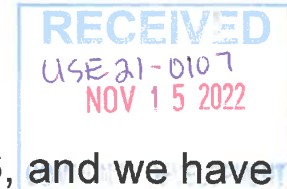


C

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**From:** Dug Chisholm  
**Sent:** Tuesday, November 15, 2022 12:13 PM  
**To:** Planning Commission Public Comments  
**Subject:** 11/15/22 meeting: CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

To the Planning Commission:



We have been Atascadero residents since 1976, and we have both been outdoor enthusiasts, though we are getting older and are somewhat less active than in years past.

I practiced psychiatry from 1977 to 2020, and I have been very active in the Atascadero Land Preservation Society (ALPS), including helping to spearhead the purchase and upgrade the land at the lower entrance to Stadium Park and writing the grant that secured the bulk of funding for the Three Bridges Oak Preserve.

My spouse, Mary Alice, has been a nurse during most of those years, including a stint as the school nurse for AUSD. She is currently very active in the ALF Food Pantry (formerly Atascadero Loaves and Fishes).

The De Anza trail is one of the hiking opportunities in Atascadero that we have enjoyed. It was brought to our attention that an RV storage facility is planned for 6805 Sycamore. We understand that the zoning can accommodate such use, but we would encourage the Commission to review carefully the potential benefits and detriments that might result. The project would not create any additional jobs, but it would perhaps generate a small amount of tax revenue for the City. It would definitely change the visual experience for people hiking (or driving) on Sycamore. It could affect the safety of hikers walking along Sycamore.

If the Planning Commission is going to approve this use, we strongly encourage requiring adequate setback from the street with adequate safe space for a sidewalk or trail. Also, there is a planned 6 foot fence, and the RV's will be much taller than that, so we would also encourage some stringent requirements for landscaping, such as a tall and thick screen of greenery.

We apologize for this late submission, but we just learned of this proposed use today.

Dugald and Mary Alice Chisholm

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**From:** Fred Frank  
**Sent:** Wednesday, November 9, 2022 3:24 PM  
**To:** Planning Commission Public Comments  
**Subject:** Item #2: Proposed RV storage adjacent to Salinas river Comments

Dear Mr. Dunsmore,

I recently saw a small posting by the City about a proposal to allow a RV storage on Atascadero Mutual Water Company property near the Salinas river. I strongly oppose this idea for the following reasons:

- 1) Storing vehicles near the river on highly permeable soil risks ground water contamination from oil and fuel leakage. It is likely that many of the stored vehicles will be old and poorly maintained. Regular inspection for leakage would be difficult and expensive.
- 2) A lot full of RVs of various sizes, colors and states of repair would be less than aesthetically pleasing regardless of efforts toward screening.
- 3) Currently this property is used by many people for walking, bird watching, model airplane and miniature vehicle racing, as well as, dog walking, horse riding, etc. Others like myself, just enjoy the view of our verdant river and an unobstructed view of Pine mountain.
- 4) Maintenance of this storage operation would be demanding and costly since vegetation will grow under and around the stored vehicles. The use of persistent herbicides near the river is problematic and would likely be opposed by many people.
- 5) While the city and the water company may share some revenue from this venture. I can see many problems associated with shared management of this operation.
- 6) Security would be difficult. Effective fencing on this sandy soil is difficult since it is nearly impossible to prevent tunneling beneath in hidden areas. Cameras are likely to be vandalized.
- 7) Storing RVs could present a fire hazard that would be difficult to deal with if a fire were to occur.
- 8) Transients may attempt to occupy these RVs and this could lead greater issues and a policing problem in our community.

The open space currently provided by this property demands little from the City but is a remarkably valuable asset to an untold number of its citizens.

Please deny this proposal.

Thank You,

Fred Frank



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G

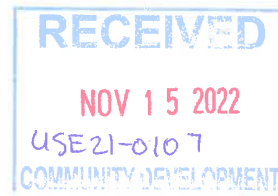
**From:** Karen Gleason

**Sent:** Tuesday, November 15, 2022 7:47 AM

**To:** City Clerk <[cityclerk@atascadero.org](mailto:cityclerk@atascadero.org)>

**Subject:** 6805 Sycamore Road, open space, D' Anza trail.

I strongly disagree with making this now open space area a parking lot for RV's. This area is used by so many different people., dog walkers, horse back riders, joggers, hobby plane and cars. I feel this would further destroy the historic D' Anza trail by introducing more motorized vehicles, motorcycles in particular which is already a problem in the Salinas River area. If the trail is rerouted then it will surely be destroyed by motorcycles. This area should be kept open for the public to use and not become an unsightly parking lot for RV's. As an Atascadero Horsemen member, we use this part of the river for trail riding and already have a hard time sharing this space with motorcycles. Motorcycles have access to the river in so many different areas, that it is impossible to keep them out and if we diminish the open space then it becomes a much more hazardous area for motorcycles and equestrians side by side. Let's keep this space open for public access and try to keep motorized vehicles off the D' Anza trail. Thank you, Karen Gleason, Salinas River open space enthusiast.



H

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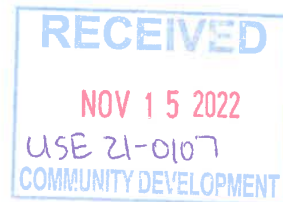
**From:** Ernest Houston  
**Sent:** Tuesday, November 15, 2022 11:07 AM  
**To:** Planning Commission Public Comments  
**Subject:** Public Comment: Regular Meeting 11.15.2022, Agenda Item #2  
**Attachments:** CityofAtascaderoPlanningComm\_2022.11.15.pdf

Please see attached document, public input from Northern Chumash Tribal Council, pertaining to agenda item #2, regular meeting November 15, 2022.

Ernest R. Houston  
Northern Chumash Tribal Council  
Tribal Cultural Resource Monitor

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## Northern Chumash Tribal Council

northernchumash.org chumashsanctuary.org



City of Atascadero Planning Commission  
City Hall Council Chambers  
6500 Palma Avenue, 4<sup>th</sup> Floor  
Atascadero, California 93422

Regular Meeting, Tuesday, November 15, 2022

### **Regarding: Agenda Item #2, Conditional Use Permit at 6805 Sycamore Road**

The Northern Chumash Tribal Council (NCTC) is concerned that the project site area may present the risk of accidental discovery of previously undiscovered cultural artifacts given its proximity to the Salinas River and its riverbank, the high likelihood that pre-colonial native peoples resided in this vicinity, and the relatively undisturbed condition of the site.

Therefore, the Northern Chumash Tribal Council requests:

1. An archaeological record search encompassing the project site and the ½ mile area surrounding it,
2. A Phase 1 archaeological survey at the work site, and if needed, an Extended Phase 1 survey,
3. Review of complete information discovered or generated to include maps, grading plans, photography, and reports,
4. On-site consultation with NCTC representatives,
4. If archaeological investigation indicates probability of the presence of cultural artifacts, NCTC will ask that one of our tribal cultural resource monitors be present during soil disturbance/excavation work.

Respectfully submitted,  
Ernest R. Houston  
Cultural Resource Monitor  
Northern Chumash Tribal Council

For  
Violet Sage Walker  
Tribal Chairwoman  
Northern Chumash Tribal Council

J

**From:** Dorsey Johnston  
**Sent:** Tuesday, November 15, 2022 3:21 PM  
**To:** Planning Commission Public Comments  
**Cc:** Zoe Corral  
**Subject:** Agenda Item #2. 11/15/22 proposed RV Storage

City of Atascadero,

My name is Dorsey Hogue-Johnston and I represent Mason Family Trust along with being one of the owners of the property located at 6905 - 6915 Sycamore Road, located to the south of this proposed project.

We are opposed to the project for the following reasons.

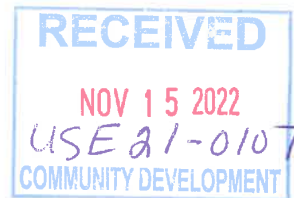
1. Environmentally there are many hazards due to storage of these vehicles that will leak oils and fuels into our city water system.
2. This project will attract and encourage more trash and traffic from the homeless. Providing them with many hiding places to set up camp. I see security being an issue.
3. This project will be directly against the back of our buildings and increasing the problems that already occur in this area. Theft, vandalism, and vagrants wandering thru our businesses are a common issue at the Sycamore Industrial Park. In the past we have had gas stolen, mental health issues with the homeless wandering around and water stolen.
4. The area of the proposed project is an area that is used daily by many of our city residents who walk their dogs, get out for daily exercise and fresh air. You also have the community of RC pilots who are down there using that area on a regular basis.
5. The increased traffic this project will generate on Curbaril Road, and Sycamore Roads will be a problem. These roads are not maintained, designed, or set up to handle 200+ RV's coming and going from this area.
6. There is always the enhanced fire potential due to all the combustible materials being in such a tight confined area. The chance for a fire getting out of control and damaging our property is enhanced with this project.

We strongly oppose this project.  
Please vote NO.

Thank you for your time,

Sincerely,

Dorsey Hogue-Johnston  
Co-owner  
Mason Family 1993 Trust



M

**From:** Kate Montgomery  
**Sent:** Tuesday, November 15, 2022 11:05 AM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda #2

## To the Atascadero Planning Commission

Tuesday November 15, 2021

Concerning the proposed RV storage facility on AMWC property:

It's not illegal but it's a terrible, inappropriate idea to use the Salinas River corridor for vehicle storage. We could be working to protect and celebrate this precious and unique landscape. Which many already do on a daily basis in a creative variety of recreational uses.

The deAnza trail, in the National Park Service, celebrates this land, describing on the City's website the wildlife and stating "AMWC and the City of Atascadero allow the public to use their properties that front on the Salinas River. Allowable uses include horseback riding, hiking, and bicycling." and "It is AMWC's and the City's desire to maintain these precious riparian corridors so we can all enjoy them for many years to come."

No amount of landscaping and fencing can make this project ok. Pollution from the variety of toxic liquids associated with large vehicles just upstream is inevitable. All night lighting of any kind is unacceptable in wildlife areas. 200 RV's will be an eyesore, especially in this natural area where we enjoy and expect a view of native oaks and willows below Pine Mountain.

Has the National Park Service been consulted? Is there a way for local citizens to have our input to the NPS, which oversees the deAnza Trail?

I have a question. Why was this sweet riverfront property ever designated industrial use in the first place? Who benefits? There are big flat empty lots in town and along the freeway far from sensitive habitat, the river and the mountain. These areas could be fenced and landscaped for RV parking.

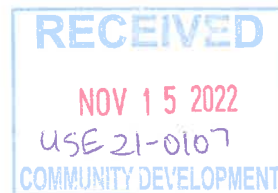
Many of us were shocked to learn about this project just in the past few days. Hopefully the City will take the time to review everyone's issues and decide not to allow this project. Hopefully more appropriate land use practices will be established at next year's General Plan update.

Thank you for reading!  
Kate Montgomery

1

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-----Original Message-----

From: Wendy Ogle

Sent: Tuesday, November 15, 2022 8:52 AM

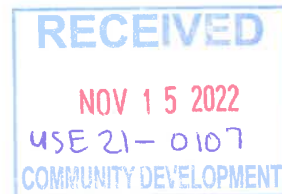
To: City Clerk <[cityclerk@atascadero.org](mailto:cityclerk@atascadero.org)>

Subject: Conditional Use Permit at 6805 Sycamore Road

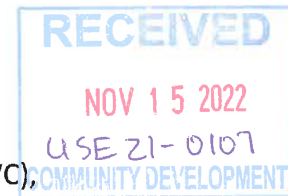
To whom it may concern:

I am a resident here in Atascadero and very upset about this, I think it should be denied. I am disabled and it's hard to find places for walking that feels like your in nature, if they do this I will no longer be able to go on my walks with nature. We already have plenty storage facilities in town, why are they trying to ruin our riverbed views!?! I wish you could experience the pain I go thru just to have a natural walk in nature and they want to ruin it, please don't pass this. Has there even been any studies of what it may do to our riverbed, why lose our nature to this? Our town is already growing too fast don't make us (your crippled) lose one of our last natural places to walk with nature. I can't walk up our great hills but I love walking the riverbeds and edges. The ADA should be involved with any kind of development along the riverbed and I haven't heard or seen anything about them involved on this. Do our council members even think about what this will do to your constituents with disabilities? Take time and think, don't pass this I want to continue my walks in nature!!!

Wendy Ogle



**From:** Mike  
**Sent:** Tuesday, November 15, 2022 12:27 PM  
**To:** Planning Commission Public Comments  
**Subject:** Sycamore RV Storage - PC Meeting 11/15/2022



Planning Commissioners and Atascadero Mutual Water Company (AMWC),

**Please oppose the Sycamore RV Storage project.**

We need more open space within the city limits, not less. We need less encroachment on the Salinas River basin, not more.

This area has historically been used by many people as an outdoor space to enjoy and use. We greatly appreciate AMWC for allowing this use.

I am now saddened and dismayed to see the AMWC has changed their mind and decided go forward with this project on their property located within the river basin. How and when did the AMWC decide to proceed with this project? Looking through their meeting minutes for the last 15 months, I see no discussion about this project, therefore no indication to the shareholders that this project was under consideration. If revenue is the driving force for the project, I believe the shareholders would rather have an increase in their water rates.

While the city and AMWC may share some revenue from this venture, I believe the project is short sided and once in place the land will forever be damaged.

Other reasons I don't endorse this project:

- The Salinas River is a critical habitat and pathway for many animals. It is also a riparian area that needs to be protected and helped, not encroached upon.
  - Storing up to 262 large vehicles near the river on permeable soil seems like it would risk ground water contamination from oil and fuel leakage. Regular inspection for leakage will be required and any leakage would need to have the soil removed and remediated.
1. – This storage lot will be less than aesthetically pleasing regardless of efforts toward screening.
  2. - Vegetation maintenance will be required as vegetation will grow under and around the stored vehicles. The use of herbicides near the river is problematic.
  - Security will be difficult regardless of fencing. Transients will attempt to occupy these RVs. Cameras and lighting will be required.
  - 3.

From the City website Trails handbook:

Atascadero is located in the heart of the Central Coast, offering a blend of natural beauty and rural lifestyle. Its comfortable climate and atmosphere are influenced by the beautiful Pacific Ocean on the West, and also by the Salinas River and open countryside to the East. Local scenery includes oak-studded hills, creeks, and scenic vistas of the Santa Lucia Mountains. Atascadero has a rich history,

with many recreational opportunities to fit your individual style. This trail guide booklet will give you the inside scoop into some of the best trails that the City of Atascadero has to offer. Enjoy!

Anza Trail: This historic trail passes through Atascadero in close proximity to the Salinas River. The Atascadero Mutual Water Company and the City of Atascadero opened segments of the trail for public use. The trail is lined with beautiful oaks and other native vegetation. Trail markers are extremely easy to find and lead you easily along all the trails. This trail consists of abundant wildlife and native vegetation that makes this hike one of a kind. Enjoy the easy trail in the morning or at night for a unique experience.

Thank you for your consideration,

Mike Orvis

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P

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**From:** Gina Planeta  
**Sent:** Monday, November 14, 2022 9:24 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda Item #2 - Conditional Use Permit at 6805 Sycamore Rd

Dear Planning Commission,

I would like to ask that the commission consider making these plans known to the general public before making their decision. This area that is up for possible development is used by many in the community who I think would miss it greatly.

I drive this route four times most days to take my daughter to school. On almost every pass I see people. Sometimes it's people walking their dogs. Sometimes it's families walking. Often it's a group of folks who get together to fly their RC planes. The area is used daily. Re-routing a historic trail and taking away riverfront open space for RV storage seems like a very poor trade for the community.

It's one of the few spots in town where the river can be easily accessed and easily viewed from the road. It's a tiny bit of scenic space in town. To drive that route daily and see just a wall of fencing and RV's would be a great disappointment.

In addition, I don't believe Curbaril and Sycamore are well maintained enough to handle 200+ Rv's coming in and out from their travels. Many of these RV's would have to come from the Curbaril side because of the trestle on Capistrano. The trestle has a clearance of 13' 2", while fifth-wheel trailers are routinely 13' tall. That narrow margin is nail-biting at best for the driver. With the tight, blind turn and no shoulders, RVs and trailers will avoid this route. In the most recent rain the city had to put out a flooded sign on the roadway before the proposed site. In addition there are a significant number of people who use the area between the end of Curbaril and the industrial part to exercise. Most days I pass two older gentlemen walking, an older couple who use it as their bike route, and today I saw a gentleman taking his ponies for a walk.

I truly don't believe this is the best use of that space and I think many of the residents of Atascadero would feel the same way if they knew what was going on. Especially those of us living in this area of town.

Thank you so much for your time and consideration,  
Gina and Briano Planeta

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R

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**From:** Suzy Reynolds  
**Sent:** Tuesday, November 15, 2022 11:28 AM  
**To:** Planning Commission Public Comments  
**Subject:** Comment agenda # USE21-0107

November 15, 2022

Planning Commission  
City of Atascadero

Good day,

My name is Doug Reynolds. My wife, Suzy, and I have been residents of Atascadero since 1980. We raised two daughters who attended school in Atascadero. The oldest taught English at the high school for 16 years.

Suzy and I are avid walkers and one of our routes takes us along Sycamore on the De Anza trail. During COVID, we noticed the trash accumulation along Sycamore. We needed something to keep us busy, so we decided to pick up trash in this area. During the first few months, we gathered enough trash to ask permission of Russ from Classic Coach to use his dumpster for the large bags. Currently, we pick up the litter as needed and are able to take advantage of the "Orange Bag" program in Atascadero to dispose of these bags. We participate in regular river clean up with the local "Beaver Brigade." As you can see, we are actively involved with our community.

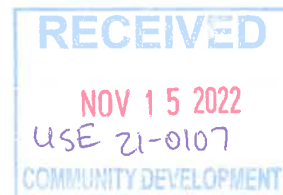
We are concerned about the detrimental effect of the proposed facility in this area. The facility would dominate the area from 6805 Sycamore to the 41 bridge, eliminating the view of the Salinas river and surrounding areas. A variety of activities would be affected: hiking, biking, dog training, equestrians, and river exploration.

Walking would be diverted to the roadside (current speed limit is 40 mph) and separated with a split rail fence. This scenario could be hazardous to anyone that close to the road. Many cars do not currently obey the posted speed limit.

We do not feel the economic benefit of this proposed business would offset the negative impact on the beauty of this area. It will not bring new jobs and the tax benefit to the city would be minimal. We are not in favor of this project.

Respectfully,

Doug and Suzy Reynolds



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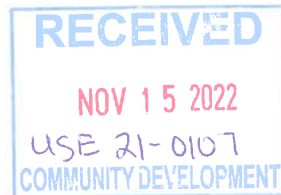
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**From:** Cleis Slezak  
**Sent:** Tuesday, November 15, 2022 9:07 AM  
**To:** Planning Commission Public Comments  
**Subject:** Meeting ID: 832 5023 8111 Resolution # 2022-071 AB 361

I strongly oppose the planned RV storage facility going in on/near the DeAnza trail in Atascadero. There is no good reason for a commercial establishment going in next to a historic trail. Not only would it be an eyesore but it sets a bad precedent for further development where there should be none. Please vote NO on this proposal.

Thank you, Cleis Slezak (resident of the county in Atascadero for 42 years)

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**From:** Lori Toft  
**Sent:** Monday, November 14, 2022 11:01 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda item #2

The San Batista de Anza trail does not BELONG to Atascadero... it's part of California's history! That our city administration thinks it can just move the historic trail in order to store 262 RVs? I can't believe anyone thinks this is ok! We should be ashamed! And what a horrible eyesore that facility would be! As a lifelong city resident I am very much opposed to this proposal and hope the planners can make a decision that honors our people, town and history! Thank you.  
Lori Toft

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RECEIVED  
NOV 14 2022  
USE 21-0107  
COMMUNITY DEVELOPMENT

Y

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**From:** Cindee Yandow  
**Sent:** Monday, November 14, 2022 9:25 PM  
**To:** Planning Commission Public Comments  
**Subject:** 2. CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

To whom it may concern,

I am writing this email to say I am not in favor of the proposed business at 6805 Sycamore Road for RV Storage. I am the last house on Curbaril Ave, with the riverbed across the street. I drive this road 2xs a day sometimes up to 6. This would be very sad and ugly site to see.

There are many reasons this is a bad idea. We shouldn't be ruining a historical trail. It should be left for everyone to enjoy and walk, run, bike, fly remote control airplanes, ect. There is a homeless problem already in the riverbed this will only attract them more which will cause break-ins, even if the area is "secure". I work in the storage industry for Self Storage Management of California, we manage over 50 storage facilities in California with one here in Atascadero (U Store-It Mini Storage). RVs are a huge problem and get broken into often and people try to sneak and live in them. We have very few sites that we allow vehicle storage and that ones we do have onsite residences where we have a live in manager. There were issues at Mike Deans Auto Repair where they use to have RV storage (with ~50 RVs) with homeless and breaks ins at 4990 Traffic Way, Atascadero, CA 93422 and that was located on a main road. If they want to open a business like this it should be somewhere else, not here.

Thank you, concerned tax payer, home owner, business owner of Atascadero.

Cindee Yandow  
Yandow Realty Group

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## WATER COMPANY COMMENTS

USE 21 - 0107



**ITEM 3**  
 RV Storage at 6805 Sycamore Rd.  
 USE 21-0107 / VSM Leasing & Rentals LLC

## **Atascadero Design Review Committee**

### **Staff Report – Community Development Department**

#### **RV Storage, 6805 Sycamore Road**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
7/28/22	Mariah Gasch Associate Planner	VSM Leasing & Rentals LLC	USE 21-0107	
<b>RECOMMENDATION</b>				
<p><i>Staff Recommends to the DRC:</i></p> <p>Review Plans for a new business that includes outdoor Recreational Vehicle (RV) storage and direct the applicant to make any modifications to the site as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
6805 Sycamore Road	Industrial (I)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	028-121-001	23.24-acre site 6-acre lease area
<b>PROJECT DESCRIPTION</b>				
<p>The proposed project includes a Conditional Use Permit (CUP) for a 6-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 RVs on a portion of the site that is currently owned by Atascadero Mutual Water Company in the Industrial zone.</p>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO  
 COMMUNITY DEVELOPMENT DEPARTMENT AT

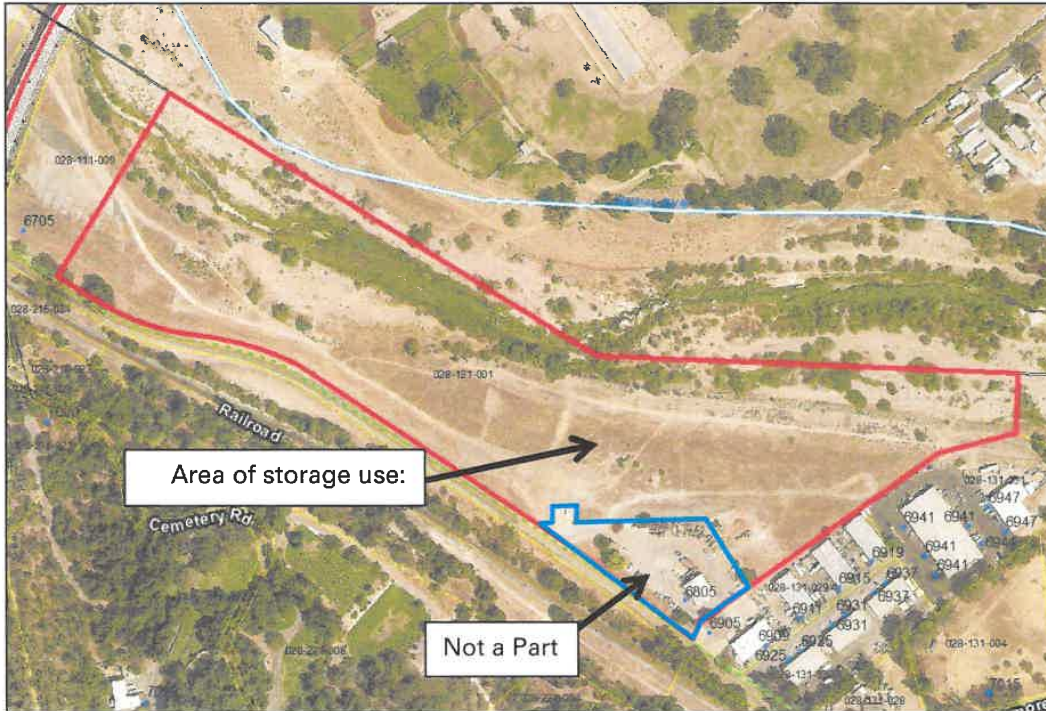
<http://www.atascadero.org>

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**Aerial Map**



**DISCUSSION:**

***Project Description***

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

***Background***

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code.



I understand the reasoning why they want this but this could invite more encampments being the taller vegetation provides shade and coverage for teh encampments.

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Landscaping

The applicant provided a landscape plan proposing new landscaping along the realigned De Anza Trail and Sycamore Road. Staff is recommending a revision to the landscaping plan to focus taller vegetation along the interior fence adjacent to the RV storage lot. This recommendation also includes adding shorter species between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor. The applicant's landscape plan did not include landscaping between the existing construction yard onsite and Sycamore Road. Staff is requesting that the landscape plan be extended to include this portion since it is a part of the subject's parcel. This landscaping should be consistent with what is proposed on the opposite side of the driveway. There are six Coast Live Oak trees that will remain onsite and be protected during construction. Minimal landscaping is proposed throughout the RV parking areas. Atascadero Municipal Code (AMC) 9.4-125 requires 5% of the lot in an Industrial zone to be landscaped. The applicant has not provided overall lot coverage of landscaping so this will be verified prior to the Planning Commission hearing. If the proposed landscape plan does not meet the 5% requirement, staff will support an exception due to the industrial nature of the use.

Fencing, lighting and security

There is an existing six-foot-tall chain link fence along the e around the current construction yard. This chain link fence Sycamore Road. There is also an existing chain link fence along the existing parking area for the trail. Staff is recommending that a hidden corridor, the applicant replace the existing chain link fence of either metal or wood. The applicant is proposing new chain link fencing around the RV storage lot. AMC 9-4.128 requires chain link fencing to be screened with evergreen vegetation. The De Anza Trail will be heavily screened with landscaping around the rear of the site does not have landscape screening. an exception to this standard due to the industrial nature of the site and its use. The rear property line abuts a tall berm along the Salinas River and the applicant is proposing an infiltration bio swale along the entire fence line. Adding landscaping to this side would extend into proposed RV spaces, potentially creating the need for a site redesign and reducing the number of parking spaces onsite. The applicant is proposing a powered gate that will be keypad controlled. There will be no regular onsite workers. Therefore, the RV storage will be self-service.

I understand they want to try and beautify the area but it is still an industrial area and the wooden rail will be a maintenance problem. If the City is going to maintain then it is a different story.

The submittal shows several new light poles throughout the site with a maximum height of 20 feet tall. Staff is recommending this maximum height be reduced 16 feet for each light pole. This will reduce the light spilling onto adjacent parcels. The applicant is proposing lights that dim low levels light until motion is detected. This will reduce negative impact on the surrounding area while providing security for the business. They are also proposing the installation of five new security cameras on five of the proposed lights poles. The applicant has a pre-existing contract with a local security company. They plan to continue using them for this site for 24-hour security coverage.



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Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator. The accumulation of storage containers, illegal businesses, transient camps, inoperable vehicles, feral animals, and the storage of miscellaneous junk and debris are possible negative impacts brought about by this land use. Conditions of approval and an annual site review are very important to prevent this property from falling into a deteriorated site. Staff is considering the following conditions be added for the Planning Commission review of the use permit:

1. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
2. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
3. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.
4. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.
5. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.
6. No washing of vehicles, RV's or Boats or other equipment may occur on-site.
7. No dumping of RV waste or water tanks may occur on site at any time.
8. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 10 feet of the top of the bank of Atascadero Creek. ← Is this correct?
9. The realignment of the De Anza Trail shall be consistent with what is proposed. The trail shall be completed and fully landscaped to the satisfaction of the Community Development Director prior to building permit final.
10. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail fence with a maximum height of 4 feet tall.
11. Taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail.
12. All new fencing chain link fencing shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet.
13. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.
14. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.

This should be per  
permit conditions  
not a subjective  
review by an  
individual.

Understand the  
reasoning why they  
want this but this  
could invite more  
complaints  
adding the taller  
vegetation provides  
shade and  
coverage for teh  
complaints.



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**Analysis**

The land use proposed, Outdoor Vehicle and Equipment Storage is a conditionally allowed use in the Industrial Zoning district. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 4).

The applicant is proposing to complete the project in two phases. The first phase consists of 138 RV spaces, a new perimeter fence along the Phase 1 area, site grading with Class II base finish (in Phase 1 areas only), construction of an entrance gate and completion of the required stormwater basin. Phase 2 includes the addition of 124 parking spaces, removal of the dividing fence between the two phases and extension of the new vinyl coated chain link fence adjacent to the Salinas River.

The De Anza Trail currently traverses through this property and culminates from a small parking lot along Sycamore Road. Due to this development, the trail will need to be realigned along Sycamore Road. Staff is also adding a condition that the realignment of the De Anza Trail, and the improvements to fencing and landscaping, be completed with Phase 1.



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**DRC Discussion items:**

1. Landscaping
2. Fencing, lighting and security
3. Proposed project conditions

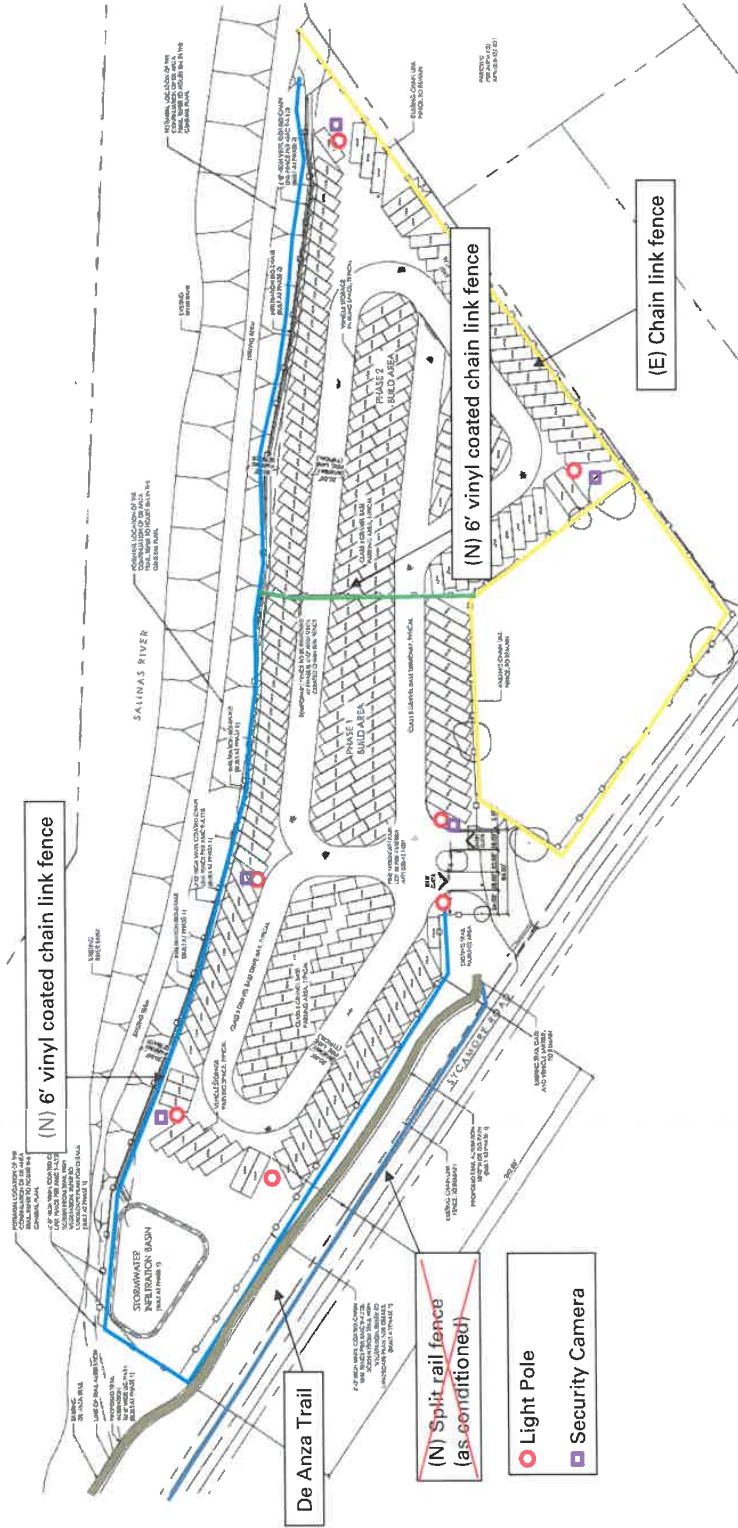
**ATTACHMENTS:**

- Attachment 1: Site Plan
- Attachment 2: Landscape Plan
- Attachment 3: Site Photos
- Attachment 4: AMC 9-6.140
- Attachment 5: DRC Notice of Action



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**Attachment 1: Site Plan**  
**USE 21-0107**

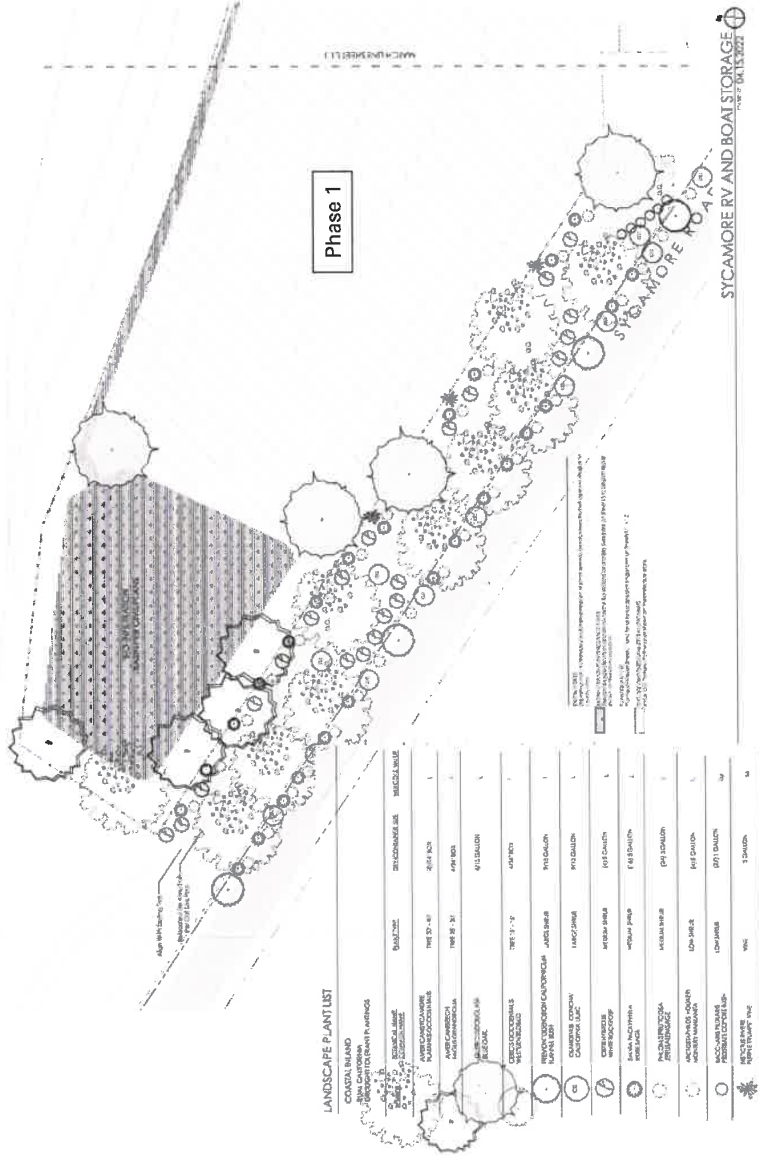


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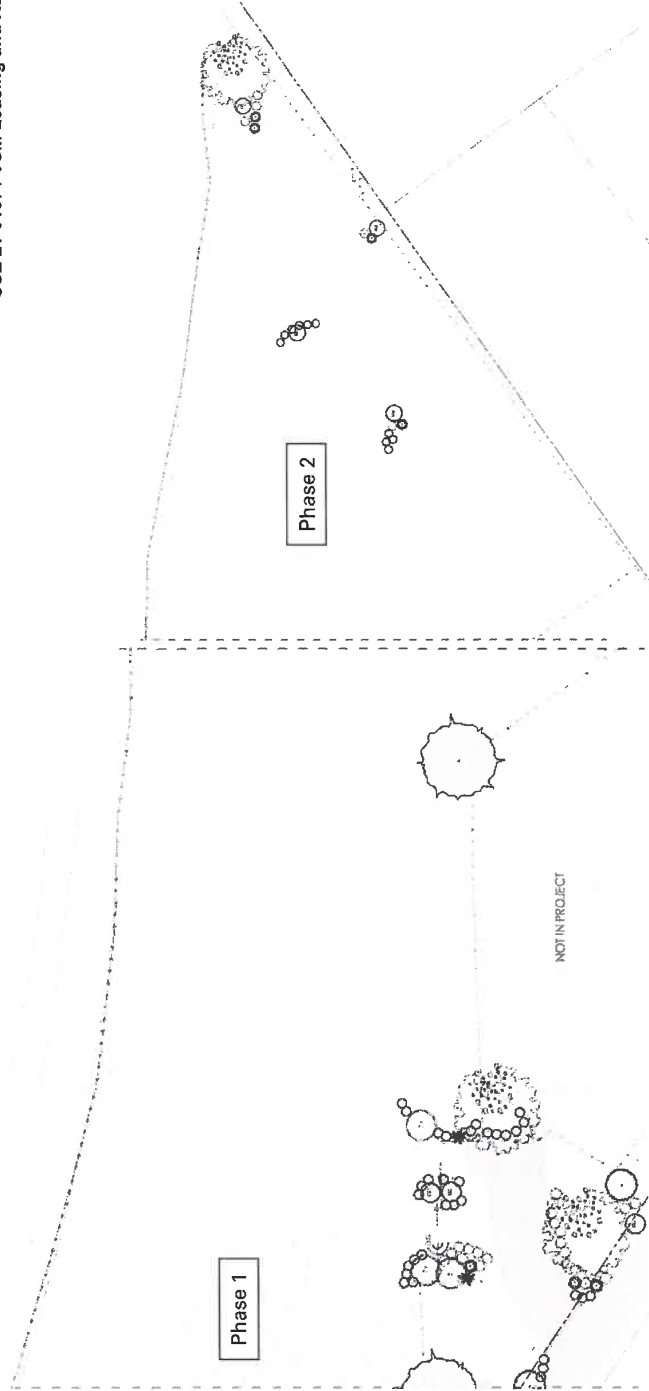
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**Attachment 2: Landscape Plan**  
**USE 21-0107**



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**Attachment 3: Site Photos**  
**USE 21-0107**

**Existing Site (Facing Northwest)**



**Existing Site (Facing Northeast)**



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**View of the site from Sycamore Road**



**Existing construction yard**



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**De Anza Trail Entrance**



**Location of new automated gate**



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**ITEM 3**

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**Attachment 4: AMC 9-6.140  
USE 21-0107**

**9-6.140 Storage yards.**

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)



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Attachment 5: DRC Notice of Action  
USE 21-0107



# CITY OF ATASCADERO

## Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

### DRC Action Form

Project #: Use 21-0107  
Project Title: RV Storage Lot  
Planner/ Project Manager: Mariah Gasch  
DRC Review Date(s): 7/28/22

Final Action:  DRC

Refer to comments above.

#### Conditions & Recommendations:

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