



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

**REGULAR MEETING
Tuesday, August 6, 2019
6:00 P.M.**

**City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422**

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Tom Zirk
Vice Chairperson Mark Dariz
Commissioner Duane Anderson
Commissioner Ellen Béraud
Commissioner Michael Shaw
Commissioner Jeff van den Eikhof
Commissioner Jan Wolff

APPROVAL OF AGENDA

PUBLIC COMMENT (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

CONSENT CALENDAR (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

1. **DRAFT MINUTES OF JUNE 18, 2019**
 - Recommendation: Commission approve the June 18, 2019 Minutes.
2. **APPROVAL OF TIME EXTENSION FOR 1905 EL CAMINO REAL (TEX19-0064)**
 - Recommendation: Commission approve the time extension.

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COMMUNITY DEVELOPMENT STAFF REPORTS
(NONE)**PLANNING COMMISSION BUSINESS****OATH OF OFFICE:****A. Administration of Oath of Office**

Administration of Oath of Office to new Planning Commissioner, Tori Keen by the City Clerk's Office.

Roll Call:**PRESENTATION:**

- B. Recognition of outgoing Planning Commission member Ellen Béraud.

PUBLIC HEARINGS

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).)

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Prior to a project hearing Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits, and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

3. USE PERMIT FOR HOTEL USE AT 6000 DEL RIO ROAD ROAD

The proposed project is a use permit to allow a hotel use comprised on 20 lodging units, a manager's unit, and associated amenities.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (DEV18-0101)

4. AMENDMENT TO EMERGENCY SHELTER OVERLAY ZONE TEXT FOR 6370 ATASCADERO MALL (ECHO)

The proposed project consists of adding 10 additional beds and modifications to the existing Zoning Ordinance governing the El Camino Homeless Organization.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (ZCH19-0060)

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5. USE PERMIT FOR 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL (MINI STORAGE)

The proposed project is an 81,000+ sf mini-storage facility on a 4.2-acre site.

- Ex-Parte Communications:
- Recommendation: Design Review Committee recommends the Planning Commission approve the project with conditions. (DEV18-0103)

COMMISSIONER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting will be held on August 20, 2019, at 6:00 p.m.

Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.

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*City of Atascadero***WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information (470-3400).

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required)
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at 470-3402 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.

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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, June 18, 2019 – 6:00 P.M.

City Hall Council Chambers

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:02 p.m.

Chairperson Zirk called the meeting to order at 6:02 p.m. and Commissioner Anderson led the Pledge of Allegiance.

ROLL CALL

Present: Commissioners Anderson, Béraud, van den Eikhof, Shaw, Wolff, and Chairperson Zirk

Absent: Vice Chairperson Dariz (excused absence)

Others Present: Recording Secretary, Jessica Gibson

Staff Present: Senior Planner, Kelly Gleason

APPROVAL OF AGENDA

MOTION: By Commissioner Anderson and seconded by Commissioner Wolff to approve the Agenda.

Motion passed 6:0 by a roll-call vote.

PUBLIC COMMENT

None.

Chairperson Zirk closed the Public Comment period.

CONSENT CALENDAR

1. DRAFT MINUTES OF JUNE 4, 2019

- Recommendation: Commission approve the June 4, 2019 Minutes.

MOTION: By Commissioner Anderson and seconded by Commissioner Béraud to approve the Consent Calendar.

Motion passed 6:0 by a roll-call vote.

2. APPROVAL OF TIME EXTENSION FOR 10850 EL CAMINO REAL

- Recommendation: Commission approve the time extension (TEX19-0052).

MOTION: By Commissioner Anderson and seconded by Commissioner Béraud to adopt the draft Resolution, approving a one-year time extension of PLN 2015-1556 including Vesting Tentative Tract Map TR 3099 in compliance with Sections 11-4.23(a) and 11-4.33(b) of the Subdivision Ordinance (Title 11).

Motion passed 6:0 by a roll-call vote.

COMMUNITY DEVELOPMENT STAFF REPORTS

3. CPP 19-0045 ANNUAL GENERAL PLAN / HOUSING REPORT

The State of California requires all cities to file an Annual General Plan / Housing Report to the Department of Housing and Community Development (HCD) and the State Department of Office Planning and Research (OPR). The purpose of the Report is to monitor the implementation of the City's General Plan Housing Element and progress toward meeting the City's Regional Housing Needs Allocation (RHNA), as well as review the General Plan to ensure the City is meeting the goals and objectives established by the Plan.

Senior Planner Gleason gave the staff report and answered questions from the Commission.

The Commission received and filed this report.

PUBLIC COMMENT

None.

Chairperson Zirk closed the Public Comment period.

PUBLIC HEARINGS

None.

COMMISSIONER COMMENTS AND REPORTS

None.

DIRECTOR'S REPORT

Senior Planner Gleason gave an update on behalf of Director Dunsmore. She stated that there would be a Joint Session meeting with City Council on July 11, 2019.

The next regular Planning Commission meeting will be on July 16, 2019. Some of the items that will be on the agenda for discussion will include a mini storage, a Zone Text Amendment for ECHO, and an accessory structure.

ADJOURNMENT – 6:25 p.m.

The next Regular meeting of the Planning Commission is scheduled for **July 16, 2019**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Jessica Gibson, Recording Secretary
Administrative Support Assistant



Atascadero Planning Commission

Staff Report – Community Development Department

TEX 19-0064

Vesting Tentative Parcel Map Time Extension

RECOMMENDATION(S):

Staff recommends Planning Commission adopt the draft Resolution, approving a one-year time extension of entitlement: Vesting Tentative Parcel Map (TPM 2011-0098) consistent with Sections 11-4.23(a) and 11-4.33(b) of the Subdivision Ordinance (Title 11).

Project Info In-Brief:

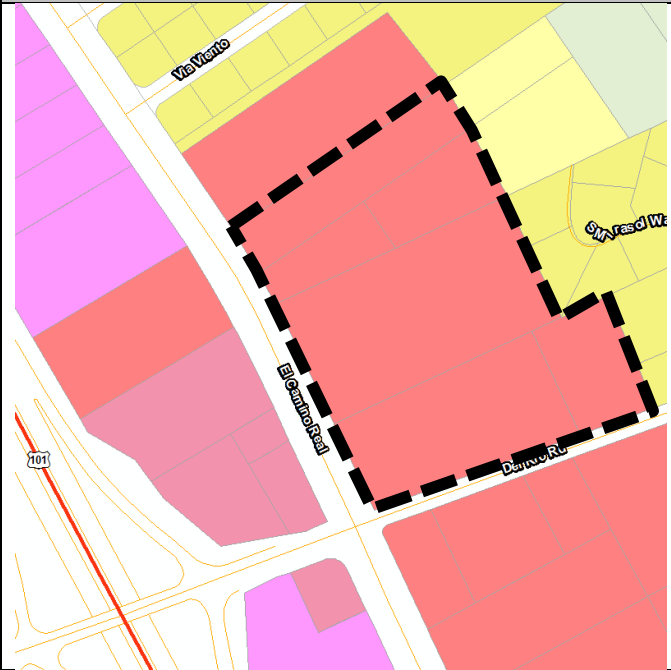
PROJECT ADDRESS:	1905 El Camino Real	Atascadero, CA		APN	049-102-020, -031, -032, -045, -048, -056
PROJECT PLANNER	Kelly Gleason Senior Planner	470-3446	kgleason@atascadero.org		
APPLICANT	MP Annex, LLC, 284 Higuera Street, San Luis Obispo, CA, 93401				
PROPERTY OWNER	Clint Pearce, 284 Higuera Street, San Luis Obispo, CA, 93401				
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	ENTITLED USE	
General Commercial (GC)	Commercial Retail (CR) / SP-2	11.3 acres	Vacant	General Retail	
ENVIRONMENTAL DETERMINATION					
☒ Previously Certified Environmental Impact Report SCH #2010051034					
☐ Certified Negative / Mitigated Negative Declaration					
☐ Categorical Exemption CEQA – Guidelines Section 153_____					
☐ Statutory Exemption §§ 21000, et seq & _____					
☐ No Project – Ministerial Project					

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

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Commercial Retail (CR) / SP-2	Residential Multi-Family (RMF-20) / Residential Suburban (RS)	Residential Suburban (RS)	Commercial Park (CPK) / Planned Development Overlay

Background:

The Del Rio Road Commercial Area Specific Plan was adopted on July 12, 2012. It included two components: a Walmart component and an “Annex” component. On the Annex portion of the site, the approval included a Vesting Tentative Parcel Map that resulted in an 8-lot subdivision for the northwest/northeast corner of Del Rio Road and El Camino Real. The 8-lot map accommodates seven proposed retail pads, and one remainder parcel (6-lot residential subdivision).

The remainder parcel has a subsequent Tentative Map approved for the residential portion of the development. The improvement plans are ready to issue and the map will be recorded by the end of the year.



Analysis:

The Subdivision Map Act mandates an initial two-year life and, by local ordinance, the City may extend the time at which the map expires in up to one year increments not to exceed a total of five years (these are discretionary extensions). The application for the extension must be filed prior to the expiration date. In 2013, the State passed Assembly Bill 116 (AB 116) that granted an automatic two year extension to all active maps. Based on the limitations of the Subdivision Map Act, the map may be eligible for future extensions as this is the fourth discretionary extension and up to five may be allowed.

Map History:

	<u>Approval</u>	<u>Expiration</u>
<i>Original Approval</i>	7/12/2012	7/12/2014
Automatic Extension (AB 116)	7/11/2013	7/12/2016
Director Extension #1	6/24/2016	7/12/2017
PC Extension #2	8/1/2017	7/12/2018
PC Extension #3	7/17/2018	7/12/2019
Proposed PC Extension #4	8/06/2019	7/12/2020

The Planning Commission has discretion on whether they want to extend the map, or they can defer the decision to the City Council. The Commission or City Council may also decide whether project conditions should be added, modified, or deleted.

Conclusion: The project applicant is working with the City on a design concept for the commercial properties. The remainder parcel is moving through the City's permit process and it is estimated that the residential subdivision will begin construction later this year.

ENVIRONMENTAL DETERMINATION:

This project is a necessarily included element of the projects considered in Final EIR SCH #2010051034, certified by the City Council on June 26, 2012, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when the Final EIR No. 2010051034 was certified has become known. Therefore, no further environmental review is required.



FINDINGS:

A Vesting Tentative Tract Map was approved as part of the project consistent with the Del Rio Road Commercial Area Specific Plan. The Vesting Tentative Parcel Map was conditioned to meet all City standards including on-site and off-site street improvements.

Time Extension Findings

The following are required findings that must be made by the Planning Commission to extend VTPM 2011-0098 (AT 07-0059), consistent with Section 9-2.117 of the Atascadero Municipal Code.

1. There have been no changes to the provisions of the General Plan or zoning regulations applicable to the project since the approval of the entitlement (AMC 9-2.117(a)(1));
2. There have been no changes in the character of the site or its surroundings, which affect how the standards of the General Plan or zoning regulations apply to the project (AMC 9-2.117(a)(2)).

ALTERNATIVES:

1. The Commission may approve the Time Extension subject to additional or revised project conditions.
2. The Commission may deny the Time Extension if it is found to be inconsistent with the General Plan or any of the other required findings. The Commission's motion to deny must include a finding basis for denial.
3. The Commission may continue the hearing and refer the item back to staff for additional information or analysis. Direction should be given to staff and the applicant on required information.

ATTACHMENTS:

1. AT 2007-0059
2. Conditions of Approval TPM 2011-0098
3. Draft PC Resolution 2019



ATTACHMENT 2: Conditions of Approval – VTPM 2007-0059
PLN 2007-1246

Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Planning Services		
1. This Vesting Tentative Map (TPM 2009-0098) is for the reconfiguration of legal lots of record into eight (8) legal lots of record described on the attached exhibits and shall apply to the APNs 049-102-020, 031, 032, 045, 048, 056 and 049-131-070 regardless of owner.	FM	PS
The approval of this vesting tentative parcel map shall become final and effective for the purposes of issuing building permits fourteen (14) days following City Council approval of TPM 2009-0098 unless prior to that time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.	On-Going	PS
2. Approval of this Vesting Tentative Map shall be valid for twenty-four (24) months after its effective date. At the end of the period, the approval shall expire and become null and void unless the project has received a building permit or a time extension has been granted.	FM	PS
3. A final parcel map drawn in substantial conformance with the approved vesting tentative map, and in compliance with all conditions set forth herein, shall be submitted for review and approval in accordance with the Subdivision Map Act and the City's Subdivision Ordinance.	FM	PS
4. The subdivider 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 the subdivision.	FM	PS
5. The parcel map shall be subject to additional fees for park or recreation purposes (QUIMBY Act) as required by City Ordinance.	FM	PS
6. All maintenance costs listed below shall be 100% funded by the project in perpetuity, except for public facilities that are planned for and currently maintained by the City of Atascadero. The service and maintenance cost shall be funded through an entity or mechanism established by the developer, subject to City Staff approval. This entity or mechanism must be in place prior to, or concurrently with acceptance of any final map(s). The entity or mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any Final Map(s). The administration of the above mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the entity or mechanism. a) All streets, bridges, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, traffic control signals, pavement markings and sewer mains within the proposed project including residential streets within any residential subdivision, as shown in Exhibit B. Exception: new	BP	PS



Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
collector street located south of Walmart store within the Specific Plan area will be maintained by the City of Atascadero. b) All landscaping and lighting within the proposed project area as shown in Exhibit B. c) All creeks, flood plains, floodways, wetlands, and riparian habitat areas that may be within the boundaries shown in Exhibit B. d) Property line walls, fences, retaining walls, solid waste storage areas, signs, slopes, and parking lots within the boundaries shown in Exhibit b. e) Open areas on private property within the proposed project area including detention facilities, bio-swales, and other low-impact-development features as shown in Exhibit B. f) Newly constructed drainage facilities on private property within the proposed project area as shown in Exhibit B. g) Landscaped frontages and medians within the right-of-way of all public streets within the defined specific plan boundary. h) On-site sewer and storm drains located outside of the right-of-way.		
7. Prior to final map, the applicant shall submit CC&Rs for review and approval by the Community Development Department. The CC&R's shall record with the Final Map and shall include the following: a) Provisions for maintenance of all common areas including parking lot, landscape areas, free standing signs, lighting and solid waste storage. b) Provisions for the shared use of parking areas, drive aisles, walkways and solid waste storage. c) Maintenance of on-site sewer and storm drainage systems. d) Ensuring compliance with the Specific Plan Master Plan of Development. e) Standards for the design, maintenance and appearance of buildings, signs, common areas and parking lots. f) A provision for review and approval by the City Community Development Department for any changes to the CC&R's that relate to the above requirements prior to the changes being recorded or taking effect.	BP	PS
8. All subsequent Tentative Maps and improvements shall be consistent with the Del Rio Road Commercial Area Specific Plan Master Plan of Development.	FM	PS, CE



Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
9. Concurrently with recordation of Final Map, the applicant shall report all necessary reciprocal easements for parking, vehicular access, solid waste storage, pedestrian access among all lots within the project boundary. Reciprocal access easements shall be provided to all contiguous off-site commercial parcels consistent with the Del Rio Road Commercial Area Specific Plan.	FM	PS, CE
Fire Department		
10. Prior to occupancy of the first building, the applicant shall paint curbs red with white lettering every 50 feet stating "No Parking– Fire Lane" along all driveways with a curb-to-curb width of less than 34-feet. This shall be shown on all applicable plans prior to issuance of first building permit	FM	FD
11. Prior to issuance of the first building permit, the applicant shall obtain approval from the City Fire Department for any private driveway sections	FM	FD
City Engineer / Public Works Specific Project Conditions	•	•
PUBLIC IMPROVEMENTS		
12. All public improvements shall be installed prior to recordation of a Final Map to insure orderly development of the surrounding area consistent with section 66411.1(b)(2) of the Subdivision Map Act. In the event that the applicant bonds for the public improvements required as a condition of the Final Parcel Map, the applicant shall enter into a Subdivision Improvement Agreement with the City Council prior to recordation of the Final Map. (Map Act 66462.5(a)(1))	GP, BP, FM	CE
13. An engineer's estimate of probable cost shall be submitted for review and approval by the City Engineer to determine the amount of the bond. The engineer's estimate of probable cost shall use the County of San Luis Obispo Standard Costs for Public Works Engineering or other estimate acceptable to the City Engineer.	GP, BP, FM	CE
14. Prior to recordation of the Final Parcel Map, the applicant shall enter into an agreement to complete the off-site improvements required as a condition of the Final Map and the Subdivision Improvement Agreement, at such time the City acquires a title interest in the land that will permit the improvements to be made. (Map Act 66462.5(c))	FM	CE
15. The Subdivision Improvement Agreement shall record concurrently with the Final Map	FM	CE
PARCEL MAPS		
16. Prior to recording the Final Parcel Map, the applicant shall file a Final map drawn in substantial conformance with the approved Vesting Tentative Parcel Map, all applicable Mitigation Measures	FM	CE



Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
requirements and in compliance with all conditions set forth herein. The map shall be submitted for review and approval by the City in accordance with the Subdivision Map Act and the City's Subdivision Ordinance.		
17. The applicant shall secure, at the applicant's expense, sufficient title, or interest in land to permit construction of any off-site improvements that the applicant is required to construct. a. If the applicant is unable to acquire sufficient title or interest to permit construction of the required off-site improvements, the applicant shall notify the City of this inability not less than six months prior to approval of the Parcel Map. In such case, the City may thereafter acquire sufficient interest in the land, which will permit construction of the off-site improvements by the applicant. b. The applicant shall pay all of the City's costs of acquiring said off-site property interests pursuant to Government Code Section 66462.5 et. seq. Applicant shall pay such costs irrespective of whether the Parcel Map is recorded or whether a reversion occurs. The cost of acquisition may include, but is not limited to, acquisition prices, damages, engineering services, expert fees, title examination, appraisal costs, acquisition services, relocation assistance services and payments, legal services and fees, mapping services, document preparation, expenses, and/or damages as provided under Code of Civil Procedures Sections 1268.510-.620 and overhead. c. The applicant agrees that the City will have satisfied the 120-day limitation of Government Code Section 66462.5 and the foregoing conditions relating thereto when it files its eminent domain action in superior court within said time. d. At the time the applicant notifies the City as provided in "B" hereinabove, the applicant shall simultaneously submit to the City in a form acceptable to the City all appropriate appraisals, engineering specifications, legal land descriptions, plans, pleadings, and other documents deemed necessary by the City to commence its acquisition proceedings. Said documents must be submitted to the City for preliminary review and comment at least 30 days prior to the applicant's notice described hereinabove at "B". e. The applicant agrees to deposit with the City, within five days of request by the City, such sums of money as the City estimates to be required for the costs of acquisition. The City may require additional deposits as needed. f. The applicant shall execute any agreements mutually agreeable prior to approval of the Parcel Map as may be	FM	CE



Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
necessary to assure compliance with the foregoing conditions. Failure by the applicant to notify the City as required by “b” hereinabove, or simultaneously submit the required and approved documents specified in “e” hereinabove, or make the deposits specified in “f” hereinabove, shall constitute applicant's waiver of the requirements otherwise imposed upon the City to acquire necessary interests in land pursuant to Section 66462.5. In such event, subdivider shall meet all conditions for installing or constructing off-site improvements notwithstanding Section 66462.5.		
18. Concurrent with Final Parcel Map approval, the applicant shall record a reciprocal access easement and maintenance agreement for all shared driveways and drive isles within the project site as well as adjacent commercial lots, as required by the City Engineer and/or the Del Rio Road Commercial Area Specific Plan.	FM	CE
19. A preliminary subdivision guarantee shall be submitted for review in conjunction with the processing of the Vesting Tentative Parcel Map. A final subdivision guarantee is required prior to Final Parcel Map approval.	FM	CE
20. The Final Parcel Map shall be acceptable to the City Engineer or Surveyor prior to the map being placed on the agenda for City Council acceptance.	FM	CE
21. Prior to recording the Final Parcel map, the applicant shall pay all outstanding plan check or inspection fees.	FM	CE
22. Prior to recording the parcel map, the applicant shall submit a copy of a valid San Luis Obispo County tax bond	FM	CE
23. Prior to City Surveyor or Engineer approval of the Final Parcel Map, the applicant shall dedicate all necessary right-of-ways, storm drain easements, sewer easements, or other public utility easements by the map or separate documents.	FM	CE
24. Prior to recording the Final Parcel map, the applicant shall bond for or set monuments at all new property corners. A registered civil engineer or licensed land surveyor shall indicate by certificate on the parcel map, that corners have been set or shall be set by a date specific and that they will be sufficient to enable the survey to be retraced. If the property corners are not set prior to map recordation, the applicant shall bond the property corner installation.	FM	CE
25. All existing and proposed utility, pipeline, open space, or other easements are to be shown on the Final Parcel map. If there are building or other restrictions related to the easements, they shall be noted on the Final Parcel map. The applicant shall show all access restrictions on the Final Parcel map.	FM	CE
26. Prior to approval of the Final Parcel map by the City Council, the applicant shall have the map reviewed by all applicable public and private utility companies (cable, telephone, gas, electric, Atascadero Mutual Water Company). The applicant shall obtain a letter from each utility company indicating their review of the map. The letter shall identify any new easements that may be required	FM	CE



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by the utility company. A copy of the letter(s) shall be submitted to the City. New easements shall be shown on the Final Parcel map.		
27. Prior to Final Parcel Map approval by the City Council, the applicant shall remove existing structures from each lot.	FM	CE
28. Prior to Final Parcel Map approval applicant shall quitclaim or relocate any easement in conflict with proposed structures or other obstruction(s), as required by the City Engineer.	FM	CE
29. A Lighting and Landscape District funding mechanism to provide for the maintenance for lighting, medians, special paving surfaces, storm drain, and hardscape shall be provided and accepted by the City Engineer prior to Final Parcel Map recordation..	FM	CE
OFFSITE IMPROVEMENT PLANS		
30. Prior to the issuance of an encroachment permit(s) for construction of any offsite improvements, the applicant(s) shall submit plans and supporting calculations/reports including street improvements, underground utilities, composite utilities, traffic control and grading/drainage plans prepared by a registered civil engineer for review and approval by the City Engineer. The Submitted plans shall be in conformance with the requirements of the Vesting Tentative Map, City Standard Specifications and Drawings and Specific Plan.	GP, BP	CE
31. Prior to the issuance of any onsite improvement Building Permit, the on-site public improvements shall be designed in accordance with the Vesting Tentative Parcel Map, Specific Plan, City Engineering Specifications and Drawings or as required by the City Engineer.	GP, BP	CE
32. All offsite and onsite public improvements shall be constructed in conformance with the City of Atascadero Engineering Department Standard Specifications and Drawings or as required by the City Engineer	GP, BP	CE
33. The project shall include construction of all vehicular lanes, curbs, gutters and sidewalks along entire frontage as shown on the Master Plan of Development, Specific Plan, or Vesting Tentative Parcel map.	GP, BP	CE
34. Prior to issuance of encroachment permits for public improvements (Street, Sewer, Storm Drain, Water), the applicant, by written agreement with the City Engineer, shall guarantee installation of the improvements through faithful performance bonds, letters of credit or any other acceptable means. Building final shall be withheld if the improvements are not completed. The faithful performance bonds/letters of credit/or other financial means shall include an inflation factor that is satisfactory to the City Engineer.	EP	CE
35. El Camino Real shall be shown on the Final Parcel Map as an arterial street with a minimum right of way half width of 50-feet, per City Standard Drawing No. 407. The applicants shall acquire and dedicate to the City the right-of-way required for all street improvements as identified in the Final Environmental Impact	FM	CE



Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Report Traffic Study, the Vesting Tentative Map, and Specific Plan. The Applicant shall provide sufficient right of way to convert the intersection at Del Rio Road/El Camino Real to a modern roundabout. The roundabout will require an inscribed diameter of approximately 160 feet and will include a combination of single and dual circulating lanes. Single-lane approaches are required for the southbound and westbound entrances. The northbound approach shall include a dual-lane entry with a left-only lane and a shared through/right-turn lane. The eastbound approach shall include a shared through/left-turn lane and a 125-foot long right-turn lane. Travel lanes shall be a minimum of twelve foot wide. The roundabout shall include facilities for pedestrians and bicyclists. The applicants shall design the roundabout in conformance with the conceptual plan is shown in Figure 3 of the Del Rio Road Area Specific Plan Transportation Impact Analysis for the City of Atascadero February 6, 2012. The Applicant is responsible for all frontage improvement costs.		
36. Del Rio Road shall be shown on the Final Parcel Map as a collector street with a minimum width of 60-feet, per City Standard Drawing No. 406. Del Rio Road shall be designed to include a center turn lane into the Walmart and Annex sites as well as Obispo Road.	FM	CE
37. The Annex frontage improvement plans shall include a left turn pocket for the driveway across from the Walmart Project		
38. The applicant(s) shall improve the intersection of Del Rio Road and Rio Rita Road to meet site distance, horizontal and vertical alignment standards of the City Engineering Standards. The proposed improvements shall be acceptable to the City Engineer.	BP, GP	CE
39. Prior to Final Parcel Map approval, the applicant(s) shall dedicate sidewalk easements sufficient to encompass accessibility requirements for sidewalks installed with drive approaches in accordance with the current City standard.	FM	CE
40. Applicant(s) shall submit a composite utility plan, signed by PG&E, AT&T, Charter Cable TV and Southern California Gas Company indicating location of all underground utilities that will serve the project. New or relocated underground facilities will be installed in an up to 10 foot wide PUE. Plan shall be reviewed and approved by the City Engineer prior to approval of public improvement plans.	GP, BP	CE
41. Prior to building final, all new and existing power lines and overhead cables less than 34 KV within or fronting the project site shall be installed underground.	GP, BP	CE
42. Prior to street improvement plan approval by the City Engineer, the applicant shall submit a street tree location plan to the Community Development Department for review and approval. The location of the street trees shall not conflict with sewer or storm drain infrastructure. The plan shall include proposed sewer lateral locations and storm drain infrastructure for reference.	GP, BP	PS, CE



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43. Prior to the Final Parcel Map being filed with the County Recorder, the applicant shall not grant or record easements within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements; unless subordinated to the proposed grant or dedication. If easements are granted after the date of tentative map approval, subordination must be executed by the easement holder, to the satisfaction of the City Engineer, prior to the filing of the Parcel Map.	FM	CE
44. Prior to building final, the applicant(s) shall construct onsite and offsite street pavement in accordance with one of the following two options a. The applicant shall construct the full pavement section including the final lift of asphalt to finish grade in conformance with the design Traffic Index. Prior to building final, the applicant shall refurbish the pavement to the satisfaction of the City Engineer. b. The applicant shall construct a pavement section that is a minimum of 1½" lower than finish grade, in conformance with the design Traffic Index. Prior to building final, the applicant shall refurbish the pavement, and complete the final lift of asphalt to meet finish grade to the satisfaction of the City Engineer	GP, BP	CE
45. Prior to building final, the applicant shall construct and final full street improvements as shown in the Specific Plan and required by the mitigation monitoring program within the affected portion of the project site, as well as the required offsite street improvements to the satisfaction of the City Engineer.	BP	CE
46. Prior to building final, the applicant(s) shall install a community mailbox and post in accordance with the City's standards, and secure approval of the U.S. Postal Service prior to installation. The community mailboxes shall not cause a sight distance obstruction and shall have a minimum four foot clear zone behind the mailbox.	FO	CE
47. Prior to building final, the applicant shall construct accessible ramps at intersections, as required by the City Engineer.	FO	CE
48. Prior to building final, the applicant shall repair any broken or damaged curb, gutter and sidewalk, and repair or reconstruct the half section plus 10 feet of pavement on onsite or offsite streets within or near the project. All damaged facilities shall be repaired to the City Engineer's satisfaction.	FO	CE
49. Prior to the construction of offsite improvements the project applicant(s) shall prepare and submit a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall identify routing for all delivery and haul trucks and, if necessary, limit deliveries to non-peak times. To the extent feasible, truck routing should avoid travel through residential areas and emphasize the use of US 101. The plan shall be developed in conformance with the California MUTCD, latest	EP	CE



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edition. The plan shall include the following provisions: - Maintain access for land uses in proximity of the project site during project construction. - Schedule deliveries and pick-ups of construction materials to non-peak travel periods, to the maximum extent feasible. - Coordinate haul trucks, deliveries and pick-ups to reduce the potential of trucks waiting to load or unload for protracted periods of time. - Minimize obstruction of through traffic lanes on surrounding public streets. - Construction equipment traffic entering and exiting the project site shall be controlled by flagman. - Identify designated transport routes for heavy trucks (in addition to haul trucks) to be used over the duration of the proposed project. - Schedule vehicle movements to ensure to the maximum extent feasible that there are no vehicles waiting offsite and impeding public traffic flow on the surrounding streets. - Establish requirements to ensure the safety of the pedestrians and access to local businesses. - Coordinate with adjacent businesses and emergency service providers to ensure adequate access exists to the project site and neighboring businesses. - Prohibit parking for construction workers except on the project site and any designated off-site parking locations. These off-site locations shall not include adjacent commercial center parking lots or residential streets and will require the approval of the City Engineer.		
GRADING		
50. The applicant shall, to the City Engineer's satisfaction, comply with all Geology, Soils and Seismicity mitigation measures and time frames contained in the City Council adopted Mitigation Monitoring and Reporting Program.		
51. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved tentative map, Master Plan of Development, Specific Plan, arborist report and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.	GP, BP	CE
52. Prior to issuance of a grading permit for this project, the applicant shall submit a copy of the grading permit for the export site and an exhibit of the proposed haul route. The applicant is responsible to	GP, BP	CE



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obtain approval from all applicable agencies for the soil hauling operation and the placement of fill off-site.		
53. The applicant shall comply with the following requirements for the soil hauling operation: a. Obtain an encroachment permit from the City Engineer for the work. b. The hours of operation shall be between 8:30 am to 3:30 pm, Monday through Friday. c. Provide street sweeping service on all City streets along the haul route during all hours of work on a schedule approved by the City Engineer. d. Provide traffic control and flagging personnel along the haul route to the satisfaction of the City Engineer.	GP, BP	CE
54. Prior to issuance of a grading permit, the applicant(s) shall sign a Haul Route Repair Agreement and pay a Haul Route Pavement Repair Security Cash Deposit (Deposit) of \$100,000, which may be increased or decreased based upon an estimated cost to complete the repairs of streets damaged during the dirt hauling operation. The limits and scope of the repairs shall be determined by the City Engineer. In order to receive a refund of the Deposit, the applicant or subsequent property owners shall complete any required pavement repairs to the satisfaction of the City Engineer within six months from the completion of the dirt hauling operation or prior to issuance of Building Permits. If the pavement repairs are not completed within six months, the City may use the Deposit to complete the repairs and for any incurred staff and administrative costs. Any funds remaining at the completion of the repairs will be refunded to the applicant. If the Deposit is insufficient to complete the repairs, the City shall seek additional funds from the applicant.	GP, BP	CE
DRAINAGE		
55. Prior to grading permit issuance, the applicant shall obtain City Engineer approval of a drainage study for the proposed private onsite and public offsite storm drain system from the City Engineer. The study shall demonstrate that runoff generated onsite will not negatively affect downstream waterways or properties. Onsite and offsite storm drain facilities shall comply with City Engineering Drainage Standards.	GP	CE
56. The applicant shall, to the City Engineer's satisfaction, comply with all stormwater mitigation measures and time frames contained in the Mitigation Monitoring and Reporting Program.		
57. Prior to issuance of permits affecting Caltrans right-of-way, the applicant shall submit evidence of written approval for the proposed construction within the Caltrans right-of- way to the City Engineer.	GP	CE
58. Maintenance responsibilities for all slopes, retaining walls, drainage devices, and erosion and sedimentation control	GP, BP	CE



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devices/systems not accepted by the City shall be the responsibility of the property owner in perpetuity.		
59. Prior to grading permit issuance, the applicant shall obtain and submit to the City a notarized Letter of Permission for grading over all easements.	GP	CE
60. Prior to grading permit issuance, the applicant shall obtain a notarized Letter of Permission for grading outside of the property lines/tract boundary from the affected property owner(s).	GP	CE
61. Prior to grading permit, the applicant shall obtain a notarized Acceptance of Drainage from all affected property owners if drainage is being diverted to areas that currently do not accept the drainage.	GP	CE
62. Prior to issuance of grading permit, the applicant shall record in the Office of the County Recorder any needed slope easements from adjacent property owners, as directed by the City Engineer.	GP	CE
63. Prior to issuance of grading permits in Jurisdictional Waters of the United States, the applicant shall acquire permits from the Army Corps of Engineers, California Department of Fish and Game, and the Regional Water Control Board for any work within any natural drainage course. A copy of the permits, or a response letter from each agency indicating a permit is not required, shall be submitted to the City prior to issuance of grading permits.	GP	CE
64. The applicant or subsequent property owners shall be responsible for providing regularly scheduled maintenance of the storm drain infrastructure, as required by the City Engineer.		CE
65. The applicant shall form an organized drainage maintenance entity to finance the future ongoing maintenance and capital replacement of water quality, low impact development, hydro modification, erosion and sedimentation devices/systems identified on the project's approved storm drain plan. The applicant shall pay for all costs associated with the formation of the maintenance entity. Water quality, erosion and sedimentation devices/systems shall include but are not limited to catch basin inserts, debris excluders, bio-treatment basins, vortex separation type systems, and other devices/systems for storm water quality. The applicant shall be responsible for the maintenance of all project water quality, erosion and sedimentation devices/systems until the district has been established.	FM	CE
66. Prior to Final Parcel Map approval, the applicant shall place a note on the map, prohibiting the lot owners within this development from interfering with the established drainage master plan and from erecting walls, curbs or similar solid constructions, except as approved by the City Engineer.	FM	CE
67. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan that incorporates appropriate post construction best management practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project to the extent technically feasible..	GP	CE



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68. The applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.	BP	CE
69. Prior to issuance of a grading permit applicant shall consult with the Central Coast RWQCB regarding further actions with the groundwater plume on the Walmart site. Consultation shall result in written confirmation to the City from the RWQCB Staff of any clean-up, corrective action or monitoring that may be needed prior to, or post construction.	GP, BP	CE
70. Applicant shall abandon any existing septic system facilities in accordance with City standards prior to approval of site grading.	GP, BP	CE
71. Prior to the issuance of building permits the applicant shall provide for the detention and metering out of developed storm runoff so that the peak runoff and its associated duration is equal to or less than undeveloped storm runoff quantities to the satisfaction of the City Engineer.	GP, BP	CE
72. Drainage basins shall be designed to desilt, detain and meter storm flows as well as release them to natural runoff locations.	GP, BP	CE
73. Prior to the issuance of building permits the applicant shall show the method of dispersal at all pipe outlets. Include specifications for size and type.	GP, BP	CE
74. Prior to storm drain plan approval, the applicant shall obtain all easements needed for future storm drainage system maintenance by the City.	GP, BP	CE
75. Prior to the issuance of building permits the applicant shall show method of stormwater conveyance to approved off-site drainage facilities.	GP, BP	CE
76. Concentrated drainage from off-site areas shall be conveyed across the project site in drainage easements. Applicant shall acquire drainage easements where needed. Drainage shall cross lot lines only where a drainage easement has been provided. If drainage easement cannot be obtained the storm water release must follow the historic path, rate and velocity as prior to the subdivision.	GP, BP	CE
SEWER AND UTILITIES		
77. Prior to issuance of building permits for each component of the Specific Plan, the project applicant shall submit plans to the City for approval that demonstrate compliance with the City Sanitary Sewer Management Plan, including City standards for the Fats, Oils and Grease (FOG) Program; and the installation of adequately sized grease interceptors for all food service establishments, gas stations, auto shops, etc.	BP	CE



Conditions of Approval TPM 2009-0098 (Annex Map) Vesting Tentative Parcel Map (Del Rio Road Commercial Area Specific Plan)	Timing	Responsibility /Monitoring
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78. Existing sewer manhole frame and covers relocated or adjusted due to street or other construction shall be replaced with current City Standard Manhole Cover per Standard Drawing No. 608 or as required by the City Engineer.	GP, BP	CE
79. All existing above ground utilities shall be undergrounded on project frontage in the 10 foot wide PUE.	GP, BP	CE
80. All sewer system plans shall be reviewed and approved by the City Engineer.	GP, BP	CE
81. Prior to sewer plan approval, the applicant shall provide a sewer area study in accordance with City policies for review and approval by the City Engineer.	GP, BP	CE
82. All onsite private sewer mains and laterals shall be privately owned and maintained. Sewer mains in Public Roads shall be owned and maintained by the City.	FM	CE
83. Prior to recording the final map, provisions for the repair and maintenance of the private sanitary sewer system shall be included in the CC&R's for the development. Included shall be a mechanism to maintain the private sewer and structures, such as a maintenance association. The City Engineer and City Attorney shall approve the final form prior to recordation.	FM	CE
84. Applicant shall pay all sewer fees including extension (Annexation), Connection and Reimbursement fees (if applicable) prior to issuance of each building permit.	BP	CE
85. Private gravity mains within the specific plan area shall be sized and installed in accordance with the Uniform Plumbing Code. Public gravity mains within the specific plan area shall be a minimum of eight (8) inches in diameter.	BP	CE
86. Drainage piping serving fixtures which have flood level rims located below the elevation of the next upstream manhole cover of the public or private sewer serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve.	BP	CE
87. All sanitary sewer (SS) mains shall terminate in manholes unless extension of the main, at some later date, is anticipated. If extension of a SS main is anticipated, said SS main may terminate in a cleanout providing the next downstream manhole is less than 300 linear feet from the cleanout and that the point of termination is not a reasonable location for a SS main angle point or intersection.	BP	CE
EASEMENTS		
88. A ten (10) foot Public Utility Easement (PUE) shall be provided contiguous to the property frontage. Modifications may be made to the width on basis as allowed by the City Engineer.	FM	CE
TRAFFIC		
89. Intersection improvements shall have a minimum vehicle stacking distance in accordance with the EIR Traffic Study.	GP, BP	CE



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90. The applicant shall, to the City Engineer's satisfaction, comply with all transportation mitigation measures and time frames contained in the City Council adopted Mitigation Monitoring and Reporting Program		
91. The applicant shall include low glare, LED cobra style street lights in the offsite improvement plans. Light spacing shall be based on the AASHTO Roadway Lighting Design Guide (2005). Light color shall be approved by the City Engineer.		
92. The location, width and depth of all project driveways shall substantially conform to the approved Parcel Map. This shall be shown on all applicable plans prior to issuance of first building permit. No additional driveways shall be permitted along the project frontage.	GP, BP	CE
93. Any dead-end drive aisles shall have a hammerhead or turn-around area to facilitate vehicular movements. This shall be shown on all applicable plans prior to issuance of first building permit.	GP, BP	CE
94. The site shall be designed to adequately accommodate all vehicles (e.g. automobiles, vans, trucks) that can be expected to access the site. This includes, but is not limited to, adequate maneuvering areas around loading zones and parking spaces, and appropriate turning radii.	GP, BP	CE
TRANSIT/ BUS STOP		
95. The Walmart and Annex sites shall provide a bus stop at the El Camino Real frontage fronting both the Walmart and Annex frontage as shown on Master Plan of Development. The bus stop shall be designed and constructed to the City Engineer's satisfaction and include the following elements: a. A 8'X14' permanent, City approved transit shelter structure, that compliments the architecture of the development it fronts, and includes a bench, trash receptacle, solar lighting (all electrical conduits shall be located within the shelter structure), bicycle racks and rain gutters. b. Color elevations and materials board for the proposed bus shelter structure shall be supplied to the Community Development Director, for review and approval, prior to construction.	BP	CE
96. The bus stop shall comply with all ADA and State accessibility regulations as specified in the most recent version of the California Disabled Accessibility Guidebook (CalDag). Proposed disabled access shall be delineated on construction plans.	EP	CE
97. The bus stop location shall be a minimum of 100' from the intersection of Del Rio Road and El Camino Real or as approved by the City Engineer.	EP	
End of Conditions		



**ATTACHMENT 3: Draft Resolution
PLN 2007-1246**

PC DRAFT RESOLUTION 2019

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A
ONE-YEAR TIME EXTENSION OF AN APPROVED VESTING
TENTATIVE PARCEL MAP
(TPM 2011-0098)**

**PLN 07-1246
1950 EL CAMINO REAL
(MP Annex, LLC)**

WHEREAS, the applicant, MP Annex, LLC, has applied for an extension of a Vesting Tentative Parcel Map that proposes a subdivision of 11.3 gross acres into four parcels consisting of 8 parcels for commercial / retail development and one (1) remainder parcel for the development of six (6) residential lots; and

WHEREAS, the City Council approved a Vesting Tentative Parcel Map on July 12, 2012; and

WHEREAS, the automatic one-year Time Extension via AB 116 went into effect July 11, 2013, setting the expiration date to July 12, 2016; and,

WHEREAS, the Community Development Director approved a one-year time extension on June 24, 2016, consistent with Atascadero Municipal Code section 9-2.117(a), setting the expiration date to July 12, 2017; and,

WHEREAS, the Planning Commission approved a one-year time extension on August 1, 2017, setting the expiration date to July 12, 2018; and,

WHEREAS, the Planning Commission approved a one-year time extension on July 17, 2018, setting the expiration date to July 12, 2019; and,

NOW, THEREFORE, the Planning Commission of the City of Atascadero, California, takes the following actions:

SECTION 1: Findings for approval of a Time Extension: The Planning Commission makes the following findings consistent with Atascadero Municipal Code Section 9-2.117(a)

- A. **FINDING:** There have been no changes to the provisions of the General Plan or zoning regulations applicable to the project since the approval of the entitlement;



FACT: There have been no applicable changes to the General Plan or zoning regulations since the project was entitled on July 12, 2012. All conditions of approval and required mitigation measures are to be completed by all projects within the adopted Specific Plan overlay zone (SP-2) in addition to all applicable zoning requirements and General Plan requirements.

- B. **FINDING:** There have been no changes in the character of the site or its surroundings which affect how the standards of the General Plan or zoning regulations apply to the project.

FACT: The site remains vacant. The surrounding properties have yet to develop; therefore, there have been no changes in the character or its surroundings which affect how the standards of the General Plan or zoning regulations apply to the project. The proposed project is being built out in phases as approved.



SECTION 2: Approval: The Planning Commission does hereby approve a one-year Time Extension of TPM 2011-0098, resetting the expiration date to July 12, 2020.

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: ()

ABSENT: ()

ADOPTED:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

ATTEST:

Phil Dunsmore
Planning Commission Secretary

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Atascadero Planning Commission

Staff Report – Community Development Department

Modular R.V. Hotel (DEV 18-0101)

RECOMMENDATION(S):

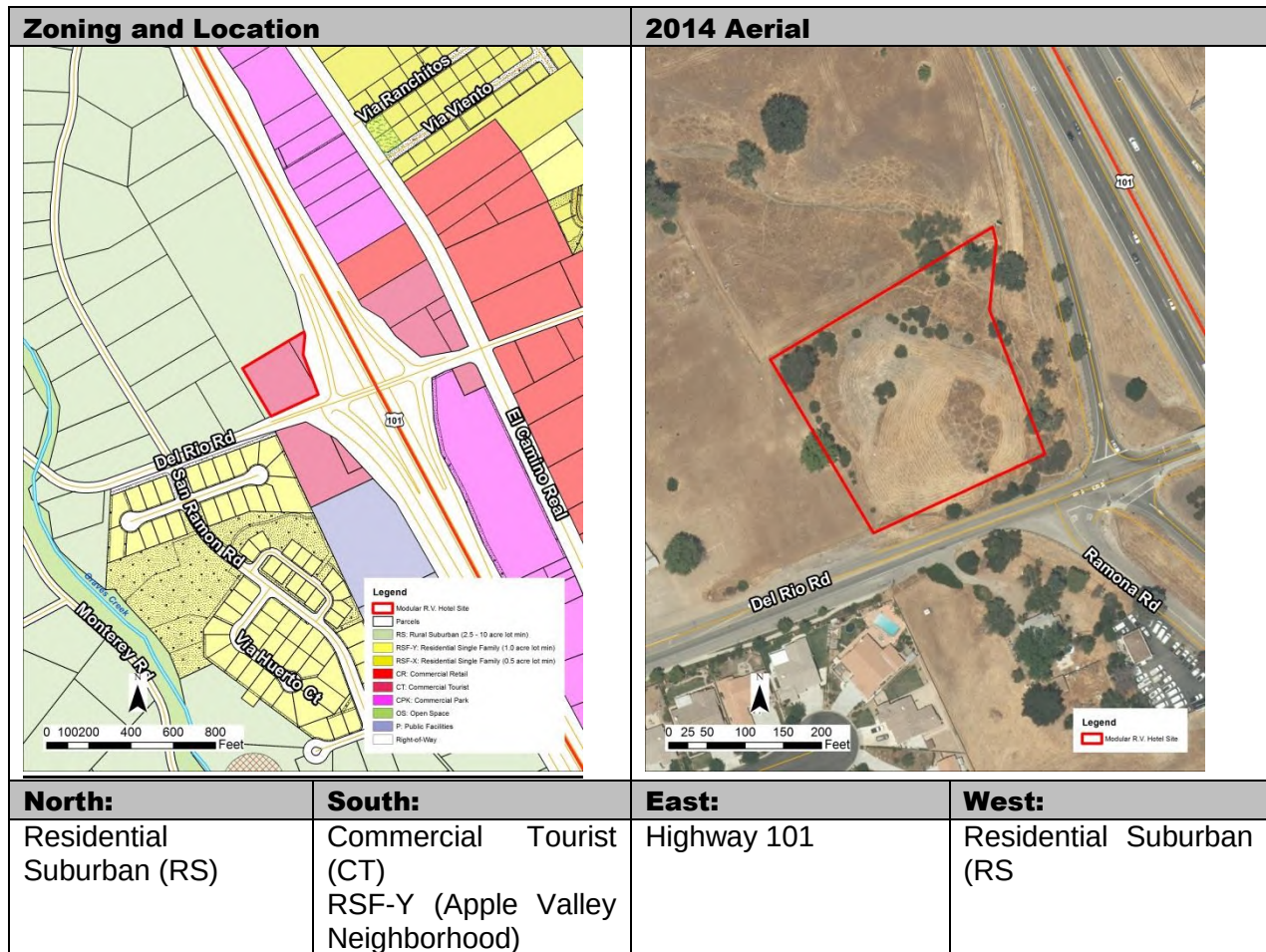
The Planning Commission adopt Resolution 2019-A approving a Conditional Use Permit for a modular hotel use, subject to findings and conditions of approval.

Project Info In Brief:

PROJECT ADDRESS:	6000 Del Rio Road	Atascadero, CA		APN	049-131-074 049-131-075
PROJECT PLANNER	Kelly Gleason Senior Planner	805-470-3446	kgleason@atascadero.org		
APPLICANT	The Laughlin Company, P.O. Box 2003, Monterey, CA 93492				
PROPERTY OWNER	Peter Laughlin, P.O. Box 2003, Monterey, CA 93492				
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE	
General Commercial (GC)	Commercial Tourist (CT)	1.9 acres	Vacant	20 short-term, rental units and one manager's office	
ENVIRONMENTAL DETERMINATION					
A draft Mitigated Negative Declaration was circulated for the project in accordance with CEQA requirements.					

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

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000



DISCUSSION:

Summary

The subject site is zoned Commercial Tourist which allows for a variety of tourist serving uses, including lodging and RV parks, subject to development standards. The proposed project consists of 21 individual factory built lodging units on the 1.8-acre site with associated parking and site amenities. Factory built units are a recent trend and such installations have been successfully installed at Cava Robles RV Park in Paso Robles and at Flying Flags RV resort in Buellton. This use permit would not allow the site to be used as a typical RV park where privately owned RV's can access sites. Instead, it will operate as a lodging facility with individual units that are semi-permanently attached to the ground.

ANALYSIS:

Although the zoning is clearly designed for lodging uses, the design of this project is unique and requires some interpretation. The City views the proposed use as most similar to a Motel. However, each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider



this an RV park and will assume construction-permitting authority over the units and the site. This unique situation and ambiguity in local vs. State definitions and jurisdiction will require this project to obtain CUP approval before State permits can be sought. The State does recognize the City's entitlement authority and ability to dictate use. The CUP process will allow the City to apply conditions of the site that govern use and design, and will allow us to best coordinate our efforts with the State. The process will also ensure that future modifications to the project are reviewed and approved by the City. The following analysis is based on zoning standards for a motel use.

Conditions have been included that require City review and approval prior to the issuance of any permit by the State.

Use standards

Under the Hotel/Motel use definitions, units with kitchens are limited to 25% of the total units provided on-site. Out of the 21 total units, 12 are proposed with full kitchen facilities (including the manager's unit/office), exceeding the 25% maximum. The applicant has agreed to modify the units to eliminate full kitchens and provide a wet bar configuration instead. Because these types of units are regulated by the State's Department of Housing and Community Development, some level of kitchen facility is required. Modifying the configuration of the majority of the units to a wet bar configuration will allow the project to meet both State and City requirements.

Site, fencing, and Landscape Design

The project site is designed with a circular access way serving 20 rental units placed around the edge of the site. The center of the site houses the manager's unit/office and community gathering space. Parking is distributed throughout the site in designated parking spaces adjacent to the units.

Parking

A total of 28 parking spaces are proposed with an additional space for a utility vehicle to be used by hotel staff to service and provide goods to the rooms. The code requires a total of 25 spaces as a Hotel/Motel use. A majority of the parking spaces are partially covered by a wood trellis, adding to the site appearance and providing shaded cover.

Fencing

The applicant is proposing two fencing types throughout the site; a 6-foot privacy fence surrounding the site and in key locations adjacent to rental units, and a low, wood-framed wire mesh fence to define certain common areas. The applicant is proposing a contemporary horizontal slat design for the privacy fencing in a natural wood color. Perimeter fencing is proposed to be setback 10-feet from the Del Rio frontage allowing for landscape to soften the view of the site from Del Rio Rd. Staff has included conditions that would require a more rural privacy fence to compliment the surrounding residential neighborhoods and the rural character of the surrounding properties.



Setbacks

The proposed units are setback a minimum of 10-feet from the Del Rio frontage and 5-feet from all other property boundaries. The property directly to the west and north is vacant and is in escrow with a company that is exploring development options. These development options will likely include tourist serving and retail uses, therefore the smaller 5-foot setback is appropriate. Should the adjacent properties remain rural residential and be developed as such, the minimum property size will be large enough to accommodate ample setbacks between the project and any new residential structures.

Landscape Design

The applicant is proposing landscape and shade trees throughout the site to compliment the common areas and provide aesthetically pleasing outdoor spaces for guests. Staff has added a condition that the applicant work with staff on ensuring compliance with City's water efficiency ordinance as well as to incorporate larger shade trees adjacent to the parking areas and London Plane Trees along the street frontage. In addition, staff has added a condition that more native landscaping be integrated into the site for consistency with the adjacent neighborhoods.

Architectural Design

The development proposes a combination of six unique modular lodging units scattered throughout the site in addition to the manager's unit/office. The design of the units is complimentary and all units include wood siding and porches. The proposed unit colors range from white to darker earth toned colors.



Site Lighting

Pole lighting is proposed throughout the site as well as building mounted lighting. A condition is included requiring all pole lighting to be decorative and pedestrian in scale, not to exceed 14-feet in height, and that bollard lighting be included as necessary to

maintain low lighting levels. All building mounted lighting will be required to meet code requirements for shielding.

Signage

Conceptual project identification signage is proposed at the project entry off Del Rio Rd and along the 101 freeway. In addition, directional and individual unit signage is proposed throughout the development. Signage designs have yet to be finalized as there may be opportunities for coordination with any development that occurs on the adjacent parcels. To account for this, staff has included a condition that a finalized signage plan be submitted for review and approval by the DRC.

Frontage Improvements

The project is required to build-out the Del Rio Rd frontage to current City standards. As it stands today, the approved Del Rio Specific Plan calls for a round-about at the Del Rio / Highway 101 intersection. The round-about is designed to accommodate both the southbound on and off-ramps as well as Ramona Rd. Grading associated with the round-about significantly impacts the project site. The City has adopted the interchange plan as part of the Del Rio Specific Plan, but has not adopted a plan line setback to guide development on affected parcels.

The City Council has directed staff to place the round-about permit process on hold while an analysis of alternative development scenarios is completed to determine what level of improvements are required without a big box store at Del Rio and El Camino Real. The project is conditioned to remove all improvements from the area needed for construction of the roundabout until such a time that an alternative plan is adopted.

As part of this project, the applicant will be required to provide interim improvements, which include the installation of curb, gutter, and sidewalk up to the Highway 101 interchange. A pedestrian crossing is required to provide a safe path to the sidewalk on the south side of the overpass. New traffic lights may need to be installed to accommodate the new crosswalk. A Caltrans permit will be required for the installation of improvements at the overpass.

Traffic

A standard hotel/motel use is allowed by right under current zoning and the General Plan anticipates traffic from this type of use. The proposed 20-unit hotel generates minimal traffic compared to other tourist serving uses allowed in the Commercial Tourist zone.

ENVIRONMENTAL DETERMINATION:

The City of Atascadero prepared an Initial Study to determine if the proposed project would have a significant adverse effect on the environment. The Initial Study found that no significant impacts were found to occur with mitigation measures incorporated. Consequently, a Mitigated Negative Declaration was prepared for the Project. (See



Attachment 2). Certification of Mitigated Negative Declaration No. 2019-0008 will satisfy the requirements of CEQA for the modular cottage hotel at Del Rio Rd.

FINDINGS:

To approve DEV 18-0101, the Planning Commission must make all of the following findings:

Conditional Use Permit (AMC Section 9-2.110(b).(3).(iv)

1. The proposed project or use is consistent with the General Plan.
2. The proposed project or use satisfies all applicable provisions of the Zoning Ordinance.
3. The establishment, and subsequent operation or conduct of the use, will not 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.
4. That the proposed project or use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

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 the attached draft resolution.
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:

1. Draft PC Resolution 2019
2. Initial Study and Proposed Mitigated Negative Declaration 2019-0008
3. Agency Comment Letters



ATTACHMENT 1: Draft Resolution
DEV 18-0101

DRAFT PC RESOLUTION 2019

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT FOR AN RV HOTEL AT 6000 DEL RIO RD
(APN 049-131-074, 049-131-075)**

**MODULAR R.V. HOTEL
DEV 18-0101**

LAUGHLIN

WHEREAS, an application has been received from Peter Laughlin (P.O. Box 2003, Monterrey, California 93492), Owner and Applicant, to consider Planning Application DEV 18-0101, for a Conditional Use Permit for a lodging use on a 1.9-acre site located at 6000 Del Rio Road, Atascadero, CA 93422 (APNs 049-131-074 and 049-131-075); and

WHEREAS, the site's current General Plan Land Use Designation is General Commercial (GC); and

WHEREAS, the site's current Zoning District is Commercial Tourist (CT); and

WHEREAS, hotel and motel uses are an allowed use in the Commercial Tourist zoning district; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meeting on January 23, 2019; and

WHEREAS, recommendations of the Design Review Committee have been incorporated into the project exhibits and conditions of approval; 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 upon the subject conditional use permit was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said use permit; and

WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on August 6, 2019, studied and considered a use permit for a modular RV hotel, and



NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Conditional Use Permit:

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

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to approve a conditional use permit for a modular RV hotel (DEV 18-0101).

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the conditional use permit:

1. **FINDING:** The proposed project or use is consistent with the General Plan; and,

FACT: The project is consistent with the Land Use, Open Space and Circulation (LOC) Policies and Programs 1.1.7 for infill development; 1.4.1 for screening exterior lights; 2.1.3 and 7.2.3 for providing street trees; 8.5.3 for providing on-site stormwater management; 13.3 for encouraging tourist serving uses at freeway interchanges.

The project is consistent with Circulation Element (CIR) Policies and Programs 1.4 for requiring a tree lined street; 1.5.1 for requiring adequate off-street parking; and 2.3.1 for providing adequate sidewalks.

2. **FINDING:** The proposed project or use satisfies all applicable provisions of the Zoning Ordinance; and,

FACT: The proposed modular RV hotel is consistent with the applicable provisions of the Atascadero Municipal Code for hotel uses with the approval of the subject entitlement.

3. **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; and,

FACT: The proposed modular RV hotel will be located off Del Rio Rd directly adjacent to the Highway 101 southbound off-ramp. The site is adjacent to residential uses. The establishment of the use on an infill site will not be detrimental to the public health, safety, or welfare.

4. **FINDING:** The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and,

FACT: The proposed modular RV hotel will occupy a vacant site adjacent to Highway 101. The project has included landscape screening to buffer the project from the nearby residential uses. Frontage improvements will be included to provide pedestrian connectivity to the existing overpass sidewalk. The design of the individual cottage hotel units is consistent with the rural residential character of the immediate neighborhood.

5. **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; and,

FACT: The proposed modular RV hotel will be accessed off Del Rio Rd. The entrance has been designed to be as far as possible from the 101 interchange. Traffic volumes from a 20-unit hotel are minor and will not create volumes in excess of current street design standards.

6. 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 Design Review Committee has reviewed the proposed project and found the site plan and elevations to be consistent with the criteria in the City's Design Review Manual.

SECTION 4. CEQA. An initial study was prepared for the proposed project at which time mitigation measures were identified to reduce the impacts to a less than significant level. A Draft Mitigated Negative Declaration was posted for public review in accordance with CEQA.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to approve a Conditional Use Permit for a modular RV hotel (DEV18-0101) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Mitigation Monitoring Program
3. EXHIBIT C: Proposed Project Plan Set



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:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval
DEV 18-0101

Conditions of Approval	Timing	Responsibility /Monitoring
<i>Conditional Use Permit</i> <i>R.V. Modular Hotel</i> 6000 Del Rio Road DEV 18-0101	BL: Business License BP: Building / Grading 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
Planning Services Conditions		
1. This Conditional Use Permit shall allow a modular RV Hotel use as described in these conditions of approval and generally shown in attached Exhibit B located at 6000 Del Rio Road, (Assessor's Parcel Numbers 049-131-074 and 049-131-075), regardless of owner. Violation of any condition of approval or inconsistency with any adopted plan not authorized by the City shall result in immediate revocation of this entitlement.	Ongoing	PS
2. No permit shall be issued during the fourteen (14) day appeal period following the Planning Commission approval. Should an appeal be filed, no permit shall be issued until final action on the appeal has been taken.	BP	PS
3. Approval of this project includes 20 modular RV units for short-term stays as a hotel. Short-term stays shall be consistent with the City's code requirements. Stay length shall include any consecutive stay by any party regardless of change of unit(s) or re-signing of stay agreements. All units, with the exception of the manager's unit, are subject to the payment of Transient Occupancy Tax (TOT).	Ongoing	PS
4. The Community Development Department shall have the authority to approve minor changes to the project that (1) modify the site plan of the 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.	BP / Ongoing	PS
5. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date, unless the project has received a building permit a time extension has been applied for.	BP	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	PS
7. Should the State exercise its permitting authority over the units as an RV park, the city shall retain land use and code enforcement authority over the continued operation and maintenance of the site as a hotel use for short-term tourist lodging. Regardless of	Ongoing	PS



permittee, all conditions of this use permit shall remain in effect and enforceable by the City. No changes to the site plan, unit architecture, or use shall be allowed without City approval.		
8. Development of the site shall be in accordance with the City approved exhibits as attached unless specifically modified by conditions of approval or approved by the City.	Ongoing	PS
9. Prior to permit issuance for any site work or structure, a deed notification shall be recorded against the property restricting use of the site to short term occupancy as a tourist lodging facility. In addition, the deed notification will require a local off-site manager responsible for responding to any issues that may arise.	BP	PS
10. The site shall be modified to eliminate all improvements other than grading from the area necessary to accommodate construction of interchange improvements as adopted by the City council and approved by the City Engineer. These improvements currently include a roundabout at the Del Rio / Highway 101 southbound interchange.	BP	PS
11. Prior to issuance of any permits for buildings or site work, permits for off-site improvements of Del Rio Rd and the highway 101 interchange shall be issued by the City and Caltrans.	BP	PS/CE
12. The applicant shall coordinate, to the greatest extent feasible, with the adjacent property owner(s) should a commercial or higher density residential development occur, to share access and provide for pedestrian connectivity between the two projects.	Ongoing	PS
13. All site improvements and buildings shall be maintained in a high quality manner. All buildings and landscaping shall be repaired immediately if damaged. Continued regular maintenance shall occur to ensure that the units and site improvements reflect a high quality hotel project.	Ongoing	Planning
14. A lot merger shall be completed prior to the issuance of any permit.	BP	PS/CE
15. The hotel shall be limited to a maximum of 20 short-term stay units and 1 managers unit.	Ongoing	PS
16. A maximum of five short-term stay units can have full kitchen facilities. Other units may have a wet bar subject to the following: - No stove or oven, or any countertop equivalent shall be permitted. A microwave is permissible. - The wet bar sink shall have a single-trap drain size limited to 1.5" maximum. - The wet bar counter shall be a maximum of 6 feet in length.	Ongoing / BP	PS



Any refrigerator must be sized to fit under the counter. The manager's unit may have a full kitchen in addition to the 5 short-term stay hotel units.		
17. All laundry shall be processed off-site. No on-site laundry is permitted.	Ongoing	PS
18. The owner shall install all new and relocated utilities underground.	BP	PS
<i>Architecture:</i> 19. All units shall be consistent with project exhibits. Final colors shall be approved by the City prior to issuance of permits. 20. The units shall have subtle color variations (i.e. on main building or on trim) and the units shall be designed to complement each other. No highly contrasting color changes between units shall be permitted. All railings shall be architectural and shall be of wood or similar dimensional material. No thin metal railing shall be permitted. 21. The units shall be installed as low as possible to the finished grade to minimize skirting. All skirting shall be architecturally compatible with the units and shall be designed to match the siding of the unit. 22. Individual unit decks and railings shall be constructed of wood or wood look material, consistent with the architectural style of the units.	BP	PS
<i>Swale re-contouring and landscaping:</i> 23. Any grading of the existing swale banks shall be designed to mimic natural contours. 24. The existing drainage swale shall be landscaped and hydroseeded with native, drought-tolerant plants to provide for slope stabilization	BP	PS
25. The drainage channel shall remain free and clear of any debris and shall not be cross-fenced in a way that may inhibit flows.	Ongoing	
26. Perimeter fencing shall be consistent to project exhibits. Fencing shall be natural earth toned.	BP	PS
27. Internal privacy fencing shall be permitted at the locations shown on the attached exhibits. No additional fencing between or around units is permitted.	Ongoing / BP	PS
28. A sign program for the site shall be submitted to the City prior to any permits or installation of signage. The sign program for the site shall be reviewed and approved by the Design Review Committee.	Ongoing	PS



<i>Landscaping:</i> 29. A final landscape plan prepared by a qualified design professional shall be reviewed and approved by the City prior to the issuance of any site development permits, and shall include the following: • Street trees shall be provided along the Del Rio frontage at 30-feet on center to the satisfaction of the City Engineer. Tree variety shall be London Plane Sycamore. • Shade trees shall be provided throughout the site at locations where screening and/or outdoor use areas are proposed. • Trees located adjacent to the internal access road shall be species that allow for the maintenance of 14-foot clear vertical distance, per Fire Department requirements. • All landscaping shall comply with the City's water efficient landscape ordinance. • Denser landscape shall be provided along the north and west property lines to buffer the proposed use for the adjacent rural residential area. Should the adjacent properties develop with a more intense use, denser landscape will no longer be required. • Landscape screening shall be provided adjacent to highway 101. Landscape shall include native trees and shrubs.	BP	PS
<i>Site Improvements:</i> 30. No gravel may be used for access drive or pathways. 31. Pathways shall be constructed of a decorative material such as pavers or stamped concrete. 32. The trash area will be fully enclosed and shall include wood siding compatible with the architecture of the units. Doors shall be high quality steel powder coated a dark color.	BP	PS
33. A local after-hours manager must be available to respond to any issues that may arise during hours when no office staff is present.	Ongoing	PS
34. Pole lights shall be limited to 14-feet in height. Bollard lighting shall be used whenever possible to reduce light spillage and glare. All lighting shall be directional, fully shielded, and dark sky compliant with the exception of any decorative string lighting in common gathering areas.	BP	PS



Public Works Conditions		
35. All signage shall be located within private property and shall comply with the sight distance requirements per City Standard Drawing No. 414.	Ongoing	PS/CE
36. The project shall be redesigned to accommodate the current roundabout interchange improvements approved by City Council unless an alternative improvement design is approved by the City.	BP	PS / CE
37. The Developer shall design and construct the following public improvements. a. New 6-ft wide integral sidewalk, curb and gutter on the Del Rio Rd frontage. b. New driveway approach with an integral 4-ft wide walkway. c. Street pavement shall be widened to meet the new frontage improvements. Pavement transitions may be required to be extended beyond the limits of the property frontage to integrate the new widened street improvements with the existing roadway, to the satisfaction of the City Engineer. d. Street striping and signage in accordance with the CA Manual on Unified Traffic Control Devices (CA-MUTCD), and to the satisfaction of the City Engineer. e. Pedestrian improvements at the intersection of Del Rio Rd and the State Rte. 101 Southbound On-Off ramps in accordance with City Standard Specifications and Caltrans requirements. f. Signal modifications, as required, for the new pedestrian improvements. g. New public gravity sanitary sewer main in Del Rio Rd across a portion of the project frontage to the sewer manhole in Del Rio Rd that discharges to the Apple Valley Lift-Station. The proposed project shall include a capacity analysis of the existing Apple Valley Lift-Station and sewer force main in Del Rio Rd and shall be responsible for any upgrades required to serve the proposed project, to the satisfaction of the City Engineer. h. Utility laterals shall be extended and adjusted to conform to the new street improvements.	BP	CE
38. The Developer shall provide Public Improvement Plans, prepared by a registered Civil Engineer and approved by the City Engineer, prior to the start of any work. The plans shall include, but are not limited to the following: a. On-site and off-site grading, drainage and erosion control	BP	CE



associated with the public road improvements. b. Public street design. c. Public and private utilities necessary to serve the project. d. Extension or modifications to the AMWC water distribution system. e. Extension and modifications to the City wastewater collection system. f. Storm water management and/or storm water collection system. g. Plans and designs shall be prepared in accordance with City Standard Specifications and Drawings, to the satisfaction of the City Engineer.		
39. The Developer shall be responsible for providing the City with record drawings prepared by a registered civil engineer, to be reviewed and approved by the City Engineer.	BP	CE
40. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer. The City Engineer may require the Geotechnical Engineer to either sign the improvement plans or provide a letter stating that the recommendations in the soils report have been incorporated into the improvement plans.	BP	CE
41. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any ground disturbing activities. The WDID number, provided upon acceptance of the SWPPP into the State's SMARTS system registration, shall be noted on the Title Sheet of the grading plans.	BP	CE
42. The Developer shall provide a detailed hydrology study, prepared by a registered civil engineer, and submitted for review and approval by the City Engineer. The analysis shall indicate the effects of the proposed development on adjacent and downstream properties. The scope of the study may be required to include analysis of existing Caltrans storm drain and the existing channel capacity, if required by the City Engineer. Storm water detention or retention facilities may be required. All proposed detention or retention basins and associated drainage improvements shall be privately owned and maintained by the property owner.	BP	CE
43. Bridging, culverting and modifications to the existing drainage channel must be in compliance with City Standard Specifications, codes and policies, the City's flood management policies and regulations, and may be subject to approval by the Army Corp of Engineers, the CA Fish & Wildlife Dept., and the Regional Water Quality Control Board.	BP	CE



44. A Storm Water Control Plan (SWCP) shall be prepared in accordance with City Standard Specifications and the Regional Water Quality Control Board Res. No. R3-2013-0032. The SWCP shall be completed on the City standard form available from the City's website or the office of the City Engineer.	BP	CE
45. When a project includes Post-Construction Requirements 2, 3 or 4 an Operations/Maintenance Plan & Schedule (OMPS) is required to be prepared for each PCR. In soils types not conducive to percolation, the project may be required to include amended permeable layers of material below drainage features and the basin to enhance and promote percolation of storm water. When on-site basins are proposed, such as Retention basins, Detention basins, and Subsurface Infiltration Basins, the developer's engineer shall provide evidence that the basins will completely drain within five (5) days, to the satisfaction of the City Engineer.	BP	CE
46. Discharges to the public storm drain system are subject to review under the City's MS4 State Permit and the boundaries established by the Regional Water Quality Control Board for discharges to waters of the United States. Illicit discharges shall not be approved and shall be eliminated where known to exist or are identified. Certain non-storm water discharges may not be considered illicit where it can be shown that these waters are not contaminated. Uncontaminated spring water, pumped ground water, and water from crawl space pumps are not considered illicit discharges and are therefore not prohibited from discharging to the storm drain system. Provide verification to the satisfaction of the City Engineer that the proposed discharge waters are not contaminated.	BP	CE
Building Conditions		
Accessibility 47. A minimum of two hotel units shall be fully compliant with ADA standards. 48. The manager's unit shall be fully accessible including restroom facilities and shall have an ADA compliant parking space and path of travel to the manager's unit/office. 49. All common areas shall be fully accessible and compliant with ADA requirements.	BP	BS
Fire Department Conditions		
50. All units shall include fire sprinklers and alarms consistent with requirements for R-1 occupancy.	BP	FD
51. One (1) interior fire hydrant shall be provided at the northeast corner of the road as shown in project exhibits, to the satisfaction of the City Fire Marshal.	BP	FD



52. The accessway shall be constructed to maintain 15 feet of clear width. Any trees or landscaping that may project into this area in the future shall be maintained to provide a minimum 15-foot clear width and 14-foot clear height, unless otherwise dictated by the City's Fire Marshal.	BP	FD
53. Auto-turn software shall be used to ensure adequate width and turning radii are provided to accommodate Atascadero fire apparatus.	BP	FD



EXHIBIT B: Mitigation Monitoring Program
DEV 18-0101

MITIGATION SUMMARY TABLE
Cottage Hotel
DEV18-0101

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

MITIGATION MEASURE		TIMING
Aesthetics		
AES-1	All lighting should be directional, fully shaded, and anti-glare to minimize light pollution into surrounding neighborhoods. Screening should be erected on the northern and western property lines in order to buffer adjacent neighborhoods from internal light pollution. Lighting controls shall be set to dim after 10pm but maintain a level appropriate for site safety.	Prior to Building Permit Issuance
AES-2	Fencing and screening landscaping shall be provided along Del Rio Rd and perimeter of the site. Fencing along Del Rio Rd and the perimeter of the site shall be dark toned to blend in with landscaping. Screening landscaping shall include native, drought tolerant species. Street trees shall be installed along Del Rio Rd at a spacing of 30-feet on center.	Prior to Issuance of site development permits
Air Quality		
AQ-1	<i>Diesel Idling Restrictions for Construction Phases:</i> The APCD recognizes the public health risk reductions that can be realized by idle limitations for both on and off-road equipment. The following idle restricting measures are required for the construction phase of projects: 1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; 2. Diesel idling within 1,000 feet of sensitive receptors is not permitted; 3. Use of alternative fueled equipment is recommended whenever possible; and 4. Signs that specify the no idling requirements must be posted and enforced at the construction site	During Construction

Cultural Resources



MITIGATION MEASURE

TIMING

CR-1 The applicant shall hire a qualified consultant to prepare a Phase I archeological assessment of all exposed native soils on-site. Should any reason be discovered for further analysis or mitigation, all recommendations of the Phase I analysis shall be adhered to and completed as recommended.

Prior to issuance of any permits on-site

Water Quality / Hydrology

WQH-1 The re-contoured slopes shall be revegetated and stabilized. New vegetation shall be irrigated until all plant material is established

Immediately following grading of the bank

Public Services

PS-1 Development impact fees per the adopted fee schedule in place at the time of permit submittal to the State shall be paid prior to granting of occupancy for any hotel unit.

Prior to issuance of permits for hotel units or manager's unit

Transportation & Traffic

TP-1 See PS-1

Prior to issuance of permits for hotel units or manager's unit
Permit review /
Public Improvement
Permit review

TP-2 The driveway serving the project site shall be located as far west as possible from the 101 freeway off-ramp to minimize conflicting turning movements and increase sight-distance along Del Rio Rd

Utilities Services

USS-1 Sewer connection fees shall be paid to the City prior to issuance of any permits for construction of any hotel or manager's unit. Usage fees shall be billed and paid annually per the City's current fee schedule at the time of billing

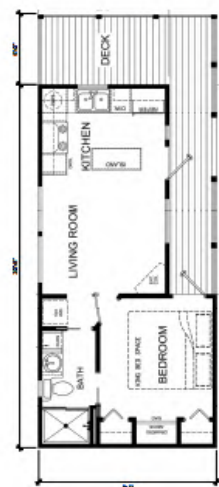
Prior to issuance of any permit for a hotel or manager's unit /
Ongoing

Tribal Resources

TR-1 See CR-1

Prior to issuance of any permits on-site





A SINGLE OCCUPANCY
SCALE: 1/8" = 1'-0"



E FAMILY OCCUPANCY



B SINGLE OCCUPANCY



DOUBLE OCCUPANCY
SCHEDULE 100 • 100'



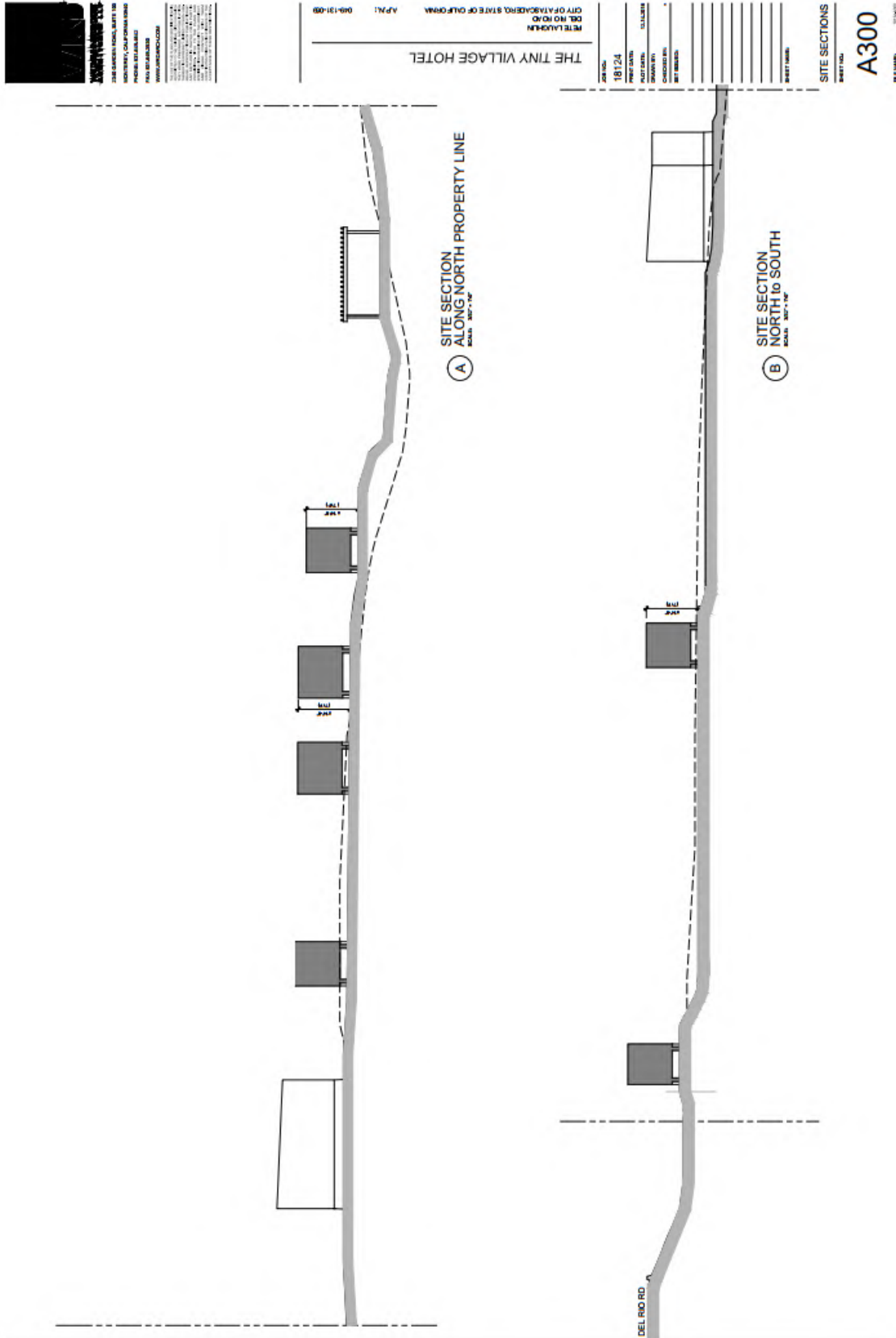
D FAMILY OCCUPANCY
SCALE: 100 = 100%

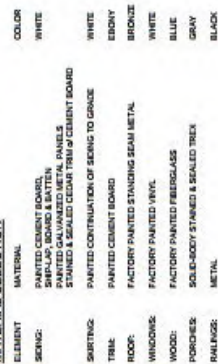


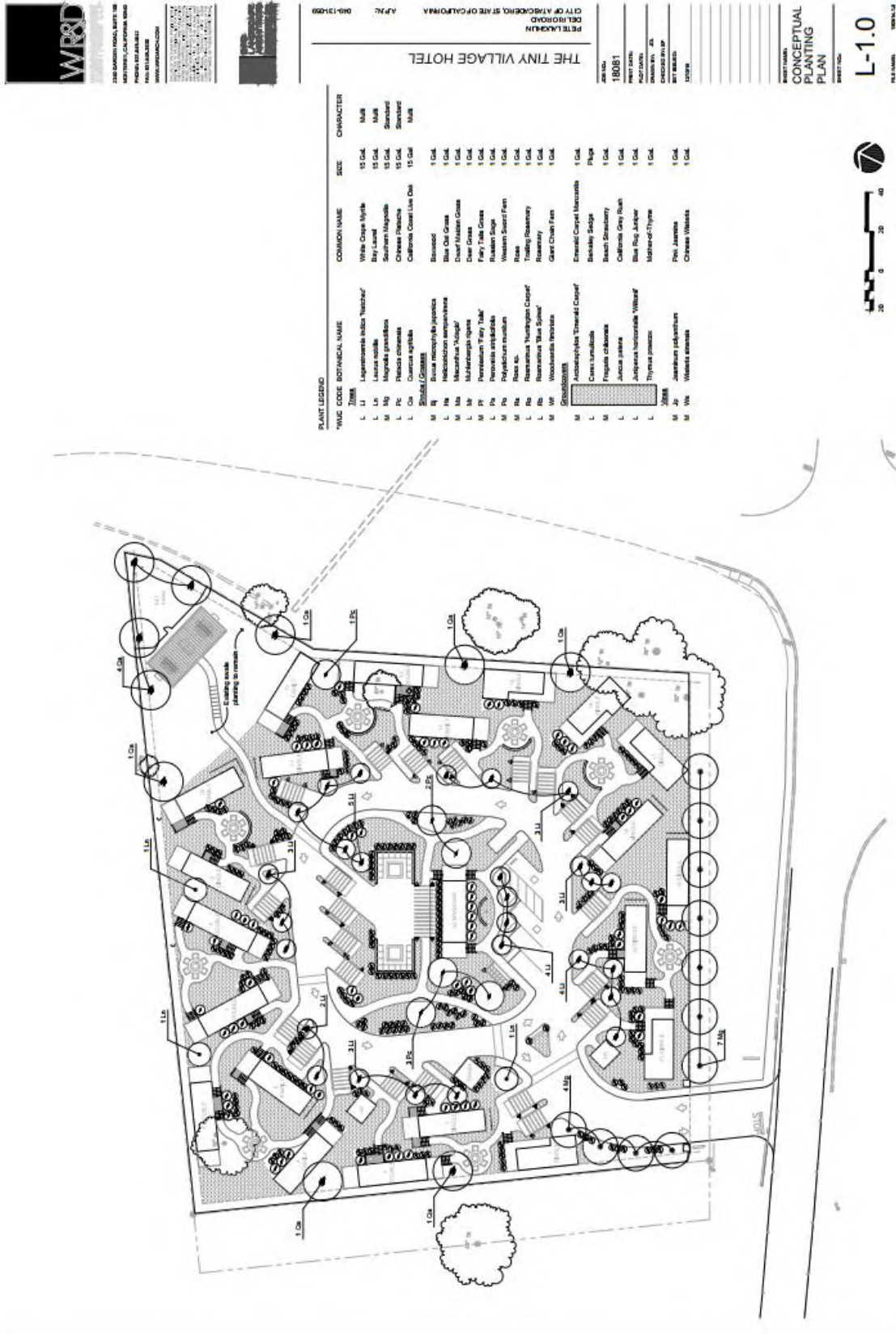
F MGR / BUSINESS OFFICE
SCHOOL: MF + TWT

UNIT FLOOR PLANS

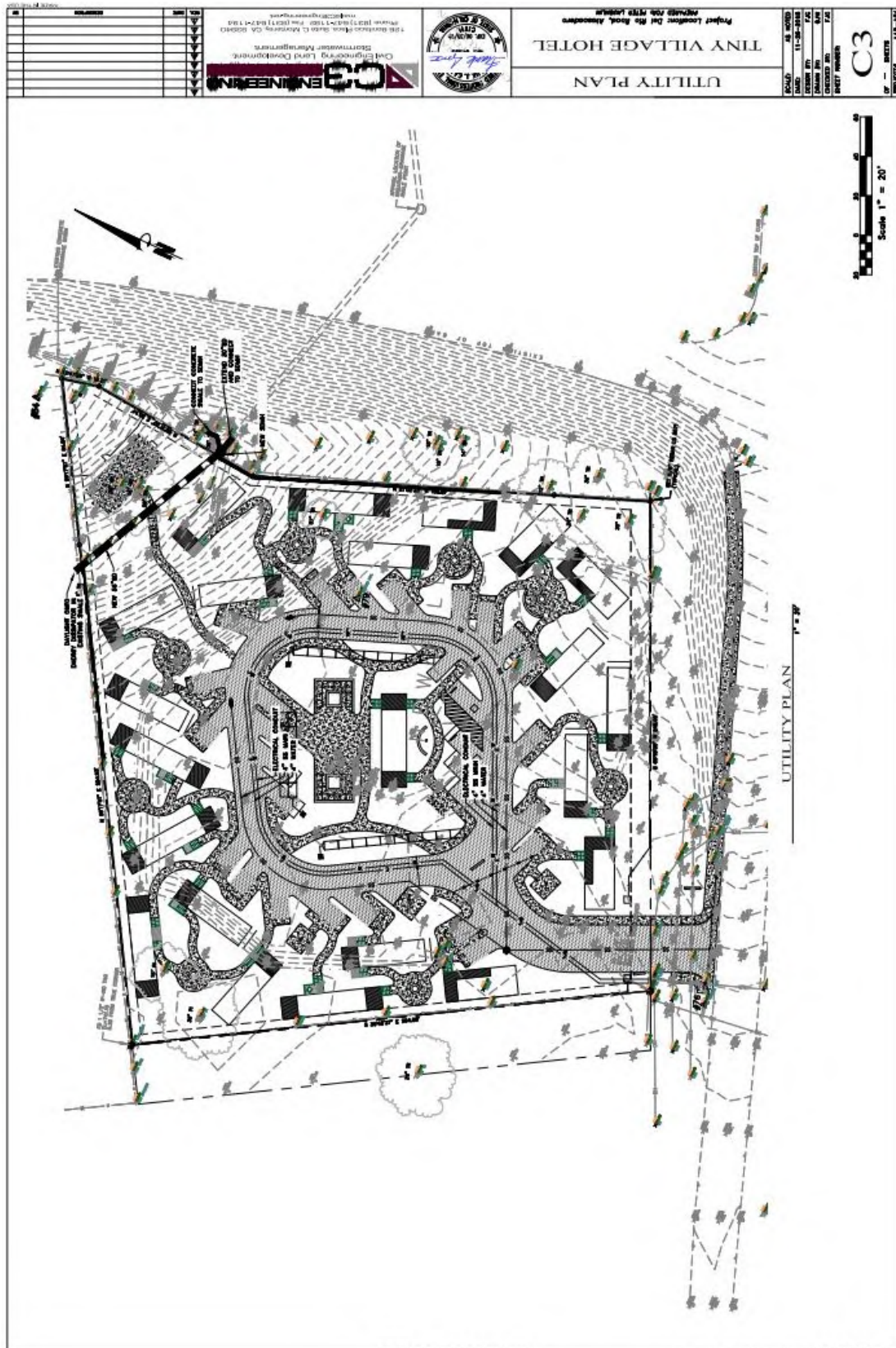
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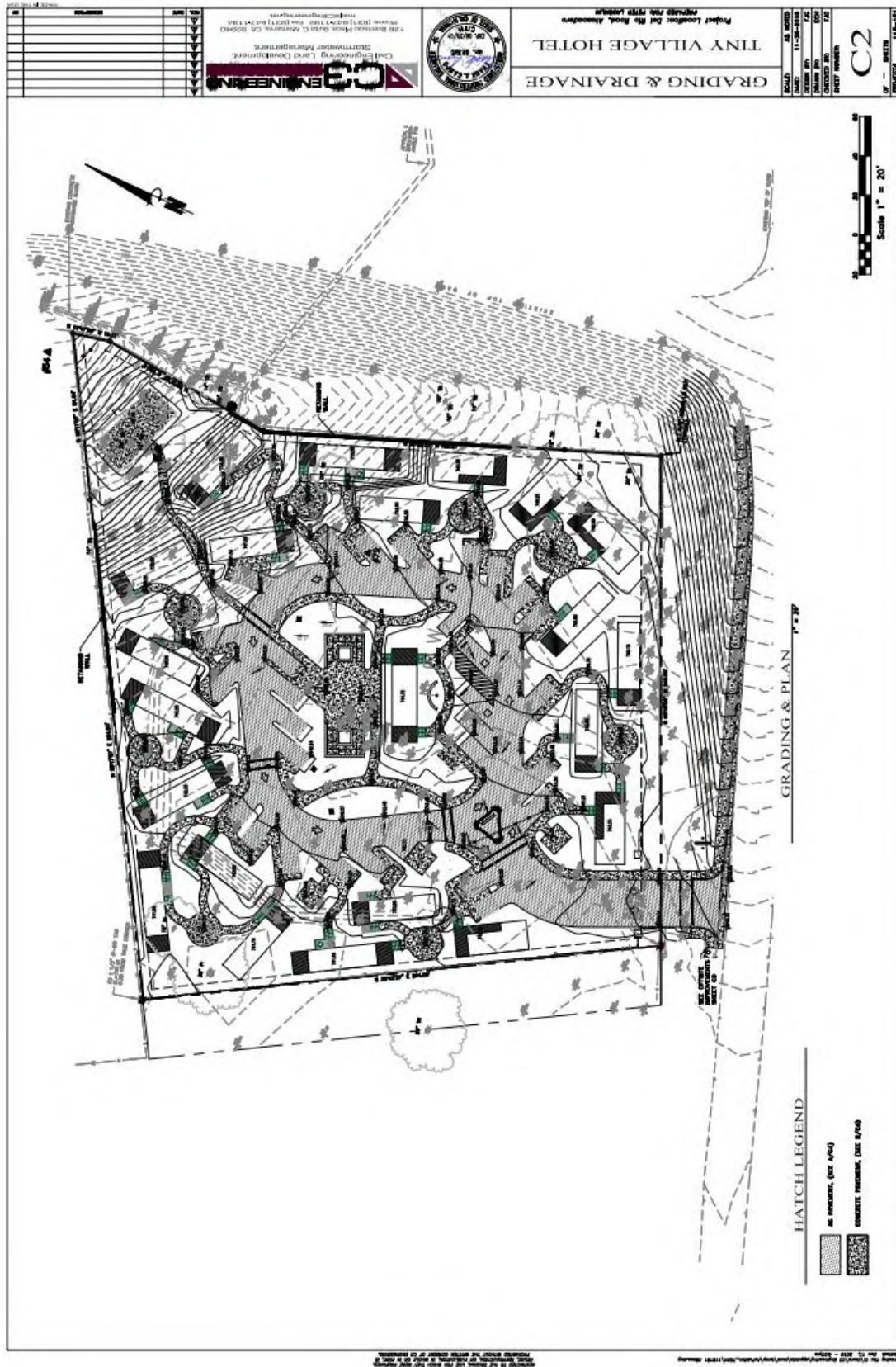














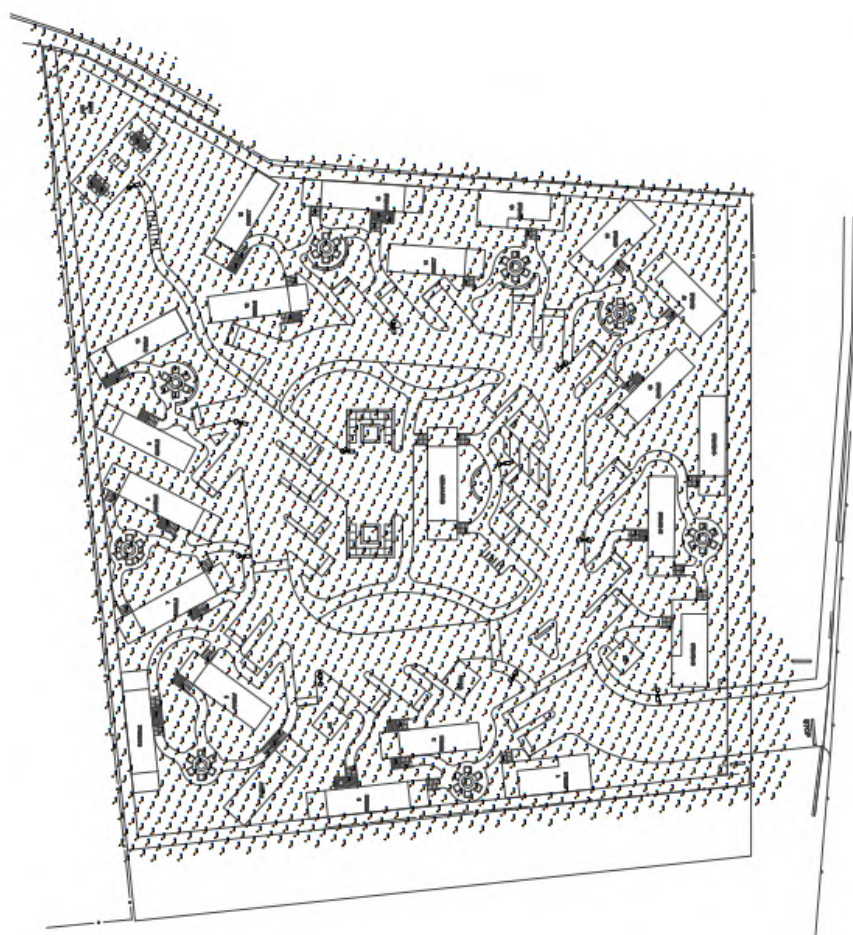


THE TINY VILLAGE HOTEL

DATE	
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EMAIL	
INTERNET	
WWW	
FTP	
Gopher	
NEWS	
USE ONLY	
8124	
PRINT DATE:	10.09.2016
LOT DATE:	10.09.2016
ISSUED BY:	CAD
RECEIVED BY:	
STATION:	

PHOTOMETRICS
SITE

E1.0



01 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOT CANDLES IS 0.9 FC

MARK	ITEM FUNCTION & CATALOG NO.	LIFETIME ROTATION SCHEDULE					VOL TO	REMARKS
		RECENTING	DAYS	CITY (WASTE)		TYPE		
				IN	OUT			
	CHIEF ENGINE (200-30000-30-000-2)						100	REPAIRING WITH A NEW OIL FEED SENSOR

Fencing Types

Perimeter Fencing



Internal unit privacy fencing



Pole Lighting

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 21). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

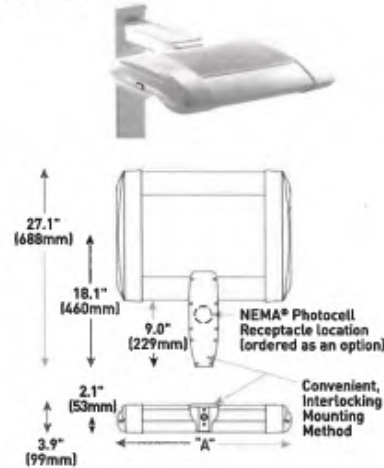
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms



DA Mount



Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel
Hand-Held Remote XA-SENSREM	
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type II Medium	AA Adjustable Arm	02	E	UL Universal 120-277V	BK Black	350mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only
	2MB Type II Medium w/BLS	DA Direct Arm	04		UH Universal 347-480V	BZ Bronze	525mA	
	3MP Type III Medium w/BLS	DL Direct Long Arm	06			SV Silver	700mA	
	3MB Type III Medium w/BLS		08			WH White	- Available with 20-60 LEDs	
	4MP Type IV Medium w/Partial BLS		10					
	4MB Type IV Medium w/Partial BLS		12					
	5M Type V Medium		14					
	5S Type V Short		16					
	6M Type VI Medium							
	6S Type VI Short							
FLO-EDG	25 25° Flood	AA Adjustable Arm						PML Programmable Multi-Level, 20-40° Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30° Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Refer to ML spec sheet for availability with ML options - Photocell by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
	40 40° Flood	SA Side Arm - Available with 20-60 LEDs						
	70 70° Flood Sign							

* Reference EFA and pole configuration suitability data beginning on page 19
NOTE: Prices shown may apply depending on configuration



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Rev. Date: V6 12/07/2017

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507



ATTACHMENT 2: Initial Study and Proposed Mitigated Negative Declaration 2019-0008
DEV 18-0101

See Following Page





CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt Mitigated Negative Declaration

Filed in County Clerk's Office

Tommy Gong
San Luis Obispo - County Clerk-Recorder

PST201900051

07/17/2019
CLKPOST
Pages: 66
Fee: \$ 0.00

By slevy, Deputy



PROJECT NO.	DEV18-0101	Environmental Document No.	2019-0008
PROJECT TITLE	Cottage Hotel		
APPLICANT NAME & PHONE NUMBER	Peter Laughlin 831-236-8662	Email	peter@laughlincompany.com
MAILING ADDRESS:	P.O. Box 2003	Monterey, CA	93942
STAFF CONTACT:	Kelly Gleason	(805) 470-3446	kgleason@atascadero.org
PROJECT ADDRESS:	6000 Del Rio Rd.	Atascadero, CA 93422	APN: 049-131-074 049-131-075

PROJECT DESCRIPTION:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and moved onto pads on site. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks. A majority of the site is covered with imported fill at approximately 10-15 feet deep.

General Plan Designation: General Commercial (GC)
Zoning District: Commercial Tourist (CT)

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

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

STATE CLEARING HOUSE REVIEW: ☐ Yes ☒ NO

REVIEW PERIOD BEGINS: 7/17/2019 **REVIEW PERIOD ENDS:** 8/6/2019

PUBLIC HEARING REQUIRED: ☐ No ☒ Yes

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



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study Summary – Environmental Checklist

PROJECT NO. DEV18-0101 **Environmental Document No.** 2019-0008

PROJECT TITLE: Cottage Hotel

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kelly Gleason

Prepared by (Print)

K. Gleason

Signature

7/17/19

Date

Phil Dunsmore

Reviewed by (Print)

Phil Dunsmore

Signature

7/17/19

Date

PROJECT ENVIRONMENTAL ANALYSIS

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

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

A. PROPOSED PROJECT

Description:	The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks. A majority of the site is covered with imported fill at approximately 10-15 feet deep. General Plan Designation: General Commercial (GC) Zoning District: Commercial Tourist (CT)
---------------------	---

Parcel 1: Lot 35 in Block 48 of Atascadero Colony, in the city of Atascadero, County of San Luis Obispo, State of California, According to Amendment "B" to the map of Atascadero Colony, recorded July 21, 1916 in Book 3 at page 65A of maps, In the office of the County recorder of said county.

Legal Description:

Parcel 2: That portion of lot 36 in Block 48 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, as shown on Amendment "B" to the map of Atascadero Colony, recorded July 21, 1916 in Book 3 at page 65-A of maps, in the office of the county recorder of said county.

Assessor parcel number(s): 049-131-074, 049-131-075

Latitude: 5,757,918 **Longitude:** 2,383,942

Other public agencies whose approval is required: None

B. EXISTING SETTING

Land use designation: General Commercial

Zoning district: Commercial Tourist

Parcel size: 1.8 acres

Topography: Flat with existing drainage swale **Average Slope:** 0-20%

Vegetation: Annual grasses, sparse oak woodland



Existing use: Vacant lots

Surrounding land use: Rural Suburban (RS), Residential Single Family (RSF-Y), US Highway 101, Commercial Tourist (CT)

North: RS **South:** RSF-Y / CT **East:** RS **West:** Highway 101 / CT

C. ENVIRONMENTAL ANALYSIS

During the initial study process, at least one issue was identified as having a potentially significant environmental effect (see following Initial Study). The potentially significant items associated with the proposed project can be minimized to less than significant levels.



CITY OF ATASCADERO INITIAL STUDY CHECKLIST

1. AESTHETICS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect on an adopted scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

EXISTING SETTING:

The City of Atascadero reviews all new projects for appropriate building design. New projects must have a design that is sensible within the context of the community. The design must be similar or complimentary to the surrounding developments. Additionally, developers must consider how a project may affect historical and natural resources in and around their site. The promotion of purposeful design helps preserve community character and aesthetic as well as prevents negative impacts on surrounding property values.

The subject properties total approximately 1.8 acres consisting of two undeveloped parcels located in the Commercial Tourist (CT) zoning district at the Del Rio Rd and US Highway 101 junction. The surrounding area is composed of mostly low density residential uses. The property contains a natural drainage through the north eastern corner of the site which flows into Graves

Creek less than ¼ mile to the west. A majority of the site is covered with imported fill at approximately 10-15 feet deep. Minimal street lights are provided along the project frontage to maintain the rural character of the area. Street lighting is provided along the 101 freeway at the off-ramp and at the 101/Del Rio Rd intersection.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types each with two architectural versions. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks. The site includes a central loop accessway with units located around the edge of the site. Perimeter fencing and landscaping is proposed as well as landscaping throughout the site. Signage will be proposed at the project entrance and along Highway 101.

The Atascadero General Plan and Atascadero Municipal Code (AMC) provide thresholds of significance for the aesthetic qualities of new developments. The General Plan Land Use Conservation Element Policies 1.4 and 2.1 specify the avoidance of light pollution and compatibility with existing surrounding neighborhoods. Section 9.4.137 of the AMC regulates exterior lighting to avoid light pollution onto neighboring properties.

The Atascadero Municipal Code requires that any exterior lighting be fully shielded and directed in such a way that no glare occurs and that no light source is visible from off-site. All proposed lighting must comply with this code requirement. The City focuses on maintaining a rural character and this is partly achieved by minimizing street lights to only those areas where a need is dictated by safety.

The project requires review by the City's Design Review Committee (DRC) to insure quality design and compatibility with the surrounding neighborhood. The DRC reviews architectural design, signage, landscaping and site layout.

AES Impact-1: The nature of the proposed cottage hotel use is commercial and lighting of signage, project entry, internal circulation, and units is expected, thus, ***this impact requires mitigation.***

AES Impact-2: The project is a commercial lodging use adjacent to existing residential neighborhoods, thus, ***this impact requires mitigation.***

MITIGATION / CONCLUSION:

AES 1: All lighting should be directional, fully-shaded, and anti-glare to minimize light pollution into surrounding neighborhoods. Screening should be erected on the northern and western property lines in order to buffer adjacent neighborhoods from internal light pollution. Lighting controls shall be set to dim after 10pm but maintain a level appropriate for site safety.

AES 2: Fencing and screening landscaping shall be provided along Del Rio Rd and perimeter of the site. Fencing along Del Rio Rd and the perimeter of the site shall be dark toned to blend in with landscaping. Screening landscaping shall include native, drought tolerant species. Street trees shall be installed along Del Rio Rd at a spacing of 30-feet on center.

2. AGRICULTURE RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

EXISTING SETTING:

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

Currently, the subject property is a 1.8 acre undeveloped property located in the Commercial Tourist zoning district. The parcels are surrounded by rural residential development and are located adjacent to the US Highway 101. The site contains a drainage swale that flows to Graves Creek.

The project site is not designated as farmland by the California State Department of Conservation and has minimal agricultural potential based on the creek and wetland presence (Figure 6).

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

The site is categorized as "Urban and Built-Up Land" and "Other" by the California Department of Conservation (Figure 6).

MITIGATION / CONCLUSION:

There are no impacts expected to occur.

3. AIR QUALITY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

EXISTING SETTING:

All new developments have impacts on local air quality that vary in extent depending on construction practices, land use, size, and vehicle trip generation. Poor air quality can have adverse effects on public health including increases in cardio respiratory diseases (World Health Organization, 2018). The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to maintain air quality in a healthy state. Furthermore, the Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants.

The existing site is composed of two parcels which span approximately 1.8 acres, adjacent to US Highway 101. The parcels are currently undeveloped. The surrounding parcels include rural residential uses.

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

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used predict the gravity of impacts from additional Ozone (O₂) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017).

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager’s unit/office on a 1.8 acre site. The project site is within 1,000 feet of single family residences (Figure 7). The project includes a combination of concrete and asphalt pavement for all driving and pedestrian paths. Landscaping is included throughout the development including trellis features over parking stalls and shade trees lining the interior circulation road. The internal access road is designed as a one-way loop road. The project frontage is currently undeveloped. The project will install new curb, gutter, and sidewalk, providing pedestrian connections to the overpass and El Camino commercial corridor.

General screening criteria used by the SLO County APCD to determine the type and scope of projects requiring an air quality assessment, and/or mitigation, is presented in Table 1-1. These criteria are based on project size in an urban setting and are designed to identify those projects with the potential to exceed the APCD’s significance thresholds. Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. Table 1.1 from the *CEQA Air Quality Handbook* (2012) and 2017 clarification memo identifies a 183 room motel as exceeding ozone precursor thresholds.

The document also states that any grading of an area larger than 4 acres or within 1,000 feet of sensitive receptors requires mitigation. Sensitive receptor locations include spaces where the youth, elderly, and other vulnerable populations may spend a considerable amount of time including, but not limited to, residences, schools, parks, hospitals, and daycare centers. Construction impacts will be limited to site grading. The proposed modular units will be constructed off-site and wheeled onto the site.

AQ Impact-1: The project is located within 1,000 feet of sensitive receptors, thus, ***the impact requires mitigation.***

MITIGATION / CONCLUSION:

AQ 1: Diesel Idling Restrictions for Construction Phases: The APCD recognizes the public health risk reductions that can be realized by idle limitations for both on and off-road equipment. The following idle restricting measures are required for the construction phase of projects:

1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
2. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
3. Use of alternative fueled equipment is recommended whenever possible; and
4. Signs that specify the no idling requirements must be posted and enforced at the construction site.

4. GREENHOUSE GAS EMISSIONS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EXISTING SETTING:

Greenhouse gases (GHG) including carbon dioxide (CO₂), Methane (CH₄), Nitrous Oxide (N₂O), fluorinated gases, and water vapor, can cause significant harm to the environment and have adverse effects public health. The City of Atascadero and the State of California attempt regulate GHG emissions to promote environmental and public health as well as energy efficiency. SLO County APCD expects hotel facilities in excess of 86 rooms to exceed thresholds for GHG, as stated in the 2017 clarification to the 2012 CEQA Handbook.

The existing properties total 1.8 acres of underdeveloped land located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of residential and commercial land uses. Currently, the site does not contribute GHG emissions to the environment.

In 2014, the City of Atascadero adopted a climate action plan (CAP) to help guide the city in reducing their GHG emissions in accordance with California Assembly Bill 32 (AB32). AB32 aims at a reduction of 15% in GHG emissions by 2020. According to this plan, in 2005 the City of Atascadero produced 141,428 metric tons (MT) of carbon dioxide equivalent (CO₂e) in GHG emissions. Commercial and Industrial land uses contributed 14% of the total emissions (Rincon Consultants, Inc., 2014). Figure 17 below shows the portion of total emissions contributed by each sector of the community in 2005. The City aims to reduce their community-wide emission levels to 120,214 MT CO₂e by 2020.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399

square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used predict the gravity of impacts from additional Ozone (O₂) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017). According to SLOAPCD, a new motel facility would need at least 86 rooms to meet the 1,150 MT of CO₂e per year significance threshold for GHG emissions. The project proposed project is host to only 20 rooms and is therefore below the threshold of significance.

The City of Atascadero CAP is the approved GHG reduction plan for the City and provides guidelines and measures to achieve the City's reduction goal. According to the SLO Air Pollution Control District Greenhouse Gas Thresholds handbook, stationary industrial uses have an annual threshold of 10,000 MT of CO₂e per year. Any projects that exceed this threshold must take action to mitigate their level of emission. The project is not expected to surpass more than 1,150 MT of CO₂e per year based on the SLOAPCD screening criteria described above.

GHG Impact 1: The cottage hotel does not conflict with the City of Atascadero's Climate Action Plan (CAP). Since there is no conflict with the adopted CAP, then ***the impact is insignificant.***

MITIGATION / CONCLUSION: No further mitigation is required.

5. BIOLOGICAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	☐	☐	☒	☐
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with policies or ordinances protecting biological resources, such as the native tree ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero as well as San Luis Obispo County and the state of California emphasize the protection of their diverse ecosystems and the vulnerable species to which they provide habitats.

The existing site is composed of two parcels which span approximately 1.8 acres of land the Commercial Tourist zoning district, adjacent to the 101 freeway. The site is currently vacant. An existing drainage swale exists on the northern portion of the property that originates from a culvert under the 101 freeway. The swale flows over San Ramon Rd to the west and into Graves Creek less than ¼ mile away. A portion of the drainage on-site is identified as a wetland by the US Fish and Wildlife Service. A biologist was hired to review the drainage for jurisdictional characteristics. The project biologist determined that the swale was not jurisdictional and did not contain significant riparian vegetation. There are no identified wetlands on-site.

Minimal vegetation exists on site. There are a mix of native and non-native trees along the highway 101 frontage and some shrubs within the drainage channel. The site contains approximately 10-15 feet of previously placed fill material.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

The existing drainage way will include minor recontouring of the bank to accommodate the proposed units while maintaining a naturalized setting. A pedestrian bridge will cross the drainage feature to a shared community gathering space. Existing non-native trees will be removed to allow for the installation of landscaping designed for screening. Existing native species are proposed to remain. If any native tree must be removed upon final site and public

improvement design, mitigation shall follow the Atascadero Municipal Code and Native Tree Guidelines.

BIO Impact-1: The project site contains a drainage swale however, the project biologist determined that the drainage is not jurisdictional and has no riparian value nor does any portion of the swale meet the criteria for a State or Federally recognized wetland, thus ***no mitigation is required.***

BIO Impact-2: The site contains native trees that may require removal based on final site design and public improvement design. All removals are required to follow the process and mitigation options set forth in the Atascadero Municipal Code and Native Tree Guidelines, thus ***no mitigation is required.***

MITIGATION / CONCLUSION: No further mitigation is required

6. ENERGY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

EXISTING SETTING: The existing site is composed of two parcels which span approximately 1.8 acres of land the Commercial Tourist zoning district, adjacent to the 101 freeway. The site is currently vacant. An existing drainage swale exists on the northern portion of the property that originates from a culvert under the 101 freeway. Minimal vegetation exists on site. There are a mix of native and non-native trees along the highway 101 frontage and some shrubs within the drainage channel. The site contains approximately 10-15 feet of previously placed fill material.

PROPOSED PROJECT: The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association). On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks. Site design includes shade trees and trellis features that cover unit parking spaces.

MITIGATION / CONCLUSION: The operation of a cottage motel is not expected to result in unnecessary or inefficient energy usage nor will the project conflict with a state or local renewable energy plan, thus no mitigation is required

7. CULTURAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a historical resource?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

EXISTING SETTING:

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

The existing property is a 1.8 acre, undeveloped parcel located in the Commercial Tourist zoning district at the US Highway 101 and Del Rio Road junction. The surrounding area is composed of rural residential uses. A drainage swale cuts through the north eastern corner of the site. The site is host to annual grasses and sparse native oak woodland. The site was build up above natural grade during the construction of Highway 101. In addition, the site was previously used as a dump site for excess dirt. There is approximately 10-15 feet of non-native soil over a majority of the property.

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

There is a known archeological site within proximity to the project site. While the existing drainage is formed from concentrated flows by a culvert under Highway 101, the proximity to Graves Creek Rd could result in use of the site by native populations.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The site has been used in the past as a soil dumping area so that the top soil and site grade is not natural.

In accordance with AB52, early notification was sent to all tribal communities claiming jurisdiction over the area. Tribal consultation revealed a known archeological site in proximity to the project area. The Salinan Tribe has requested a phase I study over all of the remaining areas of exposed native soil.

CR Impact-1: The project site is in proximity to a known archeological site, *thus the impact requires mitigation.*

MITIGATION / CONCLUSION:

CR 1: The applicant shall hire a qualified consultant to prepare a Phase I archeological assessment of all exposed native soils on-site. Should any reason be discovered for further analysis or mitigation, all recommendations of the Phase I analysis shall be adhered to and completed as recommended.

8. GEOLOGY AND SOILS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the exposure to or production of unstable earth conditions including the following: • Landslides; • Earthquakes; • Liquefaction; • Land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?	☐	☐	☒	☐
d) Include any structures located on known expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the City's Safety element relating to geologic and seismic hazards?	☐	☐	☐	☒
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

EXISTING SETTING:

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

The existing property is a 1.8 acre, undeveloped parcel located in the Commercial Tourist zoning district at the US Highway 101 and Del Rio Road junction. The surrounding area is composed of rural residential uses. A drainage cuts through the north eastern corner of the site. The site is host to annual grasses and a sparse native trees.

The USDA Natural Resources Conservation Service provides GIS data regarding the site's stability, and risk of hazards. The USDA GIS data classifies the site's soil drainage as "Moderately Drained" (Figure 15) with "Moderate" erodibility (Figure 12) and shrink-swell capacity. Additionally, this data also shows that the property is at moderate risk for liquefaction and low risk for landslide (Figure 13). The average slope of the site ranges from 0-20% according to estimations from the City's GIS data base.

In addition, AMC 9-4.139 & 9-4.145 address issues related to soil erosion and topsoil loss by requiring a grading plan and a sedimentation and erosion control plan. AMC and building code regulations would also ensure that the project is consistent with General Plan and LHMP policy regarding geologic and Seismic hazards.

Finally, the General Plan Safety and Noise Element Goal 4 and its respective policies and programs address geologic and seismic hazards as they affect development and emergencies. The Atascadero Local Hazard Mitigation Plan (LHMP) also provides mitigation strategies addressing geologic hazards. Mitigation Goals 4, 5, and 7 promote the enforcement of safe building design, proper environmental studies and documentation, and feasible mitigation strategies for all new developments. Project consistency with these requirements and standards are addressed as part of the building permit process prior to construction.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. There is approximately 10-15 feet of fill material previously placed over a majority of the site. The lodging units are modular RV units that will be constructed off-site. The units will be affixed to a permanent foundation and will include adjacent site improvements including communal gathering spaces, private decks and courtyards, parking, and landscaping.

There is a drainage swale located at the far northern tip of the property. A portion of the swale is identified as wetlands by the US Fish and Wildlife Service. The project biologist visited the site and determined that the drainage feature, in its existing state did not qualify as jurisdictional based on vegetation and other defining characteristics. The drainage originates at the outfall of an under-freeway culvert and flows west over San Ramon Rd to Graves Creek.

GEO Impact-1: GIS Data from the United States Geologic Survey characterizes soil on the property as having moderate risk of landslide and liquefaction. The Atascadero Municipal Code requires a geologic report to be submitted prior to permits being approved. The Atascadero Municipal Code requires a sedimentation and erosion control plan to be submitted to the city engineer for revision and approval review. Since the Atascadero Municipal Code addresses issues geologic hazards, then *the impact is insignificant.*

MITIGATION / CONCLUSION: No further mitigation is required.

9. HAZARDS AND HAZARDOUS MATERIALS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero attempts to regulate land-use in a way that reduces risk for damage during disasters as well exposure to hazardous materials. Where this cannot be achieved, the City has created regulations and standards to protect public health and safety as much as possible.

The existing property is a 1.8 acre, undeveloped parcel located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of rural residential uses. The site is in an urbanized area and is not adjacent to any wildland areas. The San Luis Obispo County Fire Department categorizes the site as at a moderate risk for fire (Figure 14) due to the proximity to rural residential areas. The Atascadero Fire Department estimates response time for an emergency on the site would be less than 5 minutes.

The Atascadero General Plan anticipates the full development of the site and the fire department has created an evacuation plan for the community should there be a need to evacuate. The AMC requires compliance to fire code standards and review of new projects by the Atascadero Fire Department. Sprinklers will be required in each new building based on occupancy.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

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

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

10. WATER QUALITY / HYDROLOGY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EXISTING SETTING:

Alterations to existing landscapes developed or otherwise, can impact hydrology on the site by increasing run off, risk of flooding, or contaminating ground water. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The site currently contains a drainage channel, a portion of which is identified as a wetland by the Fish and Wildlife Service. The drainage originates from an under-freeway culvert, entering the site at the northernmost tip of the project site and flows over San Ramon Rd into Graves Creek. As the channel is at the start of the concentrated flows from across highway 101, vegetation in the channel is sparse and, according to the project biologist, the swale does not qualify as a jurisdictional waterway nor does it contain wetland characteristics.

The urbanized areas of the Central Coast are divided into ten water management zones (WMZs) based on the receiving water type and common watershed processes. The California Regional Water Quality Control Board (CRWQCB) provides maps showing that the site is located in Water WMZ 1 (CRWQCB, 2013) (Figure 11). The California Department of Water Resources provides a tool to assess the boundaries of significant groundwater basins in California. The subject site is not within any significant groundwater basin. The nearest basin is the Atascadero sub-basin of the Salinas Valley Basin on the eastern side of the city approximately 0.75 miles from the project site.

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

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

The project proposal includes recountouring of the drainage channel to accommodate development of the site. A pedestrian bridge is included that crosses the channel to a proposed outdoor gathering space for hotel guests.

WQH Impact-1: The applicant is proposing to recountour the slopes of the existing drainage channel which could have downstream impacts if erosion occurs, thus ***this impact requires mitigation.***

MITIGATION / CONCLUSION:

WQH 1: The recountoured slopes shall be revegetated and stabilized. New vegetation shall be irrigated until all plant material is established.

11. LAND USE & PLANNING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

EXISTING SETTING:

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

According to the Atascadero Municipal Code section 9-3.330, the Commercial Tourist zoning district allows for hotel and motel uses. The surrounding parcels include rural residential uses. Development of this site is anticipated by the General Plan and all standards of the zoning ordinance related to commercial development have been adhered to in the design of the project.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes single, double and family unit types each with two versions. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

The project includes access off of Del Rio Rd and will install frontage improvements including curb, gutter, and sidewalk along Del Rio Rd. Landscape screening is provided along the project edges for compatibility with surrounding rural residential properties.

MITIGATION: No further mitigation is required.

12. MINERAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

EXISTING SETTING:

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

The existing properties total 1.8 acres of undeveloped land located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of rural residential land uses. There are no known mineral resources in the area of the proposed project.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes single, double and family unit types each with two versions. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

MITIGATION / CONCLUSION: No impacts are expected to occur.

13. NOISE – Will the project result in:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero regulates noise pollution from any given development because of the potential for adverse effects on human health and safety.

The existing properties total 1.8 acres of undeveloped land located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of rural residential uses.

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

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site directly adjacent to the 101 freeway. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family unit types each with two versions. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

NOI Impact-1: The project will create a temporary source of noise pollution during the construction process. The Atascadero Municipal Code exempts construction activities from the city's noise regulations during the hours of 7am and 9pm, and limits noise to a maximum of

sixty-five decibels during the hours of nine PM and seven AM. Impacts related to construction noise will be temporary. Since the Atascadero Municipal code address noise concerns, the ***impact is insignificant***.

NOI Impact-2: The development of the site with a hotel use will result in increases in noise above what exists today. While this will be an increase in noise, the Atascadero municipal code anticipates commercial development at this location and provides standards to ensure noise levels remain acceptable; therefore, ***this impact is insignificant***.

MITIGATION / CONCLUSION: No further mitigation is necessary.

14. POPULATION & HOUSING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

EXISTING SETTING:

The State of California aims to ensure adequate housing and quality living environments by requiring cities to take detailed accounts of current housing stock and needs as well as projections of expected future needs. The Atascadero General Plan Housing Element identifies housing related goals for the city and methods by which to achieve them.

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

The existing properties total 1.8 acres of undeveloped land located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of rural residential uses. The project site is located off of a minor arterial road adjacent to the 101 freeway. The Atascadero General Plan anticipates development of this infill parcel.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family units. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

MITIGATION / CONCLUSION: No further mitigation is necessary.

15. PUBLIC SERVICE:

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

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Emergency Services (Atascadero Fire)?	☐	☒	☐	☐
b) Police Services (Atascadero Police)	☐	☒	☐	☐
c) Public Schools?	☐	☒	☐	☐
d) Parks?	☐	☒	☐	☐
e) Other public facilities?	☐	☒	☐	☐

EXISTING SETTING:

New developments in the City of Atascadero place increased demand on local public service. For this reason, the city must ensure that existing services and future service and facility expansions can accommodate expected new developments. The City has adopted development impact fees that go toward mitigating the negative impact on City services.

The existing properties total 1.8 acres of undeveloped land located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of rural residential uses. The site is in an urbanized area.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The units range from 396 square feet to 399 square feet. The proposed plan includes individual single, double, and family units. These cottages are manufactured off-site and wheeled into place. Each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider this an RV park and will assume construction permitting authority over the units and the site. On site amenities include a central gathering space with fire pit and multiple semi-private patios and decks.

The project will increase the intensity of uses on the subject parcel; however, this increase is anticipated in the General Plan.

Impact PUB-1: The additional of a commercial hotel use on a currently vacant parcel will increase demands of local services. The City has adopted development impact fees that go toward mitigating these impacts; however, because the project consists of units that are under the jurisdiction of State permitting, development impact fees will not be able to be collected through the standard City permit process, thus, ***mitigation is required***.

MITIGATION / CONCLUSION:

PS 1: Development impact fees per the adopted fee schedule in place at the time of permit submittal to the State shall be paid prior to granting of occupancy for any hotel unit.

16. RECREATION:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero attempts to provide quality open spaces and recreation areas for its residents as it continues to grow.

The Atascadero General Plan recognizes the importance of access to parks and recreation areas. The General Plan Land Use, Conservation and Open Space Element Program areas 11.1.3-5 promote this access and aim for a ration of five acres of open space for every one thousand residents. Associated development impact fees are used to fund maintenance of existing parks and potential acquisition of new open spaces to make these goals achievable.

The existing properties total 1.8 acres of undeveloped land located in the Commercial Tourist zoning district on the Del Rio and US Highway 101 junction. The surrounding area is composed of rural residential and land uses. The nearest park is approximately 600 feet away from the site.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The project includes on-site amenities for hotel guests including communal fire pits, semi-private decks and patios, and private open space.

MITIGATION / CONCLUSION: No impacts are expected to occur.

17. TRANSPORTATION / TRAFFIC – Will the project:

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

EXISTING SETTING:

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

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

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

The existing property is a 1.8 acre, undeveloped site located in the Commercial Tourist zoning district at the intersection of Del Rio Rd and the southbound Highway 101 off-ramp. The surrounding area is composed of rural residential uses. The site is in an urbanized area. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Commercial Tourist zoning district is designated for tourist serving land uses such as restaurants and hotels.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The project includes on-site amenities for hotel guests including communal fire pits, semi-private decks and patios, and private open space.

The project includes an entrance driveway off of Del Rio Rd at the farthest point west from the freeway off-ramp. The off-ramp is a raised overpass with moderate slope on Del Rio Rd to the west of the interchange. Frontage improvements including curb, gutter, and sidewalk is required along the Del Rio frontage with pedestrian crossing at the south-bound off-ramp to connect to the sidewalk on the south side of the overpass bridge.

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

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

TP Impact-2: The proposed project is located adjacent to the highway 101 southbound off-ramp. The off-ramp is a raised overpass with moderate slope on Del Rio Rd to the west of the interchange. Because of the site's narrow Del Rio frontage and the slope conditions from the overpass, the driveway must be located to avoid any sight-distance or conflicting turn movements, thus *the impact requires mitigation.*

MITIGATION / CONCLUSION:

TP 1: See PS 1

TP 2: The driveway serving the project site shall be located as far west as possible from the 101 freeway off-ramp to minimize conflicting turning movements and increase sight-distance along Del Rio Rd.

18. UTILITIES AND SERVICE SYSTEMS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EXISTING SETTING:

The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands. Sewer connection and usage fees go toward any necessary improvements or upgrades to the City's wastewater treatment plant. The AMC sets standards for addressing drainage as well as waste and wastewater disposal from all developments in the City.

The existing property is a 1.8 acre, undeveloped site located in the Commercial Tourist zoning district at the intersection of Del Rio Rd and Highway 101. The surrounding area is composed of rural residential uses with the Apple Valley residential development across Del Rio Rd from the

project site. The Apple Valley development brought City sewer across the freeway in the early 2000's. There is an existing lift station within the development.

The Atascadero Mutual Water Company (AMWC) provides water to the City. The company's service area is shown in Figure 16; the site is within the service area. The AMWC's Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions through 2040, can be seen in Table 4. These projections go beyond the time period of the most recent General Plan in which the City anticipates build out by the year 2025. Their projections show that they will have sufficient water supplies to meet the demand.

Waste Management, Inc. (WM) is the city's contracted waste management service. Approximately 99% of Atascadero's solid waste is taken to the Chicago Grade Landfill in Templeton, California (Wallace Group, 2012). CalRecycle monitors and collects data on all permitted landfills in the state of California. According to CalRecycle the Chicago Grade Landfill had a remaining capacity of 6,022,396 cubic yards as of November of 2017 with an operations estimated to cease by 2039.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The project includes on-site amenities for hotel guests including communal fire pits, semi-private decks and patios, and private open space.

Construction of new drainage infrastructure is expected to conform to city policies and AMC requirements. All new run off created by the site will be directed towards proposed on-site water retention and detention areas.

A new 20 unit hotel is not expected to impose demands above anticipated projections on the AMWC water resources or the landfill capacity at Chicago Grade Landfill, nor will impacts exceed the capacity of the City's wastewater treatment plant.

The project proposes to connect to the sewer line installed by the adjacent residential development (Apple Valley). According to the applicant's wastewater analysis, The Apple Valley lift station is currently operating at 40% of its design capacity. The additional wastewater flows from the proposed development will increase capacity to 48% of its design capacity. The Apple Valley lift has more than adequate capacity for the proposed development. The out-going flow rate will not change due to the increase incoming flow and will remain at roughly 2.5fps. The adequacy of the existing 4" force main will be unaffected by the increase in demand.

USS Impact-1: The new commercial development will increase demands on current City wastewater treatment and collection systems, however, development is anticipated in the General Plan and any impacts are required to be mitigated through the payment of connection and usage fees. Since this project will be permitted through the State and will circumvent the City's standard permitting process, mitigation is required to ensure that the impact is reduced to a level of insignificance, thus ***mitigation is required.***

USS Impact-2: The hotel development will create new demand on existing water resources provided by the Atascadero Mutual Water Company. The Atascadero Mutual Water Company is projected to be able to meet water needs for all new uses expected within the City through the year 2040. Since adequate water resources are available, ***the impact is insignificant.***

MITIGATION / CONCLUSION:

USS 1: Sewer connection fees shall be paid to the City prior to issuance of any permits for construction of any hotel or manager's unit. Usage fees shall be billed and paid annually per the City's current fee schedule at the time of billing.

19. TRIBAL CULTURAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe?:	☐	☒	☐	☐
b) Impact a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k)?	☐	☐	☐	☒
c) Impact a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. the lead agency shall consider the significance of the resource to a California native American Tribe?	☐	☐	☐	☒

EXISTING SETTING:

San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal artifacts during development. Local and State regulation recognize the importance of coordinating with local tribes and archeological services to preserve these resources.

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

The existing property is a 1.8 acre, undeveloped site located in the Commercial Tourist zoning district at the intersection of Del Rio Rd and Highway 101. The site was build up above natural grade during the construction of Highway 101. In addition, the site was previously used as a dump site for excess dirt. There is approximately 10-15 feet of non-native soil over a majority of the property. There is an existing drainage channel that originates from an under-freeway culvert and flows west over San Ramon Rd into Graves Creek. There is a known archeological site in the vicinity of the project.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The project includes on-site amenities for hotel guests including communal fire pits, semi-private decks and patios, and private open space.

Impact TR-1: Consultations in accordance with AB52 were completed and it was determined that a Phase I assessment of the site's undisturbed soils areas should be completed prior and grading or construction activities on-site.

MITIGATION / CONCLUSION:

See CR 1

20. WILDFIRE:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

EXISTING SETTING: The existing property is a 1.8 acre, undeveloped site located in the Commercial Tourist zoning district at the intersection of Del Rio Rd and Highway 101. The site was build up above natural grade during the construction of Highway 101. In addition, the site was previously used as a dump site for excess dirt. There is approximately 10-15 feet of non-native soil over a majority of the property. There is an existing drainage channel that originates from an under-freeway culvert and flows west over San Ramon Rd into Graves Creek. There is a known archeological site in the vicinity of the project.

The site is located within the Moderate Fire Severity zone and contains little to no vegetation.

PROPOSED PROJECT: The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The project includes on-site amenities for hotel guests including communal fire pits, semi-private decks and patios, and private open space.

MITIGATION / CONCLUSION: No further mitigation required.

21. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

EXISTING SETTING:

The existing property is a 1.8 acre, undeveloped site located in the Commercial Tourist zoning district at the intersection of Del Rio Rd and Highway 101. The site is an infill commercial site surrounded by rural residential uses. The site was build up above natural grade during the construction of Highway 101. In addition, the site was previously used as a dump site for excess dirt. There is approximately 10-15 feet of non-native soil over a majority of the property. There is an existing drainage channel that originates from an under-freeway culvert and flows west over San Ramon Rd into Graves Creek. There is a known archeological site in the vicinity of the project.

PROPOSED PROJECT:

The proposed project includes a tourist lodging use comprised of 20 short-term stay rental units and one manager's unit/office on a 1.8 acre site. The project includes on-site amenities for hotel guests including communal fire pits, semi-private decks and patios, and private open space. The project will be connected to City utilities including City sewer. Frontage improvements consist of curb, gutter, and sidewalk along the Del Rio frontage and any necessary improvements required by Caltrans to provide for safe vehicular and pedestrian movement.

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

For further information on California Environmental Quality Act (CEQA) or the City's environmental review process, please visit the City's website at www.atascadero.org under the Community Development Department or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for additional information on CEQA.

Exhibit A – Initial Study References & Outside Agency Contacts

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

- | | |
|---|--|
| ☒ Atascadero Mutual Water Company | ☒ Native American Heritage Commission |
| ☒ Atascadero Unified School District | ☐ San Luis Obispo Council of Governments |
| ☒ Atascadero Waste Alternatives | ☒ San Luis Obispo Air Pollution Control District |
| ☒ AB 52 – Salinan Tribe | ☒ San Luis Obispo Integrated Waste Management Board |
| ☒ AB 52 – Northern Chumash Tribe | ☒ Regional Water Quality Control Board District 3 |
| ☒ AB 52 – Xolon Salinan Tribe | ☒ HEAL SLO – Healthy Communities Workgroup |
| ☐ AB 52 – Other | ☐ US Postal Service |
| ☐ California Highway Patrol | ☒ Pacific Gas & Electric (PG&E) |
| ☒ California Department of Fish and Wildlife (Region 4) | ☒ Southern California Gas Co. (SoCal Gas) |
| ☒ California Department of Transportation (District 5) | ☐ San Luis Obispo County Assessor |
| ☒ Pacific Gas & Electric | ☐ LAFCO |
| ☐ San Luis Obispo County Planning & Building | ☐ Office of Historic Preservation |
| ☐ San Luis Obispo County Environmental Health Department | ☐ Charter Communications |
| ☐ Upper Salinas – Las Tablas RCD | ☒ CA Housing & Community Development |
| ☐ Central Coast Information Center (CA. Historical Resources Information System) | ☐ CA Department of Toxic Substances Control |
| ☐ CA Department of Food & Agriculture | ☒ US Army Corp of Engineers |
| ☐ CA Department of Conservation | ☒ Federal Emergency Management Agency (FEMA) |
| ☐ CA Air Resources Board | ☒ Other: Department of Housing and Urban Development |
| ☐ Address Management Service | ☐ Other: |

The following checked (“☒”) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the Community Development Department and requested copies of information may be viewed by requesting an appointment with the project planner at (805) 461-5000.

- | | |
|---|---|
| ☒ Project File / Application / Exhibits / Studies | ☒ Adopted Atascadero Capital Facilities Fee Ordinance |
| ☒ Atascadero General Plan 2025 / Final EIR | ☐ Atascadero Inclusionary Housing Policy |
| ☒ Atascadero Municipal Code | ☒ SLO APCD Handbook |
| ☐ Atascadero Appearance Review Manual | ☒ Regional Transportation Plan |
| ☒ Atascadero Urban Stormwater Management Plan | ☒ Flood Hazard Maps |
| ☐ Atascadero Hillside Grading Guidelines | ☒ CDFW / USFW Mapping |
| ☒ Atascadero Native Tree Ordinance & Guidelines | ☒ CA Natural Species Diversity Data Base |
| ☒ Atascadero Climate Action Plan (CAP) | ☒ Archeological Resources Map |
| ☐ Atascadero Downtown Revitalization Plan | ☒ Atascadero Mutual Water Company Urban Water Management Plan |
| ☒ Atascadero Bicycle Transportation Plan | ☐ CalEnvironScreen |
| ☒ Atascadero GIS mapping layers | ☒ Department of Conservation Fault Zone Application |
| ☒ SLO APCD CEQA Air Quality Handbook | ☐ Other _____ |

EXHIBIT B – MITIGATION SUMMARY TABLE

Cottage Hotel DEV18-0101

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

MITIGATION MEASURE	TIMING
Aesthetics	
AES-1 All lighting should be directional, fully-shaded, and anti-glare to minimize light pollution into surrounding neighborhoods. Screening should be erected on the northern and western property lines in order to buffer adjacent neighborhoods from internal light pollution. Lighting controls shall be set to dim after 10pm but maintain a level appropriate for site safety.	Prior to Building Permit Issuance
AES-2 Fencing and screening landscaping shall be provided along Del Rio Rd and perimeter of the site. Fencing along Del Rio Rd and the perimeter of the site shall be dark toned to blend in with landscaping. Screening landscaping shall include native, drought tolerant species. Street trees shall be installed along Del Rio Rd at a spacing of 30-feet on center.	Prior to Issuance of site development permits
Air Quality	
AQ-1 <i>Diesel Idling Restrictions for Construction Phases:</i> The APCD recognizes the public health risk reductions that can be realized by idle limitations for both on and off-road equipment. The following idle restricting measures are required for the construction phase of projects: 1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; 2. Diesel idling within 1,000 feet of sensitive receptors is not permitted; 3. Use of alternative fueled equipment is recommended whenever possible; and 4. Signs that specify the no idling requirements must be posted and enforced at the construction site	During Construction
Cultural Resources	
CR-1 The applicant shall hire a qualified consultant to prepare a Phase I archeological assessment of all exposed native soils on-site. Should any reason be discovered for further analysis or mitigation, all recommendations of the Phase I analysis shall be adhered to and completed as recommended.	Prior to issuance of any permits on-site



MITIGATION MEASURE	TIMING
Water Quality / Hydrology	
WQH-1 The re-countoured slopes shall be revegetated and stabilized. New vegetation shall be irrigated until all plant material is established	Immediately following grading of the bank
Public Services	
PS-1 Development impact fees per the adopted fee schedule in place at the time of permit submittal to the State shall be paid prior to granting of occupancy for any hotel unit.	Prior to issuance of permits for hotel units or manager's unit
Transportation & Traffic	
TP-1 See PS-1	Prior to issuance of permits for hotel units or manager's unit
TP-2 The driveway serving the project site shall be located as far west as possible from the 101 freeway off-ramp to minimize conflicting turning movements and increase sight-distance along Del Rio Rd	Permit review / Public Improvement Permit review
Utilities Services	
USS-1 Sewer connection fees shall be paid to the City prior to issuance of any permits for construction of any hotel or manager's unit. Usage fees shall be billed and paid annually per the City's current fee schedule at the time of billing	Prior to issuance of any permit for a hotel or manager's unit / Ongoing
Tribal Resources	
TR-1 See CR-1	Prior to issuance of any permits on-site

Figure 1 – Location Map / General Plan & Zoning

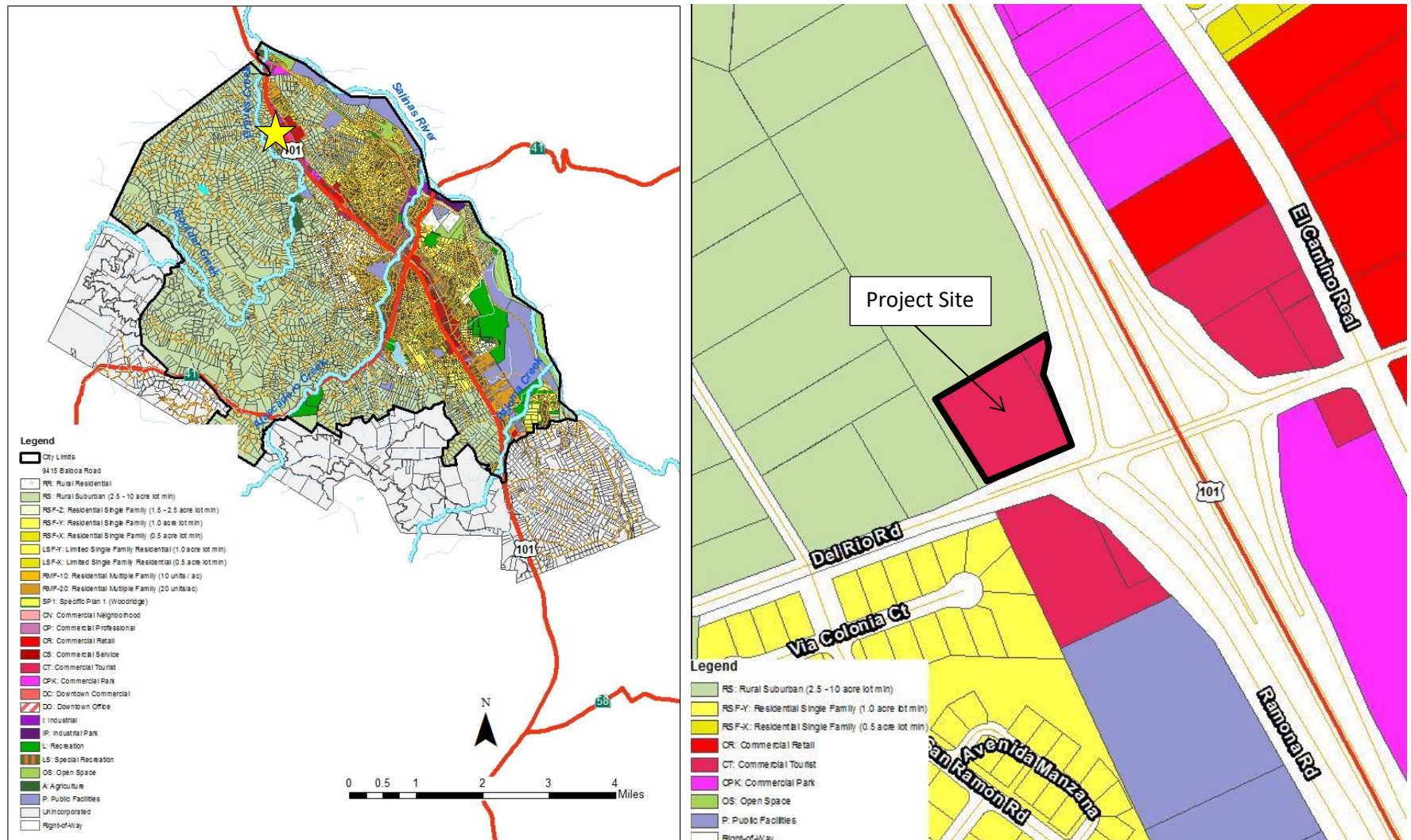


Figure 2 – Aerial Mapping

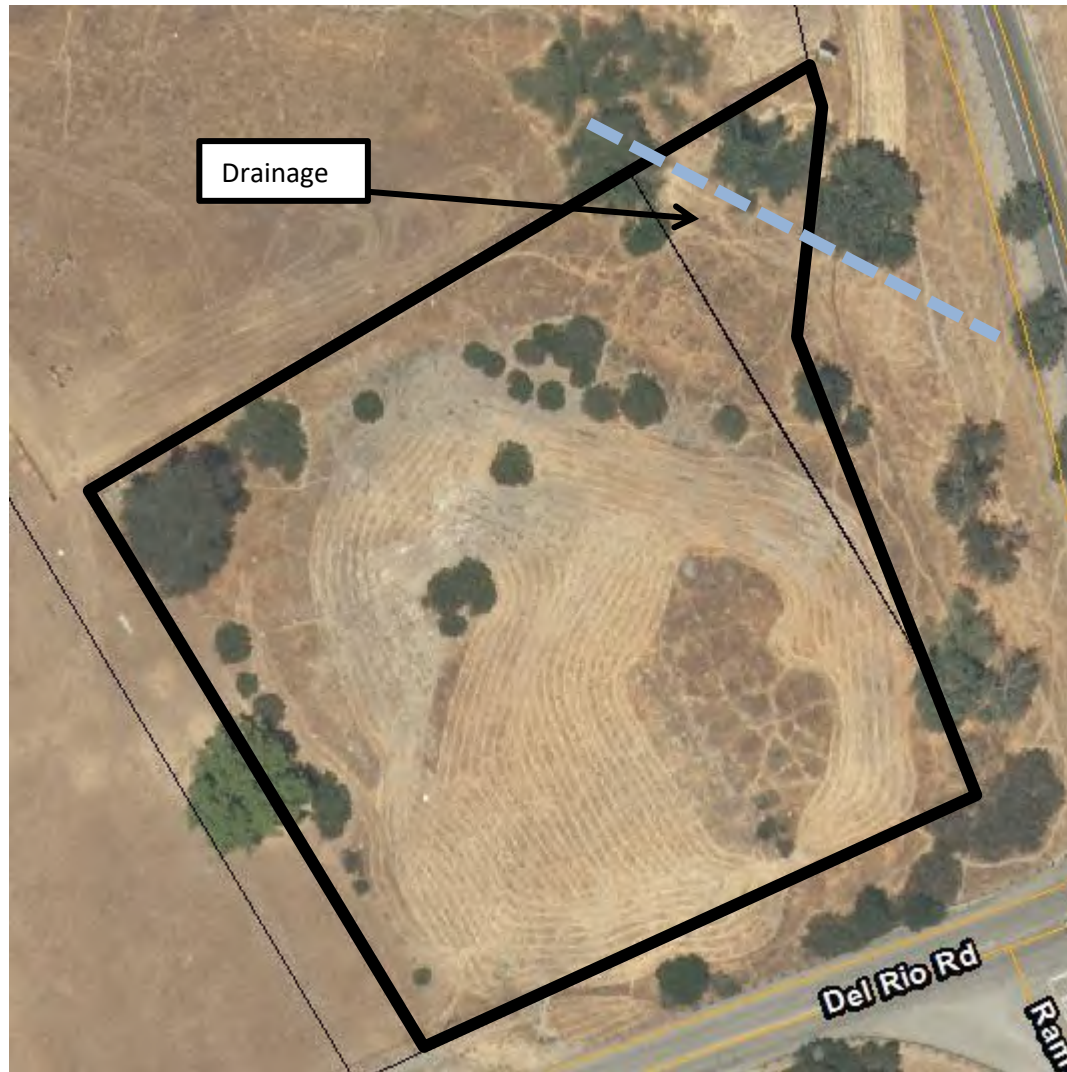


Figure 3 – Site Plan

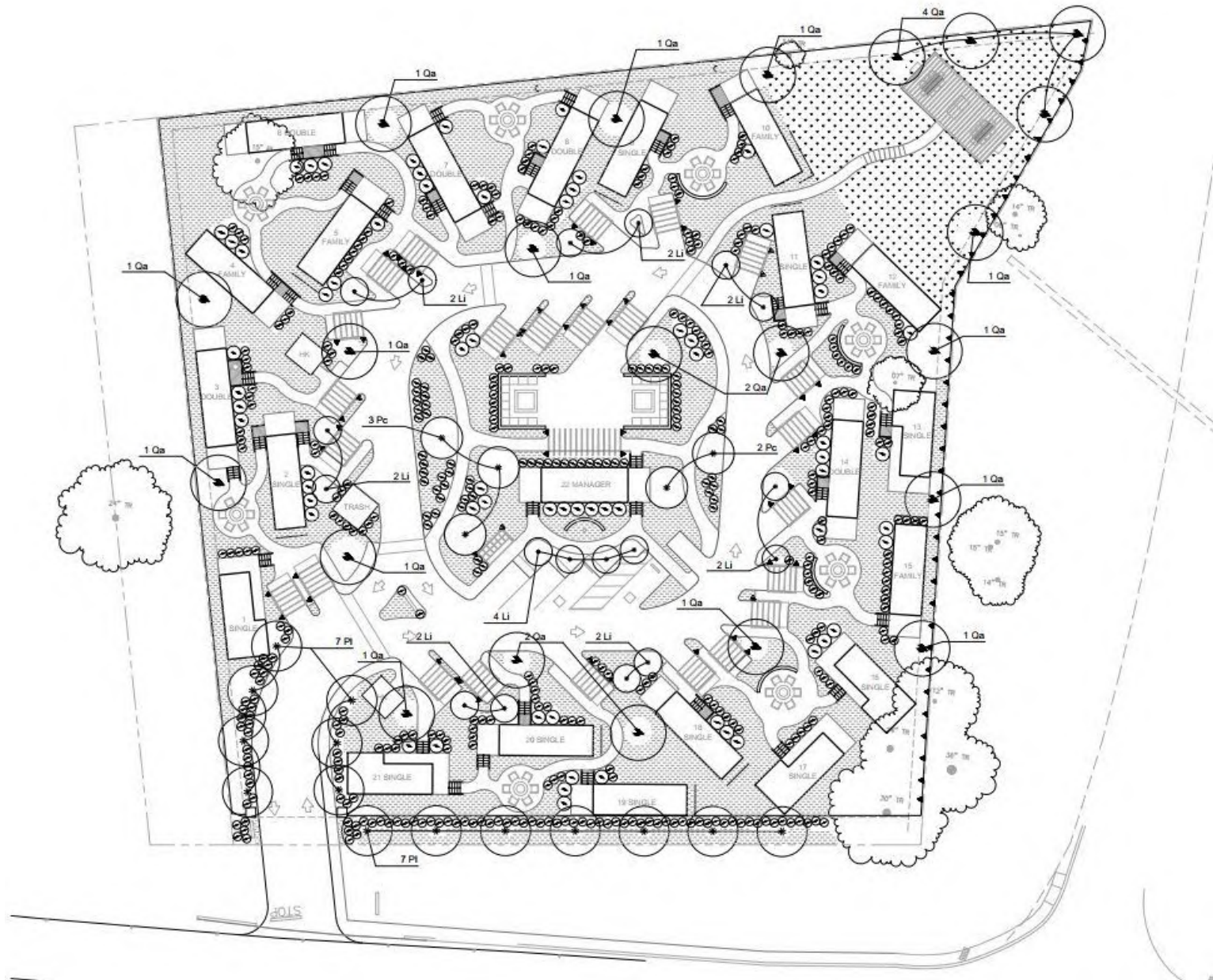


Figure 4 – Elevations



TYPICAL MATERIALS & COLOR IMAGE
SCALE: NONE

MATERIAL SELECTION

ELEMENT	MATERIAL	COLOR
SIDING:	PAINTED CEMENT BOARD, SHIP-LAP, BOARD & BATTEN PAINTED GALVANIZED METAL PANELS STAINED & SEALED CEDAR TRIM & CEMENT BOARD	WHITE
SKIRTING:	PAINTED CONTINUATION OF SIDING TO GRADE	WHITE
TRIM:	PAINTED CEMENT BOARD	EBONY
ROOF:	FACTORY PAINTED STANDING SEAM METAL	BRONZE
WINDOWS:	FACTORY PAINTED VINYL	WHITE
WOOD:	FACTORY PAINTED FIBERGLASS	BLUE
PORCHES:	SOLID-BODY STAINED & SEALED TREX	GRAY
RAILINGS:	METAL	BLACK



(C) DOUBLE
UNITS 6, 11, & 20
SCALE: NONE



(A) SINGLE
UNITS 1, 15, 16, 17, & 21
SCALE: NONE



(D) FAMILY UNIT
UNITS 8 & 18
SCALE: NONE



(B) SINGLE (VERSION 2)
UNITS 2, 10, 12, 19
SCALE: NONE



(E) FAMILY UNIT
UNITS 4, 5, 9 & 14
SCALE: NONE



(C) DOUBLE
UNITS 3, 7, 13 & 22
SCALE: NONE

Figure 5 – Landscape Plan

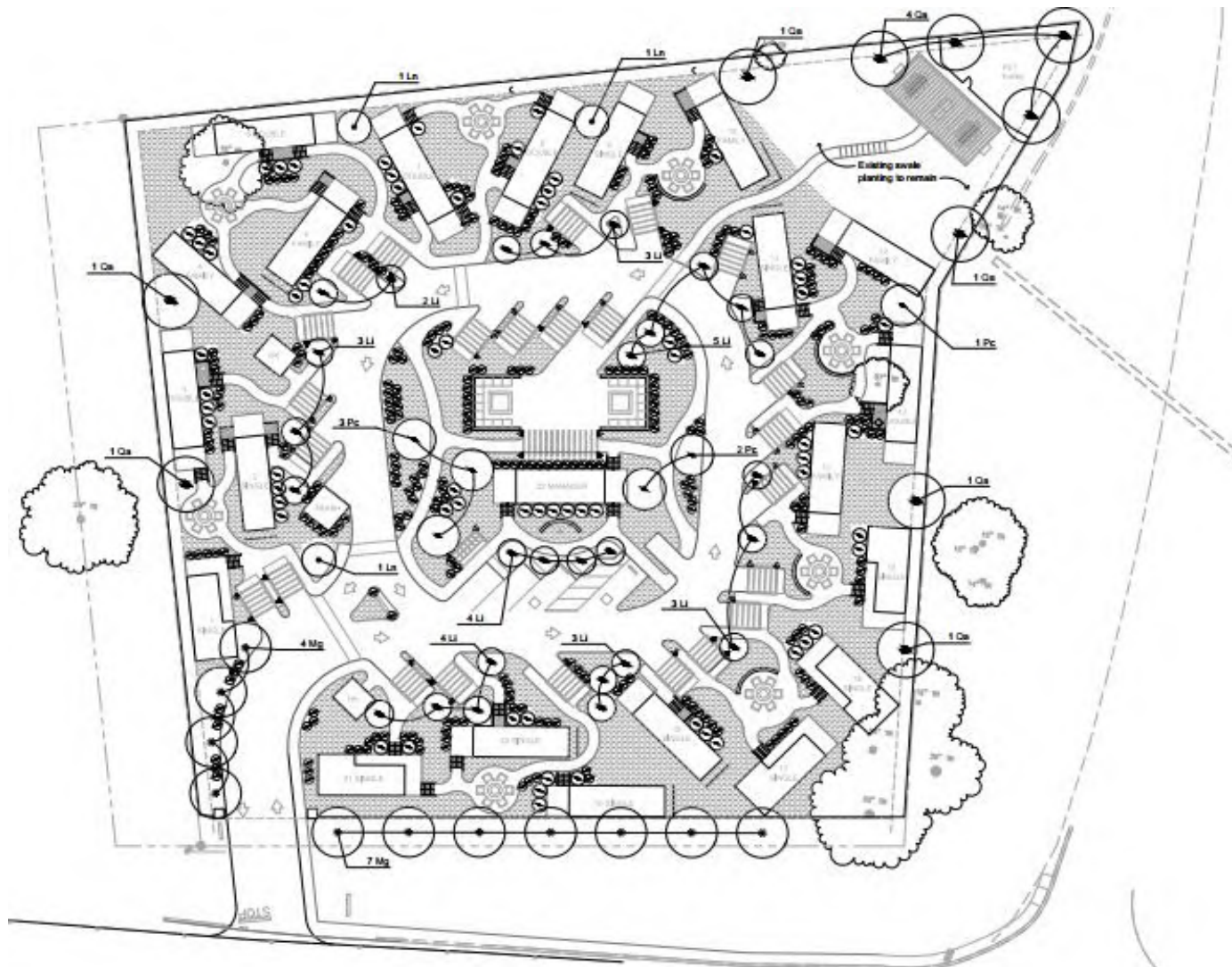


Figure 6 – Farmland Monitoring

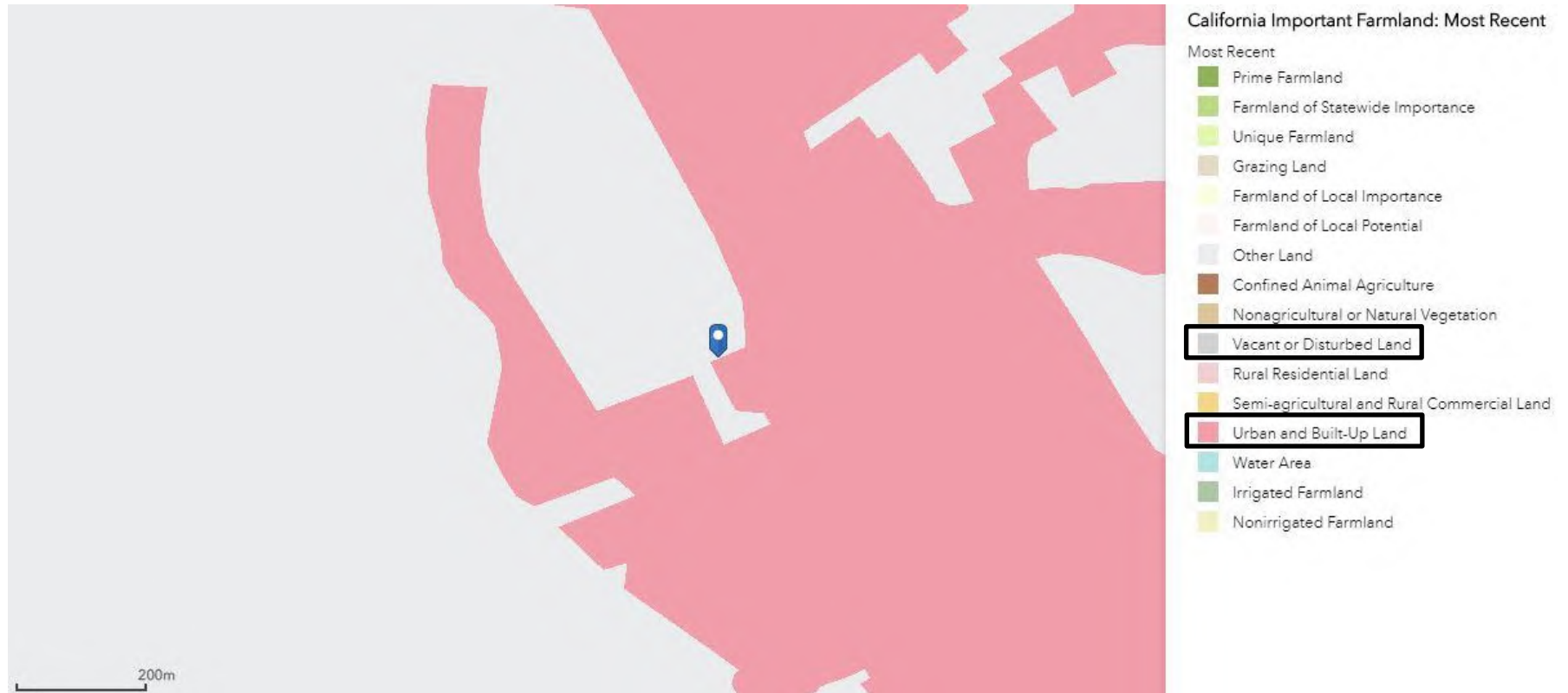


Figure 7 – 1,000 Foot Buffer and Surrounding Land Uses

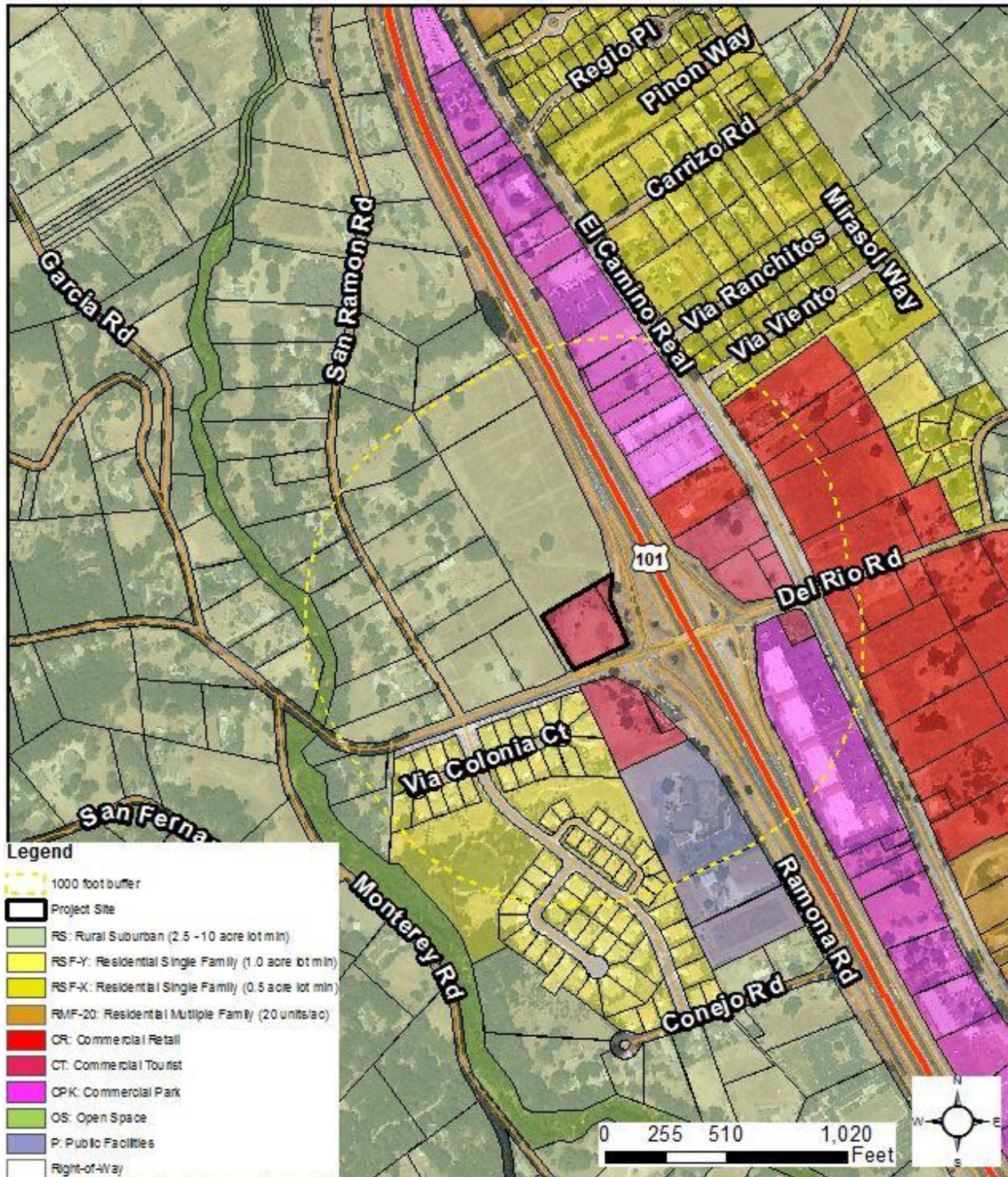


Figure 8 – USFWS Wetland Mapper



Figure 10 – Soils and Slopes

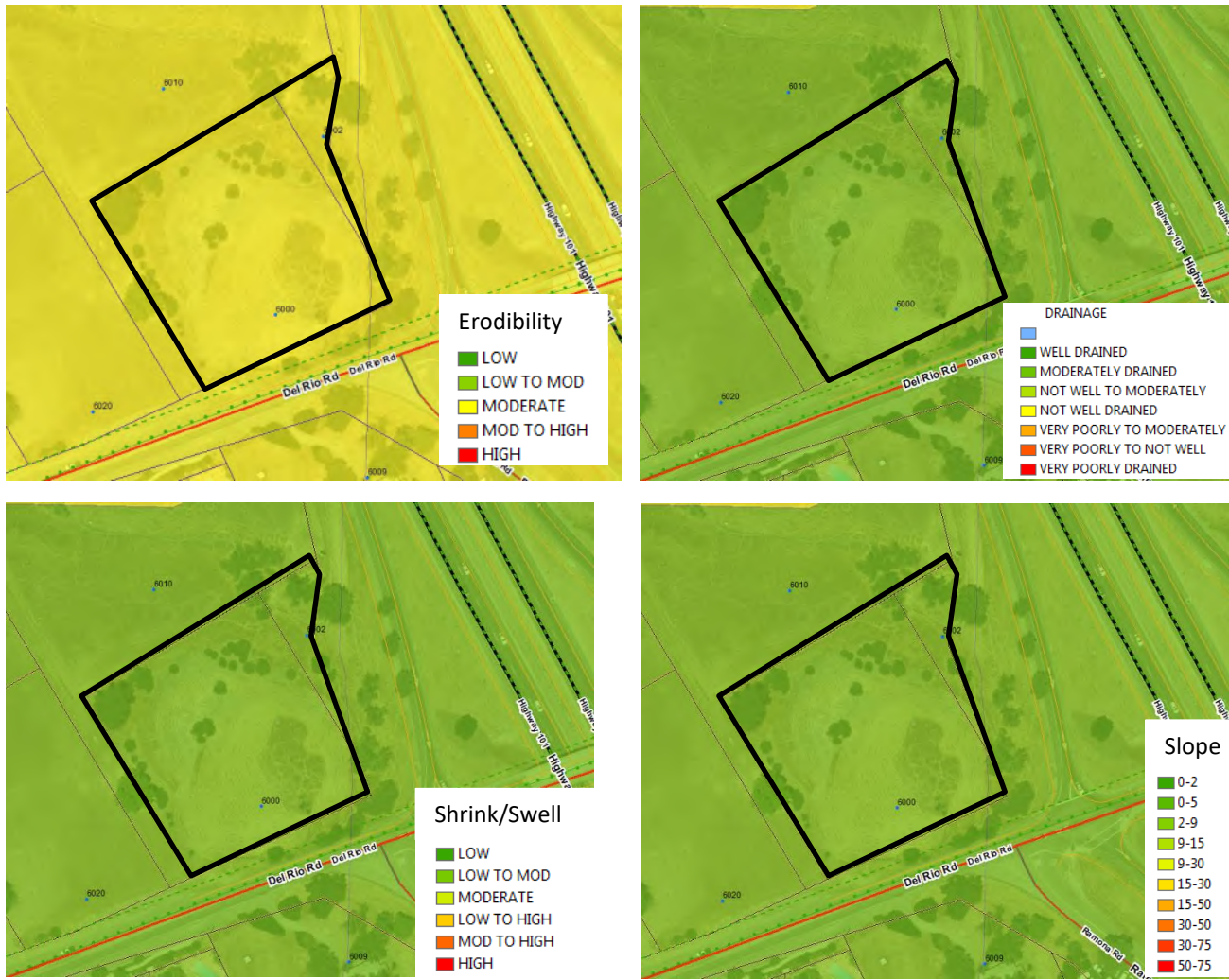


Figure 11 – Flood Zones, Hydrology, & Water Management Zones

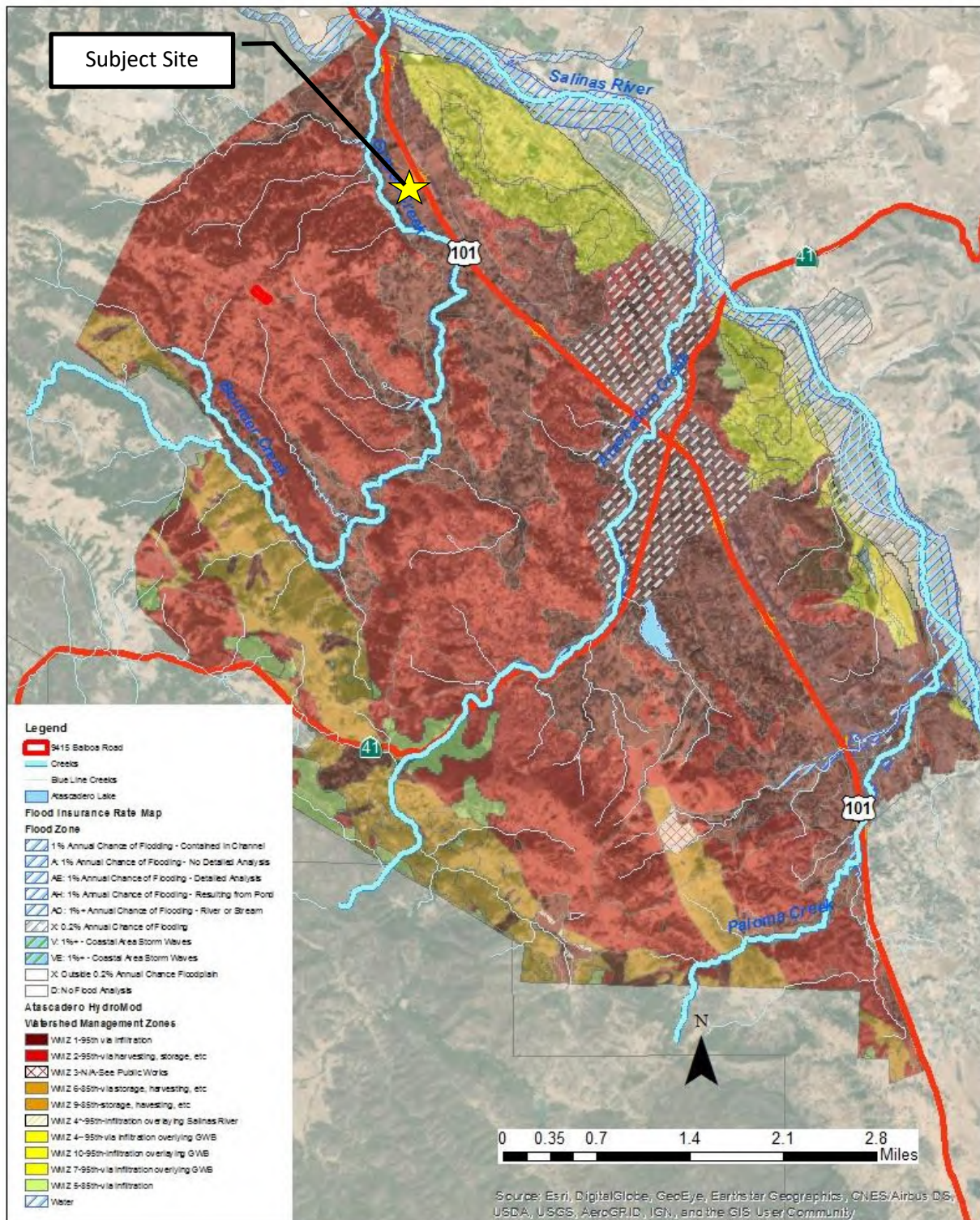


Figure 12 – Soil Erodibility

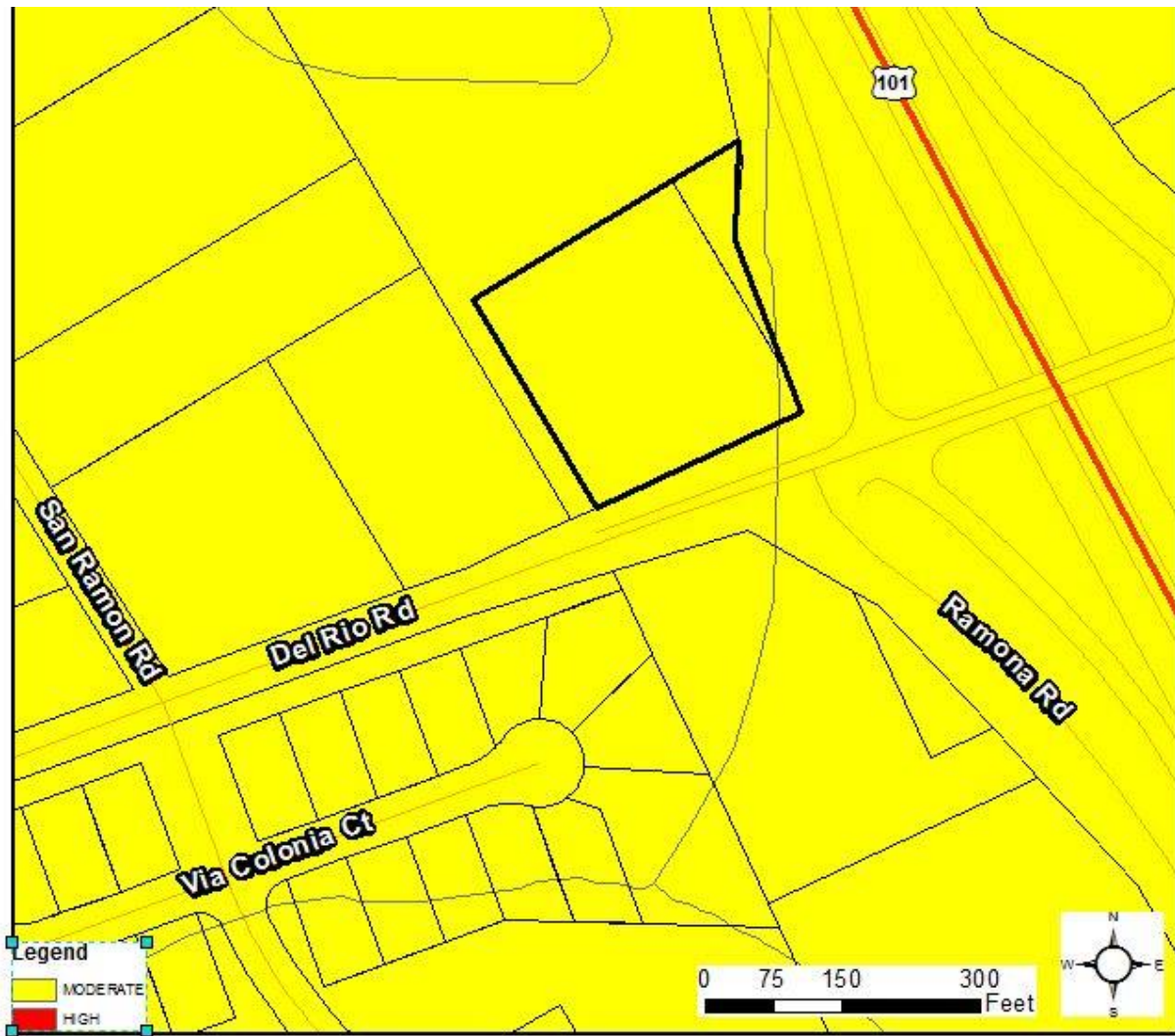


Figure 13 –Landslide and Liquefaction Risk

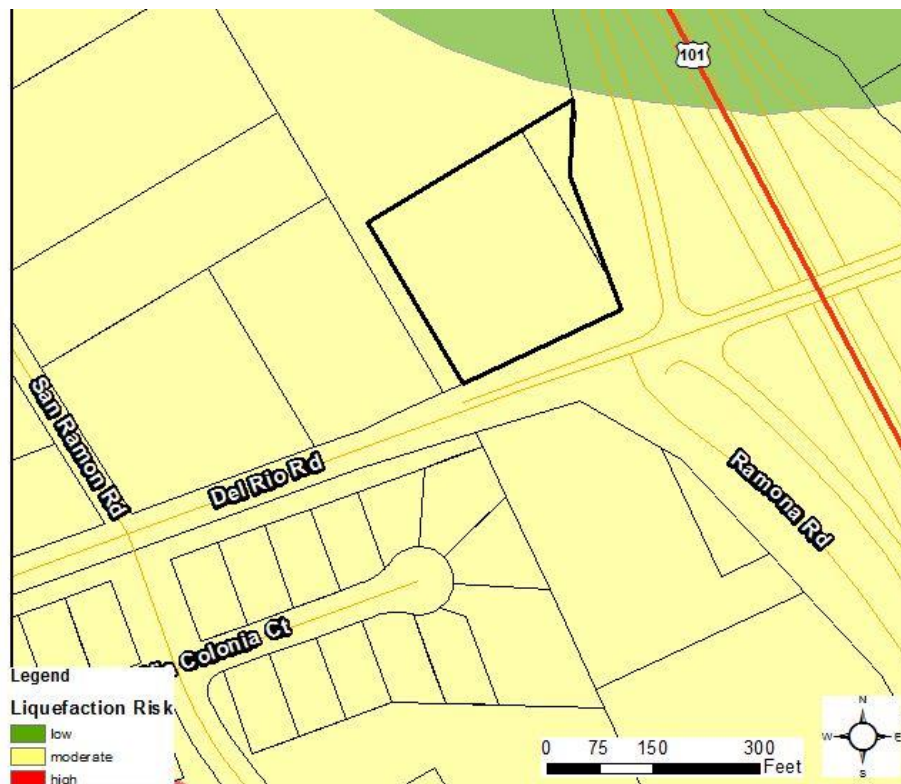
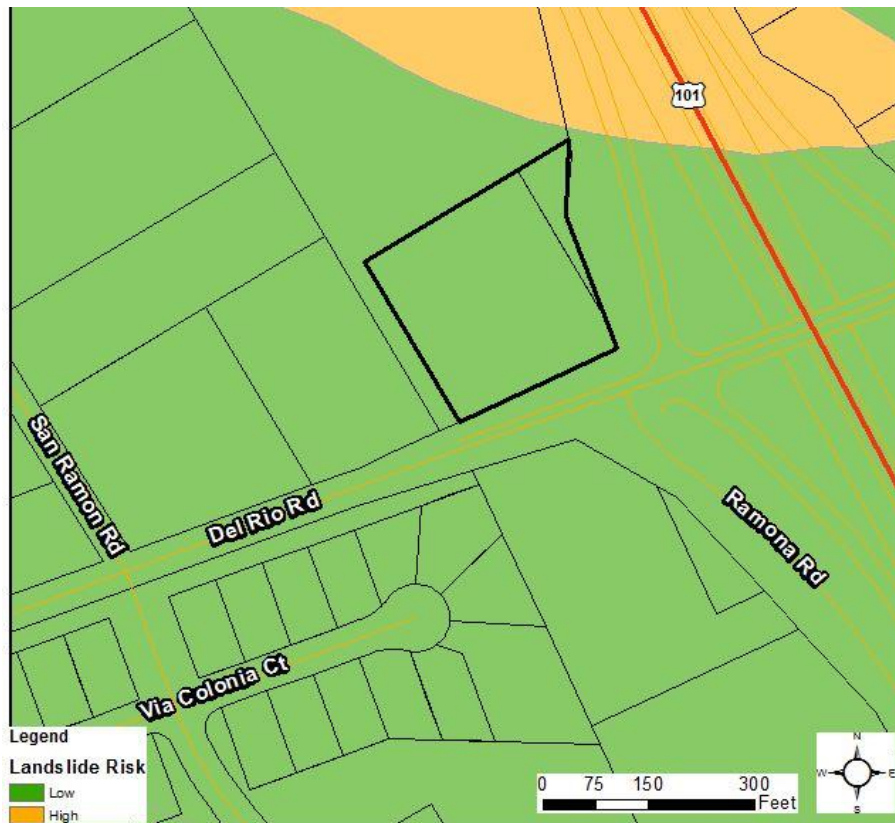


Figure 14 – Fire Hazard

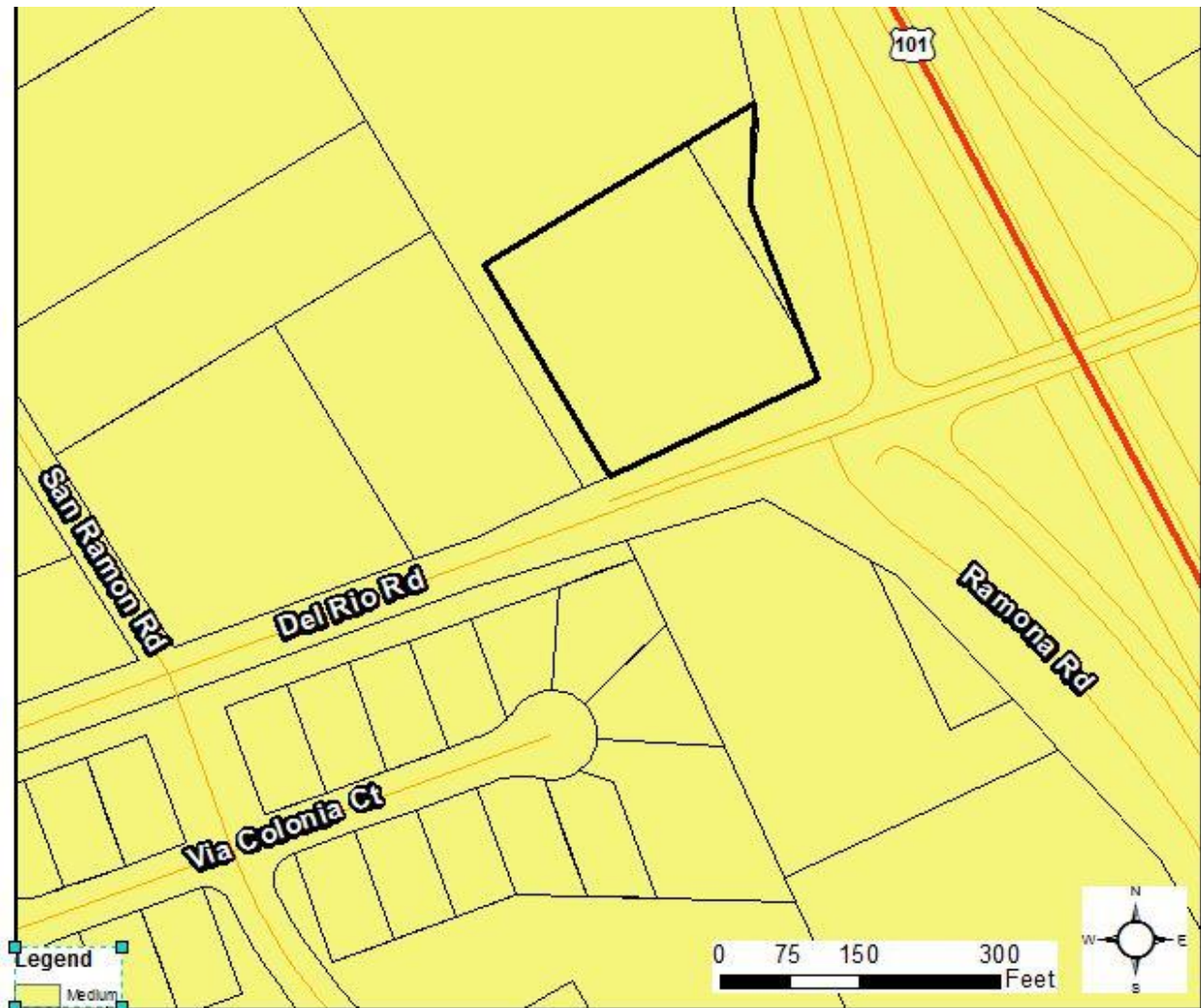


Figure 15 – Soil Drainage

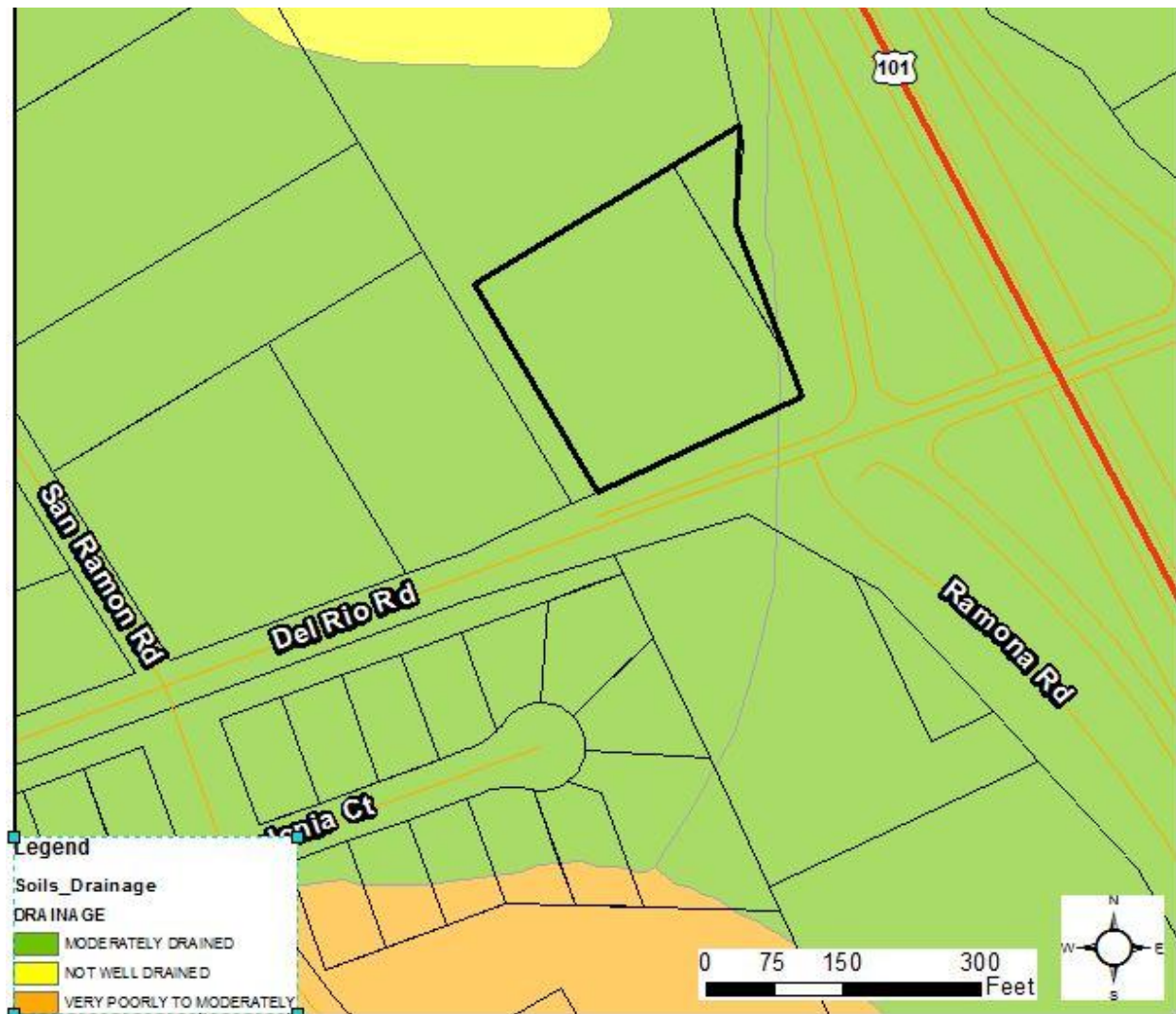


Figure 16 – Atascadero Mutual Water Company Service Area

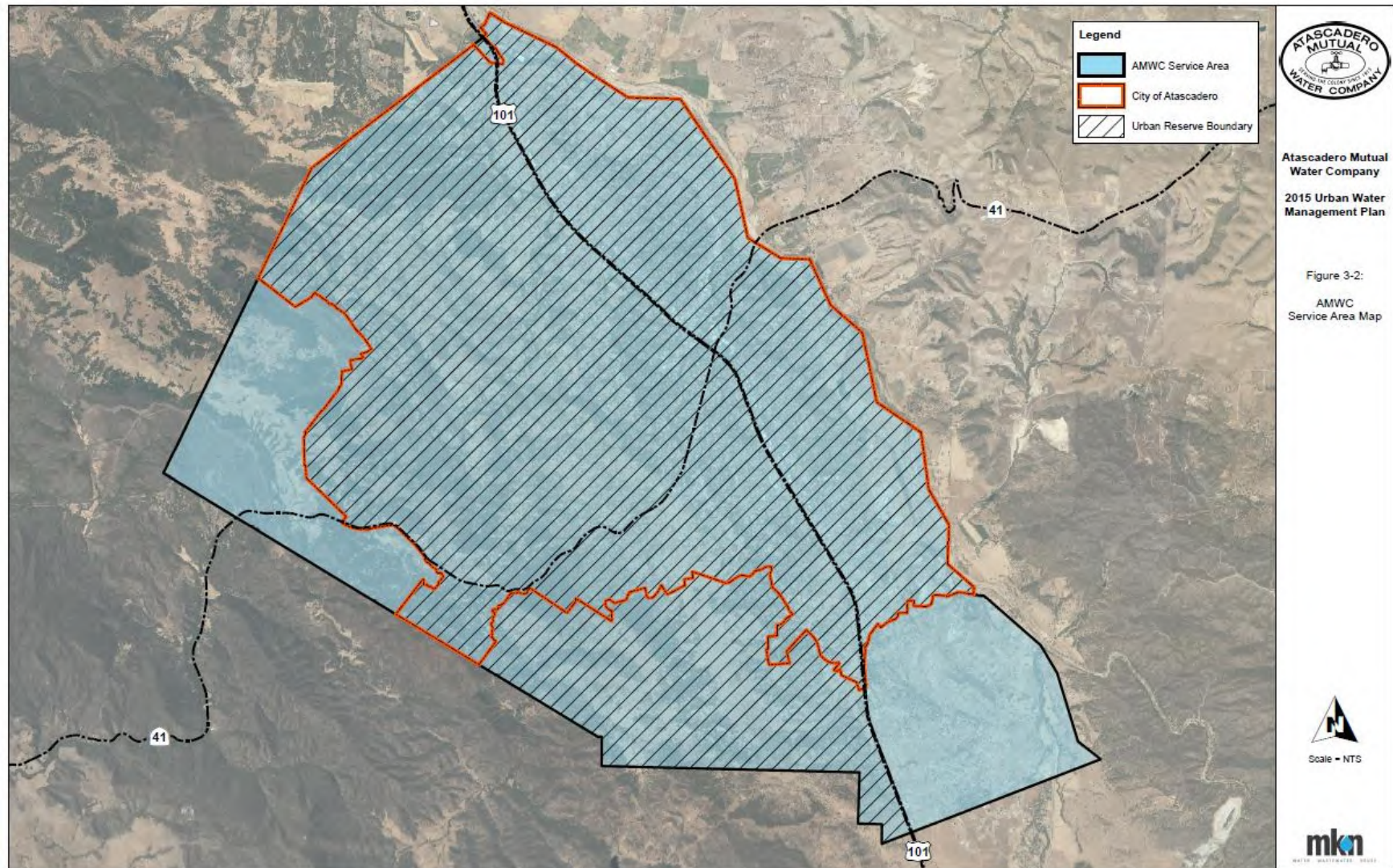


Figure 17 – Atascadero Community Wide Emissions by Sector

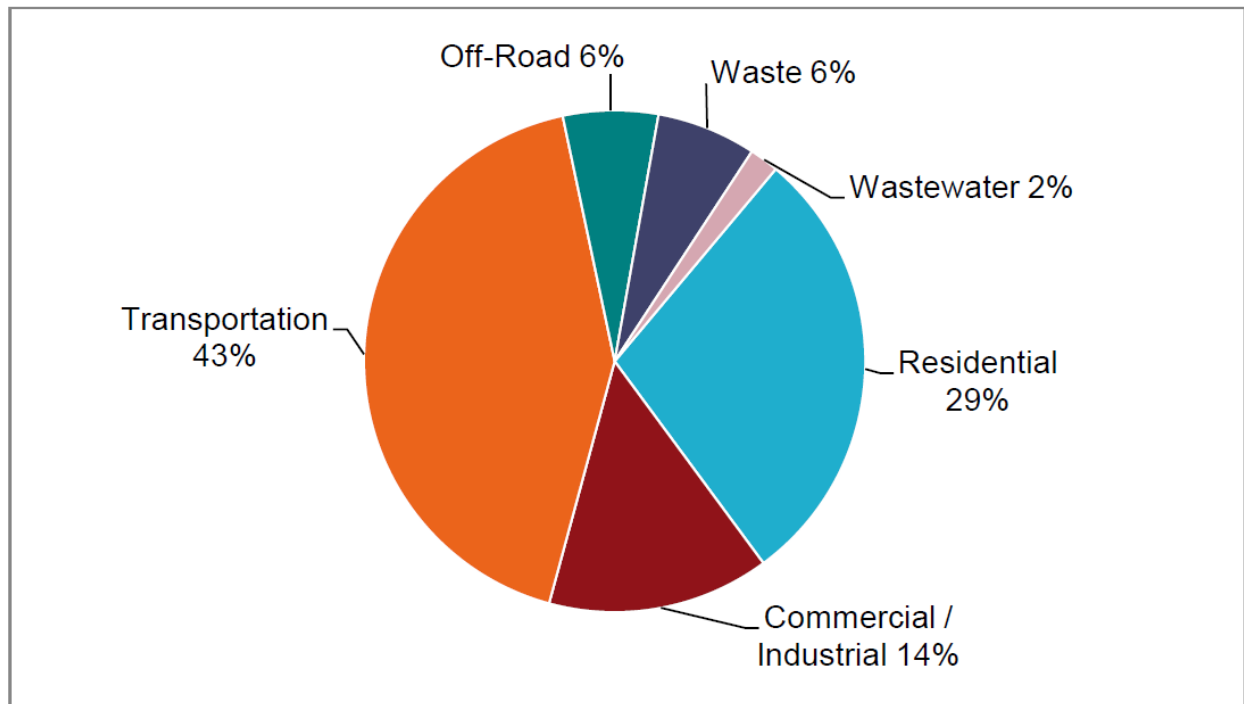


Table 1 – San Luis Obispo Air Pollution Attainment Status

San Luis Obispo County Attainment Status					
Pollutant	Averaging Time	California Standards****		Federal Standards****	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	Non-Attainment	–	Non-Attainment Eastern SLO County - Attainment Western SLO County***
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)*****	
Respirable Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	Non-Attainment	150 µg/m ³	Unclassified*/ Attainment
	Annual Arithmetic Mean	20 µg/m ³		–	
Fine Particulate Matter (PM _{2.5})	24 Hour	No State Standard	Attainment	35 µg/m ³	Unclassified*/ Attainment
	Annual Arithmetic Mean	12 µg/m ³		12.0 µg/m ³ *****	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m ³)	Attainment	9 ppm (10 mg/m ³)	Unclassified*
	1 Hour	20 ppm (23 mg/m ³)		35 ppm (40 mg/m ³)	
Nitrogen Dioxide (NO ₂)	Annual Arithmetic Mean	0.030 (57 µg/m ³)	Attainment	0.053 ppm (100 µg/m ³)	Unclassified*
	1 Hour	0.18 ppm (330 µg/m ³)		100 ppb (196 mg/m ³)	
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	–	Attainment	0.030 ppm (80 µg/m ³)	Unclassified*
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (365 µg/m ³)	
	3 Hour	–		0.5 ppm (1300 µg/m ³)**	
	1 Hour	0.25 ppm (655 µg/m ³)		75 ppb (196 mg/m ³)	
Lead*	30 Day Average	1.5 µg/m ³	Attainment	–	No Attainment Information
	Calendar Quarter	–		1.5 µg/m ³	
	Rolling 3-Month Average*	–		0.15 µg/m ³	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer – visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.	Attainment	No	Federal Standards
Sulfates	24 Hour	25 µg/m ³	Attainment		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Attainment		
Vinyl Chloride*	24 Hour	0.01 ppm (26 µg/m ³)	No Attainment Information		

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

*** San Luis Obispo County has been designated non-attainment east of the -120.4 deg Longitude line, in areas of SLO County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of SLO County that are north of latitude 35.45 degrees. Map of non-attainment area is available upon request from the APCD. **** For more information on standards visit: <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

Attainment (EPA/Federal definition): Any area that meets the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was not exceeded during a three year period. ***** Federal PM_{2.5} Secondary Standard is 15µg/m³

Non-Attainment (EPA/Federal definition): Any area that does not meet, or contributes to an area that does not meet the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was exceeded at least once during a three year period. *****The 2008 NAAQS for 8hr ozone is 0.075 ppm. The 2015 NAAQS for 8hr ozone is 0.070 ppm. The attainment status shown in this table relates to the 2008 NAAQS. SLO County has not been officially designated for the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards RE OUTREACH/Attainment Status Revised February 22, 2017



Table 2 – APCD Thresholds of Significance**Construction Operations Thresholds**

Pollutant	Threshold ⁽¹⁾		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG + NO _x (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM ₁₀), Dust ⁽²⁾		2.5 tons	
Greenhouse Gases (CO ₂ , CH ₄ , N ₂ O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions (See Below)		

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
 2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM₁₀ quarterly threshold.

Screening Criteria for Project Air Quality Analysis

Land Use	Unit of Measure	Size of Urban Project Expected to Exceed APCD GHG Numerical Threshold ⁽³⁾ : (operational and construction)	Size of Urban Project Expected to Exceed APCD Ozone Precursor Significance Threshold ⁽⁴⁾ :
		1150 CO2e (MT/year)	25 lbs/ Day ROG + Nox
RECREATIONAL			
Fast Food Restaurant w/o Drive Thru	1,000 SF	3	4
Fast Food Restaurant with Drive Thru		5	5
Health Club		44	73
High Turnover (Sit Down Restaurant)		14	19
Movie Theater (No Matinee)		20	27
Quality Restaurant		19	30
Racquet Club		71	109
Recreational Swimming Pool		48	71
Arena	ACRES	6	13
City Park		156	95
Golf Course		204	356
Hotel	ROOMS	91	177
Motel		86	183

Table 3 – Potential Ground Shaking sources

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

- *from El Camino Real/Traffic Way

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

Table 3-1 Retail: Population - Current and Projected						
Population	2015	2020	2025	2030	2035	2040
Served	29,870	32,372	33,521	34,711	35,943	37,219
NOTES: 2015 population are based on DWR population tool and future population projections are based on AMWC Demand Study						

Attachment 1: Biologist Report

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SIERRA DELTA CORPORATION

935 Riverside Drive, Suite 21
Paso Robles, California 93446
805.239.9293 • Fax: 805.239.9309
Email: sierradelta@comcast.net

July 13, 2004

KC Design Group
Mr. Ken Chacon
13000 Atascadero Road
Atascadero, California 93422

Subject: Wetlands Inspection for the Subject Property located at the Northwest Corner of Del Rio Road and U.S. Highway 101, Atascadero, California 93422.

Dear Ken:

Sierra Delta Corporation ("SDC") conducted an on-site inspection of the Subject Property located at the Northwest Corner of Del Rio Road and U.S. Highway 101 to determine if a Wetlands Delineation was necessary. SDC conducted the site inspection on July 13, 2004.

SDC observed the following during the site inspection:

The Subject Property is, for the most part, a vacant lot with recent disturbances including the storage of various fill materials. The Subject Property has a drainage swale traversing the northeast corner of the parcel in an east to west direction. Utilizing the *Wetlands Research Program Technical Report Y-87-1, Corps of Engineers Wetlands Delineation Manual, January 1987*, a site inspection for the drainage was conducted. Using the protocol for site inspections within the manual, the following determination was made.

Dominant vegetation observed within this drainage consisted of annual grasslands (with Italian thistle) which do not qualify as hydrophytic wetland vegetation. (A small percentage, less than 3% of hydrophytic vegetation (umbrella sedge and curly docks) was observed within the drainage.) With the absence, to near absence, of hydrophytic vegetation, the site does not qualify under the Army Corps of Engineers criteria as a wetland.

SDC determined that no further investigation was warranted at this time.

Should you have any questions or additional information requests, please contact the undersigned at 805.239.9293.

Respectfully,
SIERRA DELTA CORPORATION



Robb Eidemiller, President and CEO

RIE/kdg



Design Group, Inc.

5464 Via Ranchitos
Atascadero, CA 93422
805-461-7502, Fax 805-461-7502

FACSIMILE TRANSMITTAL

Date: July 20, 2004 **KCD Job No.:** 03-023
Deliver To: Peter Laughlin **Copy To:** file
Fax No.: (831) 655-3152
From: Ken J. Chacon *KJC*
Subject: Del Rio Commercial - Biologist Inspection
No. Pages (incl. this one): 3 **Hard copy to follow?:** no

REMARKS:

Hi Peter,

As we discussed, I had Sierra Delta Corporation go out and inspect the Del Rio site for biological considerations. The attached letter summarize their findings.

The drainage swale "does not qualify under the Army Corps of Engineers criteria as a wetland." This letter should be included with the application to the City for entitlements.

Sincerely,
Ken

Sierra Delta Consultants, LLC

935 Riverside Avenue, Suite 21 | Paso Robles, CA 93446 | 805-239-4752 | proposals@sierradeltallc.com

Robb Eidemiller
President and CEO

September 28, 2018

City of Atascadero
Ms. Kelly Gleason; Senior Planner
6500 Palma Avenue
Atascadero, CA 93422

Subject: *Jurisdictional Determination on the Subject Property located at 6000 Del Rio Road, Atascadero, California 93422.*

Ms. Kelly Gleason,

Sierra Delta Consultants LLC (“SDC”) conducted an on-site inspection of the Subject Property located at 6000 Del Rio Road to determine if the ephemeral drainage swell across the northwest corner of the property qualified as lands under the Army Corps of Engineers (“ACOE”) Section 404 or the California Department of Fish & Game (“CDFG”) Riparian Habitat jurisdiction.

ACOE Jurisdiction;

- The property does not qualify as ACOE Section 404 wetlands due to a lack of appropriate soils and the near absence of hydrophytic vegetation.
- The Supreme Court’s ‘*Rapanos v. United States*, 547 U.S. 715 (2006)’ decision stipulated that intermittent and ephemeral streams / drainages are not considered ‘waters of the United States’, therefore not regulated by the ACOE under Section 404 of the Clean Water Act. Based on the ephemeral nature of the drainage channel, it would not qualify under ACOE jurisdiction.

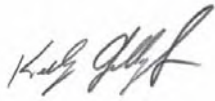
California Department of Fish & Game Jurisdiction

- SDC conducted a site inspection of the Subject Property on 26 September 2018. Review of the site identified a culvert and concrete ditch directing stormwater run-off from Highway 101 into the swell causing erosion on the north corner of Subject Property. The site appeared to be primarily grassland with sparse willow, poplar and blue oak trees present. Based on the near absence of hydrophilic vegetation and the man-made component of the hydrology, it is SDC’s opinion the ephemeral drainage channel does not meet the criteria for riparian habitat and would not be covered under CDFG jurisdiction for streams and / or riparian habitat.

Based on our site inspection and review of the site, it is SDC's opinion that the property does not qualify as wetlands, riparian habitat, or jurisdictional lands under ACOE or CDFG.

Please feel free to contact us if you have any questions or we can be of further assistance.

Respectfully,



Mr. Kelly Gillogly, Principle Biologist
Sierra Delta Consultants LLC

Attachment: Site Photographs



Culvert directing stormwater run-off from Highway 101 onto the property.



Erosion near the culvert and concrete ditch that directs stormwater run-off onto the north corner of the property.



Ephemeral drainage channel across the northern portion of the Subject Property.



Ephemeral drainage channel along the northern portion of the Subject Property.

Attachment 2: Apple Valley Sewer Capacity Analysis

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Tiny Village Homes Sanitary Sewer Study

Basis for Design: Verify there is adequate capacity at the existing Apple Valley Lift-Station to handle the sanitary sewer flows generated by the proposed Tiny Village Homes project on Del Rio Road.

Background: The Tiny Village Homes development project consists of 22 modular units built on trailers, intended for transient occupancy. The project is located on the North side of Del Rio Road near the Highway off-ramp. Each unit will be plumbed for domestic waste. Waste will be collected by an onsite main and routed to the public system by means of a new gravity sewer main in Del Rio Road. The new main will run roughly 550' to an existing sanitary sewer manhole at the intersection of Del Rio Road and San Ramon. There is an existing sanitary sewer main that runs from the manhole to the Apple Valley lift station (roughly 500' south on San Ramon). The Apple Valley lift station was constructed around 2004. The system consists of two 5hp pumps capable of delivering 90gpm @ 83' TDH. The design peak flows (3xaverage) including a 1.5 factor of safety are 54 gpm. According to the City of Atascadero Wastewater Collection System Master Plan Update (October 2015), the observed peak flows are 54 gpm. The simplex capacity is 108 gpm and with both pumps running, the duplex capacity is 136 gpm. The system is in good condition with no hydraulic deficiencies. The lift station force main consists of a 4" line that runs north on San Ramon, then east on Del Rio up to the highway overpass to the gravity system.

Project demands:

Individual site design flow rates = 240 GPD / Site

$(240 \text{ GPD / Site}) \times 22 \text{ sites} = 5,280 \text{ GPD or } 3.7 \text{ gpm}$

Peak flow = 2xaverage = 7.3 gpm

Adding a factor of safety of 1.5 gives a design peak flow of **11gpm**

Summary:

Currently the Apple Valley lift station is operating at 40% of its design capacity. The additional wastewater flows from the proposed development have it at 48% of its design capacity. The Apple Valley lift has more than adequate capacity for the proposed development. The outgoing flow rate will not change due to the increase incoming flow and will remain at roughly 2.5fps. The adequacy of the existing 4" force main will be unaffected by the increase in demand.

Regards,



Frank Campo, P.E.



ATTACHMENT 3: Agency Comments Received
DEV 18-0103

See Following Page





U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



July 23, 2019

Kelly Gleason, Project Manager
City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, California 93422

Dear Ms. Gleason:

This is in response to your request for comments regarding the City of Atascadero, Initial Study Summary for Project Title – Cottage Hotel, Project N DEV18-0101, Environmental Document No. 2019-0008.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Luis Obispo (Community Number 060304), Maps revised May 16, 2017 and City of Atascadero (Community Number 060700), Maps revised November 16, 2012. Please note that the City of Atascadero, San Luis Obispo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Kelly Gleason, Project Manager

Page 2

July 23, 2019

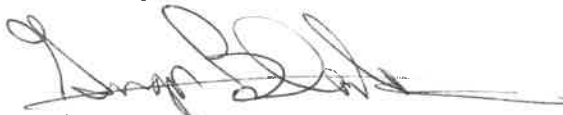
- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Atascadero floodplain manager can be reached by calling Russ Thompson, Director, at (805) 461-5000. The San Luis Obispo County floodplain manager can be reached by calling Tim Tomlinson, Floodplain Administrator, at (805) 781-5271.

If you have any questions or concerns, please do not hesitate to call Patricia Rippe of the Mitigation staff at (510) 627-7015.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Russ Thompson, Director, City of Atascadero

Tim Tomlinson, Floodplain Administrator, San Luis Obispo County

Garret Tam Sing, State of California, Department of Water Resources, Southern Region Office

Patricia Rippe, Senior NFIP Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

Response to Agency Comments

FEMA measures are satisfied with previously proposed mitigation measures and conditions of approval.





Atascadero Planning Commission

Staff Report - Community Development Department

Mariah Gasch, Assistant Planner, 805-470-3436, mgasch@atascadero.org

Emergency Shelter Overlay Zone Update ZCH19-0060 (El Camino Homeless Organization)

SUBJECT:

This action consists of proposed text amendments to Atascadero Municipal Code Title 9 Chapter 3 Article 23 ES (Emergency Shelter) Overlay Zone text. The text amendments include increasing the number of shelter clients, updating hours of operation, changing the text for special activities and decreasing the number of required neighborhood meetings per year. The Emergency Shelter Overlay Zone is currently on one parcel in the City that is owned and operated by the El Camino Homeless Organization (ECHO).

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt the Draft Resolution A recommending the City Council introduce an ordinance for first reading, by title only, to approve amendments to Atascadero Municipal Code Title 9 Chapter 3 Article 23 ES (Emergency Shelter) Overlay Zone text, based on findings, and
2. Adopt Draft Resolution B recommending that the City Council approve a Conditional Use Permit for daytime programming at the existing shelter.

SITUATION AND FACTS:

- | | |
|------------------------------|---|
| 1. Applicant: | El Camino Homeless Organization
6370 Atascadero Mall
Atascadero, CA 93423 |
| 2. General Plan Designation: | High Density Residential (HDR) |
| 3. Zoning District: | Residential Multi-Family 24 (RMF-24) |

4. Environmental Status: Exempt from CEQA (No significant environmental impact.)

DISCUSSION:

Background:

In September 2013, the City Council adopted an Emergency Shelter Ordinance for consistency with State Law (SB-2) and the City's adopted Housing Element. As a part of that approval, the City Council also designated a site-specific parcel (APN 030-341-013) as the location for an overnight emergency shelter. This site, at that time, was home to a temporary shelter run by the El Camino Homeless Organization (ECHO). With the adoption of the ES overlay, the ECHO site became a permanent homeless shelter within the City.

In May 2014, the City Council approved an on-site Operations Management Plan as required by Atascadero Municipal Code (AMC) Section 9-3.504. The Operations Agreement allows the City to review rules and regulations that the emergency shelter will abide by and provides some flexibility in changing these rules if the operations need to be adjusted to address any unforeseen issues without the need for amending the City's Emergency Shelter ordinance. The Operations Agreement includes the following:

- List of programs offered
- Operation standards
- A security and safety plan
- Neighborhood relations
- Mechanisms for enforcement of the agreement

With the approval of the ES overlay zone and the operations agreement, a subsequent Conditional Use Permit was approved in June 2014 to establish a meal program on-site. This CUP permits a maximum of 80 meal program participants to be served daily and sets forth screening, staffing, and time limits for meal activities and participant use of the facility. The Cup also provides enforcement mechanisms should the operator of the facility (currently ECHO) fail to comply with any conditions of approval.

Currently, the ECHO shelter is at capacity most nights and has a waiting list of people needing overnight shelter. In addition, some of ECHO's existing clients are medically fragile or would benefit from a safe place to be during the day, especially clients with younger children.

Based on these needs, ECHO began working with the City to amend their Operations Management Plan to allow for additional beds to meet the need of Atascadero's homeless population. In addition, ECHO requested expansion of their programming to allow for daytime services to shelter clients. During that process, it became clear that some of the requested changes triggered an amendment to the ES Overlay Zone code text, which regulates number of overnight beds, and some of the requested changes triggered a Conditional Use Permit to extend daytime programs.

Proposed amendments to the Emergency Overlay Zone text will maximize their use of the existing facility and the use permit will provide a mechanism for allowance and enforcement of daytime programming at the facility.

Analysis:

Zoning Text Amendments:

The following is a synopsis of the proposed amendments to the current On-Site Management Plan. Attachment 2 contains the full On-Site Management Plan with amendments submitted to the Planning Commission for review and approval.

Section 9-3.504 Operating Standards (ES Overlay Zone)

This section includes the standards by which the shelter would operate. Changes include:

- Increase the number of overnight beds from 50 to 60
- Change the ratio of supervisors to clients from 1:25 to 1:30 to preclude the need to add additional staff with the increase in beds
- Temporary shelter clients permitted on the premises during hours of operation.
- Clarification to regulations related to Special Events. Language specific to non-residents is added for consistency with the proposed CUP allowing daytime programming.
- Residents and nonresidents renamed to shelter clients and non-shelter clients.

Daytime Program CUP:

- Limits daytime programs to shelter clients unless otherwise allowed by the ES overlay zone for potential client meetings.
- Requires supervisors to be on-site during daytime hours

Proposed Environmental Determination

The California Environmental Quality Act (CEQA) (Section 15061.(3), (b)) exempts activities which are covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed text amendment will not have any significant adverse environmental impacts.

CONCLUSION

The proposed amendments have been analyzed by staff to ensure revisions are consistent with the Atascadero Municipal Code. The proposed amendments will not cause a significant impact on the operation or surrounding neighborhood. Staff is recommending that the Planning Commission adopt Draft Resolution 2019.

ALTERNATIVES

1. The Commission may recommend modifications of the text amendments to the City Council.

2. The Commission may determine that more information is needed on some proposed revisions and may refer the item back to staff to develop the additional information. The Commission should clearly state the type of information that is required and move to continue the item to a future date.
3. The Commission may recommend the City Council deny the proposed text amendments. The Commission should specify the reasons for denial of the project and recommend an associated finding with such action.

ATTACHMENTS:

- Attachment 1: Site Location – Existing Emergency Shelter (ES) Overlay Site
- Attachment 2: ECHO Revised Shelter Management Plan
- Attachment 3: Draft Resolution 2019
- Attachment 4: Letters and Email from the public

Attachment 1:	Site Location – Existing Emergency Shelter (ES) Overlay Site ZCH19-0060
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Attachment 2:	ECHO Revised Shelter Management Plan
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El Camino Homeless Organization (ECHO) Operations and Management Plan

The El Camino Homeless Organization (ECHO) is a 501(c)3 nonprofit organization that operates a 60-bed transitional and emergency homeless shelter at 6370 Atascadero Avenue in Atascadero, CA. ECHO currently provides emergency shelter for families and individuals who do not have permanent housing. The following is the updated management plan as required by the City of Atascadero for operation of an Emergency Shelter, consistent with section 9-3.504 (e) of the Atascadero Municipal Code.

1.0 Definitions

For the purposes of this agreement, unless otherwise apparent from the context, certain words and phrases used in the agreement are defined as follows:

- A. Case Managers: Shall mean trained ECHO staff and/or volunteers that work one-on-one with Shelter Clients. They assist with a wide range of issues on a case-by-case basis that includes, but not limited to finding permanent housing, health care, financial assistance, or job training.
- B. Dinner Guests: Dinner Guests shall mean all non-shelter clients participating in the ECHO Meal Program.
- C. Non-Shelter Clients: Non-Shelter clients shall mean those clients that are receiving services outside of the shelter program and shall include dinner guests and shower guests.
- D. Potential Shelter Applicant: Potential Shelter Applicant shall mean a person that has come to ECHO seeking to learn about and potentially apply for the Shelter Program.
- E. Shelter Clients: Shelter Clients shall mean clients that have been accepted into the Shelter Program and are currently residing at ECHO, along with those clients that have graduated in good standing from the ECHO Shelter Program, but are continuing to receive support services from ECHO during the day time hours.
- F. Shelter Program: Transitional and emergency shelter program for accepted and screened clients. Clients participating in the shelter program stay overnight and may participate and be present during day time hours at the ECHO homeless shelter at 6370 Atascadero Avenue.
- G. Shower Guests: Shower Guests shall mean all non-shelter clients participating in the **ECHO Shower Program**.

2.0 Programs Offered

- A. Shelter Program: Transitional and emergency shelter for accepted and screened clients. Shelter Clients participating in the Shelter Program may also receive meals and food as a part of the Shelter Program.
- B. Case Management: Shelter Clients that are accepted to the shelter are required to enter case management after a five-day assessment period. Case managers work with clients to create a plan to assist with job training and placement, financial literacy, behavioral health referrals, housing, transportation assistance, educational goals, and other supportive services. Shelter Clients are required to meet with their case managers at least once a week to ensure progress.
- C. Supportive Services and Resources:
 - 1. Children's programs that include but are not limited to tutoring, nutrition education, art and music appreciation, and literacy to foster the well-being and development of the children ECHO serves.
 - 2. Parent education classes that help parents acquire skills to improve their parenting of and communication with their children in order to reduce the risk of child maltreatment and/or reduce children's disruptive behaviors.
 - 3. Health and wellness programs assist clients in embracing a healthy lifestyle. Nutrition education classes, and practical instruction with ECHO's garden program. Programs to break the cycle of addiction to tobacco and other substances. Other wellness programs may include emotional, environmental, financial, intellectual, physical, occupational and social wellness support.
- D. Dinner Program: An open meal program that provides an evening meal to Shelter Clients and Dinner Guests. The Open Meal Program is subject to Conditional Use Permit (CUP) approval. Rules and regulations of the meal program are contained in the CUP as conditions of approval. In the event that a CUP is denied or a CUP is revoked, the Open Meal Program will no longer be a program that is offered.
- E. Shower Program: On a scheduled and managed basis, non-shelter clients are allowed to use ECHO's shower facilities to promote good hygiene and the prevention of illness. The shower program, for non-shelter clients, will operate no more than 10 hours per week, up to 5 days a week, from 4:00 – 6:00pm. Rules relating to the shower program are included in the shelter's Policies and Procedures Manual.

3.0 Operating Standards

A. Hours of Operation:

1. **Shelter Program:** Hours of operation for Shelter Clients will be based on the availability of supervision and capacity to offer programs, but may be up to 24 hours per day.
2. Dinner Program: Dinner guests are not permitted on-campus until 4:00 pm daily and must leave the ECHO campus by 6:00 p.m.
3. **Shower guests** are permitted on campus only during those times outlined in the Shelter Policies and Procedures Manual.
4. Potential Shelter Applicants may only be on the premises for the time needed to obtain necessary information and to complete the intake process (generally expected to be under 2 hours).
5. The general public, volunteers, and maintenance personnel are permitted on the premises under supervision of ECHO staff.
6. Special Functions: Up to two special functions per month is allowed for Non-Shelter Clients by appointment and under supervision of ECHO staff. These functions may include but are not limited to: fund raisers, neighborhood meetings, open houses, holiday gatherings, special client services (e.g., wedding or memorial service) or government sponsored enumeration surveys. ECHO may hold additional special functions (in excess of the one per month) with City staff approval in writing. The request for additional functions should be made to the Community Development Director and should include a description of the function, expected dates and times of the function, and any rules or procedures in place for the function. Additional information may be requested by the Community Development Director, prior to City approval.

B. Number of Beds: The dorm facility has a maximum of sixty (60) beds.

C. Staffing:

1. President/CEO: The President/CEO is the liaison with the Board of Directors and is directly responsible for overseeing and guiding the organization's operations. The President/CEO is directly responsible to ECHO's Board of Directors.
2. Shelter Manager: The President/CEO shall appoint an individual responsible for overseeing and coordinating the activities of shelter

clients, non-shelter clients and volunteers during the hours of shelter operation (Shelter Manager). The Shelter Manager ensures that the facility is ready and safe for shelter operations.

3. Volunteers: Volunteers fill positions and perform tasks related to the operation of the shelter. Volunteers shall complete an application and screening process prior to being matched with appropriate roles and responsibilities. Volunteers shall be trained and supervised by ECHO paid staff and senior volunteer team leaders.
4. Overnight Staffing: Overnight staffing will include one (1) staff person or trained volunteer per thirty (30) Shelter Clients.
5. Outdoor Monitors. At least two (2) outdoor monitors are to be on-site from the hours of 4:00 p.m. to 6:15 p.m. daily.
6. Executive Council: The Executive Council includes the Chair, Vice-Chair, Secretary, and CFO of ECHO's Board of Directors.

D. Admission to shelter: Prior to admission to ECHO, the following screening methods will be used for clients and or guests:

1. Screening for alcohol and/or drug use.
2. Screened for listing on the State of California Department of Justice designated registered sex offender list (Megan's Law).
3. Review for any outstanding warrants as determined by the Atascadero Police Department.
4. Drug and Alcohol Testing: Shelter Clients may be randomly tested for drug and alcohol use at the discretion of ECHO trained staff.
5. Shelter Clients / Non-Shelter Client Logs: ECHO shall maintain daily logs of Shelter Clients, dinner guests, and all individuals who have been suspended from services. The logs are available for review to the City of Atascadero upon request and shall remain confidential between the City and ECHO.

4.0 Operational Procedures:

A. The ECHO Board of Directors adopts a set of Policies and Procedures that govern the operations of the programs that are provided by ECHO. These Policies and Procedures are periodically updated by the ECHO Board of Directors to remain current with laws, regulations, grants, and operational efficiency. To ensure compliance with this Agreement, a copy of the most current adopted Policies and Procedures Manual shall be given to City staff. The ECHO Board has the right to adopt those rules, regulations and procedures that they feel are necessary to operate the Shelter, but at a minimum the Policies and Procedures must include the following:

1. The use or storage of drugs, alcohol or tobacco while on the premises is strictly prohibited with the exception of prescribed medications, which shall be reported and a list maintained by ECHO staff.
2. Shelter Clients and Non-Shelter Clients agree to any drug testing or search and comply in a timely manner per staff instructions.
3. Theft or use of other's belongings without their permission, including ECHO property is prohibited.
4. The display of inappropriate sexual behavior including possession of sexually explicit material is prohibited.
5. Shelter Clients and Non-Shelter Clients agree to dress modestly and appropriately at all times, including shirt and footwear.
6. The display of any form of threatening behavior including profanity or violence toward themselves or others is prohibited.
7. Possession of any weapons or other devices that could be used to cause harm to persons or property is prohibited.
8. Shelter Clients and Non-Shelter Clients agree to monitor children's behavior at all times.
9. Failure to stay overnight at the shelter without prior permission of the shelter manager may result in a suspension from ECHO services.
10. Any behavior deemed by Shelter Management to be threatening to the ongoing health, safety or domestic tranquility of the shelter environment may result in the immediate and permanent termination of ECHO services.

B. Minor infractions: The Policies and Procedures Manual shall at a minimum contain disciplinary procedures for minor infractions. Minor infractions could include:

1. Verbal abuse of volunteers, chaperones, staff, visitors or other clients.
2. Smoking or chewing tobacco anywhere on the grounds (including the parking lot).
3. Failing to get prior permission from the shelter manager to arrive late or leave early including leaving the campus after being admitted to the dormitory.
4. Disruptive behavior or creating a negative environment.
5. Wearing inappropriate or suggestive clothing, including no shirt or footwear.
6. Failing to directly supervise children, or allowing children to be overly disruptive.
7. Disturbing others with unnecessary noise between 10:00 p m and 6:00 a m.
8. Changing beds or using an unauthorized sleeping location.
9. Failing to respond reasonably to ECHO staff requests.
10. Failing to complete assigned chores.
11. Returning to a car without an escort, between the hours of 7:00pm and 6:00am, after being admitted to the dorm.
12. Loitering on shelter grounds without ECHO supervision between the hours of 7:00pm and 6:00am.
13. Extended working on or sleeping in vehicle on ECHO property.

The Policies and Procedures Manual adopted by ECHO shall include discipline for all minor infractions up to and including expulsion from the program for continued infraction of the rules.

C. Major Infractions. The Policies and Procedures Manual shall at a minimum contain rules addressing the following. Each of the following are infractions

that could result in immediate expulsion from services. The duration of expulsion will be at the discretion of the ECHO Staff.

1. Lying or failing to disclose complete information.
 2. Testing positive for or possessing alcohol or drugs.
 3. Refusing drug testing or search.
 4. Inappropriate sexual behavior or possessing sexually explicit material.
 5. Willful destruction of shelter property.
 6. Violence or threats of violence to self or others.
 7. Theft of ECHO or client property.
 8. Possessing weapons or other devices capable of harming persons or property.
 9. Staying out of the shelter overnight without permission of the Shelter Manager.
 10. Any behavior deemed by ECHO Staff to threaten the ongoing health, safety or domestic tranquility of the shelter environment.
- D. Each Shelter Client must sign an agreement acknowledging the receipt and understanding of the Rules and Regulations and agreeing to abide by the Rules and Regulations. The agreement must indicate that violation of the Rules and Regulations may be cause for immediate and permanent termination of ECHO services at the discretion of the Shelter Manager.
- E. ECHO staff must enforce and cultivate a culture of compliance with its adopted Rules and Regulations from the Policies and Procedures Manual. The City may periodically inspect ECHO and/or talk to Shelter Clients, Non-Shelter Clients, and volunteers to determine if ECHO's Policies and Procedures are being followed.

5.0 Security and Safety.

A. Occupant Safety.

1. Evacuation Plan. An evacuation plan to safely exit occupants from the shelter is posted.

2. Monitors. Shelter volunteers are trained to follow emergency protocols in a variety of situations including medical, threats of violence, fire and natural disasters.
3. Children's Play Areas. Children's play areas are to remain fenced for controlled access.

B. Loitering Control

1. Site Signage. "No loitering, no trespassing and no camping" signage will remain in locations as shown in Exhibit A of this agreement. Signage is to be consistent with the California Penal Code.
2. Landscaping and Fencing. Landscaping and fencing will remain in good repair consistent with Site Plan (Exhibit A) of this agreement.
3. Designated Assembly Area. The designated assembly areas will be utilized as shown in Exhibit A.
4. Playground Location. Playground areas are to be managed appropriately to reduce noise impacts on neighboring residents. Exhibit A shows acceptable playground locations. All playground improvements must be consistent with City and State regulations.

C. Outdoor Management and Security

1. Lighting. Exterior lighting must include:
 - i. Parking lot LED lighting consistent with City and State regulations.
 - ii. Building perimeter LED lighting consistent with the California Building Code. City of Atascadero will ensure no light spillage into neighboring properties.
2. Video Surveillance. A video surveillance system will be maintained and monitored by ECHO staff along the building perimeter.
3. Outdoor Monitors. At least two (2) outdoor monitors will patrol the ECHO campus from 4:00 p.m. until 6:15 p.m. to ensure ECHO Policies and Procedures are being followed. Outdoor Monitors are only responsible for monitoring property owned by ECHO.

6.0 Neighborhood Relations

A. Community Liaison.

1. Community Liaison. The ECHO President/CEO (or their designee) is the designated community liaison to address any issue or complaint raised by a neighbor or community member that involves a shelter client(s) or shelter operations.
2. Complaints Received. All community complaints must be directed to the Community Liaison for proper action. The ECHO President/CEO (or their designee) must respond to the complaint within five (5) working days from the date the complaint was received.
3. Contact. The Community Liaison contact information is posted at the shelter and on ECHO's website.

B. Neighborhood Meetings. ECHO will host a minimum of one (1) noticed neighborhood meeting per year. The purpose of the meeting is to maintain open dialog with neighbors, educate the community about ECHO, and address any questions or concerns about shelter operations.

1. Meeting Notices. Meeting notices will be mailed directly to ECHO's neighbors, placed in local media and on ECHO's website. ECHO will obtain the latest mailing list from the City of Atascadero. (Mailing Radius provided by City)
2. ECHO does not need to hold an additional neighborhood meeting unless 5 or more neighbors request a meeting in writing. ECHO will try to accommodate meetings requested by neighbors.

C. Neighborhood Dispute Resolution

1. First Action. Any violation of ECHO Policies and Procedures or other concerns about shelter operations can be reported by contacting the Community Liaison and filing a complaint. The complaint is to be acted upon as described above (Section 6.0.A.2.).
2. Second Action. Any issues not resolved by the ECHO CEO/President will be forwarded to the ECHO Board Chair for further action. The Board Chair (or the Executive Council) must act on the complaint within ten (10) working days of the unresolved complaint. If action by the Board Chair or the Executive Council does not resolve the complaint then the complaint can be brought to a Third Action.

3. Third Action. Issues or complaints not adequately resolved by the ECHO Board Chair or Executive Council may be submitted to the City of Atascadero as a code violation complaint.
4. Code Violation Compliant. A dispute that results in a submitted code violation to the City of Atascadero will be investigated by City Staff based on the adopted municipal code, adopted building code or any other regulation that ECHO operations fall under and that the City has jurisdiction over. This process will be consistent with the City's Code Enforcement process.

7.0 Enforcement Mechanisms

This Agreement is between ECHO and the Atascadero City Council for the operation of the transitional and emergency shelter. Both entities will act in good faith to implement this Operations and Management Plan. Any operational issues that cannot be resolved by ECHO and City staff will be forwarded to the Atascadero Planning Commission for consideration.

ECHO Site Plan – Exhibit A

DRAFT RESOLUTION A

**EMERGENCY OVERLAY ZONE
ZONING CODE TEXT AMENDMENT**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ATASCADERO, CALIFORNIA, RECOMMENDING THAT THE CITY
COUNCIL ADOPT TEXT AMENDMENTS TO THE EMERGENCY
SHELTER OVERLAY ZONE**

**EMERGENCY SHELTER OVERLAY ZONE AMENDMENTS
EL CAMINO HOMELESS ORGANIZATION
(ZCH19-0060)**

WHEREAS, an application has been received from El Camino Homeless Organization (ECHO), 6370 Atascadero Mall, Atascadero, CA 93422, Applicant and Owner, to consider Planning Application ZCH 2019-0060 to amend Emergency Shelter Overlay Zone text, Atascadero Municipal Code Section 9-3.504; and

WHEREAS, City Staff has reviewed the Emergency Shelter Overlay Zone amendments and recommends that the Planning Commission recommend that the City Council adopt the proposed amendments; and

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact this amendment to the Official Zoning Map to protect the health, safety, and welfare of its citizens by applying orderly development of the City; 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 upon the subject Zone Text Change application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning text amendments; and

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on August 6, 2019, studied and considered ZCH19-0060.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Emergency Shelter Overlay Zone Text Amendment:

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

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to recommend that the City Council introduce for first reading, by title only, an Ordinance that would amend the Emergency Shelter Overlay Zone Text as shown in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the Zone Text Amendment:

A. Findings for Approval of a Zone Text Change

FINDING: (i) The Emergency Shelter Overlay Zone text amendment is consistent with General Plan policies and all other applicable ordinances and policies of the City.

FACT: The proposed zone text amendments align the code requirements with the vision, intent, and policies of the adopted General Plan.

FINDING: (ii) This Amendment of the Zoning Ordinance will provide for the orderly and efficient use of lands where such development standards are applicable.

FACT: The proposed text amendment provides for orderly development within the Emergency Shelter Overlay Zone in accordance with the adopted General Plan for the compatible use of the property based on neighborhood characteristics.

FINDING: (iii) The Text Change will not, in itself, result in significant environmental impacts.

FACT: The proposed text changes are minor and do not trigger any environmental impacts.

SECTION 4. CEQA. The proposed zoning text change is exempt from the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3)).

SECTION 5. Recommendation of Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6 2019, resolved to recommend that the City Council introduce for first reading, an ordinance that would amend the Atascadero

Municipal Code to amend the Emergency Shelter Overlay text as detailed in Exhibit A, attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

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

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

ADOPTED:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary

EXHIBIT A:	Amended Emergency Shelter Overlay Zone ZCH19-0060
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Article 23. ES (Emergency Shelter) Overlay Zone

9-3.501 Purpose.

The Emergency Shelter Overlay Zone identifies areas where emergency shelters may be permitted without a Conditional Use Permit in compliance with Senate Bill 2 (Statutes of 2007) and the Housing Element. (Ord. 571 § 1, 2013)

9-3.502 Applicability of emergency shelter standards.

The standards of this article apply to emergency shelters located in the Emergency Shelter Overlay Zone. The emergency shelter overlay zone is applicable to the following zoning district(s) or site specific area(s):

- (a) Assessor Parcel Number (APN) 030-341-013. (Ord. 571 § 1, 2013)

9-3.503 Minimum site design and development standards.

An emergency shelter is subject to all property development standards of the zoning district in which it is located except as modified by the following standards:

- (a) Minimum Site Area. One (1) gross acre is the minimum site area.
- (b) Intake Location. The shelter intake area must be set back a minimum of twenty (20) feet from the rear property line. Rear property line is defined as Lot A of San Luis Obispo County Parcel Maps Book 23, page 76.
- (c) Parking.
 - (1) One (1) vehicle parking space per five (5) beds must be provided on-site.
 - (2) One (1) bicycle space per ten (10) beds must be provided on-site.
 - (3) One (1) vehicle space per employee must be provided on-site.
 - (4) Parking area must be shown in a site plan. Parking area must be paved.
 - (5) Parking area must be lit for security purposes with permanent lighting consistent with Section 9-4.137 of the Atascadero Municipal Code.
 - (6) Sleeping in or occupying vehicles as a residence is not permitted on the site.
- (d) Landscaping and Fencing.
 - (1) Perimeter Fencing. Perimeter fencing is required on a per site basis subject to review and approval by the Design Review Committee. The following perimeter fencing is required for approved shelter(s):
 - (i) Assessor Parcel Number (APN) 030-341-013. A solid masonry wall eight (8) feet in height must be located on the rear property lines. This solid masonry wall must be a minimum six (6) feet in height measured from the finished grade of the adjacent property owner. The rear masonry wall must be constructed within twelve (12) months from the date of ordinance adoption. A solid wall or fence six (6) feet in height must be located on the side property lines. Fencing within the front setback must follow the requirements of Section 9-4.128.

(2) Play areas for children are to be fenced to prevent uncontrolled access to and from the site. Fencing shall not include any solid materials and must be consistent with the California Building Code.

(3) On-site landscaping must be installed and maintained in compliance with the multifamily zoning district requirements in Section 9-4.125.

(4) Outdoor areas (yards) must be kept clean and free of debris. (Ord. 571 § 1, 2013)

9-3.504 Operating standards.

The following operating standards apply to emergency shelters:

(a) Emergency Shelter Operator. Each shelter shall be operated by an agency or organization with experience in managing or providing social services.

(b) Maximum Number of Beds. An emergency shelter shall have a maximum number of beds for overnight clients served by the facility. This limitation on client beds does not include accommodations for management, employees, or volunteers. The following is the maximum number of client beds for approved shelter(s):

(1) Assessor Parcel Number (APN) 030-341-013: ~~fifty sixty~~ (560) beds.

(c) On-Site Management and Supervision.

(1) Assessor Parcel Number (APN) 030-341-013. There shall be a minimum of one (1) on duty supervisor for every ~~twenty-five~~ thirty (2530) overnight ~~residents~~ shelter clients during the operating hours.

(d) Operating Hours.

(1) Assessor Parcel Number (APN) 030-341-013. ~~Shelter H~~ hours of operation are limited to between 4:00 p.m. and 9:00 a.m., daily 24 hours per day. Shelter clients and the general public are not permitted on the premises outside these hours unless otherwise permitted by the approval of a conditional use permit per section (h). ~~when the shelter is not operating.~~

Exceptions:

(i) Temporary shelter ~~residents~~ clients are permitted on the premises ~~during hours of operation. for scheduled appointments with case manager(s) between the hours of 12:00 p.m. and 4:00 p.m. daily.~~

(ii) Operator staff, board members, and contractors are not subject to any time restrictions.

(iii) Special Activities. ~~No more than once per month a single special activity is permitted on site that exceeds the specified hours of operation.~~ Up to one special function per month is allowed for Non-Shelter Clients by appointment and under supervision of ECHO Staff. ECHO may hold additional special functions (in excess of one per month) with City staff approval in writing. Special events include the following These functions may include but are not limited to:

- a. Fundraisers (not involving shelter clients);
- b. Neighborhood open houses (not involving shelter clients);
- c. Neighborhood meetings (not involving shelter clients);
- d. Holiday events for shelter clients; and

- e. Official government enumeration surveys involving shelter clients.
- (e) On-site Management Plan Contents. The operator must prepare and follow an on-site management plan that must include the following:
 - (1) Rules. A list of rules and regulations for overnight clients.
 - (2) Logs. Provide a methodology for tracking the number of overnight clients.
 - (3) Security and safety plan that will address security and safety of occupants, loitering control and management of outdoor areas.
 - (4) Types and descriptions of programs offered on-site.
 - (5) Required On-Site Signage:
 - (i) No loitering signs
 - (ii) No trespassing sign
 - (iii) No camping signs
 - (6) Identify a neighborhood liaison and provide the contact information for the liaison.
 - (7) Hold at least ~~two~~ one (21) neighborhood meeting each calendar year.
 - (8) A dispute resolution process for any neighborhood issues that may arise.
 - (9) Mechanisms for enforcement.
- (f) Management Plan Submittal—Approval and Review.
 - (1) The initial management plan must be submitted within sixty (60) days of approval of the overlay zone change and thereafter must be submitted for review by the City annually on February 1st of every year.
 - (2) The initial management plan must be approved by the City Council.
 - (3) Annual Review. The management plan will be reviewed annually by staff. ~~Operations issues that cannot be resolved by staff~~ Updates to the Operation Management Plan will be forwarded to the ~~Planning Commission~~ City Council for review at a public hearing.
- (g) Meal Program CUP Requirement and Operating Standards (Assessor Parcel Number (APN) 030-341-013). Any on-site meal program that is open to the general public (Open Meal Program) is an ancillary use subject to the approval of a conditional use permit under Section 9-2.110 of this code. Any such approved Open Meal Program shall abide by the following operating standards:
 - (1) Hours of Operation. Open Meal Program service operating hours shall be between 4:00 p.m. and 6:00 p.m., daily. ~~Nonresidents~~ Non-Shelter Client participants shall vacate the site no later than 6:15 p.m.
 - (2) The operator shall take reasonable steps to prevent meal recipients from congregating in and around the site at all times to minimize adverse impacts on adjacent properties.
 - (3) Employees and Volunteers. In addition to the required staffing listed in 9-3.504(c)(1), the Open Meal Program shall operate with a staffing ratio of one (1) employee or trained volunteer for every ten (10) meal program participants. The operator shall provide training to all volunteers and employees.

(4) Outdoor Monitors. From 4:00 p.m. to 6:15 p.m. daily, the Open Meal Program shall include a minimum of one (1) outdoor monitor to supervise participants in the rear of the property and one (1) outdoor monitor to supervise participants in the front of the property. Outdoor monitors shall be considered employees or volunteers for the staffing ratio purposes listed in 9-3.504(h)(3).

(5) Number of Participants Served. The maximum number of participants in the meal program shall not exceed eighty (80) persons served in one (1) day. This includes both temporary overnight ~~residents~~ shelter clients, and ~~nonresident~~ non-shelter client participants (general public).

(6) Participant Screening. All Open Meal Program participants must be screened by the operator prior to admission for meal service.

(7) Log of Participants. A log of Open Meal Program participants is required to be kept daily. The operator must make reasonable efforts to collect the following information:

- (i) Legal name
- (ii) Date of birth
- (iii) Housing status

(8) Review of Open Meal Program Participants. The operator must make available a log of Open Meal Program participants for periodic review by the City.

(9) Neighborhood Dispute Resolution Process. If the operator fails to follow these operating standards or any other conditions of approval, disputes regarding such alleged violations or other impacts on the neighborhood will be addressed as set forth in this subsection.

- (i) Any complaints shall first be reported to the neighborhood liaison.
- (ii) If a resolution does not occur, any complaint may be submitted as a code violation complaint to the City.

(iii) Repeated violations to these operating standards or the conditions of approval may result in a review of the operation of the shelter or the Open Meal Program by the City Council. Following such review, the City Council may amend these provisions to further regulate the shelter and Open Meal Program, including the possible suspension or revocation of the Open Meal Program.

(h) Optional Conditional Use Permit (CUP). The shelter operator may apply for a CUP to provide additional services or programs, including daytime service programs beyond those described in subsection (d)(1). (Ord. 571 § 1, 2013)

Attachment 3:	Draft Resolution B: Emergency Shelter Daytime programming CUP ZCH19-0060
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DRAFT RESOLUTION B

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATASCADERO APPROVING A CONDITIONAL USE PERMIT FOR DAYTIME PROGRAMMING WITHIN A DESIGNATED EMERGENCY SHELTER OVERLAY ZONE LOCATED AT 6370 ATASCADERO MALL

EMERGENCY SHELTER OVERLAY ZONE AMENDMENTS EL CAMINO HOMELESS ORGANIZATION (ZCH19-0060)

WHEREAS, an application was received from the El Camino Homeless Organization, PO Box 2077, Atascadero, CA 93423, (Owner/Applicant) for a Conditional Use Permit to allow for daytime programming at their existing location at 6370 Atascadero Mall; and,

WHEREAS, the proposed project has a General Plan Designation of High Density Residential (HDR) and is in conformance with the Land Use Element of the General Plan and all other applicable General Plan policies; and,

WHEREAS, the site is located in the Residential Multi-Family Zone (RMF-20) and is located within an Emergency Shelter overlay zone, as established by the Atascadero Municipal Code section 9-3.502(a); and,

WHEREAS, a Conditional Use Permit is required for any additional services or programs, including daytime service programs beyond those described in the Atascadero Municipal Code section 9-3.504(d)(1); and,

WHEREAS, the proposed project qualifies for an Categorical Exemption consistent with CEQA section 15323 where normal operations of an existing facilities for public gatherings for which the facilities are designed for are allowed; and,

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the proposed Conditional Use Permit application on August 6, 2019 at 6:00 p.m. and considered testimony and reports from staff, the applicants, and the public.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Conditional Use Permit:

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

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to recommend that the City Council approve a conditional use permit to allow for daytime programming at an existing shelter location within the Emergency Shelter Overlay Zone subject to conditions of approval as show in Exhibit A.

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the Conditional Use Permit:

A. Findings for Approval of a Conditional Use Permit

FINDING: (i) The proposed project or use is consistent with the General Plan.

FACT: The proposed use permit is consistent with the vision, intent, and policies of the adopted General Plan.

FINDING: (ii) The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance).

FACT: The proposed use permit is consistent with the provisions of the Emergency Shelter Overlay Zone and underlying zoning district.

FINDING: (iii) The establishment, and 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 use permit will provide daytime programs at an existing shelter location. The proposed extension of use can be accommodated within the existing facility and conditions of approval and existing ES code text will ensure that the daytime use of the site will not be detrimental to the surrounding neighborhood or general public.

FINDING: (iv) That the use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development.

FACT: The proposed use permit will provide daytime programs at an existing shelter location. The proposed extension of use can be accommodated within the existing facility and conditions of approval and existing ES code text will ensure that services remain compatible with the surrounding neighborhood.

FINDING: (v) That the proposed use 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.

FACT: The proposed extension of use at the existing shelter facility will not generate an increase in traffic beyond the safe capacity of surrounding roads.

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

FACT: The proposed use permit for the extension of daytime services at an existing shelter is compliant with all City policies.

SECTION 4. CEQA. The proposed zoning text change is exempt from the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3).

SECTION 5. Recommendation of Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to recommend that the City Council approve a Conditional Use Permit to allow for daytime programs at the existing shelter consistent with the Emergency Shelter Overlay text and subject to conditions of approval attached in Exhibit A.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

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

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

ADOPTED:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary

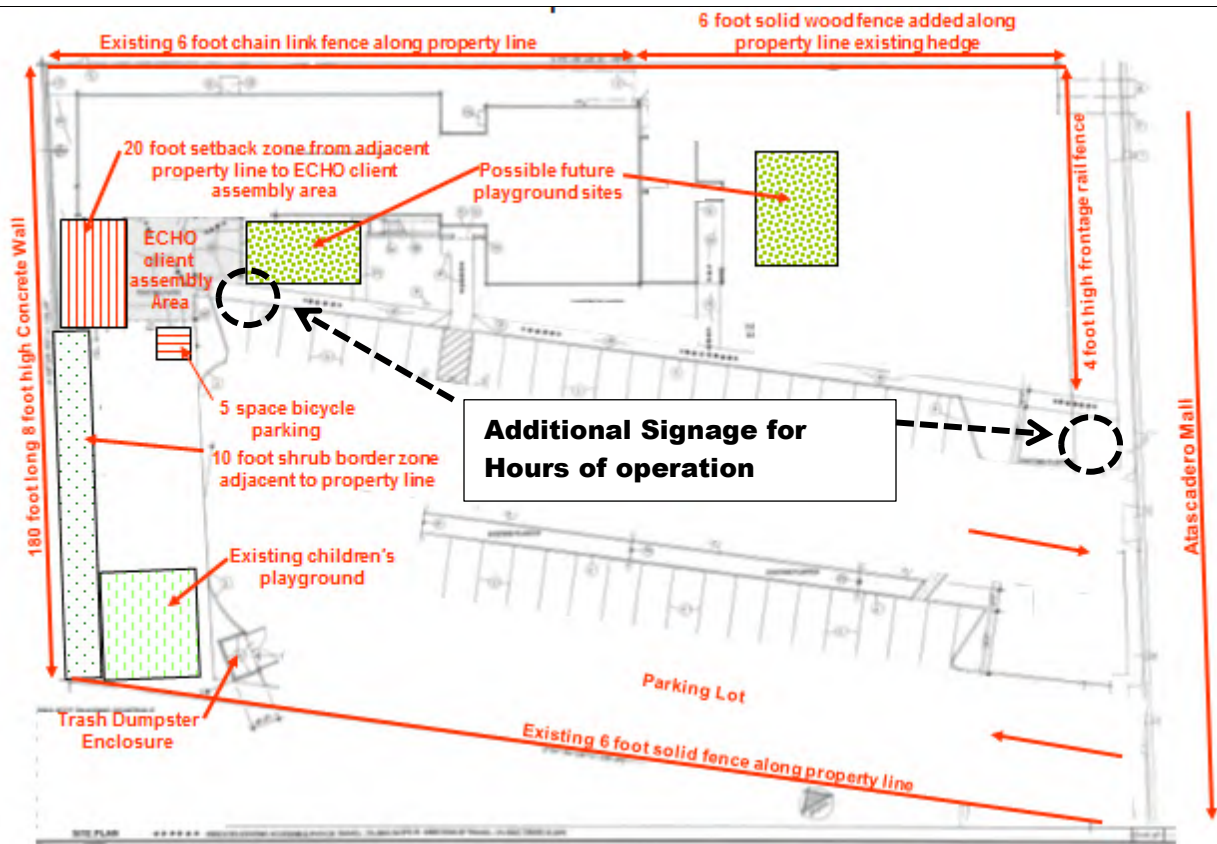
EXHIBIT A: Conditions of Approval
Conditional Use Permit for daytime services (ZCH19-0060)

Conditions of Approval	Timing	Responsibility /Monitoring
ZCH19-0060 Address: 6370 Atascadero Mall APN: 030-341-013	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
Planning Department Standard Conditions		
1. This Conditional Use Permit shall be for the operation of daytime services, which has been deemed as an additional service associated with operations of an emergency shelter at parcel APN 030-341-013 (6370 Atascadero Mall). This CUP shall run concurrently with the land and operator of the emergency shelter.	Ongoing	PS
2. The approval of this use permit shall become final and effective for the purposes of issuing building permits fourteen (14) days following the Planning Commission approval unless prior to the time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.	Ongoing	PS
3. The 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 the project.	Ongoing	PS, CA
Planning Conditions		
4. Daytime services shall be open to resident clients only. Non-residents may be permitted on-site outside of evening shelter and meal program hours in accordance with the ES zoning text.	PS	PS
5. Scheduled trash pickup must be made to the site a minimum twice weekly or as required to ensure the site remains waste free.	PS	PS
6. Signage shall be updated to detail hours of operation for services provided on-site.	PS	PS
7. A minimum of 1 supervisor shall be on-site during all daytime hours when resident clients are present.	PS	PS
8. Program management and clients shall comply with all rules and regulations established by the most current Operations Agreement approved by the City.	PS	PS/PD
9. The emergency shelter operator must maintain a log of participants. This log shall include a legal name, date of birth, and housing status of participant. This log must be made available to City Staff and Atascadero PD upon request.	PS	PS

ITEM 4 | 8/6/19
Emergency Shelter Overlay Zone Update
ZCH19-0060 / ECHO

Conditions of Approval	Timing	Responsibility /Monitoring
ZCH19-0060 Address: 6370 Atascadero Mall APN: 030-341-013	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
10. Dispute resolution shall be consistent with the dispute resolution outlined in the Operations Agreement and ES Overlay Zone.	PS	PS
11. Amplified noise (i.e. music , either recorded or live) is not permitted outside of special events held in accordance with the approved Operations Agreement and the ES Overlay Zone.	PS	PS

EXHIBIT C: Site Plan

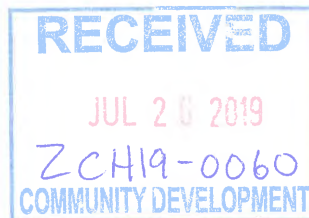


Attachment 4 – Letters and Email from the Public Received

Date:

7/17/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Name:

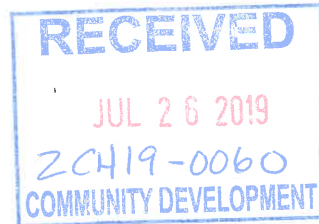
Amy Freeman

Address:

DATE: 7/1/19

FROM: Todd Renshaw

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a welcoming place for people to sleep, bringing them in off the street while keeping the homeless safe and supporting them in securing housing.

Increasing the number of beds from 50 to 60 would allow ECHO to house 40 additional clients each year (clients have a three-month stay) with minimal impacts to the neighborhood. Without any doubt, giving 40 more people each year access to life-changing shelter, case management, and supportive services is of the highest priority, particularly in this time of housing shortages and increasing homelessness.

In addition to this application to increase the number of beds at ECHO, a proposal to change ECHO's Conditional Use Permit to allow the shelter to be open 24/7 for residents will be on the Atascadero City Council agenda. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are being discharged from hospitals with nowhere to go to recuperate from surgeries and illnesses. The additional 10 beds being requested would provide more space to house the medically fragile; with the additional 24/7 access to the facility, these clients would be able to remain in bed during the day to heal.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

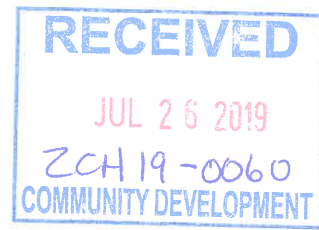
Sincerely,


Todd Renshaw

DATE:

FROM: *Johnny Puhler*

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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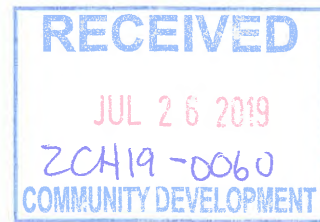
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

Date:

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Name: Kathleen Jo Ferguson
Address :

Date:

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

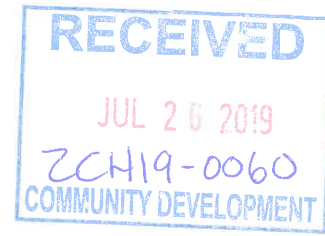
I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Name: Jayne Heriford
Address :

7/17/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

My name is Cori Julien and I have been volunteering at Echo Homeless Shelter over two years. I am writing in support of ECHO's application to increase the number of beds by 10. Additionally, I am in support of changing the Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents.

Making the shelter open 24 hours would benefit the residents who work odd hours are ill and/or disabled. Currently, when ECHO residents are discharged from the hospital, they have nowhere to go during the day to recuperate. If our residents are ill they are forced out of their beds and sent out during the day.

Also, there are many residents who work the graveyard shift. I ran into a man today while volunteering who informed me that he got a job at Twin Cities. The hours are from 8PM-4AM. I asked him what he was going to do during the day to get some sleep after his shift. He responded "I will go sleep in the park or in someone's car. I can't turn down this job". These situations happen more often than I would like to admit.

After experiencing Prado Homeless Shelter in SLO and their 24 hour facility I think the proposed requests are best for residents and staff. ECHO services are vital to Atascadero residents who are homeless. I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

 7/17/19
Cori Julien

July 3, 2018

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

ECHO is a fine model for shelters everywhere!

Sincerely,

HOPE'S VILLAGE OF SLO
PO Box 100
Santa Margarita, CA 93453

July 9th, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

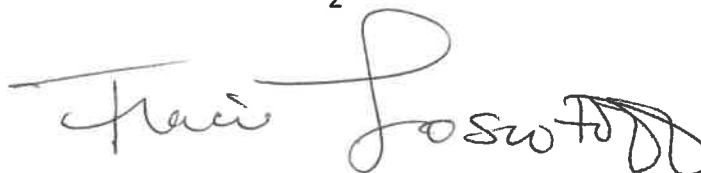
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Tracie Loscutoff

2
 7/9/2019

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

My wife and I are pleased to support ECHO's application to increase the number of beds by 10. I volunteer on a weekly basis and I am extremely impressed by the ECHO program and the staff who carry it out. Adding these beds with increased treatment flexibility will help the organization fulfill their mission.

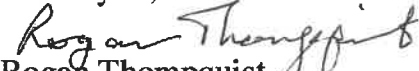
ECHO services are vital to Atascadero residents who are homeless. The need for this shelter is well documented. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

I have seen clients who have to be turned away. We need to be doing more and adding these beds is a good step. We are thankful for Atascadero making this contribution to community and hope to use this example in getting other communities to step up.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

I am happy that ECHO is willing and able to expand such vital services for our greater community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Thank you,


Rogan Thompquist


Janet Thompquist

July 3, 2019



City of Atascadero Planning Commission
6500 Palma Avenue
Atascadero, CA 93422

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

Dear Atascadero Planning Commissioners:

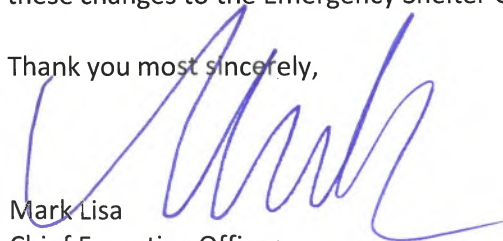
I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day. In summary, allowing ECHO to provide this expanded service makes good sense for the improvement of the health of our local population, from a resource, clinical, and public health point of view.

I am thrilled that ECHO is willing and able to expand such vital services for our community and on behalf of the two hospitals, and multiple primary, specialty, and Urgent Care Clinics that comprise Tenet Health Central Coast; I offer my strongest recommendation to the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Thank you most sincerely,



Mark Lisa
Chief Executive Officer
Tenet Health Central Coast

Sierra Vista Regional Medical Center and Twin Cities Community Hospital



June 25, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Re: Support to Increase Capacity and Access at El Camino Homeless Organization (ECHO) Shelter

Dear Atascadero Planning Commissioners:

I am writing to you representing CenCal Health, the local health plan that provides Medi-Cal benefits for more than 175,000 residents of San Luis Obispo and Santa Barbara Counties. CenCal Health supports ECHO's application to add 10 shelter beds to their existing 50 bed capacity. CenCal Health is the Medi-Cal Managed Care health plan for San Luis Obispo and Santa Barbara Counties. Our members are residents of San Luis Obispo County, including homeless residents who represent the majority of the shelter's clients. ECHO's standard services are vital to those who are homeless. Often these individuals are struggling with illness or injury; in fact, medical conditions can be a contributing factor to homelessness due to an inability to work and pay the rent or mortgage. Shelter is a critical foundation for health, and residents who are homeless with chronic or acute illnesses or injuries find it very difficult to recuperate and obtain new housing on their own.

ECHO links clients to physical and mental health resources when they themselves are lacking the ability to identify these connections. Their staff estimates that they connect 30% of their clients with Medi-Cal and community resources to improve their physical and mental health. These resources help clients to stabilize, recuperate, and build improved health outcomes, allowing them to return to stable, independent living.

In addition, CenCal Health supports ECHO's proposal to change ECHO's Conditional Use Permit to allow the shelter to be open 24 hours per day, 7 days per week for residents. This proposal is on an upcoming Atascadero City Council agenda. As a result of this request and the request to add beds, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are being discharged from hospitals with no place to recuperate from surgeries and illnesses. The additional 10 beds requested would provide more space to house the medically fragile. With the additional 24/7 access to the facility, these clients would be able to remain in bed during the day to heal.

4050 Calle Real, Santa Barbara, CA 93110
1288 Morro Street, Suite 100, San Luis Obispo, CA 93401
805.685.9525 • Toll-Free 800.421.2560 CenCalHealth.org

ECHO Shelter
June 25, 2019
Page 2

CenCal Health supports increased access to medically fragile beds for homeless residents. Currently, there are only nine recuperative care beds for the medically fragile homeless in San Luis Obispo. We hope that the Atascadero Planning Commission will approve the requested change to the Emergency Shelter Overlay Zone and allow ECHO to move forward with the creation of this vital community support.

Sincerely,



Bob Freeman
Chief Executive Officer
CenCal Health

Cc: Wendy Lewis
Chief Executive Officer
ECHO Shelter
6370 Atascadero Ave
Atascadero, CA 93422



Atascadero
CHAMBER OF COMMERCE



July 16, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

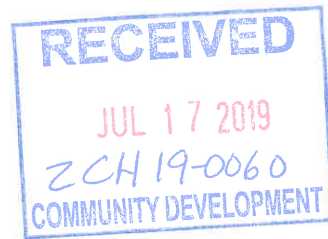
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Emily Reneau
CEO/President
Atascadero Chamber of Commerce



1030 Southwood Drive
San Luis Obispo
California 93401
•
(805) 544-4355
FAX (805) 549-8388
www.capslo.org

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Grace McIntosh
Deputy Director

- Adult Day Services • Child Care Resource Connection • Energy Conservation & Weatherization Services • Family & Community Support Services •
- Head Start Programs • Health Services • Homeless Services • State Child Development Programs • Supportive Services for Veteran Families Programs

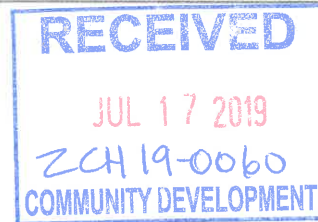




COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
John Peschong *District One Supervisor*

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Commissioners:

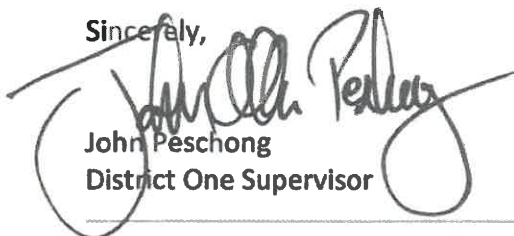
SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase their number of beds by 10 and to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. Homelessness is a pressing problem throughout San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

Data from the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelters, with nearly 70% of the homeless surveyed lacking access to safe shelter. ECHO services are vital to Atascadero residents who are homeless and I'm grateful that ECHO is willing and able to expand such vital services for our community. Thank you for your consideration of ECHO's requests.

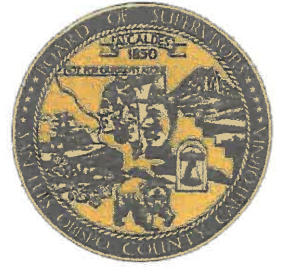
Sincerely,



John Peschong
District One Supervisor

BOARD OF SUPERVISORS

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450



ADAM HILL
SUPERVISOR DISTRICT THREE

July 17, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

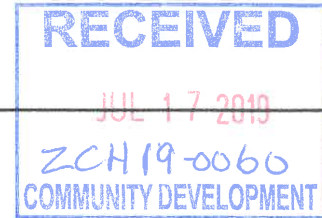
I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Adam Hill
District 3 Supervisor



COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
Debbie Arnold *District Five Supervisor*



July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

RE: *El Camino Homeless Organization (ECHO) Expansion of Services*

Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone. Thank you for your consideration and please feel free to contact me if you have any questions.

Sincerely,

Debbie Arnold
5th District Supervisor
San Luis Obispo County

County of San Luis Obispo Government Center

1055 Monterey Street | San Luis Obispo, CA 93408 | (P) 805-781-4339 | (F) 805-781-1350
info@slocounty.ca.gov | slocounty.ca.gov



COUNTY OF SAN LUIS OBISPO

HEALTH AGENCY

BEHAVIORAL HEALTH DEPARTMENT

Michael Hill, MPH, MPA, FACHE *Health Agency Director*

Anne Robin, LMFT *Behavioral Health Director*

July 2, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Anne Robin, Behavioral Health Director

County of San Luis Obispo Health Agency

2180 Johnson Avenue | San Luis Obispo, CA 93401 | (P) 805-781-4719 | (F) 805-781-1273
info@slocounty.ca.gov | slocounty.ca.gov



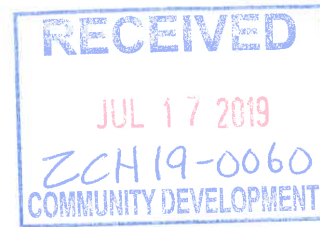
5cities homeless coalition
resources. support. hope.

**5Cities Homeless Coalition
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Executive Director
Janna Nichols
Janna.Nichols@5chc.org

www5CHC.org
P.O. Box 558
Grover Beach, CA 93483
Office (805) 574-1638
Fax (805) 668-2380

5Cities Homeless Coalition
A 501(c)(3)
Nonprofit Corporation
ID #27-0413593



July 2, 2019

Planning Commission
City of Atascadero
6500 Palma Ave.
Atascadero, CA 93422

Re: ECHO Application to expand beds and service hours

Chairperson Zirk,

Chairperson Zirk and fellow commissioners, I am writing this letter of support for El Camino Homeless Organization's application to expand service hours and shelter beds. The addition of shelter beds and homeless services that will be provided with your approval is sorely needed to help address the challenges of our most vulnerable medically fragile citizens.

Homelessness comes at great personal and community costs. Often it is a major "life event" that causes someone to lose their housing. Unemployment, the break up of the family, a sudden illness or chronic health condition are the most common causes. On a personal level living without shelter can have a life changing impact on personal health, wellbeing and safety; and it is especially detrimental to child learning. Without a stable and consistent place to call home, the learning outcomes for children are severely affected.

Poor health is closely associated with homelessness. Homeless people are three to six times more likely to become ill than housed people. Homelessness precludes good nutrition, good personal hygiene, and basic first aid, adding to the complex health needs of homeless people. ECHO's application before you seeks to address these greatest health concerns.

5Cities Homeless Coalition has a strong partnership with ECHO to address the needs of those who are homeless in our community. We are working collaboratively to provide assistance with housing and meet the immediate needs to our mutual clients. Expanded services at ECHO will support our collaborative efforts.

5Cities Homeless Coalition is eager to support ECHO's work and application for expanded services. Our collective efforts on behalf of those who are homeless will be strengthened immensely with the additional resources proposed. It is my belief that our ability to help the most vulnerable homeless residents to obtain and succeed in living in stable housing, and of achieving an improved quality of life, is dependent on addressing their health challenges in a safe shelter environment. I strongly support ECHO's application ask that you give this application careful consideration.

Sincerely,

Janna Nichols
Executive Director



07/15/2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

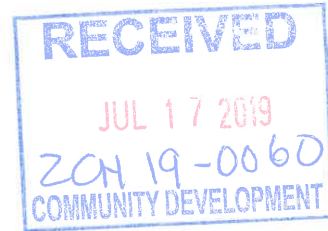
Sincerely,
Shay Stewart
Granite Ridge Christian Camp



FAMILY CARE NETWORK

July 11, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

RE: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing to express Family Care Network, Inc.'s full support of ECHO's application to increase the number of beds at its North County shelter. Family Care Network works with homeless families and children throughout the County in order to identify housing solutions. We have witnessed firsthand the need in North County for additional shelter beds, as well as supportive services that will assist vulnerable households to transition to stability. In addition to shelter, ECHO provides food, showers, clothing, and case management. ECHO staff and volunteers are dedicated to helping families and individuals find jobs, secure housing, and obtain supportive resources that will allow them to become self-sufficient once again.

Homelessness is a pressing problem in San Luis Obispo County. Data from the most recent county-wide Homeless Census and Survey (2017) supports the high need for additional shelter beds, with nearly 70% of the homeless surveyed lacking access to safe shelter. ECHO's shelter in Atascadero is generally full and often has a waiting list of both families and individuals; about 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours a day for use by residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This will make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

The enhanced services that ECHO is proposing are clearly needed and will fill an existing gap in resources that exist in the area. Family Care Network urges the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

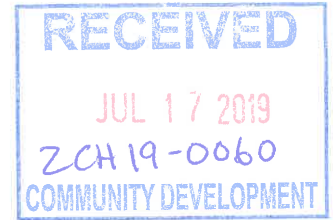
Sincerely,



Jim Roberts
Founder/CEO

FAMILY CARE NETWORK, INC.

📞 805.781.3535 🖨️ 805.503.6499 🌐 www.fcni.org
📍 1255 Kendall Road, San Luis Obispo, California 93401



July 7, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

COALITION PARTNERS:

Bike SLO County
Boys and Girls Club – South County
Cal Poly State University
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
CenCal Health
City of San Luis Obispo Parks and Recreation
Community Action Partnership of SLO
Community Foundation of SLO County
Dairy Council of California
Diringer & Associates
First 5 San Luis Obispo County
Food Bank Coalition of SLO County
French Hospital Medical Center
HomeShareSLO
Lucia Mar Unified School District
One Cool Earth
Rideshare – Safe Routes to School
San Luis Sports Therapy
SLO Council of Governments
SLO County Departments:
Board of Supervisors
Health Commission
Planning and Building
Public Health
SLO County Office of Education
UC Cooperative Extension
YMCA of SLO County

Dear Atascadero Planning Commissioners,

The Healthy Communities Work Group supports ECHO's application to increase the number of beds from 50 to 60, and their proposal to change their Conditional Use Permit to allow the shelter to be open 24/7. Interventions in housing and health are most successful when holistically integrated¹, and these proposed changes will allow ECHO to best promote the health and stability of clients.

Individuals experiencing homelessness have disproportionately high rates of chronic mental and physical health conditions, co-occurring disorders, and barriers to health care. Increasing the number of beds from 50 to 60 would allow ECHO to house an additional 40 clients each year. ECHO staff and volunteers help clients find jobs and social supports and return to stable, secure housing.

An expansion of ECHO's operating hours would allow for the care of medically fragile clients. Clients may include homeless residents that are being discharged from hospitals with nowhere to go to recover from surgeries and illnesses. Medical conditions and complications can cause homelessness or exacerbate existing financial burdens². Medically fragile clients are particularly vulnerable, and an expansion of hours will help to provide individuals with services that can improve their long-term health and wellbeing.

The Healthy Communities Work Group is fully supportive of these proposed changes, and urges the Atascadero Planning Commission to approve changes as requested.

Sincerely,

Kayla Rutland
Healthy Communities Work Group

¹ *Housing and Homelessness as a Public Health Issue*, APHA. 2017.

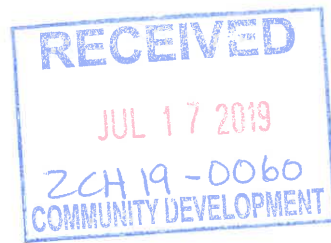
² *Homelessness is a Public Health Issue*, American Journal of Public Health. 2013.

June 28, 2019

City of Atascadero Planning Commission

6500 Palma Ave

Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the

Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Ken Hutchinson, Administrator

North County Christian School



July 9, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. As the President/CEO of an organization that works in the housing sector providing supportive services for some of the most vulnerable throughout the Central Coast, I can attest that the services provided by ECHO are vital to Atascadero residents who are homeless.

Mirroring the rest of the State, homelessness has reached a crisis point in San Luis Obispo County. The causes of this are typically not through lack of individual responsibility but usually caused by a financial emergency, illness, or relationship issue that has resulted in a family losing everything. So many of our neighbors are one house payment or rent check away from this devastating situation. But should homelessness befall an individual or family, ECHO staff and volunteers are there to find jobs, secure housing, obtain supportive resources and help return people with dignity to a stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent San Luis Obispo Point in Time Survey supports the immediate need for shelter, with nearly 70% of the homeless surveyed lacking adequate access. The ECHO shelter is essentially full every day it is in operation. There is often has a waiting list, and the heartbreaking and inhumane situation arises regularly where people in dire need are turned away. Whenever possible ECHO provides a safe and welcoming place for people while they seek successful life transitions, with more beds they could do so much more.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open round the clock for its residents. This would facilitate two vital improvements; ECHO would be able to care for medically fragile clients, allowing for residents discharged from hospitals with nowhere to go to recuperate and increase the hours available for these clients to heal in peace throughout the day.

I could not be more supportive of the plan for ECHO to expand these vital and much-needed services for our community and urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

John Fowler
President & CEO
Peoples' Self-Help Housing

July 3, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

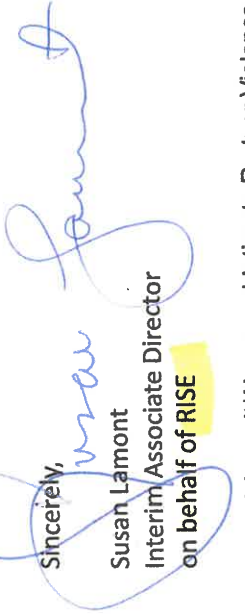
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

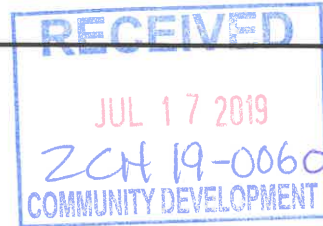

Susan Lamont
Interim Associate Director
on behalf of RISE

Sexual Assault/Abuse and Intimate Partner Violence Programs





San Luis Obispo County YIMBY
1151 Ramona Avenue
Grover Beach, CA 93433
(805) 904-7325
slocoyimby@gmail.com



July 11, 2019
City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

LETTER OF SUPPORT: ECHO SHELTER HOURS AND SPACE ADJUSTMENT

To The Atascadero Planning Commissioners,

SLOCo YIMBY is an activist group that advocates for housing related issues across San Luis Obispo County. The second acronym of our name stands for "Yes, In My Backyard," as an antithesis to the general belief shared by some residents that housing solutions are important but that they always belong somewhere else, not here, and not now. We welcome new neighbors, diversity, walkable cities, and practical solutions that meet the needs of our communities across the county. YIMBY groups are sprouting up all over the country as our nation grows in its awareness of systemic and governmental barriers to affordable, plentiful housing. We are an extension of those efforts.

We write today to offer our strong support of ECHO Shelter's request to address the nature of their use permit so that they can better serve those most in need. Expanding the hours of operation will enable them to be available for their clients at their hours of need, rather than hoping client needs will conform to office hours. This will allow them to serve folks who are otherwise going to be left on the street, especially when leaving the hospital, and we know from extensive studies that placing these clients in stable environments and preventing them from being left without guidance is the best way to ensure they find and keep a safe place to stay. It's the ounce of prevention that's worth a pound of cure.

We also strongly support ECHO's request to add 10 beds to their shelter space. A vast majority of our homeless in SLO County are unsheltered, and in the northern part of our area, where temperatures can reach extremes at all times of the year, these bed spaces can mean the difference between life and death. ECHO continues to enjoy the support of the majority of surrounding neighbors, and we believe this gives them additional liberty to add as many beds as they see fit and as their funds will allow.

Thank you for serving our county and for your time and attention to this urgent matter.

Please support the needs of the less fortunate in North County and allow ECHO to adjust their hours and space as best serves their clients.

Warmest Regards,

Krista Jeffries
Executive Director, SLOCo YIMBY

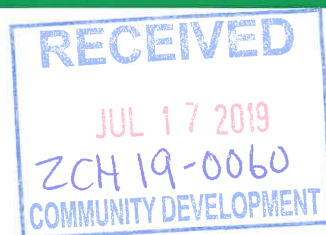


TRANSITIONAL FOOD AND SHELTER

HOUSING * HELPING * HEALING

7/03/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Jeff Wilshusen
President

6500 Morro Road Suite A – Atascadero – CA – 93422 – (805) 466-5404
www.nowheretogo.com

7-11-2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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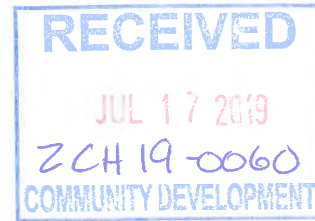
I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Michelle Blanc, LCSW
Twin Cities Community Hospital

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Jamie Alfson

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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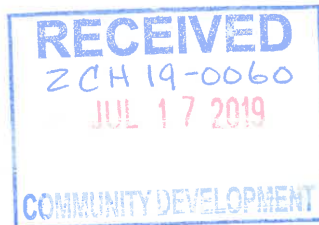
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Sincerely,



Name
Address

From: Kathie Asdel
Subject: ECHO letter
Date: July 3, 2019 at 2:40 PM
To: George Asdel



FROM Kathie Asdel
DATE 7/3/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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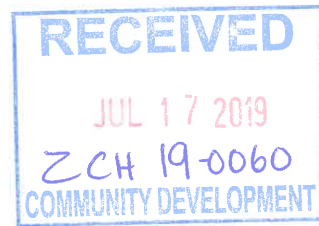
Sincerely,

Kathleen A. (Kathie) Asdel
As one of the early ECHO Board members,
I support this expansion of services
at the shelter. ECHO has become a role
model for effective services to the home-
less providing opportunities for people
in need to move from homelessness
to being productive members of our
community. Thank you for your
thoughtful consideration of these
requests. LAA

FROM Jay Adams, Phd, Klaus Schumann

DATE 7/8/19

**City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422**



Dear Atascadero Planning Commissioners:

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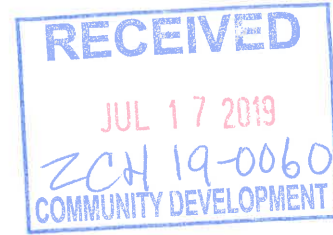
Sincerely,

Jay Adams, Ph.D.

Klaus Schumann

FROM : Lori Bickel
DATE : 4 July 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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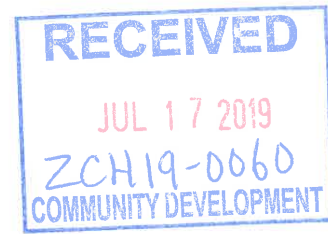
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Sincerely,

Lori Bickel

FROM : Mike Bickel
DATE : 4 July 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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Sincerely,

Mike Bickel

Jodi Block

July 12, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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Sincerely,

Jodi Block

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

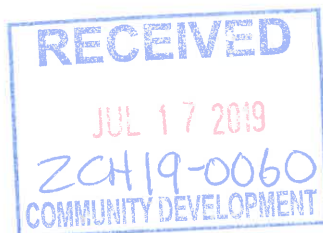
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Sincerely,

Colin Brake

**July 11, 2019**

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

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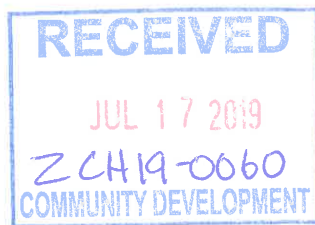
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Sincerely,



David W. Buck-Moyer



July 10, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

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Sincerely,

Sandra K. Buck-Moyer

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Sincerely,

Name GLEN CASEY

;

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Sincerely,

Daniel Chaides

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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Sincerely,

Adan Chavarria

July 7, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of expanding the ECHO Homeless shelter to be a 24/7 shelter. Currently, all overnight clients at the shelter have to vacate the premises from 9 AM to 4:30 PM. Many of our clients do not own vehicles. You can see them throughout town pushing strollers or walking on the streets to find relief from heat, rain, or cold weather.

I've personally seen the impact limited shelter time has on the medically fragile in our community. Many clients who use ECHO resources face debilitating health conditions and are doing their best to regain their health. These clients also tend to be much more susceptible to other health implications such as pneumonia, flu virus, and exhaustion. Without a safe and stable environment for them heal, recovery is made nearly impossible. These individuals would especially benefit from a 24/7 resource facility- particularly when faced with Atascadero's extremely hot and cold climate.

I am a regular volunteer in most aspects of ECHO's operations. I see the difficulties of the parents with young children who have to vacate the premises at 9 AM. If those parents could stay at the shelter during the day, the children would have a safe place to play, read, and be themselves.

In addition to increasing ECHO's hours of operation to a 24 hour facility, they would like to add 10 more beds to their current 50 bed operation. ECHO has worked diligently with the neighbors, schools and churches in the area to keep the shelter as a positive force in our town. Students, scouts, service clubs, individuals and many churches regularly volunteer hours and money to ECHO's shelter program. Our young people are learning that the "homeless" are people, just like them. People who need a boost, who need a safe place to get back on their feet.

I am proud that Atascadero has supported the ECHO shelter, the only year round shelter in the north county. I would like the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Jean Collins

Retired school teacher and volunteer at ECHO

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Robert Daniels

r

July 12, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

Please count me among those writing in support of ECHO's application to increase the number of beds by 10 and services to 24 hours. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in our city with evidence each day around town, and data collected by support services. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. Homelessness for anyone is a concern and homelessness for families is a great concern. I maintain that it is important to increase as many resources and as much service as we can.

I volunteer weekly at the ECHO shelter and witness the needs of clients and the response of the staff. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions. More beds would equal more opportunities for those of us that are homeless.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. One result of these two changes: ECHO would be able to help provide a place for medically fragile clients, somewhere to go to recuperate, and a place to heal throughout the day. The need for an open shelter is obvious to me as I see clients leaving in the morning.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

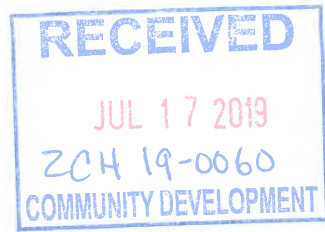
Sincerely,

Jim Dewing

;

July 7, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a welcoming place for people to sleep, bringing them in off the street while keeping the homeless safe and supporting them in securing housing.

Increasing the number of beds from 50 to 60 would allow ECHO to house 40 additional clients each year (clients have a three-month stay) with minimal impacts to the neighborhood. Without any doubt, giving 40 more people each year access to life-changing shelter, case management, and supportive services is of the highest priority, particularly in this time of housing shortages and increasing homelessness.

In addition to this application to increase the number of beds at ECHO, a proposal to change ECHO's Conditional Use Permit to allow the shelter to be open 24/7 for residents will be on the Atascadero City Council agenda. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are being discharged from hospitals with nowhere to go to recuperate from surgeries and illnesses. The additional 10 beds being requested would provide more space to house the medically fragile; with the additional 24/7 access to the facility, these clients would be able to remain in bed during the day to heal.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

Linda Doust/Former Board Member ECHO

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Mark Ellis

FROM : Wendy Fisher
DATE : 4 July 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

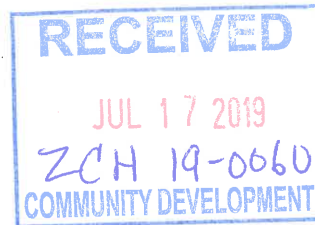
Sincerely,



Wendy Fisher

FROM : Robert Fisher
DATE : 4 July 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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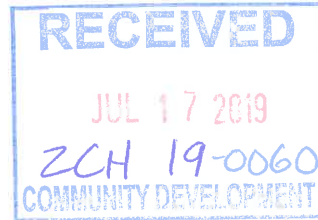
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Sincerely,

Robert Fisher

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Raul Florez

DATE: 7/5/19

FROM: Eric Gbler

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

DATE: 7/6/2019

FROM: CAROL GOBLER

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

Carol H. Gobler



Sat, Jul 13, 2019 at 5:12 PM

Dear Wendy,
For some reason we are not receiving a "template" on which to add our signatures.

We definitely and wholeheartedly support your request to expand the ECHO Shelter facilities and services. Please forward this to the Atascadero Planning Commission.

Thank you for all you do.

Duane and Asta Hamann
El Camino Homeless Organization Founding Board Members - 2000 to 2003.

Tue, Jul 16, 2019 at 11:22 AM

Hi Asta,

Thank you for sending this and your dedication to ECHO.

Wendy
[Quoted text hidden]



Date: 7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Name:

Address :

John Holman

u

j

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,


Name

Tuesday, July 9, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Sincerely,



James D. Hosier

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Adam Hughes

July 4, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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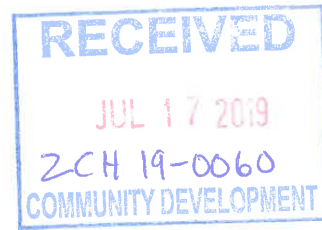
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Sincerely,

Jennifer Idler
Idlers Home

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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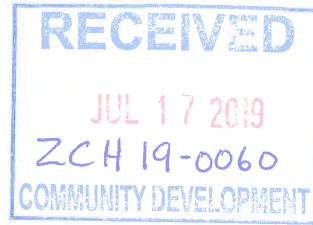
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Sincerely,

Megan Leseberg

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day.

As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Kurt Lewis

DATE: July 10, 2019

FROM: Leigh Livick

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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Increasing the number of beds from 50 to 60 would allow ECHO to house 40 additional clients each year (clients have a three-month stay) with minimal impacts to the neighborhood. Without any doubt, giving 40 more people each year access to life-changing shelter, case management, and supportive services is of the highest priority, particularly in this time of housing shortages and increasing homelessness.

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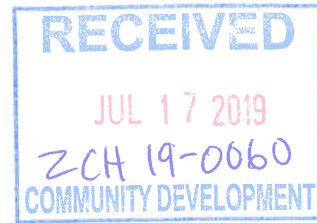
Sincerely,

Leigh J. Livick

DATE: 7-7-2019

FROM: PATRICK LISSER

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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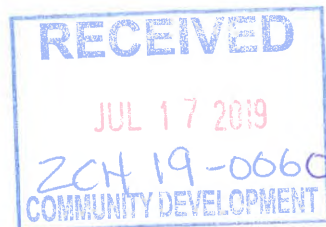
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

July 9, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

As a neighbor who lives less-than two blocks from the ECHO shelter, I can attest to the respectful nature of the clients who are in need to this incredibly important service.

Considering my residences proximity and positive history I fully support-with tangible weight-to support ECHO's application to increase the number of beds by 10. ECHO services that are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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Sincerely,

Richard Linderer

DATE: 7-7-19

FROM: Karen Lieser

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

DATE: 7-8-2019

FROM:

Kelly Long

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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Sincerely,

Kelly Long

DATE

July 12, 2019

City of Atascadero Planning Commission

6500 Palma Ave

Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,



(FOUNDER)

NAME

ADDRESS (if desired)



From: Tillman and Sheri Moen
Proud Atascadero residence and ECHO supporter
Date: July 3, 2019



City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

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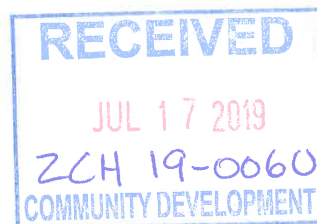
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

From: Stephany Martin
Date: July 12, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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Sincerely,

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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Sincerely,


Name *Charles A. Matthews*

5

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Sincerely,

Mary Maya

DATE: July 9, 2019

FROM: Jeannie Malik

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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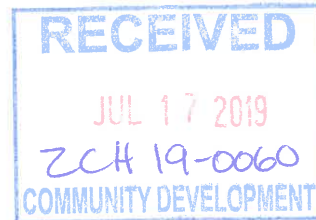
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Sincerely,

DATE: JULY 10, 2019

FROM: GREG MALIK

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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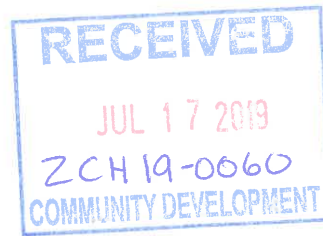
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Sincerely,

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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Sincerely,

David Middleton

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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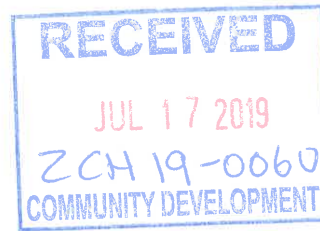
As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Cheri Mitchell

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

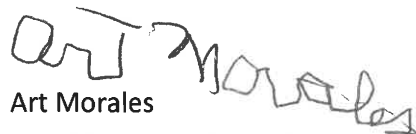
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Sincerely,


Art Morales

FROM
DATE

Holly Naylor
July 4, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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Increasing the number of beds from 50 to 60 would allow ECHO to house 40 additional clients each year (clients have a three-month stay) with minimal impacts to the neighborhood. Without any doubt, giving 40 more people each year access to life-changing shelter, case management, and supportive services is of the highest priority, particularly in this time of housing shortages and increasing homelessness.

In addition to this application to increase the number of beds at ECHO, a proposal to change ECHO's Conditional Use Permit to allow the shelter to be open 24/7 for residents will be on the Atascadero City Council agenda. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are being discharged from hospitals with nowhere to go to recuperate from surgeries and illnesses. The additional 10 beds being requested would provide more space to house the medically fragile; with the additional 24/7 access to the facility, these clients would be able to remain in bed during the day to heal.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

A handwritten signature in cursive script, appearing to read "Holly Nayla". The signature is written in dark ink and is positioned below the word "Sincerely,".

DATE: July 8, 2019
FROM: Peggy & Tom O'Malley

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

From: Lisa Nunes
7/12/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

Lisa Nunes, Atascadero resident

Form: Kevin Nunes
7/12/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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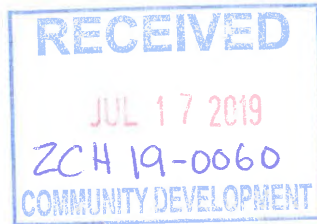
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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

Kevin Nunes, Atascadero resident



July 9, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

Dear Atascadero Planning Commissioners:

I am writing in enthusiastic support of ECHO's application to increase the number of beds by 10 and increase services to 24 hours a day.

I started volunteering as a shower monitor 1-3 times per week at ECHO in May. The clients who come to shower are so appreciative and thankful. Many are on a waiting list for shelter. Some are families.

The staff and other volunteers are kind and conscientious. There is a care of clients, but also awareness and respect for neighbors and others in the vicinity. If there is any excessive noise or disruption people respond right away to keep things positive and orderly.

In my short time with direct contact, I have been impressed that the clients know each other, they help each other out - sharing resources, passing on clothes or a sleeping bag, being encouraging about positive changes, etc. - and create a community. Many have shared brief comments about how negatively they are viewed by others out on the street.

There are many stories and paths to becoming homeless. There should also be many paths and supports to finding stability. ECHO is an established and vital path to help people get back to stability. The facts are that a stable living situation is the first step to dealing with whatever causal issues led to homelessness in the first place. Figuring out where to sleep, to eat, to get clean all take so much time and energy that nothing can get resolved until the living situation stabilizes.

Not in my backyard is a selfish and heartless way to decide things. A community is only as good as it treats its most vulnerable members. None of us is so protected that we could not become homeless.

We are so fortunate to have an agency that has an established positive history serving people who are homeless and helping them get on the road to being productive and stable members of our community. The work that ECHO does fills a serious gap in services. The fact that they are ready and willing to increase services is a huge plus and should be supported.

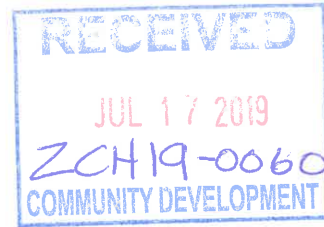
I am thankful that ECHO is willing and able to expand such vital services for our community. I urge the Atascadero Planning Commission to take advantage of ECHO's resources and approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Laura E. Parker

July 2, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,


Anna Pecharich

Anna & mom

July 5, 2019

City of Atascadero Planning Commission
6500 Palma Ave Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

ECHO has an excellent record for maintaining safety and respect to the surrounding community.

Sincerely,

Lee Perkins and Tom Comar, Atascadero

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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As a current resident at ECHO Homeless Shelter I would like to let the Atascadero Planning Commission know how these changes will have a huge impact on the lives of people facing homelessness. I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Elisabeth Ruiz

7/8/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Sincerely,



Anthony Ruiz

DATE: 7/5/19

FROM: OSCAR SANCHEZ

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

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In addition to this application to increase the number of beds at ECHO, a proposal to change ECHO's Conditional Use Permit to allow the shelter to be open 24/7 for residents will be on the Atascadero City Council agenda. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are being discharged from hospitals with nowhere to go to recuperate from surgeries and illnesses. The additional 10 beds being requested would provide more space to house the medically fragile; with the additional 24/7 access to the facility, these clients would be able to remain in bed during the day to heal.

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Sincerely,



Wendy Lewis <wlewis@echoshelter.org>

Support for Increasing Shelter Beds and Hours of Operation at ECHO

2 messages

Mariam Shah
To:

Sun, Jul 14, 2019 at 2:25 PM



Dear Planning Commissioners:

I am writing to express my strong support for the additional 10 beds and extended hours at the ECHO Homeless Shelter. I toured the shelter when it first opened and was lucky enough to have a very recent tour of the facility. The way ECHO has grown and the way it melds with the current neighborhood and surroundings were so impressive. I only wish we could have such a wonderful place in South County someday.

It is time we stop expecting providers to solve the homeless crisis with one hand tied behind their backs. Allowing ECHO to provide more beds and more hours will benefit the Atascadero community tremendously. It will also keep homeless individuals from having another hurdle on the road to employment, safety and independence.

Thank you so much for your consideration,

Mariam Shah

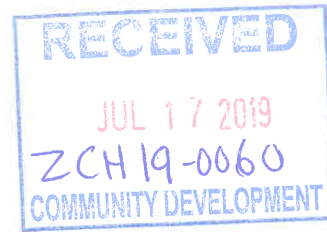
Mayor Pro Tem Grover Beach

Vice-Chair Homeless Services Oversight Committee of SLO County

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July 5, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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As a regular volunteer at the shelter, I have watched families with infants and the elderly leaving the shelter on days that are bitterly cold or rainy. I often wonder where they will spend the next 12 hours, and if they will be able to stay warm and dry. I know that having access to the shelter during days of extreme weather would be a huge benefit to these clients. I also think that the extended hours would give the ECHO staff more options for meeting with clients and more opportunity to offer support and guidance to the homeless population in general.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

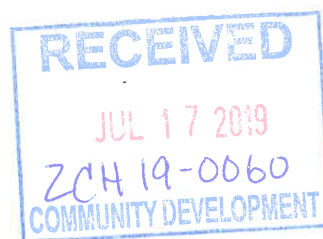
Sincerely,

Linda Steward

DATE: 7-7-19

FROM:

Alan J. Sanlier



City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422

Dear Atascadero Planning Commissioners:

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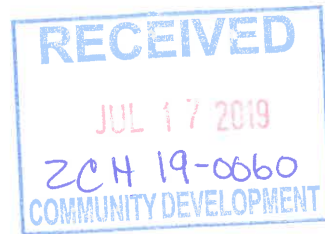
Sincerely,

Alan J. Sanlier

DATE: 7/7/2019

FROM: Jerry Tanelier

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

I am writing in support of ECHO's application to increase the number of beds from 50 to 60. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. ECHO staff and volunteers help families to pick up the pieces of their lives, find jobs and social supports, and return to stable, secure housing. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a welcoming place for people to sleep, bringing them in off the street while keeping the homeless safe and supporting them in securing housing.

Increasing the number of beds from 50 to 60 would allow ECHO to house 40 additional clients each year (clients have a three-month stay) with minimal impacts to the neighborhood. Without any doubt, giving 40 more people each year access to life-changing shelter, case management, and supportive services is of the highest priority, particularly in this time of housing shortages and increasing homelessness.

In addition to this application to increase the number of beds at ECHO, a proposal to change ECHO's Conditional Use Permit to allow the shelter to be open 24/7 for residents will be on the Atascadero City Council agenda. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are being discharged from hospitals with nowhere to go to recuperate from surgeries and illnesses. The additional 10 beds being requested would provide more space to house the medically fragile; with the additional 24/7 access to the facility, these clients would be able to remain in bed during the day to heal.

I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve this change to the Emergency Shelter Overlay Zone.

Sincerely,

7/2/19

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

I am writing in support of ECHO's application to increase the number of beds by 10. ECHO services are vital to Atascadero residents who are homeless. Homelessness is a pressing problem in San Luis Obispo County, usually caused by a financial emergency, illness, or relationship issue that resulted in a family losing everything. Our organization's program, HomeShare SLO, receives calls from these county residents in dire need of housing, having lost their housing and now vulnerable and often sleeping in their cars. Due to our program's design, we are not able to serve this urgency. ECHO staff and volunteers help families and individuals find jobs, secure housing, obtain supportive resources and return to stable lifestyle. About 60% of ECHO clients are children and their parents; many others are elderly, veterans, and people facing health issues.

Data for the most recent county-wide Homeless Census and Survey (2017) supports the high need for shelter, with nearly 70% of the homeless surveyed lacking access to safe shelter. The ECHO shelter is generally full and often has a waiting list (until a bed is available, ECHO provides supportive resources including food, showers, clothing, and case management). ECHO provides a safe and welcoming place for people while they seek successful life transitions.

In addition to increasing the number of beds, ECHO proposes to change its Conditional Use Permit to allow the shelter to be open 24 hours daily for its residents. As a result of these two changes, ECHO would be able to care for medically fragile clients. This would make a vital difference in the lives of homeless residents who are discharged from hospitals with nowhere to go to recuperate. The additional 10 beds being requested would provide more space to house the medically fragile; and the increased hours would provide these clients with a place to heal throughout the day. This need to house the medically fragile has been identified as critical among our partners in housing and we are very supportive of ECHO seeking this change to its Conditional Use Permit.

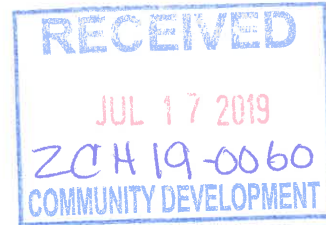
I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,

Stephanie Teaford
Director of Outreach
Smart Share Housing Solutions

July 8, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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I am thrilled that ECHO is willing and able to expand such vital services for our community and I urge the Atascadero Planning Commission to approve these changes to the Emergency Shelter Overlay Zone.

Sincerely,


Name *Tom & Iris Thompson*
Address

July 5, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

SUBJECT: El Camino Homeless Organization (ECHO) Expansion of Services

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Sincerely,

Shawn VanWvhe

July 8, 2019

City of Atascadero Planning Commission

6500 Palma Ave

Atascadero, CA 93422



SUBJECT: El Camino Homeless Organization (ECHO) Addition of 10 Beds + Extended Hours

Dear Atascadero Planning Commissioners:

The homeless problem in California is getting worse – not better. Until we are able to provide housing to those who are living on our streets, it is important to provide critical life-preserving services to those in need.

The north county of SLO is particularly lacking in both affordable housing and shelter beds. Increasing the number of beds at ECHO shelter by 10 is greatly needed, as well as expanding to 24 hour service to be able to care for clients who have medical needs which do not allow them to live in our streets.

We are fortunate that ECHO is willing and able to expand their vital services in north SLO county, and I hope and pray that Atascadero Planning Commission is willing to allow ECHO to provide additional services in the Emergency Shelter Overlay Zone.

Please consider doing the right thing and allow for the expansion of services to those in greatest need.

Sincerely,

Tim Waag

July 1st, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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Sincerely,

Zoe Zappas
Z Villages LLC (Atascadero La Plaza)

FROM : Mike Zappas
DATE : 4 July 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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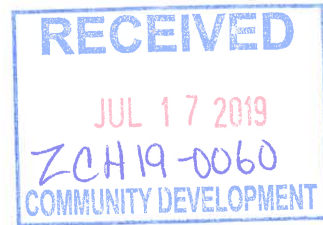
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Sincerely,

Mike Zappas

FROM : Peggy Zappas
DATE : 4 July 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



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Sincerely,



Peggy Zappas

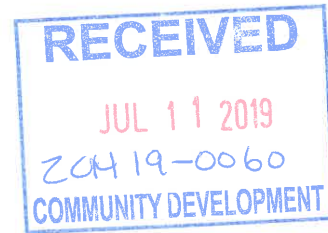


Transitions-Mental Health Association

Inspiring hope, growth, recovery and wellness in our communities.

July 5, 2019

City of Atascadero Planning Commission
6500 Palma Ave
Atascadero, CA 93422



Dear Atascadero Planning Commissioners:

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Sincerely,

Jill Bolster-White
Executive Director



Atascadero Planning Commission

Staff Report – Community Development Department

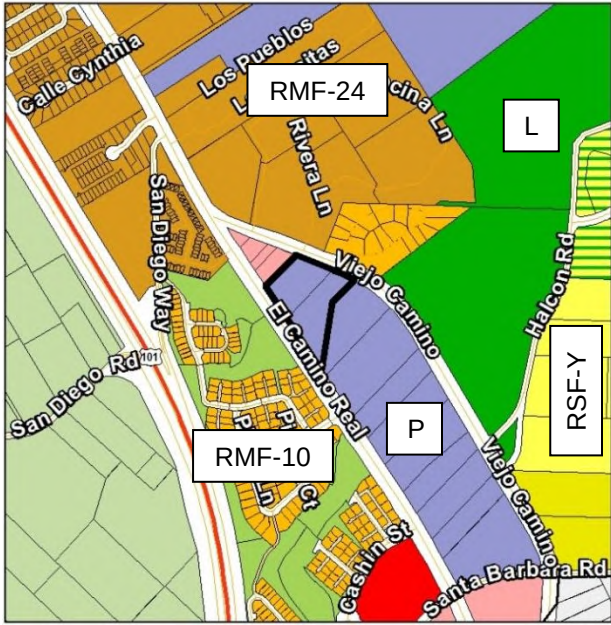
Mini-Storage (DEV 18-0103)

RECOMMENDATION(S):

The Planning Commission adopt Draft PC Resolution 2019 approving the Conditional Use Permit for a mini-storage, based on findings and subject to conditions of approval.

Project Info In-Brief:

PROJECT ADDRESS:	11450 Viejo Camino 11505 El Camino Real	Atascadero, CA	APN	045-342-009 045-341-010
PROJECT PLANNER	Kelly Gleason Senior Planner	805-470-3480	kgleason@atascadero.org	
APPLICANT	Scott Newton			
PROPERTY OWNER	Scott Newton			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Public Facilities (PUB)	Public (P)	4.2 acres	Single-Family Residence (Geodesic Dome)	Mini-storage facility and caretaker's residence
ENVIRONMENTAL DETERMINATION				
☐ Environmental Impact Report SCH: _____ ☒ Negative / Mitigated Negative Declaration No. 2019-0007 / SCH# 2019069058 ☐ Categorical Exemption CEQA – Guidelines Section 153_____ ☐ Statutory Exemption §§ 21000, et seq & _____ ☐ No Project – Ministerial Project				

Zoning and Location		2014 Aerial	
			
North:	South:	East:	West:
CN RMF-24	P	L RMF-10	RMF-10 OS

DISCUSSION:

Background:

The project involves two lots, one of which has a single-family residence in a geodesic dome completed in 1988. The other lot is undeveloped and is commonly used to graze sheep and goats. The project was heard by the Design Review Committee (DRC) on November 14, 2018. The DRC determined the project was not the “highest and best use” of the property. The DRC noted that a storage use is not appropriate at a civic gateway on a lot that is highly visible from El Camino Real, in close proximity to residential properties and community recreation facilities.

In January, the project was forwarded to the Planning Commission with no further analysis and with a recommendation of denial. The Planning Commission determined that the land use was acceptable and felt that the applicant had been led to believe that the zoning of the property allowed for a mini-storage. The Commission voted to refer the item back to staff for a full analysis.

In May, the project was referred back to DRC for design review. The DRC found that the project as proposed, with conditions added for color and material modifications, is consistent with the City’s Appearance Review Manual. The DRC did not review use compatibility or consistency with non-appearance-related City General Plan Policies, given direction from the Planning Commission’s preliminary review of the project.



Summary:

The applicant proposes more than 81,000 square feet of storage buildings, an office and a caretaker's residence in a total of 9 buildings. Paved drive aisles and five parking spaces are included. The project location includes a seasonal creek which is proposed to be redirected to accommodate the development of the site. The drainage and creek area is somewhat degraded due to previous droughts and animal grazing. The project includes a proposal to restore wetland habitat on-site. The development will require approximately 6,500 cubic yards of cut and 13,000 cubic yards of fill material in order to create a level development area. There is an existing geodesic dome-shaped residence on the site that would be demolished to accommodate the project.

ANALYSIS:

Conditional Use Permits

A mini-storage use is listed as a conditionally allowed use in the Public zoning district. Conditional uses are those uses, which can have detrimental effects on the surrounding neighborhoods, but in some cases may be appropriate based on specific location or added design features above and beyond standard code requirements.

In approving a conditional use, the Planning Commission must find that the use is consistent with the General Plan and Zoning Ordinance, and that it will not be inconsistent with the character of the immediate neighborhood. The character of the neighborhood is dominated by multi-family and small-lot single-family residential units, churches, parks, and other non-commercial uses. The block between Viejo Camino and El Camino Real has some of the largest, flat, non-residential properties remaining vacant in Atascadero. Existing uses include several churches, a daycare center, a convenience store and several residences. Paloma Park is located east of Viejo Camino. The General Plan identifies the area as a Civic Gateway.

Relevant goals and policies of the General Plan include:

- Land Use, Open Space, and Conservation Element (LOC) Program 1.3.8: Beautify the City's primary entryways 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. (*The Santa Barbara / El Camino Real area is identified as a gateway in the General Plan*)
- LOC Goal 13: Provide for a sound economic base to sustain the City's unique character by establishing a range of employment and business opportunities and generate sufficient revenue to support adequate levels of public services, and environmental, social and educational quality.
- LOC Goal 14: Retain and expand existing businesses and attract new businesses to improve the availability of goods and services.
- LOC Policy 14.2: Attract new development and land uses that provide jobs and services for residents, provided that those uses are consistent with the City's character.



Although the Commission has previously commented on the land discussion, the use permit findings must be made at this time and no entitlement has been granted to the project.

Project Design

Creek Realignment

In response to Planning Commission review and General Plan policy analysis, the applicant has made modifications to improve the constructed creek channel where it crosses under Viejo Camino and joins with Paloma Creek. However, the project relies upon re-aligning the existing creek and using retaining walls and other features to guide water flow around the development site. General Plan Land Use Policy 8.1 speaks to maintaining natural creek flows and requires creek watercourses to remain natural and not be channelized or culverted.

LOC Policy 8.1:

Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

LOC Program 8.1.3:

The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.

LOC Program 8.1.4:

The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.

LOC Program 8.1.11:

Areas subject to flooding, as identified through flood hazard overlay zoning and flood maps, shall be protected from unsound development consistent with the City's flood hazard ordinance requirements.

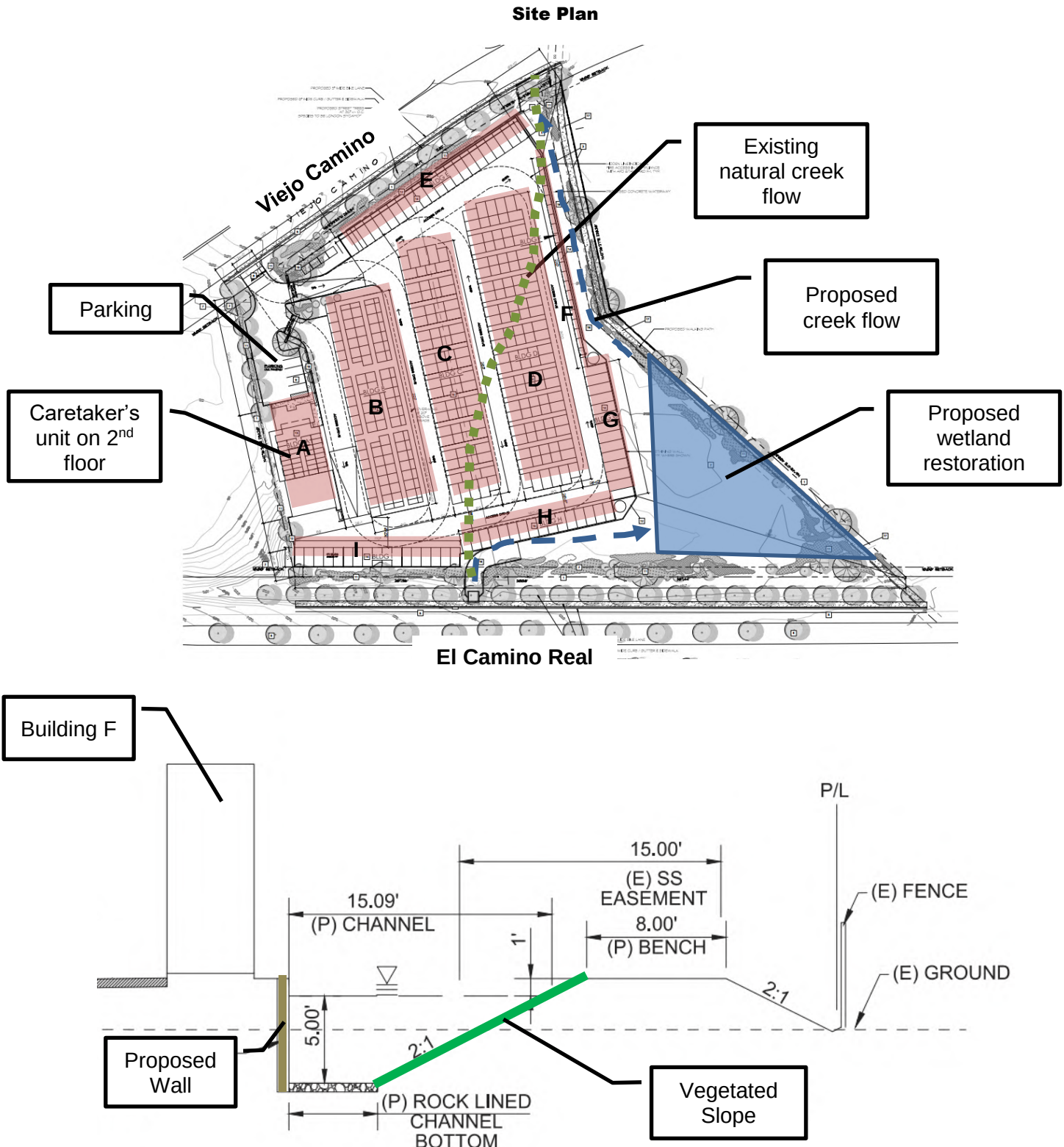
LOC Program 8.1.13:

Support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams.

The previous design included a concrete channel with a portion of the creek in a culvert that carried the flow under a portion of the developed site area. The revised redirected creek flow is somewhat channelized compared to the existing natural creek path and includes a retaining wall on the project side and a 2:1 vegetated slope along the southern side of the creek. A retaining wall could be constructed at the top of this slope to decrease historic flood impacts to the neighboring property, but this detail has not been fully designed and would be constructed in collaboration with the adjacent property owner if beneficial.



In order to accommodate this revised creek channel design, proposed building F was reduced in size and redesigned as a narrow storage building providing smaller rental spaces. All other buildings remain largely unchanged.



The applicant will be required to obtain approval from the Army Corps of Engineers (ACE), the California Department of Fish and Wildlife (DFW), the Regional Water Quality Control Board (RWQCB), and, because the proposed development places grading in the floodway, the Federal Emergency Management Agency (FEMA). Based on the input from these agencies, the proposed site plan could change.

The City's General Plan policy requires that development maintain a 20 foot setback from creeks. As of this date, the setback requirement has not been incorporated into the Municipal Code, and presently, the Water Board is asking for communities to adopt a minimum of 30 foot setback from creekways. The setback requirement is designed to address both potential flood damage and habitat protection. The subject property has been grazed for a number of years which has likely reduced the amount of riparian vegetation and definition of this creek. However, the biological reports completed for the site did note a defined creek channel and the creek is listed as a "blue line" creek on USGS survey maps. As such, the 20-foot setback in the General Plan would apply. The current development plan proposes to develop over the existing creek channel and reconstruct the path of flow around the edge of the development area with no setback.

The DRC concluded that the creek realignment and channel design was a policy issue and did not make a recommendation on the proposed designs consistency with the General Plan.

Stormwater and Wetland Restoration

The US Fish and Wildlife Service (FWS) online "Wetland Mapper" tool indicates approximately 1.8 acres of the 4.2-acre site may be jurisdictional wetlands. In order to complete the proposed project, the applicant must work with the US Army Corps of Engineers and FWS to obtain a Clean Water Act Section 404 permit to alter the onsite wetlands. The project biologist visited the site in 2019. The biologist identified 0.14 acres of State jurisdictional wetland area and no wetland areas under Federal jurisdiction based on qualifying criteria. The State will require mitigation in the form of on-site wetland rehabilitation.

FWS Wetland Mapper Data

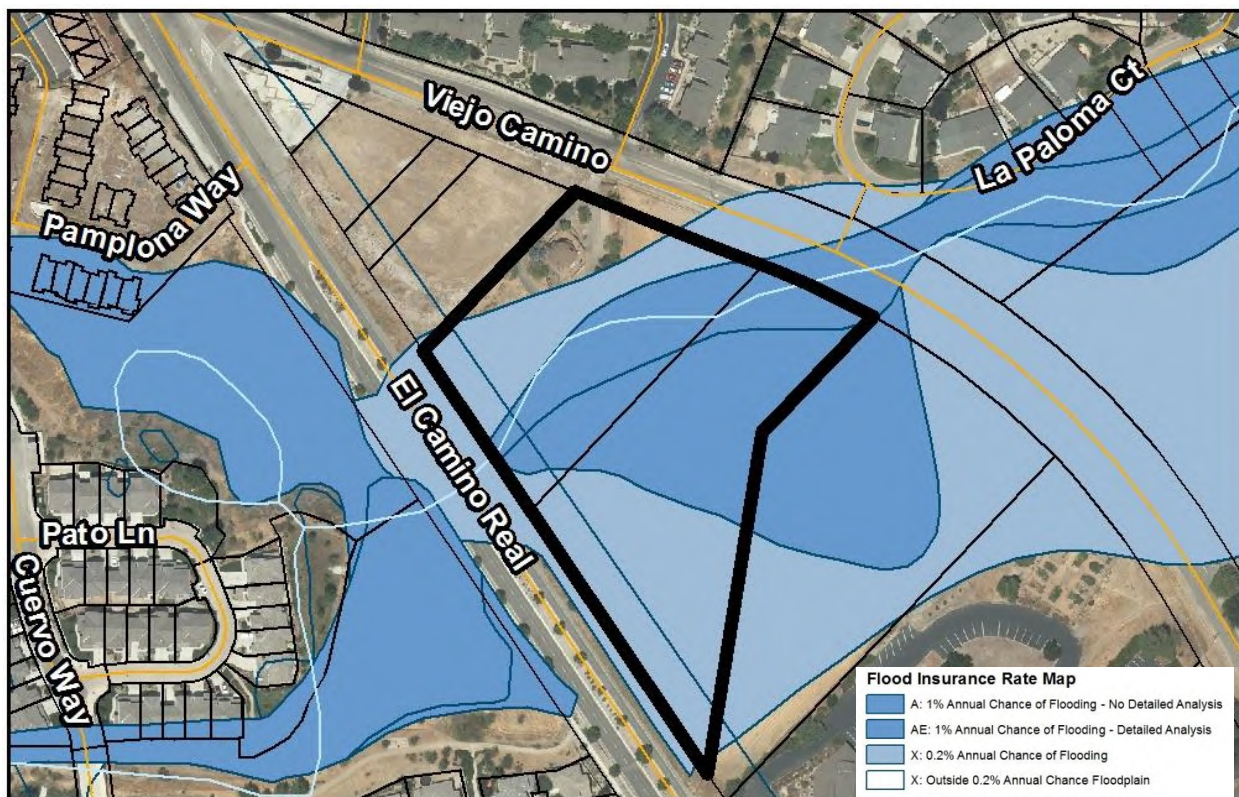


The project includes 0.77 acres of reconstructed wetlands on-site that also act as stormwater retention. The area of reconstructed wetland exceeds the requirement of the California Department of Fish and Wildlife. Proposed project conditions require that the property in the area of the wetland be fenced with a high quality (not chain-link) fencing complementary with the entry gate and fencing proposed adjacent to the parking area.

Flood Zone

The Paloma Creek watershed area is subject to periodic flooding. About half the subject property is in a 100-year flood zone (has a 1% chance of flooding in any year). Another substantial portion is in the 500-year flood zone (has a 0.2% chance of flooding in each year). The applicant will need to apply for a Conditional Letter of Map Revision (CLOMR) from FEMA, as the project will modify the hydrologic character of a floodway. After construction, the Flood Insurance Rate Map (FIRM) must be revised to reflect the impact of the project.

Flood Zones



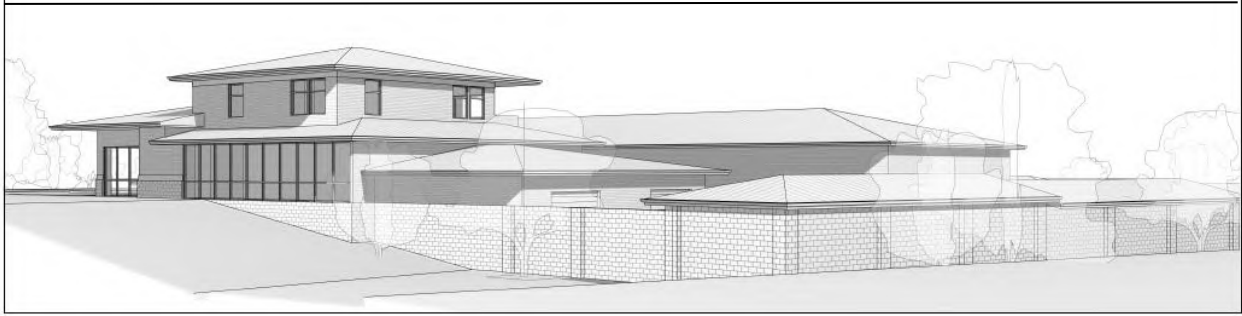
Architectural Design

Minor changes in color and materials were made after the previous PC meeting. Building F was reduced in size to accommodate the proposed 2:1 slope on the southern side of the realigned creek channel. Overall, the scale and massing of the buildings remains as previously presented.

There are a total of 9 buildings proposed on the site. Building A will house the office, a single-family residence, and some storage units. This is the best articulated building with variation in both the height and width of the building.

Looking East from El Camino Real





Southern Elevation – View from El Camino Real



The remaining 8 buildings are long and relatively low in stature with unadorned masonry block walls facing the streets. The applicant has added darker colors to the palette of the buildings including dark storefront windows and doors as well as dark ribbed metal wall panels. The metal wall panels have been modified in their orientation. The previous proposal included horizontal ribbing whereas the new proposal orients the ribbing in a vertical fashion to offer contrast to the low, horizontal nature of the buildings. Above ground agrarian style water storage tanks have been added adjacent to building G and F to add visual interest along the south wall elevation.

With the exception of Building A, the view from El Camino Real is of a 175-foot-long concrete masonry wall placed next to a 160-foot-long concrete masonry wall. Similarly, the building next to Viejo Camino is 220 feet long. The applicant is proposing a medium toned split face block for these perimeter walls with periodic protruding column elements constructed of the same material. The project does include 10-feet of landscape area between the adjacent rights-of-way and the perimeter walls; however, minimal articulation and visual interest is provided along these long stretches of blank wall.

This perimeter wall will be especially visible for the elevations of building F as it backs directly onto the realigned creek channel and sits on top of an additional retaining wall to form one side of the channel. The landscape along this side of the project will be setback from the perimeter wall to allow for the flow of storm and natural waters to the culvert at Viejo Camino. This elevation would be visible from El Camino Real if you are driving north into town.

The DRC reviewed the current project proposal and determined that the project is consistent with the appearance review standards. Conditions were added to introduce contrasting column colors along the exterior walls.



Signage

The Atascadero Municipal Code allows for signage facing public streets. As this property is a double frontage lot, signage is permitted facing both Viejo Camino and El Camino Real. Due to the proximity of residential to this facility, a condition has been included that all signage be non-illuminated and limited to 40 square-feet per frontage in accordance with the maximum allowable size by code.

Frontage Improvements

The project is conditioned to complete road improvements on both Viejo Camino and El Camino Real. Improvements include curb, gutter and sidewalk, as well as a 5-foot wide bike lane. Additional improvements include pavement widening on Viejo Camino to meet the new frontage as well as striping and signage necessary to accommodate left-turning movements on Viejo Camino at the project entrance.

The City Engineer is recommending a condition to dedicate vehicular access rights along both road frontages except where the proposed driveway is to be located. The dedication of access rights to the City does not preclude future modifications, or the addition of driveway approach locations, but places complete control regarding points of access at the discretion of the City.

Care-taker's Unit

A care-taker's unit is proposed as part of the development. The Public (P) zone does not currently allow for a care-taker's unit but does allow for a Single-Family residence with the approval of a use permit. In general, the city requires all mini-storage developments to include a care-taker's unit for site safety and monitoring. Staff believes that the omission of the care-taker's use from the Public zone was an oversight, however, the code needs to be corrected prior to issuance of permits for the site to ensure compliance and consistency with the Zoning Ordinance. A condition has been included that requires the applicant to apply for a Zone Text Amendment to fix this inconsistency. Should the text amendment not be approved, the care-taker's residence will need to be removed from the plans.

Conclusion:

A mini-storage is a semi-industrial land use. Its appearance and neighborhood compatibility are key to making the findings to allow the project. The Commission is not required to approve or deny the project and may make findings in either direction. Furthermore, the Commission may determine that additional information or conditions are warranted and the item may be continued.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration and associated Initial Study was prepared for the project and sent to the State Clearinghouse for distribution to applicable State and Federal agencies. The Initial Study identified impacts to aesthetics, air quality, biological resources, geology and soils, water / hydrology, and land use. Mitigation measures



were identified that reduce all impacts to a level of insignificance. Mitigation measures are included in the conditions of approval for the use permit.

FINDINGS:

The Planning Commission must make all of the following findings to approve the conditional use permit. Support for each finding is included in the attached resolution.

Conditional Use Permit (AMC Section 9-2.110(b).(3).(iv)

1. The proposed project or use is consistent with the General Plan:
2. The proposed project or use satisfies all applicable provisions of this title:
3. 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:
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development:
5. That 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:

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:

1. Draft PC Resolution 2019
2. Notice of Intent to Adopt Mitigated Negative Declaration and Initial Study
3. Agency Comments Received
4. Public Comments Received



**ATTACHMENT 1: Draft Resolution
DEV 18-0103**

DRAFT PC RESOLUTION 2019

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT FOR A MINI-STORAGE USE LOCATED
AT 11405 VIEJO CAMINO AND 11505 EL CAMINO REAL AND
CERTIFYING PROPOSED MITIGATED NEGATIVE DECLARATION
20019-0007 (SCH# 2019069058)**

**DOVE CREEK MINI-STORAGE
NEWTON
(DEV18-0103)**

WHEREAS, an application has been received from Scott Newton (215 Santa Fe, Pismo Beach, California 93449), Owner and Applicant, to consider Planning Application DEV18-0103, for a Conditional Use Permit for a mini-storage use on a 2.4-acre site located at 11405 Viejo Camino and 11505 El Camino Real, Atascadero, CA 93422 (APNs 045-342-009 and 045-342-010); and

WHEREAS, the site's current General Plan Land Use Designation is Public Facilities (PUB); and

WHEREAS, the site's current Zoning District is Public (P); and

WHEREAS, mini-storage is a conditionally allowed use in the Public (P) zoning district; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meetings on November 14, 2018 and May 22, 2019; 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 upon the subject conditional use permit application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning text amendments; and

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on August 6, 2019, studied and considered the proposed use permit for a mini-storage development.



NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed conditional use permit:

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

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to approve a Conditional Use Permit for a mini-storage facility (DEV 18-0103).

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the Conditional Use Permit:

1. **FINDING:** The proposed project or use is consistent with the General Plan; and,

FACT: The project is consistent with the Land Use, Open Space and Circulation (LOC) Policies and Programs 1.1.7 for infill development; 1.4.1 for screening exterior lights; 2.1.3 and 7.2.3 for providing street trees; and, 8.5.3 for providing on-site stormwater management.

The project is consistent with Circulation Element (CIR) Policies and Programs 1.4 for requiring a tree lined street; 1.5.1 for requiring adequate off-street parking; and 2.3.1 for providing adequate sidewalks.

2. **FINDING:** The proposed project or use satisfies all applicable provisions of the Zoning Ordinance; and,

FACT: The proposed mini-storage facility can be permitted through the Conditional Use Permit process as identified in the Municipal Code. The proposed structure and site plan are consistent with the applicable provisions of the Atascadero Municipal Code with the approval of the subject entitlement.

3. **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; and,

FACT: The proposed mini-storage facility will be located on a double frontage lot between El Camino Real and Viejo Camino adjacent to residential, commercial, and park uses. The establishment of the use on an infill site will not be detrimental to the public health, safety, or welfare.

4. **FINDING:** The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and,

FACT: The proposed mini-storage facility will occupy one vacant site and one underdeveloped site adjacent to El Camino real and Viejo Camino. The project has included landscape screening to buffer the project from the nearby residential and park uses. Frontage improvements will be included along both street frontages.



5. **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; and,

FACT: The proposed mini-storage facility will be accessed off of Viejo Camino. Mini-storage facilities are very low traffic generating uses and Viejo Camino will be able to accommodate any increases in traffic resulting from the proposed project.

6. **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 Design Review Committee has reviewed the proposed project and found the site plan and elevations to be consistent with the criteria in the City's Design Review Manual.

SECTION 4. CEQA. An initial study was prepared for the proposed project at which time mitigation measures were identified to reduce the impacts to a less than significant level. A Draft Mitigated Negative Declaration was posted for public review in accordance with CEQA.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to approve a conditional use permit for a mini-storage facility (DEV18-0103) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Mitigation Monitoring Program
3. EXHIBIT C: Site Plan / Landscape Plan
4. EXHIBIT D: Elevations and Floor Plans



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:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval DEV18-0103
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Conditions of Approval Conditional Use Permit Mini Storage Facility 11450 Viejo Camino / 11505 El Camino Real	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring 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 a 81,578 square-foot mini-storage facility as described in attached Exhibits, located at 11505 El Camino Real and 11450 Viejo Camino (APN 045-342-009, 045-342-010), 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
Planning Services		
6. Perimeter wall columns shall be a contrasting color to the wall.	BP	PS
7. The wall adjacent to the realigned creek channel shall be constructed of a natural looking material such as rock or stone.	BP	PS
8. A public access easement shall be provided over the area of the sewer easement. . The easement document shall be recorded prior to permit issuance. The easement document shall include provisions of the continued maintenance of the pathway.	BP	PS
9. The developer shall apply for a Zone Text Amendment prior to issuance of permit to modify the list of conditionally allowed uses to include a caretaker's unit. Approval of this entitlement shall include use permit approval of the Care taker's unit. Should the zone text amendment not be approved, the care-taker's unit shall be removed.	BP	PS
10. All project signage shall be limited to 40 square-feet per frontage and shall not be illuminated whether internally or externally.	BP	PS
11. Perimeter fencing shall be high-quality (not chain link) and shall be compatible with the entry gate design. Fencing shall be located within landscaped areas.	BP	PS



12. Vines shall be planted in large free-standing containers throughout the front patio and attached to the overhead trellis structure.	BP	PS
13. The wetland restoration area shall include taller shrubs adjacent to the perimeter and retaining walls to provide screening	BP	PS
14. Street trees shall be provided along the El Camino Real and Viejo Camino frontages. El Camino trees shall be planted at 30-feet on center and shall be London Plane Sycamores. Trees along Viejo Camino shall include a variety of species and may be installed in natural groupings, subject to the approval of the City Engineer.	BP	PS

15. All mechanical equipment on site shall be screened, including all ground and roof mounted equipment, air conditioners, transformers, etc.	BP	PS
16. All utilities on site shall be installed underground.	BP	PS
Building Services		
17. New buildings shall conform to all Building Code requirements including permitting, room sizes, restrooms, exiting, path of travel, etc. Inclusion of the site plan with this Conditional Use Permit does not provide relief from standard Building Codes in place at the time of submittal of building permits. The owner or applicant shall obtain a building permit prior to beginning any demolition or construction work on site.	BP	BS
Public Works		
18. A FEMA issued CLOMR must be received by the City Engineer prior to issuance of any Building Permit.	BP	PW
19. The Developer shall construct new frontage improvements along Viejo Camino consisting of a 6-ft wide integral curb-gutter-sidewalk, and shall widen the road to complete a road section of 40-ft wide curb to curb. The new driveway approach shall include an integral 4-ft wide sidewalk per San Luis Obispo County Standard Drawing Nos. B-3, B-3a and B-3c.	PI	PW
20. The Developer shall complete road striping and signage on Viejo Camino to accommodate left-turns into the subject property in coordination with the southbound left-turn lanes to the apartment complex entrance and La Paloma Ct., to the satisfaction of the City Engineer.	PI	PW
21. The Developer shall construct new frontage improvements on El Camino Real consisting of a 6-ft wide integral sidewalk-curb-gutter per City Standards and to the satisfaction of the City Engineer. The alignment of the new frontage shall accommodate a 5-ft wide bike lane. The back of sidewalk shall have a shoulder sufficient to support the new sidewalk. The new frontage improvement adjacent to the existing culvert may require the construction of a pedestrian guardrail depending on the grade differential between the back of sidewalk and the adjacent grade within 5-ft. All improvements shall be to the satisfaction of the City Engineer.	PI	PW
22. This project shall connect to the public sewer main at a location approved by the City Engineer.	BP	PW



23. Improvements within the public sewer easement shall not compromise the existing sewer main and shall not preclude or restrict access to the sewer main by City crews or equipment. Improvements within the sewer easement shall be approved by the City Engineer.	Ongoing / BP	PW
24. Other conditions imposed upon this project shall not compromise the public sewer main or sewer easement and shall be subject to the approval or rejection by the City Engineer.	Ongoing / BP	PW
25. Following completion of site grading and prior to a Final Inspection, the Developer shall obtain a FEMA LOMR (based on fill) for the revised flood zone.	BP	PW
Fire Department		
26. New facilities shall conform to all Fire Code and City Fire Department Policy requirements including, but not limited to, driveway slope and length, fire truck access, location of fire hydrants, and fire sprinklers.	BP	FD
27. Auto turn software shall be run on the final project design and turning diagrams shall be included as part of the building permit submittal package.	BP	FD



Exhibit B: Mitigation Monitoring Program
DEV18-0103

MITIGATION SUMMARY TABLE
Dove Creek Mino-Storage
DEV18-0103

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

MITIGATION MEASURE		TIMING
Aesthetics		
AES-1.1	All exterior lights shall be turned off between the hours of 11pm and 6am. Lights may turn on when motion is sensed. All lighting must be dimmable to maintain the low light levels of the surrounding residential and open space areas.	Ongoing
AES-1.2	The wall shall be constructed of medium toned split face block with darker contrasting pilasters. Where any wall is constructed that is not a side of a building, a decorative cap shall be included. The portion of the wall used to create one side of the realigned creek channel shall be constructed of a natural rock or stone appearing material with color variations. Medium to tall landscaping shall be placed adjacent to the wall. If this is not possible due to wetland restoration requirements, metal trellis features shall be provided at regular intervals with appropriate landscape material. The shelf between the back of building and the creek channel wall shall include space and depth for landscape material that will trail over the wall.	Prior to permit issuance
Air Quality		
AQ 2-1	Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.	During construction



MITIGATION MEASURE	TIMING
AQ 2-2 All dirt stock pile areas should be sprayed daily as needed.	During construction
AQ 2-3 Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.	Prior to permit issuance
AQ 2-4 All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.	During construction
AQ 2-5 All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.	During construction
AQ 2-6 Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.	During construction
AQ 2-7 "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.	During construction
AQ 2-8 Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.	During construction



MITIGATION MEASURE

TIMING

AQ 2-9 All of these fugitive dust mitigation measures shall be shown on grading and building plans. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD.

Prior to permit issuance

AQ 3-1 Construction Phase Mitigation:

1. APCD approval is required prior to demolition of the existing residence.
2. An asbestos survey shall be conducted and submitted to APCD within at least 10 days prior to commencement of demolition activities
3. Prior to construction, the developer shall contact APCD to determine if California statewide portable equipment registration is required.

AQ 4-1 Operation Phase Mitigation

1. Should any wood burning device be installed within the caretaker's unit, only APCD approved wood burning devices shall be permitted in accordance with APCD Rule 504.

Biological Resources

BIO 1-1 **Pre-Construction Surveys for Roosting Bats:** Within 30 days prior to removal of existing structures and/or mature trees, a sunset survey shall be conducted by a qualified biologist to determine if bats are roosting on site. If bats are present, a follow-up acoustic monitoring survey shall be completed to determine, if feasible, which species are present. If roosts of special-status bat species are identified and will be impacted during the proposed project, CDFW will be consulted to determine appropriate measures to be implemented. If it is determined that no special-status bats are present, the project shall proceed under the guidance of a qualified biologist, in a manner that minimizes impacts to individual bats and roosts (e.g., conducting work only during the day or installing one-way exclusions prior to work).

Prior to permit issuance

BIO 1-2 **Pre-Construction Surveys for Nesting Birds:** If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they

Prior to permit issuance



MITIGATION MEASURE

TIMING

shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation CDFW, and/or the USFWS.

- BIO 2-1 **Protection of Hydrologic Resources:** Construction within and immediately adjacent to the drainage shall occur only when conditions are dry. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the construction period. In addition, the following general measures shall be implemented during construction:
- The limits of disturbance within the existing drainage feature shall be clearly shown on all sites plans and flagged within the drainages prior to project implementation. All construction personnel shall be directed to avoid impacts to the areas immediately upstream and downstream of the proposed development including the existing culvert features located at El Camino Real and Viejo Camino.
 - All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
 - During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages.
 - Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks
- Prior to permit issuance/During construction



MITIGATION MEASURE

TIMING

are present.

- | | | |
|---------|---|--------------------------|
| BIO 2-2 | <p>Compensatory Mitigation Plan: A compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. The exact details and performance criteria of the restoration plan shall be determined during agency coordination with CDFW, RWQCB, and the Corps, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, and RWQCB) should be obtained. Additional mitigation measures required by these agencies would be implemented as necessary.</p> | Prior to permit issuance |
| BIO 2-3 | <p>Agency Permitting: Prior to issuance of any permits for grading or construction on-site, the applicant shall obtain permits from the following agencies, and any other agencies as necessary:</p> <ul style="list-style-type: none"> • California Department of Fish and Wildlife • US Army Corps of Engineers • Regional Water Quality Control Board | Prior to permit issuance |

Any mitigation measures required by the above listed permits shall be implemented to their fullest extent.

Water Quality and Hydrology

- | | | |
|---------|---|--------------------------|
| WQH 1-1 | The applicant shall obtain all necessary permits from the Regional Water Quality Control Board. | Prior to permit issuance |
| WQH 2-1 | Prior to issuance of any building permits, a FEMA Conditional Letter Of Map Revision (CLOMR) must be issued and received by the City Engineer. | Prior to permit issuance |
| WQH 2-2 | The project design and construction shall comply with the CLOMR. Prior to a final inspection or Occupancy release, the developer must apply for and be issued a FEMA Letter Of Map Revision (LOMR) and a copy filed in the Office of the City Engineer. | Prior to C of O |
| LUP 1-1 | See BIO 3-1 | |



EXHIBIT C: Site Plan / Landscape Plan
DEV18-1013

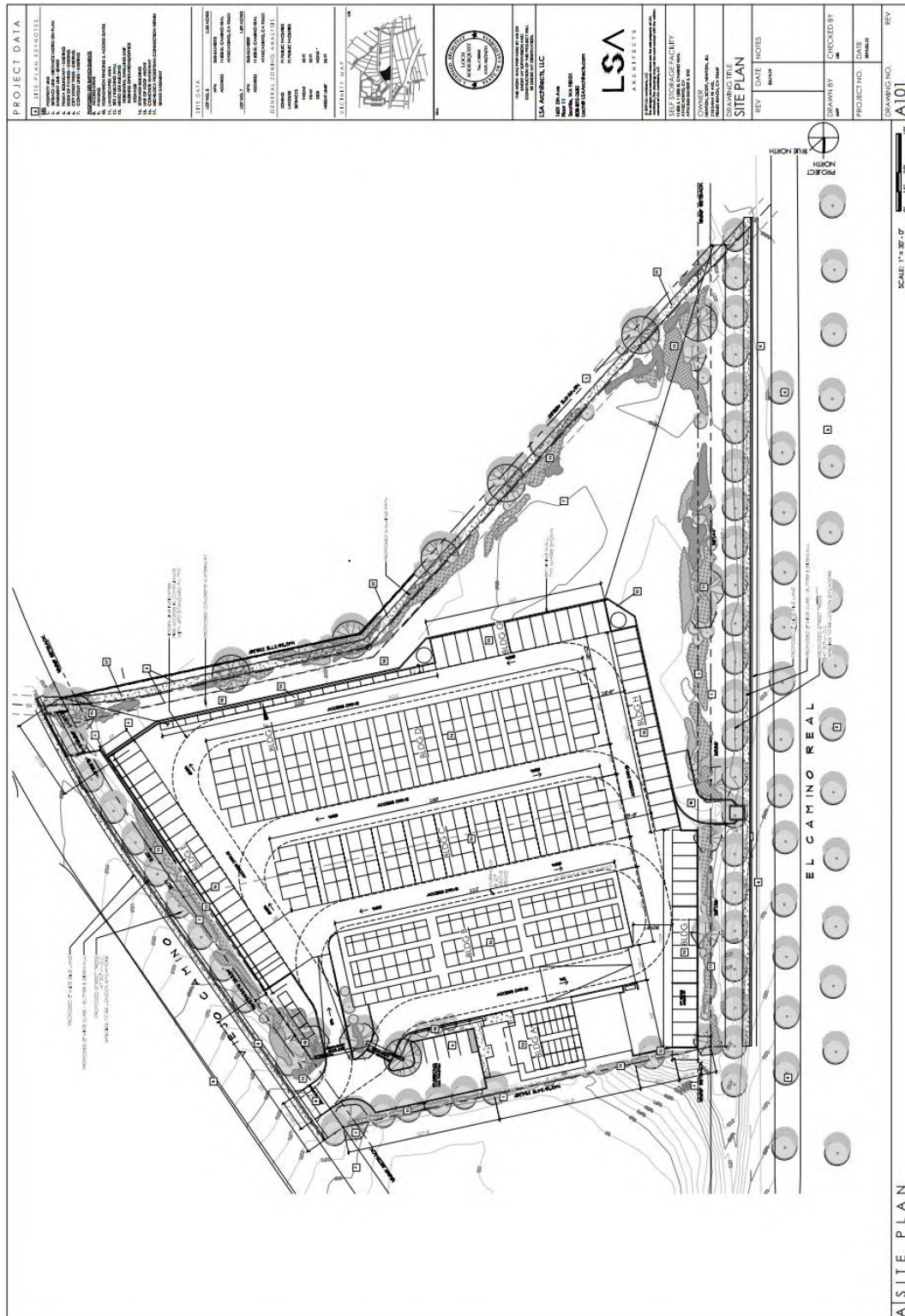


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

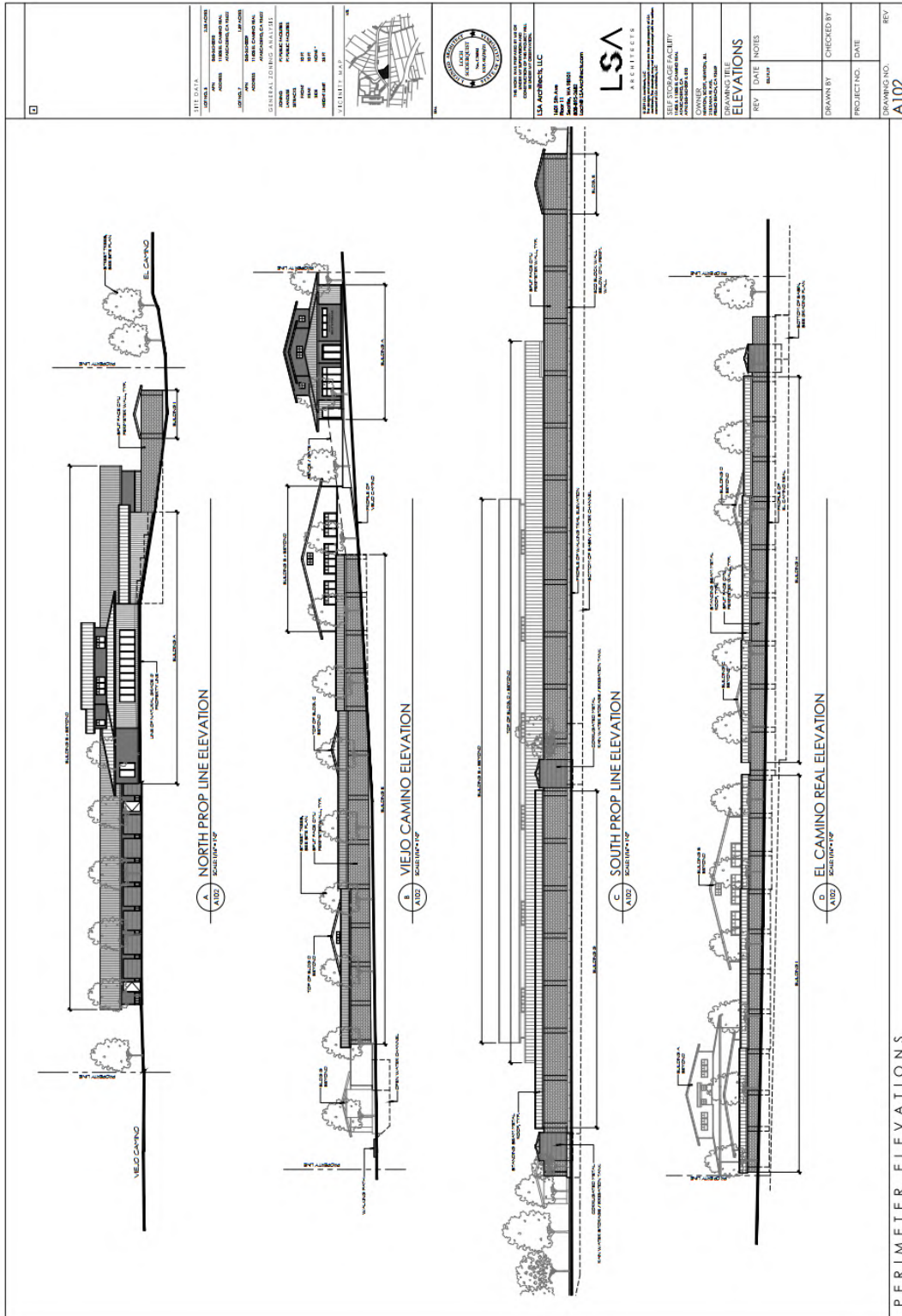


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

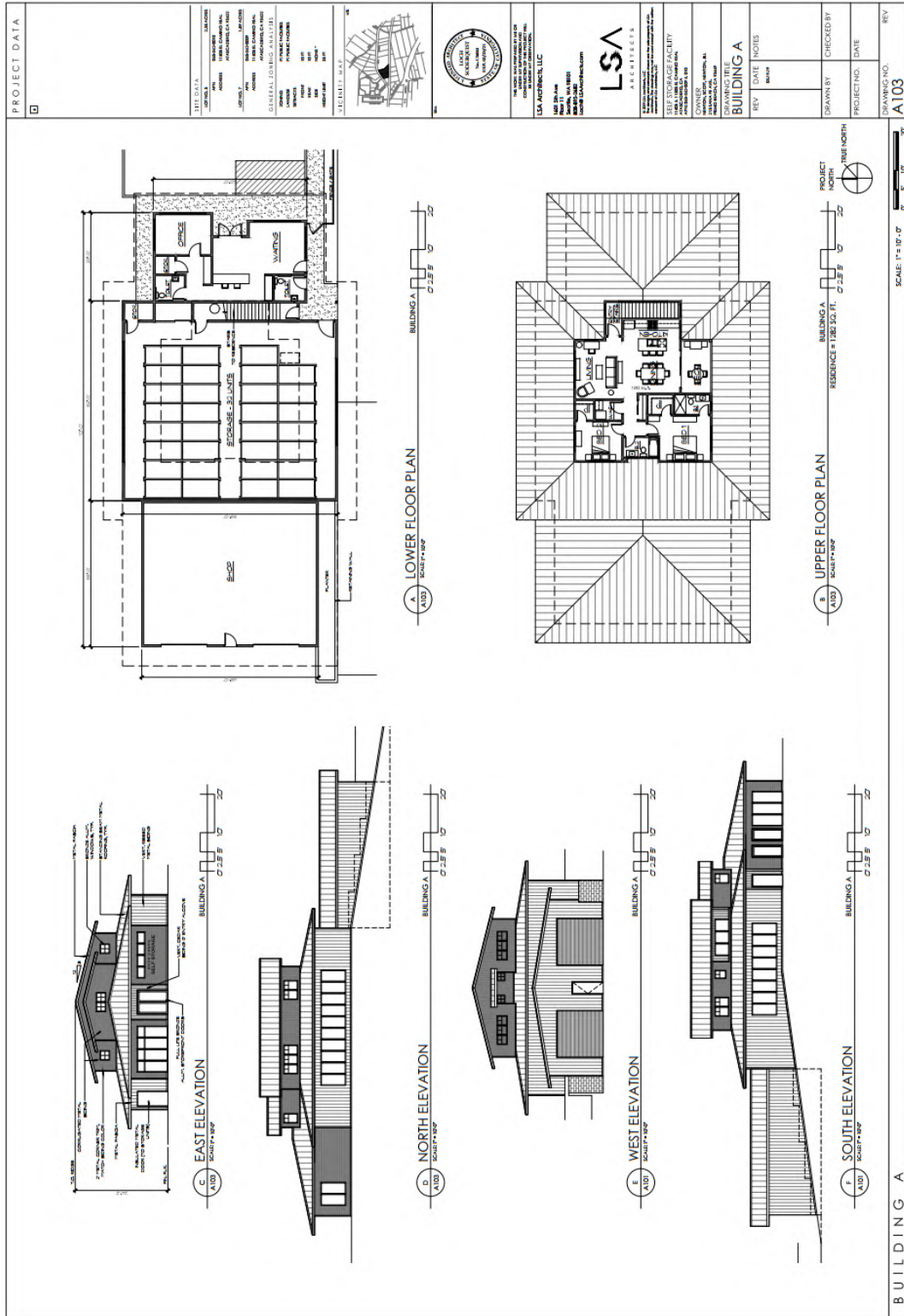


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

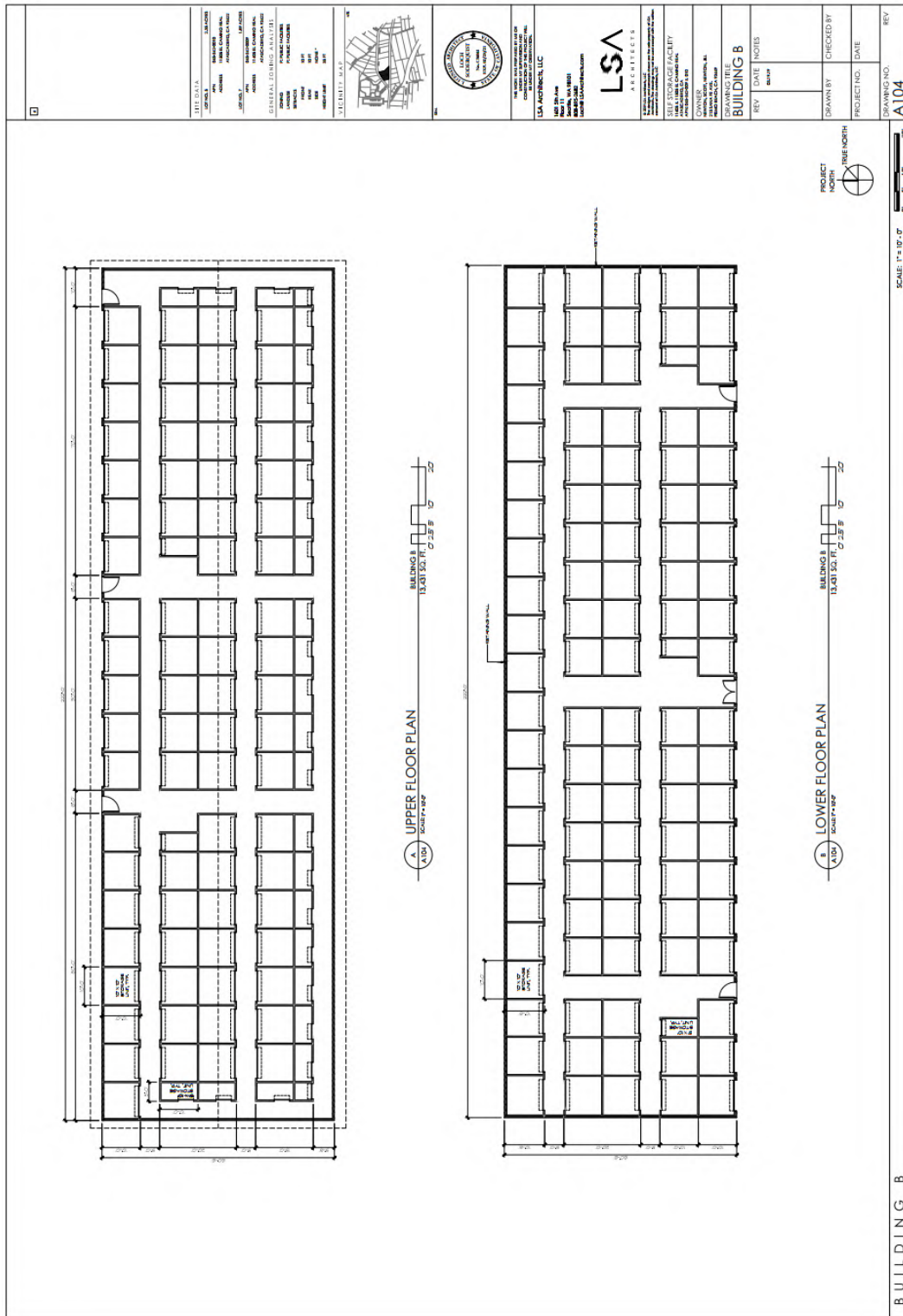


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

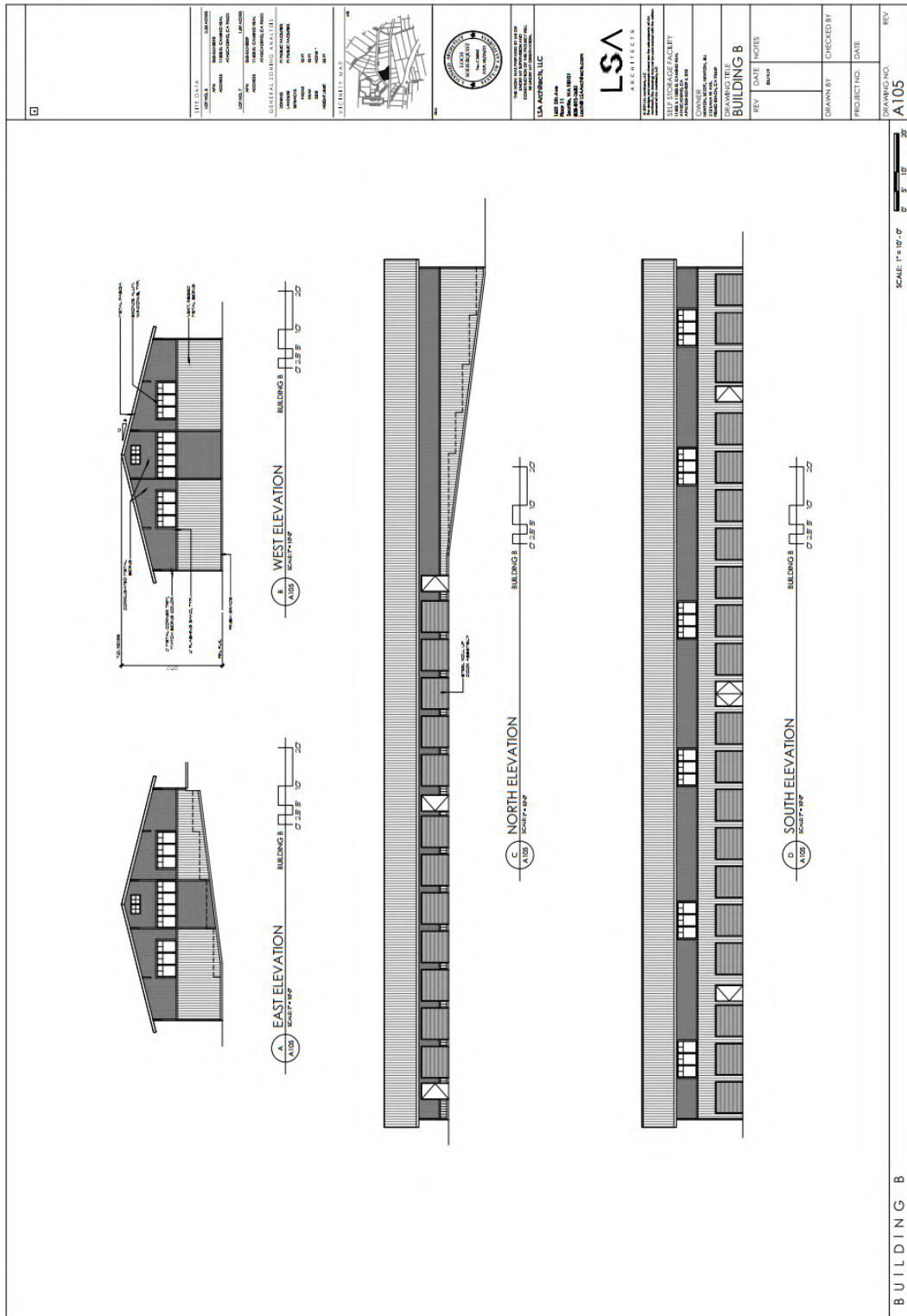


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

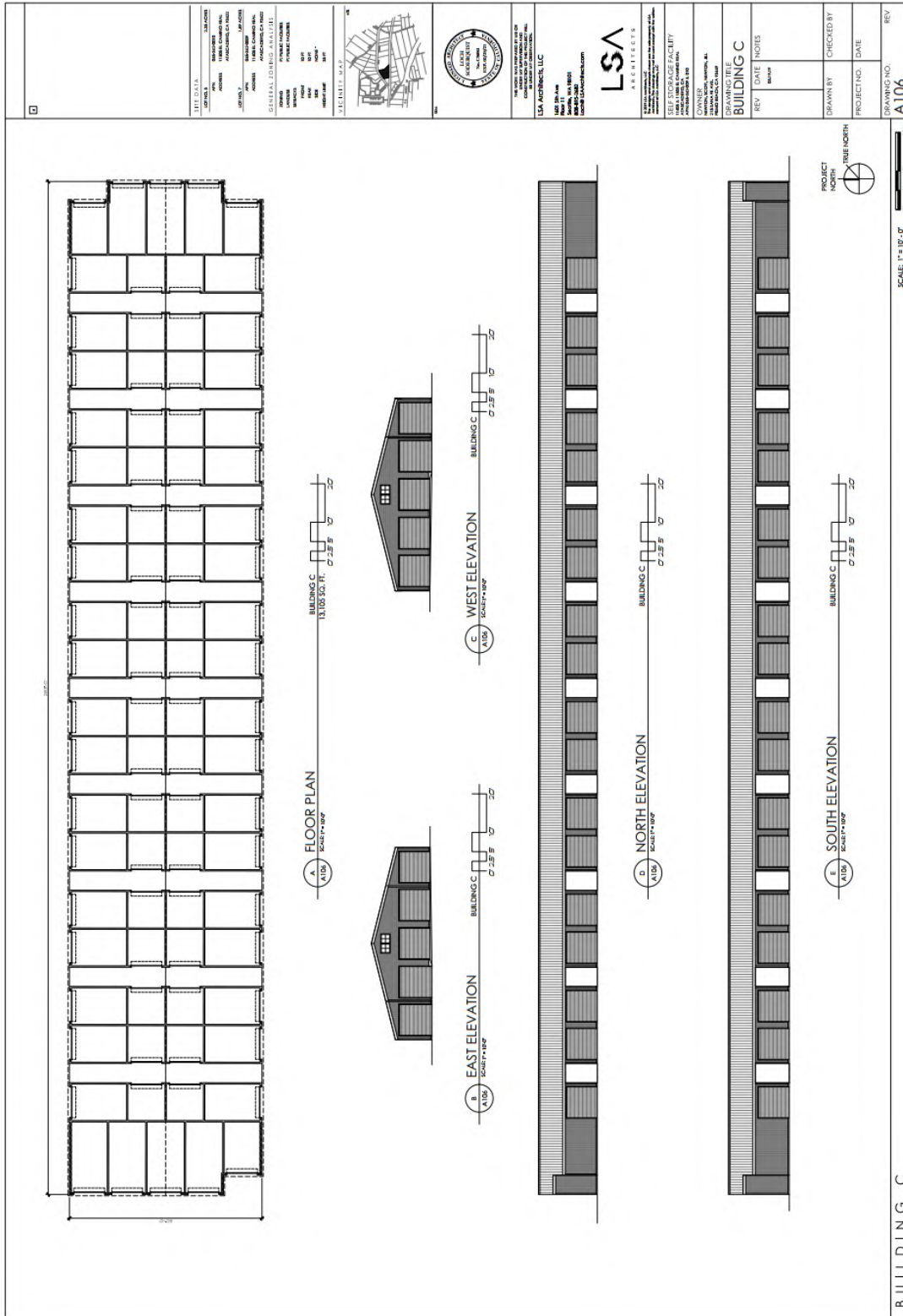


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

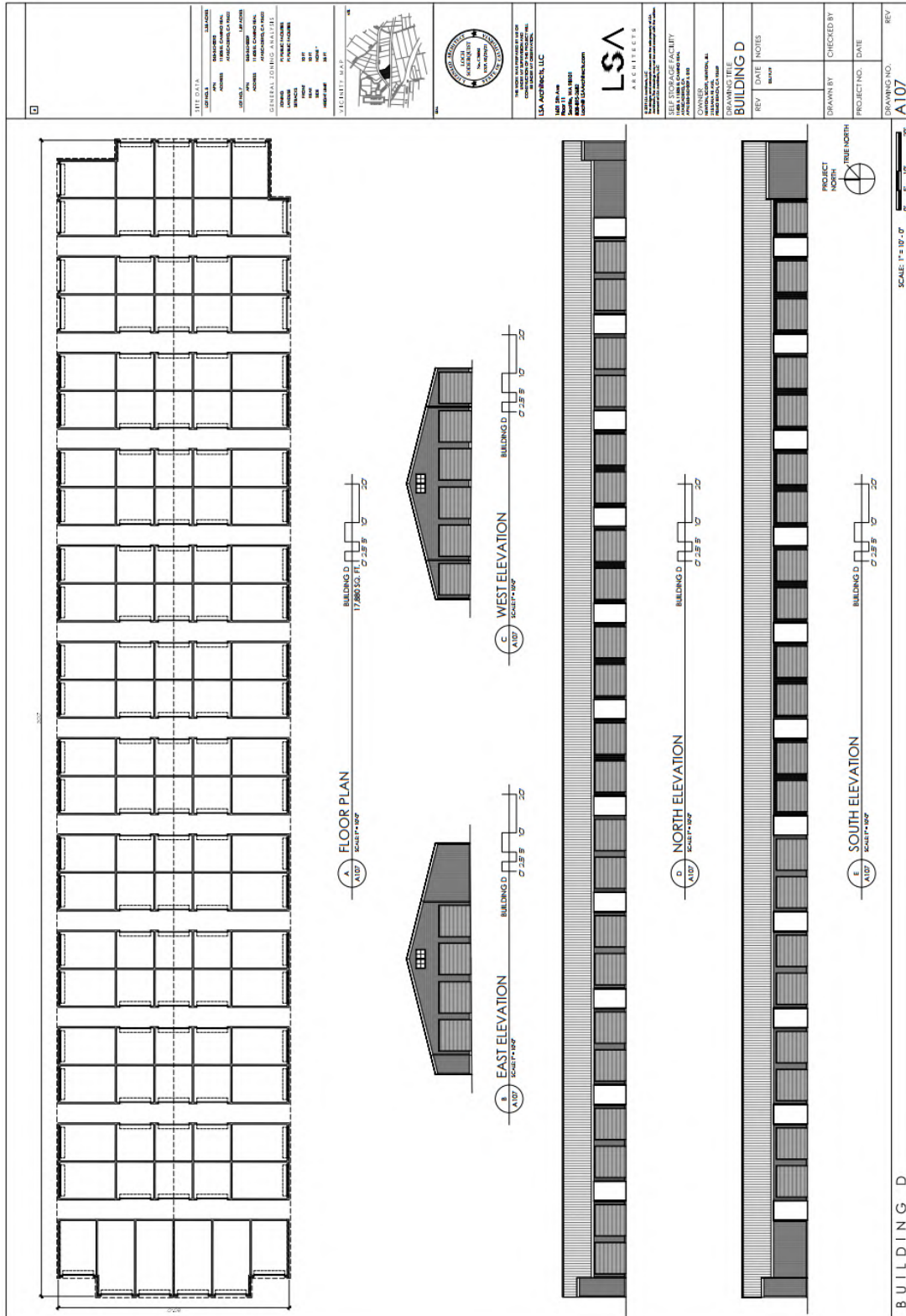


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

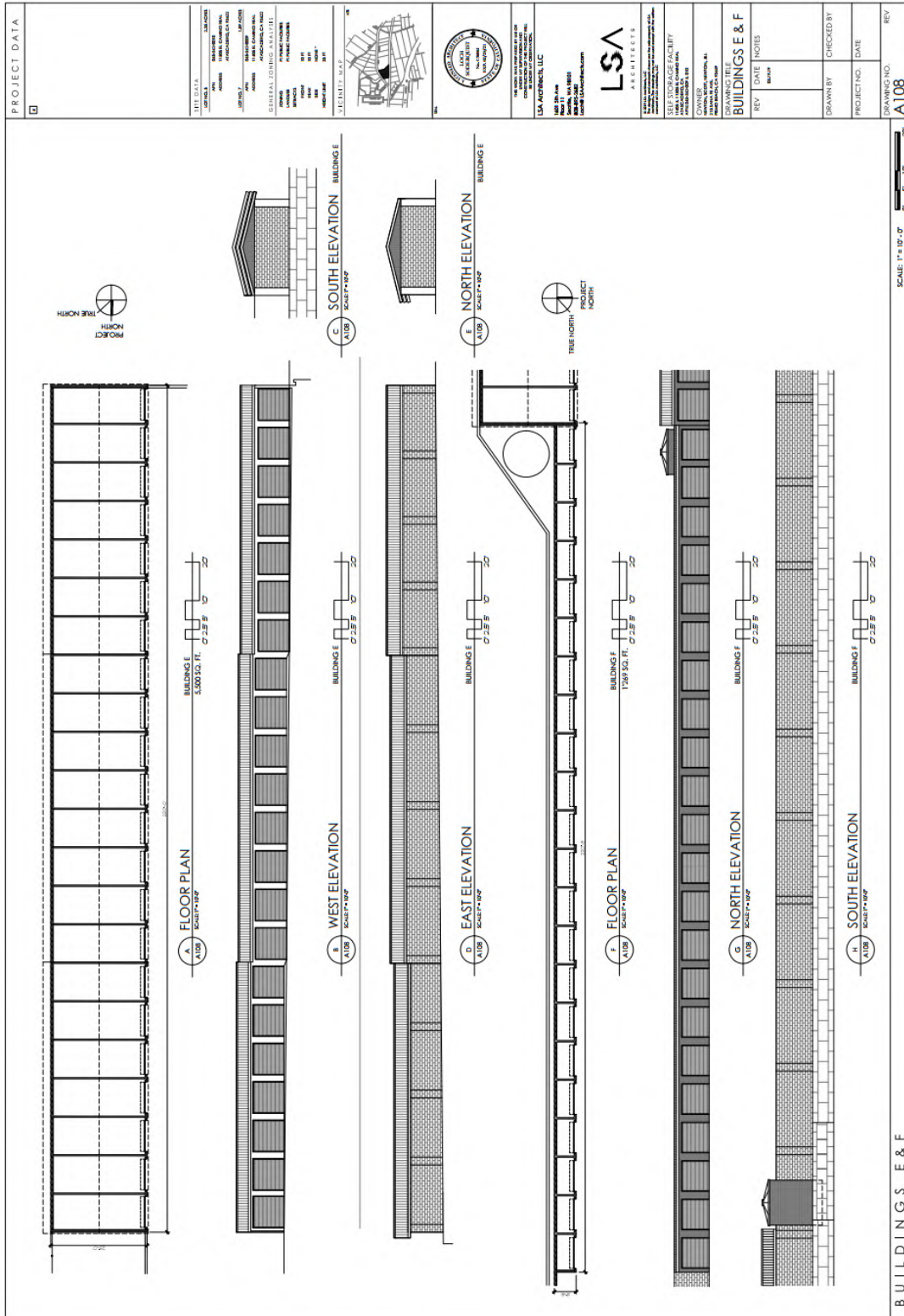


EXHIBIT D: Elevations and Floor Plans
DEV18-0103

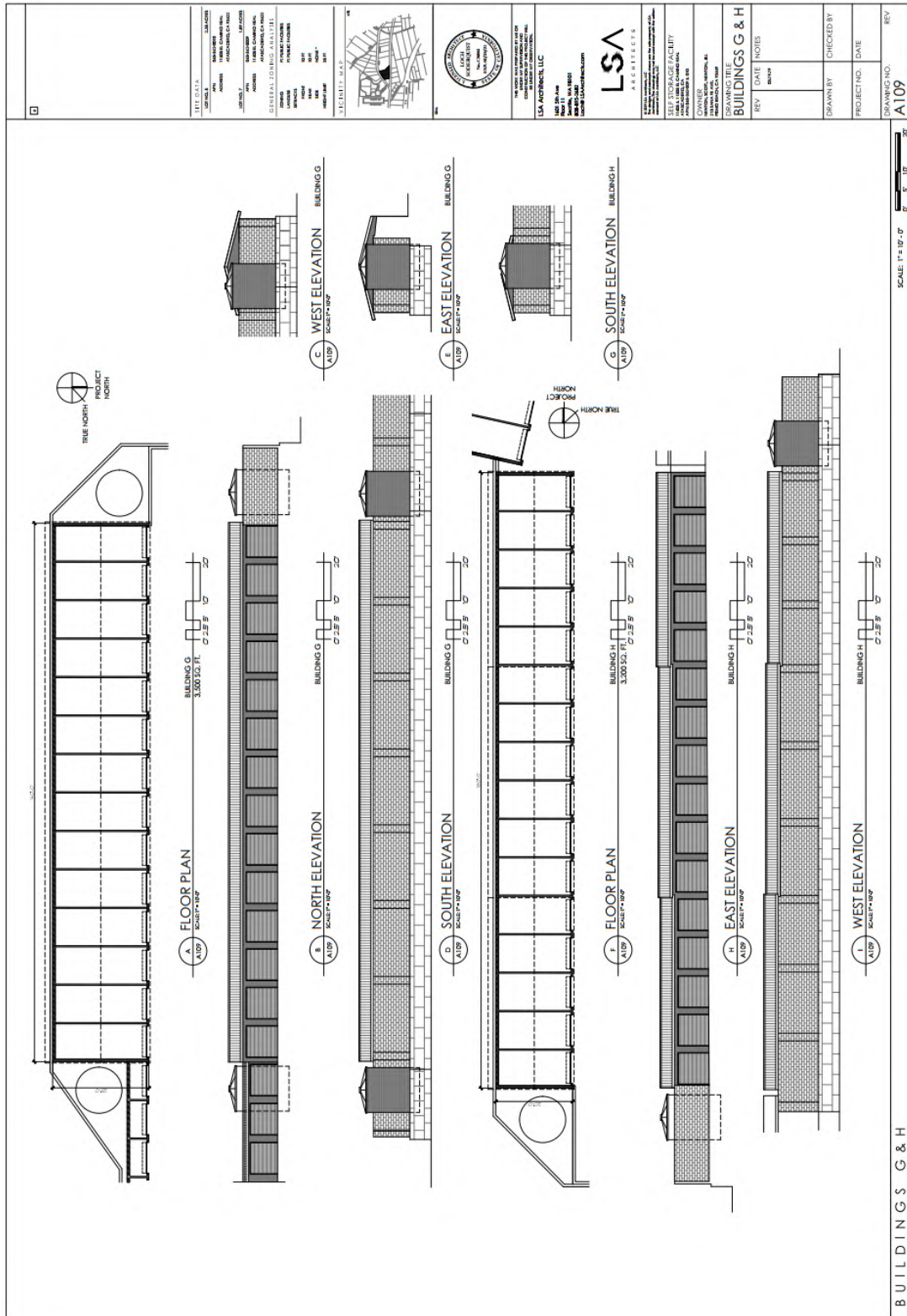
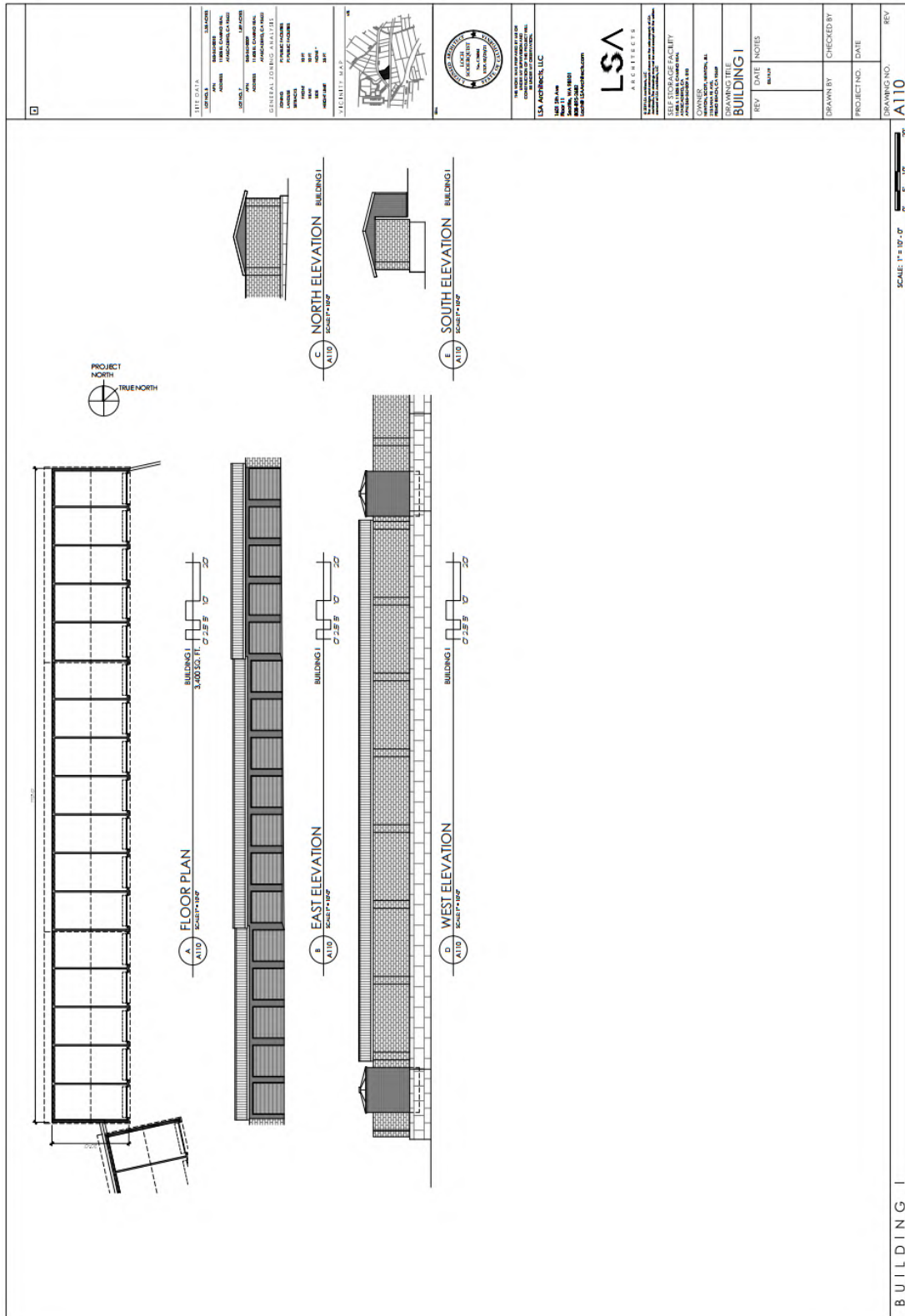


EXHIBIT D: Elevations and Floor Plans
DEV18-0103



**ATTACHMENT 2: Notice of Intent to adopt Mitigated Negative Declaration and Initial Study
DEV 18-0103**

See Following Page



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This page was added to the posting in order to place the Clerk's office label on the document without obstructing any of the documentation within the notice.

Filed in County Clerk's Office
Tommy Gong
San Luis Obispo - County Clerk-Recorder

PST201900040

06/13/2019
CLKPOST
Pages: 138
Fee: \$ 0.00

By nbalseiro, Deputy





CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

(ENDORSED)
FILED

JUN 13 2019

Notice of Intent to Adopt Mitigated Negative Declaration

TOMMY GONG, COUNTY CLERK
NAOMI BALSEIRO
DEPUTY CLERK

PROJECT NO.	DEV18-0103	Environmental Document No.	2019-0007
PROJECT TITLE	Mini Storage		
APPLICANT NAME & PHONE NUMBER	Scott Newton	Email	
MAILING ADDRESS:			
STAFF CONTACT:	Kelly Gleason	(805) 470-3446	kgleason@atascadero.org
PROJECT ADDRESS:	11450 Viejo Camino 11505 El Camino Real	Atascadero, CA 93422	APN: 045-342-009 045-341-010

PROJECT DESCRIPTION:

The project is an 81,000+ square foot mini-storage facility on a 4.2 acre site which includes indoor storage units, an office, a workshop and a caretaker's residence in a total of 9 buildings. Paved drive aisles and four parking spaces are included. The project site is designated with 1.8 acres of wetland habitat however; recent drought conditions and annual animal grazing have denuded the habitat vegetation. The property contains an identified blue-line creek with a clearly defined flow path. Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. The realigned creek would run parallel to El Camino Real into a 0.77 acre wetland restoration area and then flow in a straight path to the Viejo Camino culverts. The realigned creek channel will be constructed with a retaining wall on one side and naturalized slope on the other. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency permits.

The project will require approximately 8,000 cubic yards of cut and 12,000 cubic yards of fill material in order to create a level development area. One of the existing properties hosts a single family residence.

General Plan Designation: Public Facilities (PUB)
Zoning District: Public (P)

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

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

STATE CLEARING HOUSE REVIEW: ☒ Yes ☐ NO

REVIEW PERIOD BEGINS: 06/14/2019 **REVIEW PERIOD ENDS:** 07/16/2019

PUBLIC HEARING REQUIRED: ☐ No ☒ Yes

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative declaration for review and comment to all effected agencies, organizations, and interested parties. Reviewers should focus on the content and accuracy of the report and the potential impacts upon the environment. The notice for this project is in compliance with the California Environmental Quality Act (CEQA). Persons responding to this notice are urged to submit

their comments in writing. Written comments should be delivered the City (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via email is also accepted and should be directed to the Staff contact at the above email address. This document may be viewed by visiting the Community Development Department, listed under the lead agency address, or accessed via the City's website.



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study Summary – Environmental Checklist

PROJECT NO. DEV2018-0103 **Environmental Document No.** 2019-0007
PROJECT TITLE: Mini Storage

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

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards / Hazardous Materials	☐ Transportation
☒ Air Quality	☒ Noise	☒ Wastewater
☒ Biological Resources	☐ Population / Housing	☒ Water / Hydrology
☒ Cultural Resources	☐ Public Services / Utilities	☒ Land Use

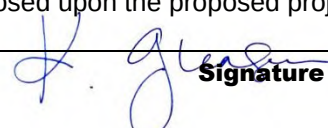
DETERMINATION: (To be completed by the Lead Agency)

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

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kelly Gleason _____ 06/12/19

Prepared by (Print)


Signature

Date

Phil Dunsmore _____

Reviewed by (Print)


Signature

06/12/19

Date

PROJECT ENVIRONMENTAL ANALYSIS

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

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

A. PROPOSED PROJECT

Description:	The project is an 81,000+ square foot mini-storage facility on a 4.2 acre site which includes indoor storage units, an office, a workshop and a caretaker's residence in a total of 9 buildings. Paved drive aisles and four parking spaces are included. The project site is designated with 1.8 acres of wetland habitat however; recent drought conditions and annual animal grazing have denuded the habitat vegetation. The property contains an identified blue-line creek with a clearly defined flow path. Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. The realigned creek would run parallel to El Camino Real into a 0.77 acre wetland restoration area and then flow in a straight path to the Viejo Camino culverts. The realigned creek channel will be constructed with a retaining wall on one side and naturalized slope on the other. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency permits. The project will require approximately 8,000 cubic yards of cut and 12,000 cubic yards of fill material in order to create a level development area. One of the existing properties hosts a single family residence. General Plan Designation: Public Facilities (PUB) Zoning District: Public (P)
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THAT PORTION OF LOT 7 OF BLOCK 66 OF ATASCADERO COLONY, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED OCTOBER 14, 1914 IN BOOK 3, PAGE 97 OF MAPS, AND AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED MARCH 26, 1980 IN BOOK 37, PAGE 69 OF RECORDS OF SURVEYS

Legal Description:

ALL THAT PORTION OF THAT PART OF LOTS 5 AND 6 IN BLOCK 66 OF ATASCADERO COLONY, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED OCTOBER 21, 1914 IN BOOK 3 PAGE 1 ET SEQ., OF MAPS, WHICH WAS CONVEYED TO GERTRUDE HOPPER, BY DEED RECORDED SEPTEMBER 13, 1918 IN BOOK 117, PAGE 331 OF DEEDS, WHICH LIES NORTHEASTERLY OF THE NORTHEASTERLY LINE OF



THE RIGHT OF WAY FOR STATE HIGHWAY PURPOSES CONVEYED TO
THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 24,
1931 IN BOOK 108, PAGE 161 OF OFFICIAL RECORDS

Assessor parcel number(s): 045-342-009, 045-341-010
Latitude: 5,776,235 **Longitude:** 2,361,703
Other public agencies whose approval is required: California Department of Fish and Wildlife (DFW), Army Corps of Engineers (ACE), Water Quality Control Board (WQCB), Federal Emergency Management Agency (FEMA)

B. EXISTING SETTING

Land use designation: Public Facilities
Zoning district: Public
Parcel size: 4.2 acres
Topography: Flat **Average Slope:** <5% with 12-15% at the location of the existing residence
Vegetation: Annual grasses
Existing use: 11450 Viejo Camino: Single Family Residence
11505 El Camino Real: Vacant Lot
Surrounding land use: Paloma Park, Residential, Churches and other related facilities, School
North: Commercial
Multi-Family
South: Public Zone
Existing Residence
East: Recreation
Multi-Family
West: Residential PUD
Open Space

C. ENVIRONMENTAL ANALYSIS

During the initial study process, at least one issue was identified as having a potentially significant environmental effect (see following Initial Study). The potentially significant items associated with the proposed project can be minimized to less than significant levels.



CITY OF ATASCADERO INITIAL STUDY CHECKLIST

1. AESTHETICS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect on an adopted scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

EXISTING SETTING:

The City of Atascadero reviews all new projects for appropriate building design. New projects must have a design that is sensible within the context of the community. The design must be similar or complimentary to the surrounding developments. Additionally, developers must consider how a project may affect historical and natural resources in and around their site. The promotion of purposeful design helps preserve community character and aesthetic as well as prevent negative impacts on surrounding property values.

The subject properties total 4.2-acres consisting of one undeveloped parcel and one single family residential parcel which are both located in the Public (P) zoning district just south of the Viejo Camino and El Camino Real intersection. The surrounding area is composed of mostly Multi-Family Residential, and Public zoning designations. There is also approximately 2.2 acres of public recreational facilities just south east of the project boundary, across Viejo Camino Rd. There is an existing Historic Colony Home adjacent to the project site. The property is located in the Paloma Creek watershed. The property contains designated wetland habitat and has historically had flooding occur during wet years.

The General Plan Land Use, Open Space, and Conservation Element provide policies regarding the preservation of natural habitats and the rural character in Atascadero.

PROPOSED PROJECT:

The project is a mini-storage facility with more than 81,000 square feet of storage buildings, office, workshop, and caretaker's residence in a total of 9 buildings. Paved drive aisles and 4 parking spaces are included. The subject properties are a combined total of 4.2 acres. One of the existing properties is currently developed with a single family residence. The proposed use includes perimeter walls that range from 160-feet to 200-feet in length along the visible project edges. The proposed walls are minimally articulated and will create a visual impact to the surrounding residential, open space, and park facilities. The realigned creek and wetland restoration area are proposed for the southern portion of the property adjacent to the existing Historic Colony Home on the adjacent property.

The Atascadero General Plan and Atascadero Municipal Code (AMC) provide thresholds of significance for the aesthetic qualities of new developments. The General Plan Land Use Conservation Element Policies 1.4 and 2.1 specify the avoidance of light pollution and compatibility with existing surrounding neighborhoods. Section 9.4.137 of the AMC regulates exterior lighting to avoid light pollution onto neighboring properties.

The Atascadero Municipal Code requires that any exterior lighting be fully shielded and directed in such a way that no glare occurs and that no light source is visible from off-site. All proposed lighting must comply with this code requirement. The City focuses on maintaining a rural character and this is partly achieved by minimizing street lights to only those areas where a need is dictated by safety. There are currently no street lights along the project frontage on El Camino Real and none along the Viejo Camino Frontage. Overall surrounding ambient lighting is relatively low and only includes minimal building mounted lighting on adjacent commercial and residential developments.

AES Impact-1: The nature of the proposed mini-storage use provides largely vacant and walled-in areas, thus, safety lighting is expected, and therefore, ***this impact requires mitigation.***

AES Impact-2: The project is surrounded by long minimally articulated perimeter walls that are highly visible from El Camino Real and Viejo Camino, thus, ***this impact requires mitigation.***

MITIGATION / CONCLUSION:

AES 1.1: All exterior lights shall be turned off between the hours of 11pm and 6am. Lights may turn on when motion is sensed. All lighting must be dimmable to maintain the low light levels of the surrounding residential and open space areas.

AES 1.2: The wall shall be constructed of medium toned split face block with darker contrasting pilasters. Where any wall is constructed that is not a side of a building, a decorative cap shall be included. The portion of the wall used to create one side of the realigned creek channel shall be constructed of a natural rock or stone appearing material with color variations. Medium to tall landscaping shall be placed adjacent to the wall. If this is not possible due to wetland restoration requirements, metal trellis features shall be provided at regular intervals with appropriate landscape material. The shelf between the back of building and the creek channel wall shall include space and depth for landscape material that will trail over the wall.

2. AGRICULTURE RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

EXISTING SETTING:

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

Currently, the subject property is a 4.2 acre underdeveloped property located in the Public zoning district. The properties are surrounded by development and are located between El Camino Real and Viejo Camino. The surrounding parcels include residential, commercial, parks, and quasi-public uses. The site contains designated wetland habitat and an identified blue-line creek that flows to Paloma Creek and onward to the Salinas River ¼ mile to the east. The site has historically been grazed for weed control by the neighboring residents.

The project site is not designated as farmland by the California State Department of Conservation and has minimal agricultural potential based on the creek and wetland presence (Figure 6).

PROPOSED PROJECT:

The applicant is proposing an 81,000+ square foot indoor mini-storage facility with caretaker's residence and associated improvements. The project is located in a flood hazard area and portions are within the 100-year flood plain. The proposal includes modifications to the flood plain and realignment of the identified creek. The project also includes wetland restoration.

The site is categorized as "Urban and Built-Up Land" by the California Department of Conservation (Figure 6).

MITIGATION / CONCLUSION:

There are no impacts expected to occur.

3. AIR QUALITY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

EXISTING SETTING:

All new developments have impacts on local air quality that vary in extent depending on construction practices, land use, size, and vehicle trip generation. Poor air quality can have adverse effects on public health including increases in cardio respiratory diseases (World Health Organization, 2018). The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to maintain air quality in a healthy state. Furthermore, the Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants.

The existing site is composed of two parcels which span approximately 4.2 acres of land the Public zoning district, south of the El Camino Real and Viejo Camino Road intersection. There is currently a single family residence developed on one of the parcels and the other remains

undeveloped. The surrounding parcels include residential, commercial, parks, and quasi-public uses.

The EPA ranks levels of specific air pollutants in a region as being at “attainment” or “nonattainment.” Nonattainment status is given to regions where the air quality does not meet the national primary or secondary standards provided in the EPA Green Book. According to SLOAPCD, San Luis Obispo County is at nonattainment for ozone (O₃) and respiratory particulate matter (PM₁₀) (Table 1). Atascadero General Plan Land Use, Open Space and Conservation Element program 10.3.1 requires dust control and emissions regulation during the construction phases of any project. The associated policy aims to support regional efforts to maintain clean air.

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used predict the gravity of impacts from additional Ozone (O₃) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017). According to SLOAPCD, a new ministorage facility would need to be 467,000 square feet in size to meet the significance threshold for Ozone Precursors.

PROPOSED PROJECT:

The applicant is proposing to develop a ministorage facility with more than 81,000 square feet of indoor facilities including a caretaker’s residence associated site improvements. The project will require grading of the entire 4.2 acre property, including 6,523 cubic yards of cut and 13,438 cubic yards of fill cubic yards of fill material in order to create a level development area. Additionally, the project site is within 1,000 feet of single family residences, apartment buildings, and three parks (Figure 7).

Table 2 below from the *CEQA Air Quality Handbook* (2012) and 2017 clarification memo provides threshold significance of 2.5/Tons for PM₁₀ for construction operations of any new project. The document also states that any grading of an area larger than 4 acres or within 1,000 feet of sensitive receptors requires mitigation. Sensitive receptor locations include spaces where the youth, elderly, and other vulnerable populations may spend a considerable amount of time including, but not limited to, residences, schools, parks, hospitals, and daycare centers.

AQ Impact-1: The San Luis Obispo County Air Pollution Control District (SLOAPCD) reports that the county is at nonattainment for Ozone (O₃) emissions. They provide a 447,000 square foot threshold of significance for storage facilities expected to contribute to Ozone Precursor emissions. The Newton project will not exceed this threshold. Since the project will not exceed 447,000 square feet, then ***the impact is insignificant.***

AQ Impact-2: The San Luis Obispo County Air Pollution Control District (SLOAPCD) reports that the county is at nonattainment for Particulate Matter (PM₁₀) emissions. The CEQA Air Quality Handbook (APCD, 2012) provides a 2.5 ton per quarter threshold for significance which can be met by a project with grading on greater than 4 acres. Additionally, mitigation is required for properties with 1,000 feet of sensitive receptors. The mini-storage facility will require grading of the entire 4.2 acre site and is located within 1,000 feet of sensitive receptors, thus, ***the impact requires mitigation.***

MITIGATION / CONCLUSION:

AQ 2.1: Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD’s limit of 20% opacity for greater than 3minutes in any 60-minute period. Increased watering frequency would be required whenever

wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.

AQ 2.2: All dirt stock pile areas should be sprayed daily as needed.

AQ 2.3: Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.

AQ 2.4: All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

AQ 2.5: All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ 2.6: Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

AQ 2.7: "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.

AQ 2.8: Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ 2.9: All of these fugitive dust mitigation measures shall be shown on grading and building plans. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD.

4. GREENHOUSE GAS EMISSIONS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EXISTING SETTING:

Greenhouse gases (GHG) including carbon dioxide (CO₂), Methane (CH₄), Nitrous Oxide (N₂O), fluorinated gases, and water vapor, can cause significant harm to the environment and have adverse effects public health. The City of Atascadero and the State of California attempt regulate GHG emissions to promote environmental and public health as well as energy efficiency. SLO County APCD expects mini-storage facilities in excess of 267,000 square feet to exceed thresholds for GHG, as stated in the 2017 clarification to the 2012 CEQA Handbook.

The site where the mini-storage is proposed is located on a 4.2 acre parcel in Public zoning district of Atascadero. The surrounding parcels include multi-family and single-family residential developments, commercial uses, parks, and quasi-public uses. Currently, one of the subject properties is undeveloped and does not contribute GHG emissions to the environment; the other is developed with a single family residence.

In 2014, the City of Atascadero adopted a climate action plan (CAP) to help guide the city in reducing their GHG emissions in accordance with California Assembly Bill 32 (AB32). AB32 aims at a reduction of 15% in GHG emissions by 2020. According to this plan, in 2005 the City of Atascadero produced 141,428 metric tons (MT) of carbon dioxide equivalent (CO₂e) in GHG emissions. Commercial and Industrial land uses contributed 14% of the total emissions (Rincon Consultants, Inc., 2014). Figure 17 below shows the portion of total emissions contributed by each sector of the community in 2005. The City aims to reduce their community-wide emission levels to 120,214 MT CO₂e by 2020.

PROPOSED PROJECT:

The applicant is proposing mini-storage facilities in excess of 81,000 square feet. The facility would include a caretaker's residence and associated improvements. The parcels being developed total to 4.2 acres in size.

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used predict the gravity of impacts from additional Ozone (O₂) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017). According to SLOAPCD, a new ministorage facility would need to be 267,000 square feet in size to meet the 1,150 MT of CO₂e per year significance threshold for GHG emissions. The project area for the ministorage facility will be below that which is expected to exceed the threshold of significance.

The City of Atascadero CAP is the approved GHG reduction plan for the City and provides guidelines and measures to achieve the City's reduction goal. According to the SLO Air Pollution Control District Greenhouse Gas Thresholds handbook, stationary industrial uses have an annual

threshold of 10,000 MT of CO₂e per year. Any projects that exceed this threshold must take action to mitigate their level of emission. The project is not expected to surpass more than 1,150 MT of CO₂e per year based on the SLOAPCD screening criteria described above.

GHG Impact 1: The ministorage facility does not conflict with the City of Atascadero's Climate Action Plan (CAP). Since there is no conflict with the adopted CAP, then ***the impact is insignificant.***

GHG Impact 2: The ministorage facility will exceed 81,000 square feet but not surpass 267,000 square feet in building area. The San Luis Obispo County Air Pollution Control District (SLOAPCD) provides a threshold of 1,150 MT of CO₂e per year which is expected to be exceeded by projects with a project area of 267,000 square feet or more (SLOAPCD, 2017). Since the project does not surpass the threshold provided by SLOAPCD, then ***the impact is insignificant.***

MITIGATION / CONCLUSION: No further mitigation is required.

5. BIOLOGICAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	☐	☒	☐	☐
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with policies or ordinances protecting biological resources, such as the native tree ordinance?	☐	☒	☐	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero as well as San Luis Obispo County and the state of California emphasize the protection of their diverse ecosystems and the vulnerable species to which they provide habitats.

The existing site is composed of two parcels which span approximately 4.2 acres of land the Public zoning district, south of the El Camino Real and Viejo Camino Road intersection. There is currently a single family residence developed on one of the parcels and the other remains undeveloped. A biological resources assessment prepared for the project by Terra Verde Environmental Consulting provides existing biologic characteristics of the site. According to the assessment, the site hosts a blue line creek and State recognized wetlands. According to the wetland delineation performed by Terra Verde, the existing site does not meet the criteria for federally recognized wetlands.

The site is designated with 1.8 acres of freshwater emergent wetland habitat according to the US Fish and Wildlife Service Wetland Inventory Mapper (Figure 8); however, recent drought conditions and annual animal grazing have denuded the habitat vegetation. There are existing restored wetlands to the west of the project across El Camino Real from the project site. The property also contains an identified blue-line creek with a clearly defined flow path (Figure 9). Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The site has low suitability for hosting special status species due to past land uses. However, the site may potentially serve as seasonal habitat for nesting birds and roosting bats. Nonnative plant species compose the majority of the vegetation on the site (75%) but native plant species are still present.

PROPOSED PROJECT:

The project proposes the construction of a mini-storage facility that exceeds 81,000 square feet. The facility includes a caretaker's residence, workshop, and associated site improvements. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. A biological assessment and federal wetland assessment was completed by Terra Verde Environmental Consulting in January and March of 2019. Soil samples and hydrology were assessed at locations containing visible wetland vegetation, limiting the scope of the analysis to the creek channel. Based on this analysis, it was determined that no federal wetlands exist at the time of assessment as the test areas only met 2 of the 3 qualifying criteria for federal wetlands. However, since the State of California recognizes single criteria wetlands, this area was determined to meet guidelines for State recognized wetland habitat. According the biological assessment, a total of 0.14 acres of the ephemeral drainage channel where wetland indicators were present will be permanently lost or altered by the proposed development. However, these losses are expected to be accounted for through the proposed dedication of wetland open space.

The creek would be realigned to run parallel to El Camino Real into a 0.77 acre wetland restoration area and then flow in a straight path to the existing Viejo Camino culverts. The realigned creek channel will be bordered on one side by a retaining wall that defines the limits of the development

area with the opposite bank constructed of a 2:1 vegetated slope. The channel is proposed to have a natural bottom. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency permits.

The Atascadero General Plan provides thresholds of significance for impacts to biological resources. The following policies from the Atascadero General Plan Land Use, Open Space, and Conservation (LOC) Element address development of sensitive, natural areas:

1. LOC 6.1: Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides and other valuable habitats.
2. LOC Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

The implementation programs associated with these policies call for the preservation of sensitive areas, minimization of land disturbance, and support of floodable terraces. LOC Program area 8.1.3 specifically requires for waterways to be maintained in their natural state and prohibits concrete channelization. Additionally, LOC Program Area 8.2.2 requires a 20-foot setback from any blue-line creek to proposed grading and development. The Regional Quality Control Board has requested that the City adopt a 30-foot setback to maintain water quality and watershed health. The proposed project includes realignment of the creek to accommodate development of the site. The creek channel will be reconstructed in a semi-natural state with one vegetated bank.

The construction of the project may impact trees on the property that are potential nesting and roosting sites for special status species.

BIO Impact-1: Demolition of the existing residence and any planned removal of ornamental trees may result in direct or indirect impacts to nesting birds if construction occurs during the typical avian nesting period (February 01 through August 31), as well as roosting bats. Further, the grassland habitat areas on site, although disturbed, may provide suitable nesting habitat for ground-nesting species. Impacts may occur due to habitat loss or construction related disturbances that may deter roosting or nesting, or cause nests to fail, thus ***this impact is requires mitigation.***

BIO Impact-2: The biological assessment of the site determined that approximately 0.8 acres fall under the jurisdiction of the United States Army Corps of engineers and 0.14 acres of existing ephemeral drainage will be altered to accommodate development of the site. The development of the property will require grading on the entire site including 6,523 cubic yards of cut and 13,438 cubic yards of fill, including the area containing State recognized wetland habitat, thus ***the impact requires mitigation.***

BIO Impact-3: The project proposed to realign an existing jurisdictional creek to accommodate development of the project site. The City's General Plan requires waterways to be maintained in a natural state and that development adhere to a 20-foot setback from the ordinary high water mark, thus, ***the impact requires mitigation.***

MITIGATION / CONCLUSION:

BIO1-1: Pre Construction Surveys for Roosting Bats: Within 30 days prior to removal of existing structures and/or mature trees, a sunset survey shall be conducted by a qualified biologist

to determine if bats are roosting on site. If bats are present, a follow-up acoustic monitoring survey shall be completed to determine, if feasible, which species are present. If roosts of special-status bat species are identified and will be impacted during the proposed project, CDFW will be consulted to determine appropriate measures to be implemented. If it is determined that no special-status bats are present, the project shall proceed under the guidance of a qualified biologist, in a manner that minimizes impacts to individual bats and roosts (e.g., conducting work only during the day or installing one-way exclusions prior to work).

BIO 1-2: Pre Construction Surveys for Nesting Birds: If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation CDFW, and/or the USFWS.

BIO 2-1: Protection of Hydrologic Resources: Construction within and immediately adjacent to the drainage shall occur only when conditions are dry. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the construction period. In addition, the following general measures shall be implemented during construction:

- The limits of disturbance within the existing drainage feature shall be clearly shown on all sites plans and flagged within the drainages prior to project implementation. All construction personnel shall be directed to avoid impacts to the areas immediately upstream and downstream of the proposed development including the existing culvert features located at El Camino Real and Viejo Camino.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages.
- Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BIO 2-2: Compensatory Mitigation Plan: A compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. The exact details and performance criteria of the restoration plan shall be determined during agency coordination with CDFW, RWQCB, and the Corps, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, and RWQCB) should be obtained. Additional mitigation measures required by these agencies would be implemented as necessary.

BIO 2-3: Agency Permitting: Prior to issuance of any permits for grading or construction on-site, the applicant shall obtain permits from the following agencies, and any other agencies as necessary:

- California Department of Fish and Wildlife
- US Army Corps of Engineers
- Regional Water Quality Control Board

Any mitigation measures required by the above listed permits shall be implemented to their fullest extent.

BIO 3-1: Creek Channel Naturalization: The realigned creek shall be constructed in a manner which maintains and enhances natural flows and vegetation. The creek shall interface with the proposed development in a way which maintains appropriate setbacks and naturalization.

BIO 3-2: Wetland Restoration: The wetlands shall be monitored for a period of not less than 5-years. Annual reports from a qualified biologist shall be submitted to the City addressing any irrigation modifications or replanting that may be required to ensure successful naturalization of the restored wetland habitat. A contract with a qualified biologist shall be entered into prior to final of the development permit.

6. CULTURAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a historical resource?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

EXISTING SETTING:

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

The existing property is a 4.2 acre, underdeveloped parcel located in the Public zoning district between El Camino Real and Viejo Camino. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. An existing ephemeral creek meanders through the project site, flows into Paloma Creek and subsequently the Salinas River approximately ¼ mile to the east. The site contains identified

wetlands. There is an existing Historic Colony Home located on the parcel directly adjacent to the project site to the south.

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

PROPOSED PROJECT:

The applicant is proposing an 81,000+ square foot mini-storage facility with an associated care taker's residence, workshop, and parking lot. The project includes 6,523 cubic yards of cut and 13,438 cubic yards of fill. The existing creek is proposed to be realigned to accommodate the development. Approximately 0.77 acres of restored wetland will be constructed on the south-eastern portion of the project site. The realigned creek and reconstructed wetlands are proposed on the portion of the property adjacent to the Historic Colony Home, creating a buffer between the proposed mini-storage development and the historic residential property.

According to the city's internal database, the nearest known archeological site is located 1/3 of a mile from the site. The site contains an ephemeral drainage and identified wetlands. The site has been grazed for a number of years and is subject to annual flooding. In accordance with AB52, early notification was send to all tribal communities claiming jurisdiction over the area. No additional archeological reconnaissance was requested.

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

7. GEOLOGY AND SOILS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the exposure to or production of unstable earth conditions including the following: • Landslides; • Earthquakes; • Liquefaction; • Land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?	☐	☐	☒	☐
d) Include any structures located on known expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the City's Safety element relating to geologic and seismic hazards?	☐	☐	☐	☒
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

EXISTING SETTING:

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

The site spans two parcels and is approximately 4.2 acres of underdeveloped land in the Public zoning district between Viejo Camino and El Camino Real. There is an existing single family residence on one parcel and the other parcel is vacant with 1.8 acres of historic wetlands identified. Due to the low-lying nature of the site, the property is subject to annual seasonal flooding. Approximately 50% of the site is within the FEMA mapped flood zone A with Base Flood Elevations (BFE) determined (Figure 15). This project is subject to and must comply with the Flood damage Prevention Regulations as adopted by the City of Atascadero.

The USDA Natural Resources Conservation Service provides GIS data regarding the site's stability, and risk of hazards. The biological assessment of the site identified three soil types: 1) still clay loam; 2) Santa Lucia-Lopez Complex; and 3) San Andreas-Arujo Complex. Each of these soil types is associated with their own slope average (Figure 10) The USDA GIS data classifies the site's soil drainage as "Moderately Drained" with "Moderate" erodibility (Figure 12) and shrink-swell capacity, and slow percolation. Additionally, this data also shows that approximately 3.6 acres of the property are at high risk for liquefaction and another 1.4 acres are at high risk for landslide (Figure 13). The average slope of the site is less than 10% according to estimations from the City's GIS data base.

PROPOSED PROJECT:

The applicant is proposing to develop a ministorage facility with more than 81,000 square feet of indoor facilities including storage units, a workshop and care taker facilities. The project will be located on two existing parcels southwest of Paloma Creek Park between El Camino Real and Viejo Camino that are covered with moderately expansive soil. The site is composed of two parcels and spans approximately 4.2 acres. Preliminary earthwork estimates in the project plans

call for 6,523 cubic yards of cut and 13,438 cubic yards of fill. There is 1.8 acres of historically identified wetland on the project site; however, the recent drought conditions and grazing activities have affected this resource. The biological assessment prepared for the project in early 2018 identified 0.14 acres of ephemeral drainage on site and no federally recognized triple criteria wetlands. The project proposed to realign the existing creek and modify the existing floodway.

The Atascadero General Plan and Local Hazard Mitigation Plan (LHMP) list and map the potential ground shaking sources that can threaten developments within its boundaries as seen on Table 3. The California Department of Conservation developed the Earthquake Hazard Zone Application which allows users to determine if a parcel is located in an earthquake fault zone. The subject parcel is not within an identified Earthquake Fault Zone.

The Atascadero Municipal Code (AMC) establishes the Geologic Hazard (GH) Overlay Zone for areas with high risk of landslide and liquefaction. The standards for this zone are meant promote the cautious development of areas prone to geologic hazards including landside, liquefaction, and seismic hazards. Specifically, projects located in the GH overlay zone must submit a geologic report with the official project application (AMC 9-3.613). AMC 9-4.139 requires a grading plan for a project that involves an excess of 50 cubic yards of earth movement. Furthermore, AMC 9-4.145 requires a sedimentation and erosion control plan for any nonagricultural project where land is disturbed. These plans must be submitted to and reviewed by the City engineer for project approval or modification.

The Atascadero Municipal Code also addresses most issues related to geologic impacts prior to approval of any project. The site is subject to the GH overlay zone standard in AMC 9-3.613. These standards address issues related to landslide, liquefaction, and land subsidence by requiring geologic report applicable sites. AMC 9-4.139 & 9-4.145 address issues related to soil erosion and topsoil loss by requiring a grading plan and a sedimentation and erosion control plan. AMC and building code regulations would also ensure that the project is consistent with General Plan and LHMP policy regarding geologic and Seismic hazards.

Finally, the General Plan Safety and Noise Element Goal 4 and its respective policies and programs address geologic and seismic hazards as they affect development and emergencies. The Atascadero Local Hazard Mitigation Plan (LHMP) also provides mitigation strategies addressing geologic hazards. Mitigation Goals 4, 5, and 7 promote the enforcement of safe building design, proper environmental studies and documentation, and feasible mitigation strategies for all new developments. Project consistency with these requirements and standards are addressed as part of the building permit process prior to construction.

GEO Impact-1: GIS Data from the United States Geologic Survey characterizes soil on the property as having high risk of landslide and liquefaction with moderate shrink-swell capacity. The site is therefore subject GH Overlay zone and associated development standards. The Atascadero Municipal Code requires a geologic report to be submitted prior to permits being approved. The Atascadero Municipal Code requires a sedimentation and erosion control plan to be submitted to the city engineer for revision and approval review. Since the Atascadero Municipal Code addresses issues geologic hazards, then ***the impact is insignificant.***

GEO Impact -2: The project site contains areas mapped by FEMA as flood zone A with Base Flood elevations determined. The City has adopted Flood damage Prevention Regulations as established by FEMA. The project is subject to compliance with these adopted regulations; therefore, ***the impact is insignificant.***

MITIGATION / CONCLUSION: No further mitigation is required.

8. HAZARDS AND HAZARDOUS MATERIALS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero attempts to regulate land-use in a way that reduces risk for damage during disasters as well exposure to hazardous materials. Where this cannot be achieved, the City has created regulations and standards to protect public health and safety as much as possible.

The existing property is a 4.2 acre, underdeveloped parcel located in the Public zoning district between El Camino Real and Viejo Camino. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area and is not adjacent to any wildland areas. The nearby park is an active recreation park with groomed ball fields and irrigated grass areas. The San Luis Obispo County Fire Department categorizes the site as at a high risk for fire (Figure 14), however, this map has not been updated in many years and the surrounding area has been developed with higher intensity residential and commercial uses which reduce the wildland fire risk of the site. The Atascadero Fire Department estimates response time for an emergency on the site would be less than 5 minutes.

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

PROPOSED PROJECT:

The applicant is proposing mini-storage facilities in excess of 81,000 square feet. The facility would include a caretaker's residence and associated improvements. The parcels being developed total to 4.2 acres in size.

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

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

9. WATER QUALITY / HYDROLOGY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☒	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EXISTING SETTING:

Alterations to existing landscapes developed or otherwise, can impact hydrology on the site by increasing run off, risk of flooding, or contaminating ground water. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The site currently contains an identified jurisdictional creek and historic wetlands. Drought conditions and grazing activities over the past years have degraded the habitat value of the site but seasonal flooding during average rainfall years occurs over a large portion of the site. Approximately 50% of the site is mapped as floodway and flood zone by FEMA.

The urbanized areas of the Central Coast are divided into ten water management zones (WMZs) based on the receiving water type and common watershed processes. The California Regional Water Quality Control Board (CRWQCB) provides maps showing that the site is located in Water WMZ 1 (CRWQCB, 2013) (Figure 11). The California Department of Water Resources provides a tool to assess the boundaries of significant groundwater basins in California. The subject site is not within any significant groundwater basin. The nearest basin is the Atascadero Subbasin of the Salinas Valley Basin on the eastern side of the city approximately 0.68 miles from the project site.

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

PROPOSED PROJECT:

The applicant is proposing mini-storage facilities in excess of 81,000 square feet. The facility would include a caretaker's residence and associated improvements. The parcels being developed total to 4.2 acres in size. Preliminary earthwork estimates in the project plans call for 6,523 cubic yards of cut and 13,438 cubic yards of fill. There is 1.8 acres of historically identified wetland on the project site; however, the recent drought conditions and grazing activities have affected this resource. The biological assessment prepared for the project in early 2018 identified 0.14 acres of ephemeral drainage on site and no federally recognized triple criteria wetlands. The project proposed to realign the existing creek and modify the existing floodway.

Regulations created by City of Atascadero SWMP, AMC, and the CRWQCB are used as thresholds of significance regulation for issues concerning water quality and hydrology for the proposed project. In addition, CDFW, and ACE have permitting authority over the project due to the proposed realignment of the existing creek and modifications to the mapped floodway.

The City of Atascadero Storm Water Management Plan provides goals and implementation measures for run off control through best practices. Many of these goals are achieved through following state standards for storm water runoff. The central coast post construction stormwater

requirements provide standards to protect water quality and ensure runoff control from new developments (CRWQCB, 2013). The proposed mini-storage facility is subject to post-construction requirements for stormwater rate control and water quality.

Development of the subject property will modify the existing flood zone as delineated on the FEMA Flood Insurance Rate Map (FIRM).

WQH Impact-1: The applicant is proposing to realign an existing jurisdictional drainage and re-contour the site to accommodate the proposed development. Grading includes elimination of the existing creek channel and fill of the existing mapped wetland area, thus **this impact requires mitigation**.

WQH Impact-2: The project is proposing to place fill in the existing FEMA mapped flood zone A, which has the potential to increase flooding on adjacent properties; therefore, the **impact requires mitigation**.

MITIGATION / CONCLUSION:

WQH 1-1: The applicant shall obtain all necessary permits from the Regional Water Quality Control Board.

WQH 2-1: Prior to issuance of any building permits, a FEMA Conditional Letter Of Map Revision (CLOMR) must be issued and received by the City Engineer.

WQH 2-2: The project design and construction shall comply with the CLOMR. Prior to a final inspection or Occupancy release, the developer must apply for and be issued a FEMA Letter Of Map Revision (LOMR) and a copy filed in the Office of the City Engineer.

10. LAND USE & PLANNING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero regulates land uses in attempt to create a sensible, safe, and healthy landscape for the residents of the city. Policies regarding land use planning and conservation can be found in the Atascadero General Plan and associated documents. The City's General plan calls for a 20-foot setback from all jurisdictional creeks and watercourses. The RWQCB has requested a more stringent setback of 30-feet.

According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc. Mini-Storage is listed as a conditionally allowed use, requiring certain findings to be made to determine compatibility with the site environment and surrounding neighborhood character. The surrounding parcels include multi-family and single-family residential developments, commercial uses, parks, and quasi-public uses.

The site where the mini-storage is proposed is located on a 4.2 acre parcel in Public zoning district of Atascadero. There is an existing ephemeral creek running through the project site. The property has historically flooded during the rainy season and wetlands have been identified in the past. The current drought and grazing practices has diminished wetland characteristics.

PROPOSED PROJECT:

The applicant is proposing mini-storage facilities in excess of 81,000 square feet. The facility would include a caretaker's residence and associated improvements. The parcels being developed total to 4.2 acres in size. Preliminary earthwork estimates in the project plans call for 6,523 cubic yards of cut and 13,438 cubic yards of fill. There is 1.8 acres of historically identified wetland on the project site; however, the recent drought conditions and grazing activities have affected this resource. The biological assessment prepared for the project in early 2018 identified 0.14 acres of ephemeral drainage on site and no federally recognized triple criteria wetlands. The project proposed to realign the existing creek and modify the existing floodway. The proposal includes the construction of 0.77 acres of wetland habitat.

MITIGATION:

LUP 1: see BIO-3-1

11. MINERAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

EXISTING SETTING:

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

PROPOSED PROJECT:

The project site is a historic low point and subject to annual flooding. There have historically been mapped wetlands on the site. The applicant is proposing an 81,000+ square foot mini-storage facility with a care-taker's residence and associated site improvements. There are no known mineral resources in the area of the proposed project.

MITIGATION / CONCLUSION: No impacts are expected to occur.

12. NOISE – Will the project result in:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero regulates noise pollution from any given development because of the potential for adverse effects on human health and safety.

The existing property is a 4.2 acre, underdeveloped parcel located in the Public zoning district between El Camino Real and Viejo Camino. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park.

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

PROPOSED PROJECT:

The applicant is proposing mini-storage facilities in excess of 81,000 square feet. The facility would include a caretaker's residence and associated improvements. The parcels being developed total to 4.2 acres in size. Preliminary earthwork estimates in the project plans call for 6,523 cubic yards of cut and 13,438 cubic yards of fill. Large grading equipment will be needed to complete site development. Fill dirt will be brought to the site during grading construction activities. Impacts related to construction will be temporary. The continued operation of a mini-storage facility is not expected to generate high volumes of noise.

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

13. POPULATION & HOUSING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

EXISTING SETTING:

The State of California aims to ensure adequate housing and quality living environments by requiring cities to take detailed accounts of current housing stock and needs as well as projections of expected future needs. The Atascadero General Plan Housing Element identifies housing related goals for the city and methods by which to achieve them.

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

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development.

PH Impact-1: The proposed project will eliminate one single-family residence and replace the underdeveloped land with a mini-storage facility and caretaker's residence. The property is zoned "Public" which anticipates non-residential land-uses; ***The impact of the project on population and housing is insignificant.***

MITIGATION / CONCLUSION: No further mitigation is necessary.

14. PUBLIC SERVICE:

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

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Emergency Services (Atascadero Fire)?	☐	☐	☒	☐
b) Police Services (Atascadero Police)?	☐	☐	☒	☐
c) Public Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

EXISTING SETTING:

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

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation

park. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development.

The project will increase the intensity of uses on the subject parcel; however, this increase is anticipated in the General Plan. The project is commercial in nature and will not place a burden on existing City services or facilities.

MITIGATION / CONCLUSION: No impacts are expected to occur.

15. RECREATION:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

EXISTING SETTING:

The City of Atascadero attempts to provide quality open spaces and recreation areas for its residents as it continues to grow.

The Atascadero General Plan recognizes the importance of access to parks and recreation areas. The General Plan Land Use, Conservation and Open Space Element Program areas 11.1.3-5 promote this access and aim for a ration of five acres of open space for every one thousand residents. Associated development impact fees are used to fund maintenance of existing parks and potential acquisition of new open spaces to make these goals achievable.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The use is commercial in nature and will not increase demands on existing recreation facilities.

MITIGATION / CONCLUSION: No impacts are expected to occur.

16. TRANSPORTATION / TRAFFIC – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

EXISTING SETTING:

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

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

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

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The proposed caretaker's residence is projected to generate 6.72 trips a day, and the mini-storage is expected to generate 146 trips a day according to the 7th Edition of the Institute of Transportation Engineers' Trip Generation Manual.

The project includes improvements to Viejo Camino that include a new sidewalk and bus stop. This will increase opportunities for multi-modal travel throughout the City and provide a safe path for pedestrians to travel in the area.

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

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

17. UTILITIES AND SERVICE SYSTEMS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EXISTING SETTING:

The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands. Sewer connection and usage fees go toward any necessary improvements or upgrades to the City's wastewater treatment plant. The AMC sets standards for addressing drainage as well as waste and wastewater disposal from all developments in the City.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc. City sewer is available for the project site. There is an existing single-family residence on-site that is currently served by an on-site wastewater system.

The site currently contains an ephemeral creek that qualifies as a jurisdictional watercourse. Water flows onto the site from an existing culvert under El Camino Real and meanders east to a culvert under Viejo Camino where the creek joins with Paloma creek and flows into the Salinas River located approximately ¼ mile from the project site. Historically the site was designated with

1.8 acres of wetland. Recent drought conditions and consistent annual livestock grazing have decreased the wetland vegetation and habitat of the site.

The Atascadero Mutual Water Company (AMWC) provides water to the City. The company's service area is shown in Figure 16; the site is within the service area. The AMWC's Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions through 2040, can be seen in Table 4. These projections go beyond the time period of the most recent General Plan in which the City anticipates build out by the year 2025. Their projections show that they will have sufficient water supplies to meet the demand.

Waste Management, Inc. (WM) is the city's contracted waste management service. Approximately 99% of Atascadero's solid waste is taken to the Chicago Grade Landfill in Templeton, California (Wallace Group, 2012). CalRecycle monitors and collects data on all permitted landfills in the state of California. According to CalRecycle the Chicago Grade Landfill had a remaining capacity of 6,022,396 cubic yards as of November of 2017 with an operations estimated to cease by 2039.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The project includes the realignment of a natural ephemeral creek and reconstruction of 0.77 acres of wetland habitat area. Water is proposed to enter the site from the existing culverts under El Camino Real and be directed to the constructed wetland at the southern tip of the site. Flows will then continue toward Viejo Camino into an existing culvert. The water flow path will include vegetation on one side of the channel, which is expected to provide filtration and enhance water quality.

Construction of new drainage infrastructure is expected to conform to city policies and AMC requirements. All new run off created by the site will be directed towards proposed on-site water storage cisterns and/or the constructed wetland habitat area. Construction efforts on the property are expected to abide by waste collection standards stated in the AMC.

A new mini-storage and caretaker's residence is not expected to impose demands above anticipated projections on the AMWC water resources or the landfill capacity at Chicago Grade Landfill, nor will impacts exceed the capacity of the City's wastewater treatment plant.

USS Impact-1: The mini-storage facility will be connected to City sewer. The City's wastewater treatment plant is nearing capacity, however, upgrades and new infrastructure is slated to begin over the next few years. The General Plan anticipates development of this parcel and the existing treatment plan is able to accommodate the small loads generated by the proposed use, thus ***the impact is insignificant.***

USS Impact-2: The project has the potential to add a new under-road culvert to the drainage under Viejo Camino. The drainage originates from a jurisdictional ephemeral creek and wetland area upstream. The installation of a new culvert will impact the post-construction hydrology of the site. The City requires all projects to provide an analysis of post-construction hydrology to ensure that no increase in flows or flooding will occur downstream, thus ***the impact is insignificant.***

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

MITIGATION / CONCLUSION: No further mitigation is needed.

18. TRIBAL CULTURAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe?:	☐	☐	☒	☐
b) Impact a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k)?	☐	☐	☐	☒
c) Impact a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. the lead agency shall consider the significance of the resource to a California native American Tribe?	☐	☐	☐	☒

EXISTING SETTING:

San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal artifacts during development. Local and State regulation recognize the importance of coordinating with local tribes and archeological services to preserve these resources.

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

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding

area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site currently contains an ephemeral creek that qualifies as a jurisdictional watercourse. Water flows onto the site from an existing culvert under El Camino Real and meanders east to a culvert under Viejo Camino where the creek joins with Paloma creek and flows into the Salinas River located approximately ¼ mile from the project site. Historically the site was designated with 1.8 acres of wetland. Recent drought conditions and consistent annual livestock grazing have decreased the wetland vegetation and habitat of the site.

A known historic cemetery for the rural community of Dove was located approximately 600-feet from the proposed development. The dove community was in existence the latter portion of the nineteenth century. No other remnants are known to exist within the vicinity, nor have the native tribes of the area requested any additional reconnaissance for archeological purposed on the project site.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The project includes the realignment of a natural ephemeral creek and reconstruction of 0.77 acres of wetland habitat area.

Consultation in accordance with AB52 were completed and it was determined that no further study was necessary.

MITIGATION / CONCLUSION: No impacts are expected to occur

19. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

EXISTING SETTING:

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities.

PROPOSED PROJECT:

The proposed project consists of an 81,000+ square foot mini-storage facility with caretaker's residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The project includes the realignment of a natural ephemeral creek and reconstruction of 0.77 acres of wetland habitat area.

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

MITIGATION / CONCLUSION: No further mitigation is necessary.

For further information on California Environmental Quality Act (CEQA) or the City's environmental review process, please visit the City's website at www.atascadero.org under the Community Development Department or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for additional information on CEQA.

Exhibit A – Initial Study References & Outside Agency Contacts

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

- ☒ Atascadero Mutual Water Company ☒ Native American Heritage Commission

- | | |
|---|---|
| ☒ Atascadero Unified School District | ☐ San Luis Obispo Council of Governments |
| ☒ Atascadero Waste Alternatives | ☒ San Luis Obispo Air Pollution Control District |
| ☒ AB 52 – Salinan Tribe | ☒ San Luis Obispo Integrated Waste Management Board |
| ☒ AB 52 – Northern Chumash Tribe | ☒ Regional Water Quality Control Board District 3 |
| ☒ AB 52 – Xolon Salinan Tribe | ☒ HEAL SLO – Healthy Communities Workgroup |
| ☐ AB 52 – Other | ☒ US Postal Service |
| ☐ California Highway Patrol | ☒ Pacific Gas & Electric (PG&E) |
| ☒ California Department of Fish and Wildlife (Region 4) | ☒ Southern California Gas Co. (SoCal Gas) |
| ☒ California Department of Transportation (District 5) | ☒ San Luis Obispo County Assessor |
| ☒ Pacific Gas & Electric | ☐ LAFCO |
| ☐ San Luis Obispo County Planning & Building | ☐ Office of Historic Preservation |
| ☐ San Luis Obispo County Environmental Health Department | ☐ Charter Communications |
| ☐ Upper Salians – Las Tablas RCD | ☐ CA Housing & Community Development |
| ☐ Central Coast Information Center (CA. Historical Resources Information System) | ☐ CA Department of Toxic Substances Control |
| ☐ CA Department of Food & Agriculture | ☒ US Army Corp of Engineers |
| ☐ CA Department of Conservation | ☒ Federal Emergency Management Agency (FEMA) |
| ☐ CA Air Resources Board | ☐ Other: |
| ☐ Address Management Service | ☐ Other: |

The following checked (“☑”) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the Community Development Department and requested copies of information may be viewed by requesting an appointment with the project planner at (805) 461-5000.

- | | |
|---|---|
| ☒ Project File / Application / Exhibits / Studies | ☒ Adopted Atascadero Capital Facilities Fee Ordinance |
| ☒ Atascadero General Plan 2025 / Final EIR | ☐ Atascadero Inclusionary Housing Policy |
| ☒ Atascadero Municipal Code | ☒ SLO APCD Handbook |
| ☐ Atascadero Appearance Review Manual | ☒ Regional Transportation Plan |
| ☒ Atascadero Urban Stormwater Management Plan | ☒ Flood Hazard Maps |
| ☐ Atascadero Hillside Grading Guidelines | ☒ CDFW / USFW Mapping |
| ☐ Atascadero Native Tree Ordinance & Guidelines | ☒ CA Natural Species Diversity Data Base |
| ☒ Atascadero Climate Action Plan (CAP) | ☒ Archeological Resources Map |
| ☐ Atascadero Downtown Revitalization Plan | ☒ Atascadero Mutual Water Company Urban Water Management Plan |
| ☒ Atascadero Bicycle Transportation Plan | ☐ CalEnvironScreen |
| ☒ Atascadero GIS mapping layers | ☒ Department of Conservation Fault Zone Application |
| ☒ SLO APCD CEQA Air Quality Handbook | ☐ Other _____ |

EXHIBIT B – MITIGATION SUMMARY TABLE

Dove Creek Mino-Storage DEV18-0103

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

MITIGATION MEASURE		TIMING
Aesthetics		
AES-1.1	All exterior lights shall be turned off between the hours of 11pm and 6am. Lights may turn on when motion is sensed. All lighting must be dimmable to maintain the low light levels of the surrounding residential and open space areas.	Ongoing
AES-1.2	The wall shall be constructed of medium toned split face block with darker contrasting pilasters. Where any wall is constructed that is not a side of a building, a decorative cap shall be included. The portion of the wall used to create one side of the realigned creek channel shall be constructed of a natural rock or stone appearing material with color variations. Medium to tall landscaping shall be placed adjacent to the wall. If this is not possible due to wetland restoration requirements, metal trellis features shall be provided at regular intervals with appropriate landscape material. The shelf between the back of building and the creek channel wall shall include space and depth for landscape material that will trail over the wall.	Prior to permit issuance
Air Quality		
AQ 2-1	Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.	During construction
AQ 2-2	All dirt stock pile areas should be sprayed daily as needed.	During construction



	MITIGATION MEASURE	TIMING
AQ 2-3	Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.	Prior to permit issuance
AQ 2-4	All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.	During construction
AQ 2-5	All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.	During construction
AQ 2-6	Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.	During construction
AQ 2-7	“Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.	During construction
AQ 2-8	Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.	During construction
AQ 2-9	All of these fugitive dust mitigation measures shall be shown on grading and building plans. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of	Prior to permit issuance

MITIGATION MEASURE

TIMING

dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD.

Biological Resources

- BIO 1-1 **Pre Construction Surveys for Roosting Bats:** Within 30 days prior to removal of existing structures and/or mature trees, a sunset survey shall be conducted by a qualified biologist to determine if bats are roosting on site. If bats are present, a follow-up acoustic monitoring survey shall be completed to determine, if feasible, which species are present. If roosts of special-status bat species are identified and will be impacted during the proposed project, CDFW will be consulted to determine appropriate measures to be implemented. If it is determined that no special-status bats are present, the project shall proceed under the guidance of a qualified biologist, in a manner that minimizes impacts to individual bats and roosts (e.g., conducting work only during the day or installing one-way exclusions prior to work). Prior to permit issuance
- BIO 1-2 **Pre Construction Surveys for Nesting Birds:** If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation CDFW, and/or the USFWS. Prior to permit issuance
- BIO 2-1 **Protection of Hydrologic Resources:** Construction within and immediately adjacent to the drainage shall occur only when conditions are dry. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the construction period. In addition, the following general measures shall be implemented during construction: Prior to permit issuance/During construction

MITIGATION MEASURE	TIMING
• The limits of disturbance within the existing drainage feature shall be clearly shown on all sites plans and flagged within the drainages prior to project implementation. All construction personnel shall be directed to avoid impacts to the areas immediately upstream and downstream of the proposed development including the existing culvert features located at El Camino Real and Viejo Camino. • All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream. • During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages. • Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.	
BIO 2-2 Compensatory Mitigation Plan: A compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. The exact details and performance criteria of the restoration plan shall be determined during agency coordination with CDFW, RWQCB, and the Corps, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, and RWQCB) should be obtained. Additional mitigation measures required by these agencies would be implemented as necessary.	Prior to permit issuance
BIO 2-3 Agency Permitting: Prior to issuance of any permits for grading or construction on-site, the applicant shall obtain permits from the following agencies, and any other agencies as necessary: • California Department of Fish and Wildlife • US Army Corps of Engineers • Regional Water Quality Control Board	Prior to permit issuance

MITIGATION MEASURE

TIMING

Any mitigation measures required by the above listed permits shall be implemented to their fullest extent.

Water Quality and Hydrology

WQH 1-1	The applicant shall obtain all necessary permits from the Regional Water Quality Control Board.	Prior to permit issuance
WQH 2-1	Prior to issuance of any building permits, a FEMA Conditional Letter Of Map Revision (CLOMR) must be issued and received by the City Engineer.	Prior to permit issuance
WQH 2-2	The project design and construction shall comply with the CLOMR. Prior to a final inspection or Occupancy release, the developer must apply for and be issued a FEMA Letter Of Map Revision (LOMR) and a copy filed in the Office of the City Engineer.	Prior to C of O
LUP 1-1	See BIO 3-1	

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

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


Signature of Owner


Name (Print)


Date

Figure 1 – Location Map / General Plan & Zoning

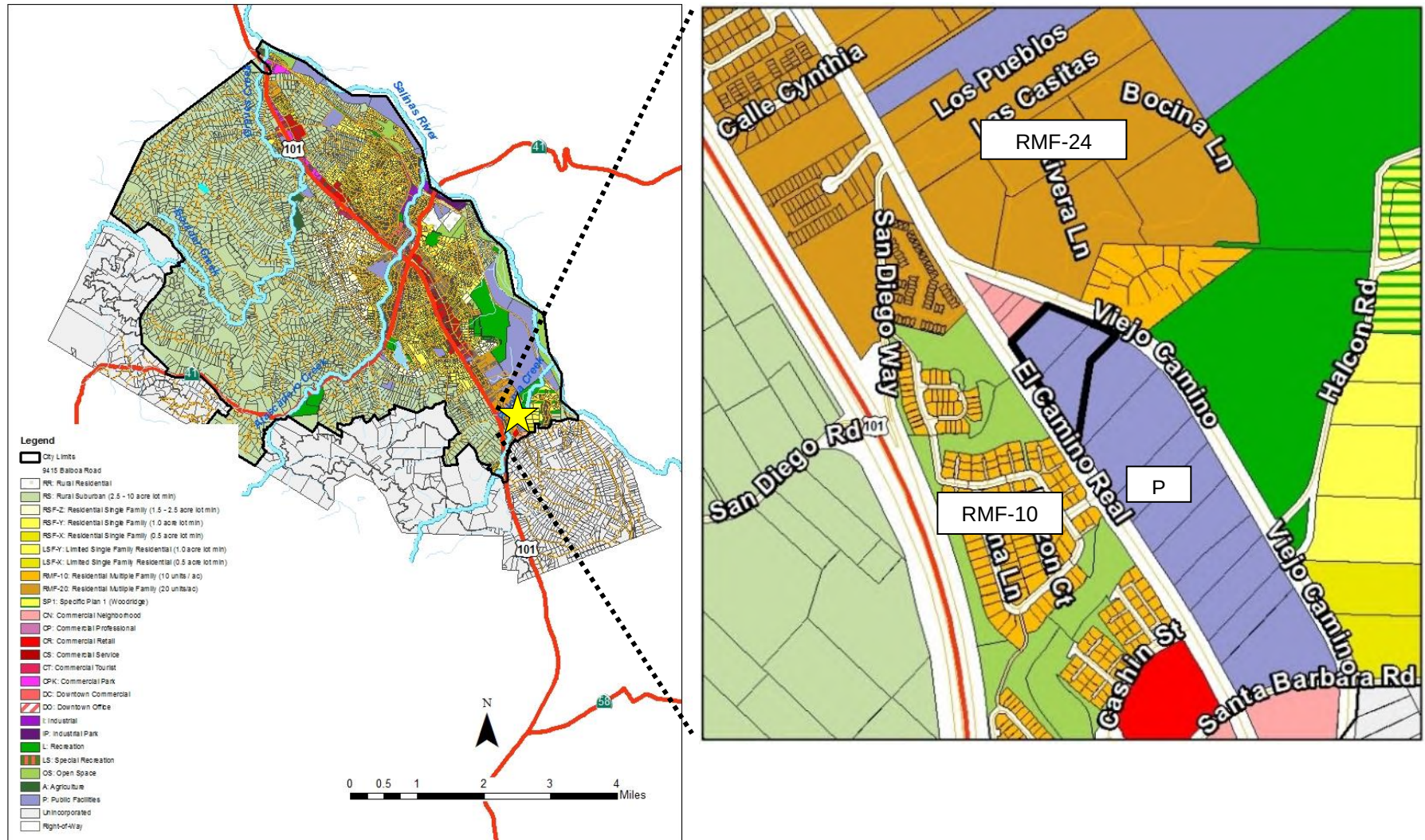


Figure 2 – Aerial Mapping

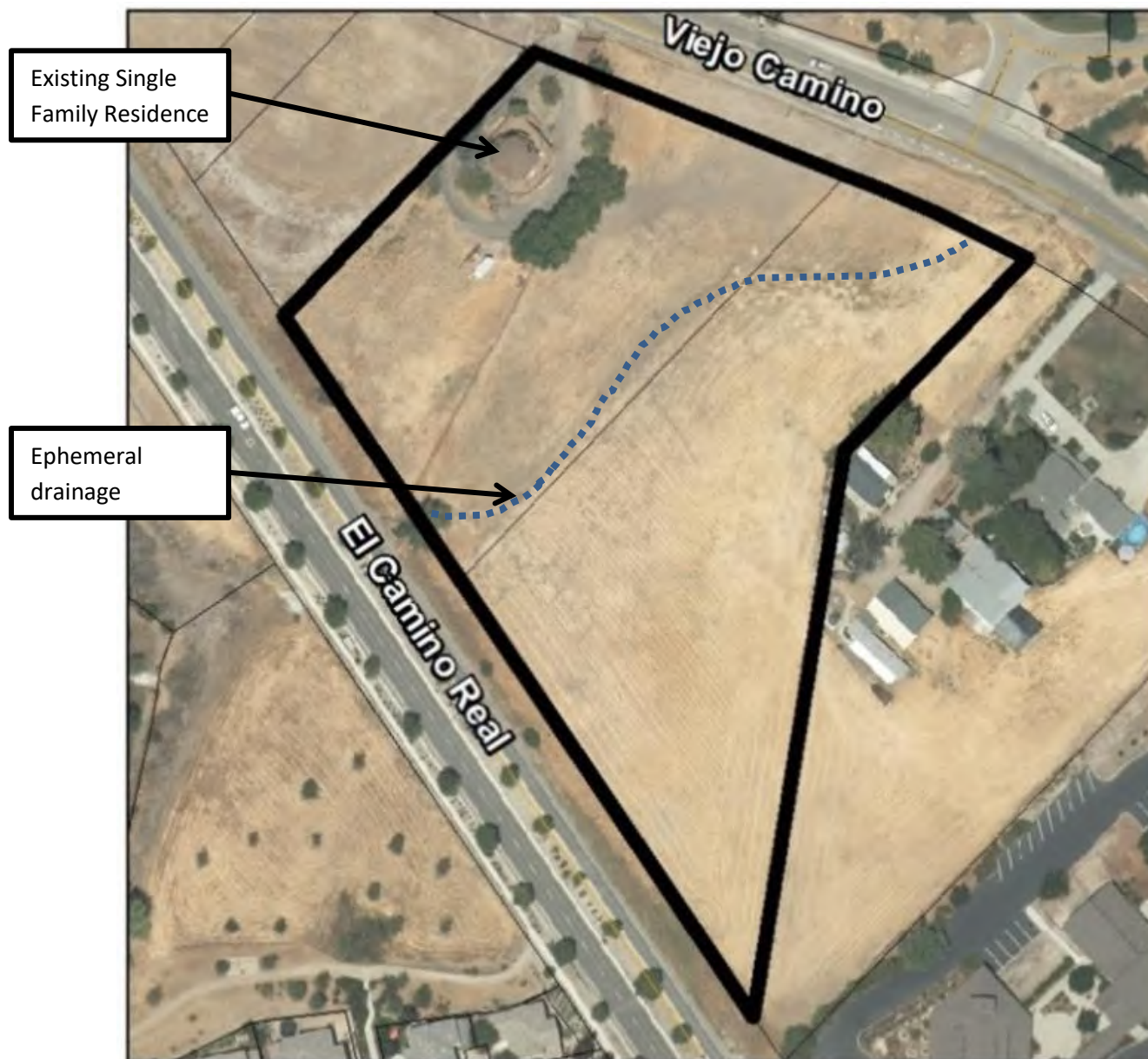


Figure 3 – Site Plan

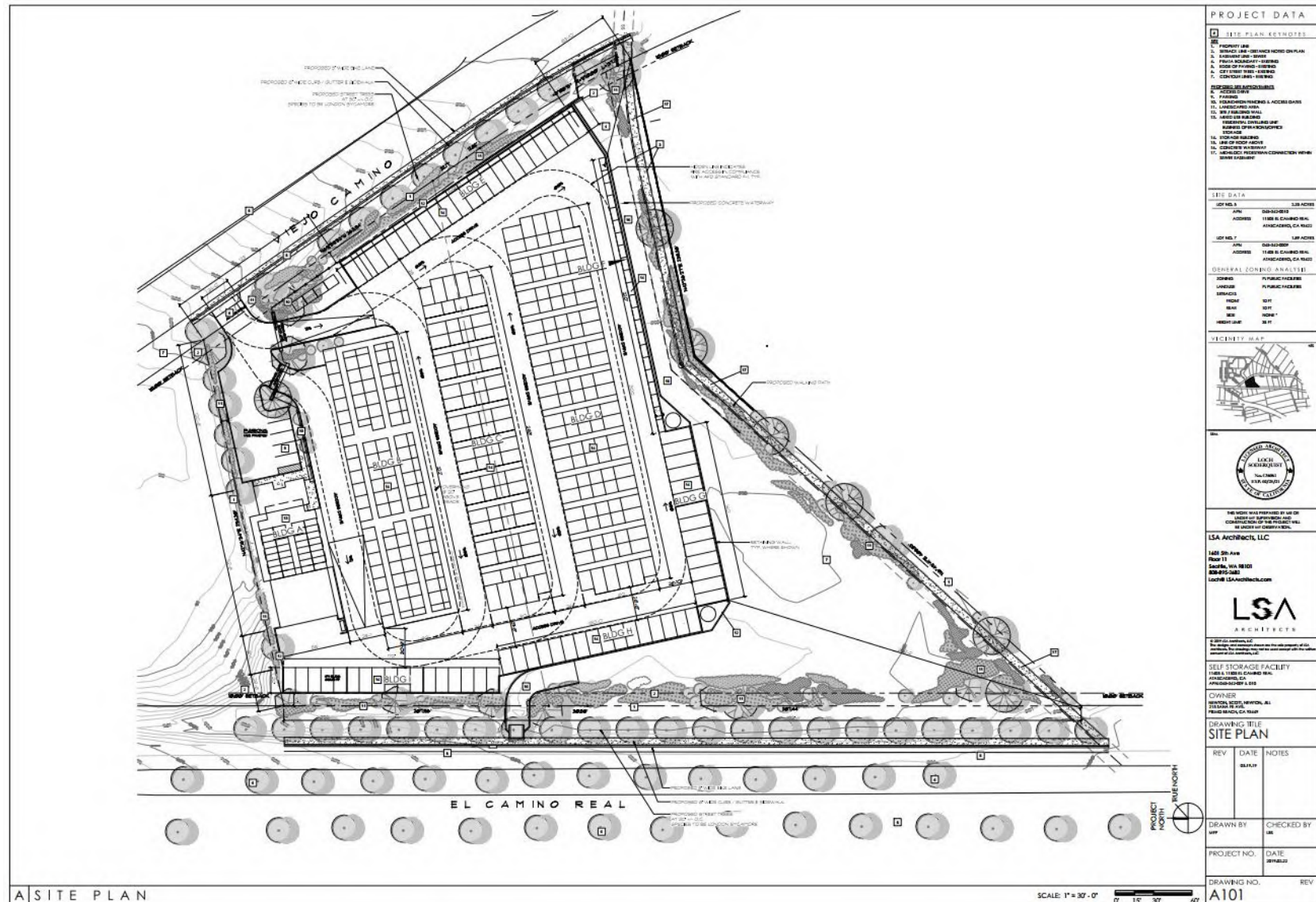


Figure 4 – Elevations & Sections

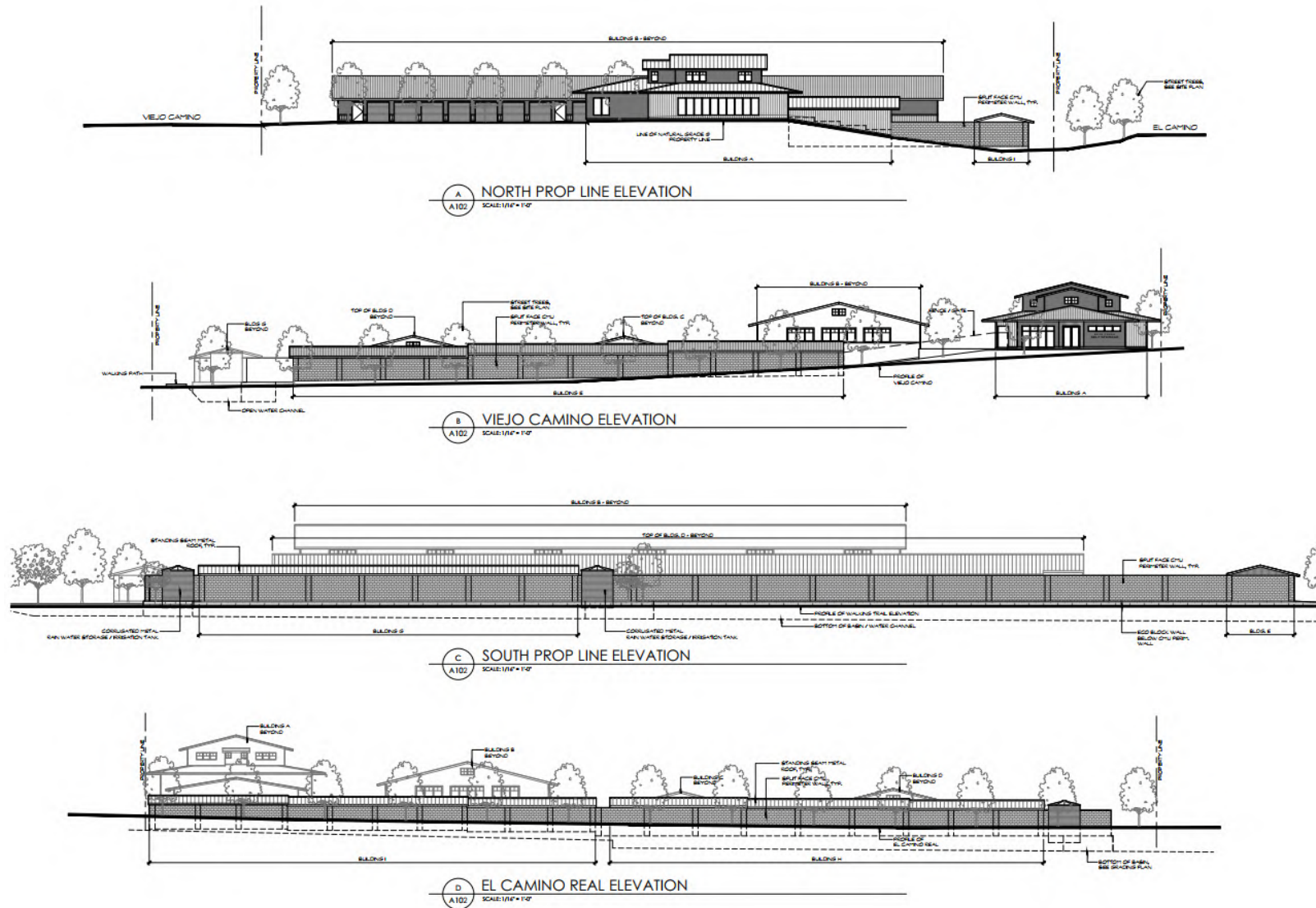


Figure 5 – Landscape Plan



Figure 6 – Farmland Monitoring

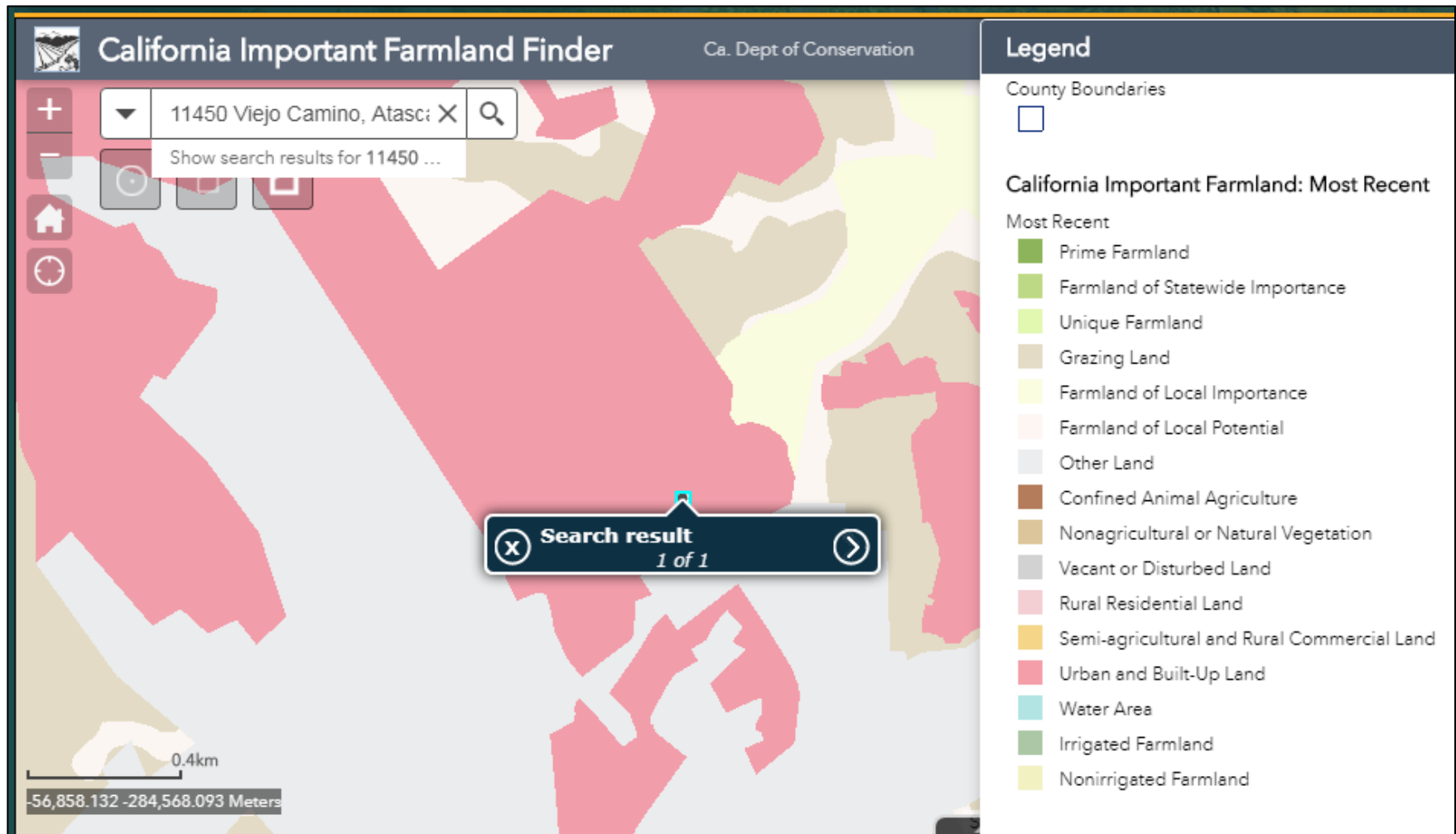


Figure 7 – 1,000 Foot Buffer and Surrounding Land Uses

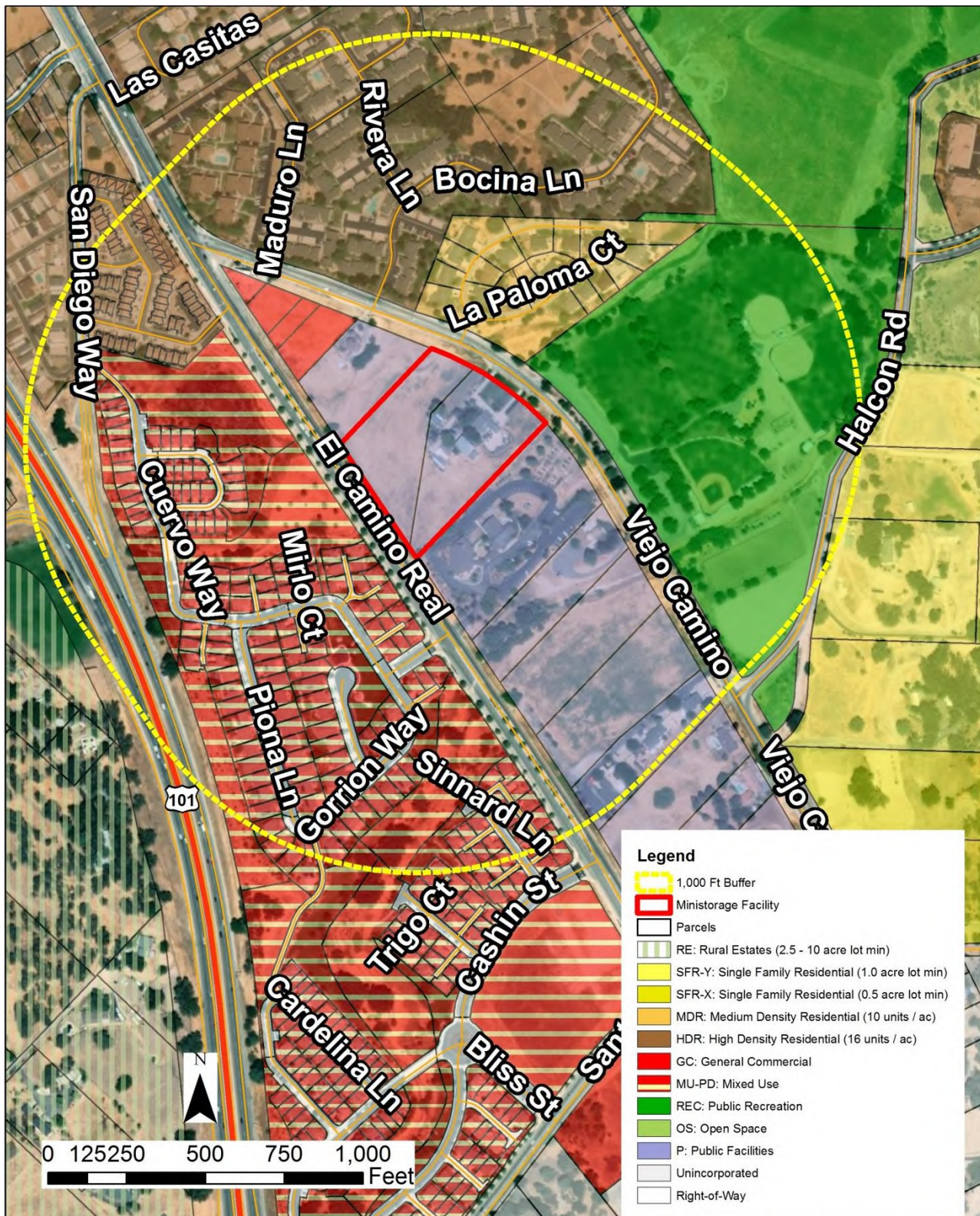


Figure 8 – USFWS Wetland Mapper

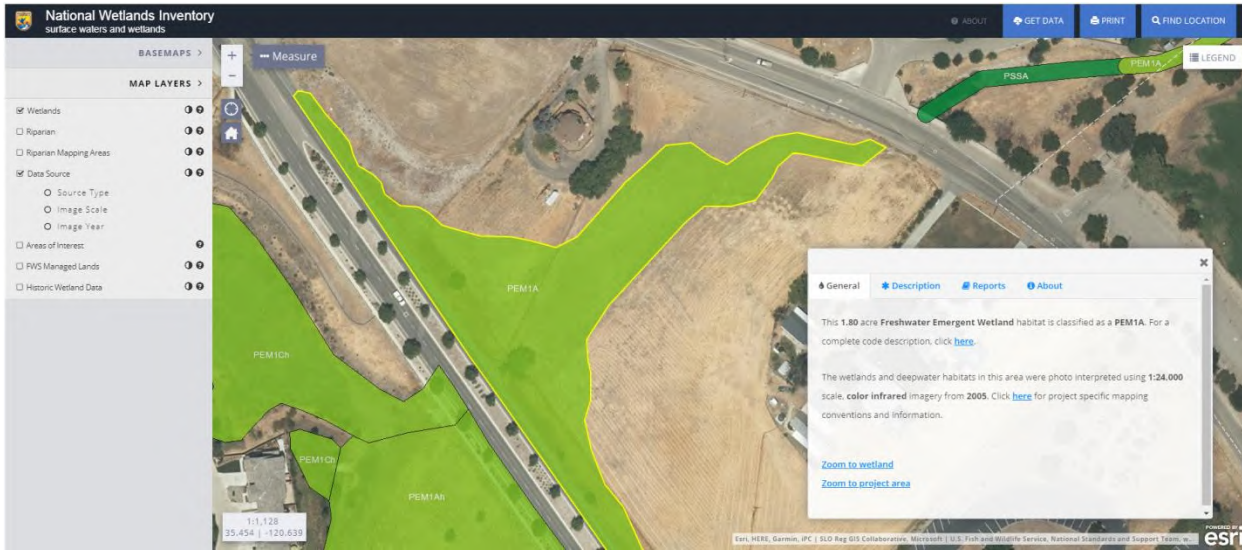


Figure 9 – Blue Line Creek



Figure 10 – Soils and Slopes



Figure 11 – Flood Zones, Hydrology, & Water Management Zones

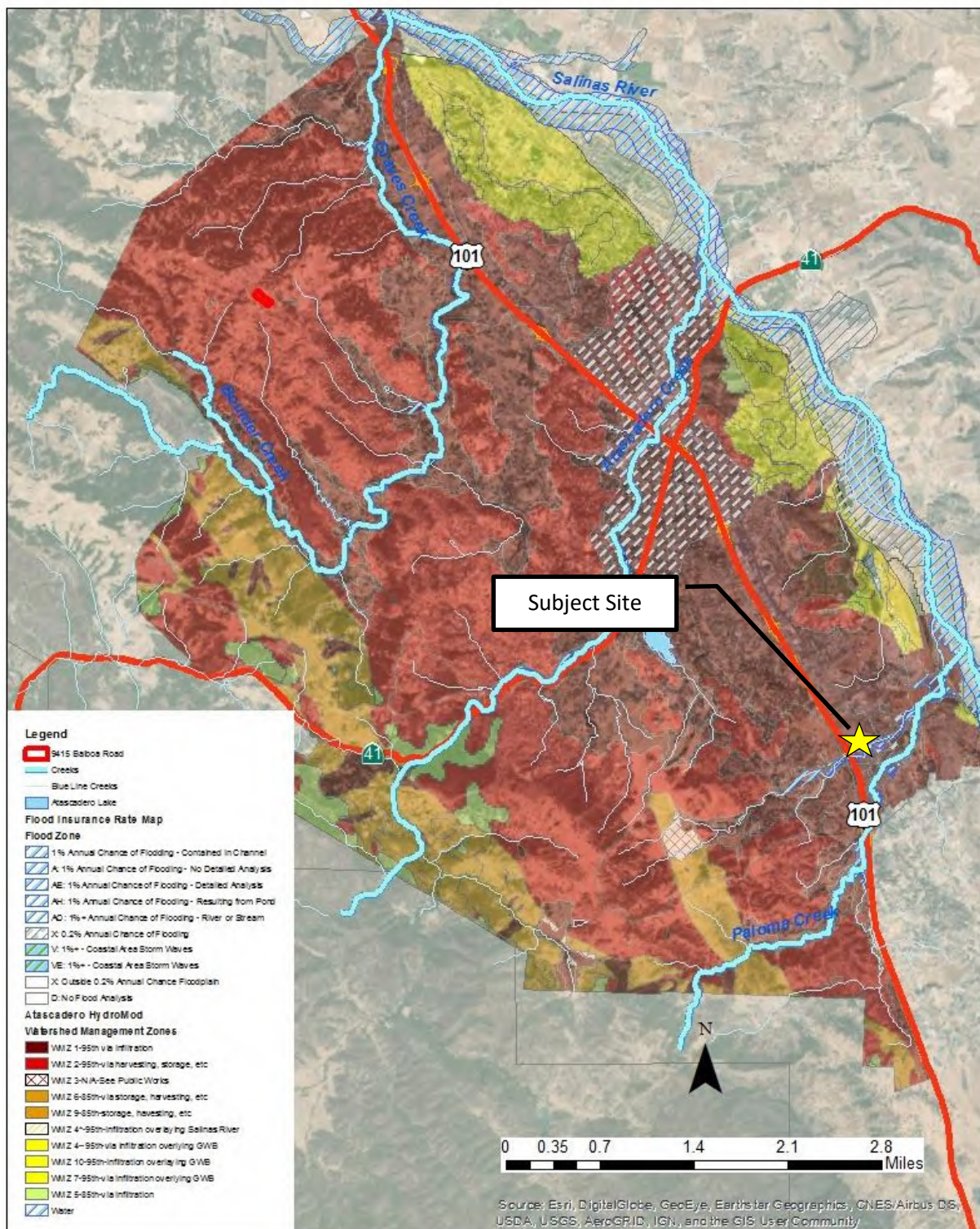
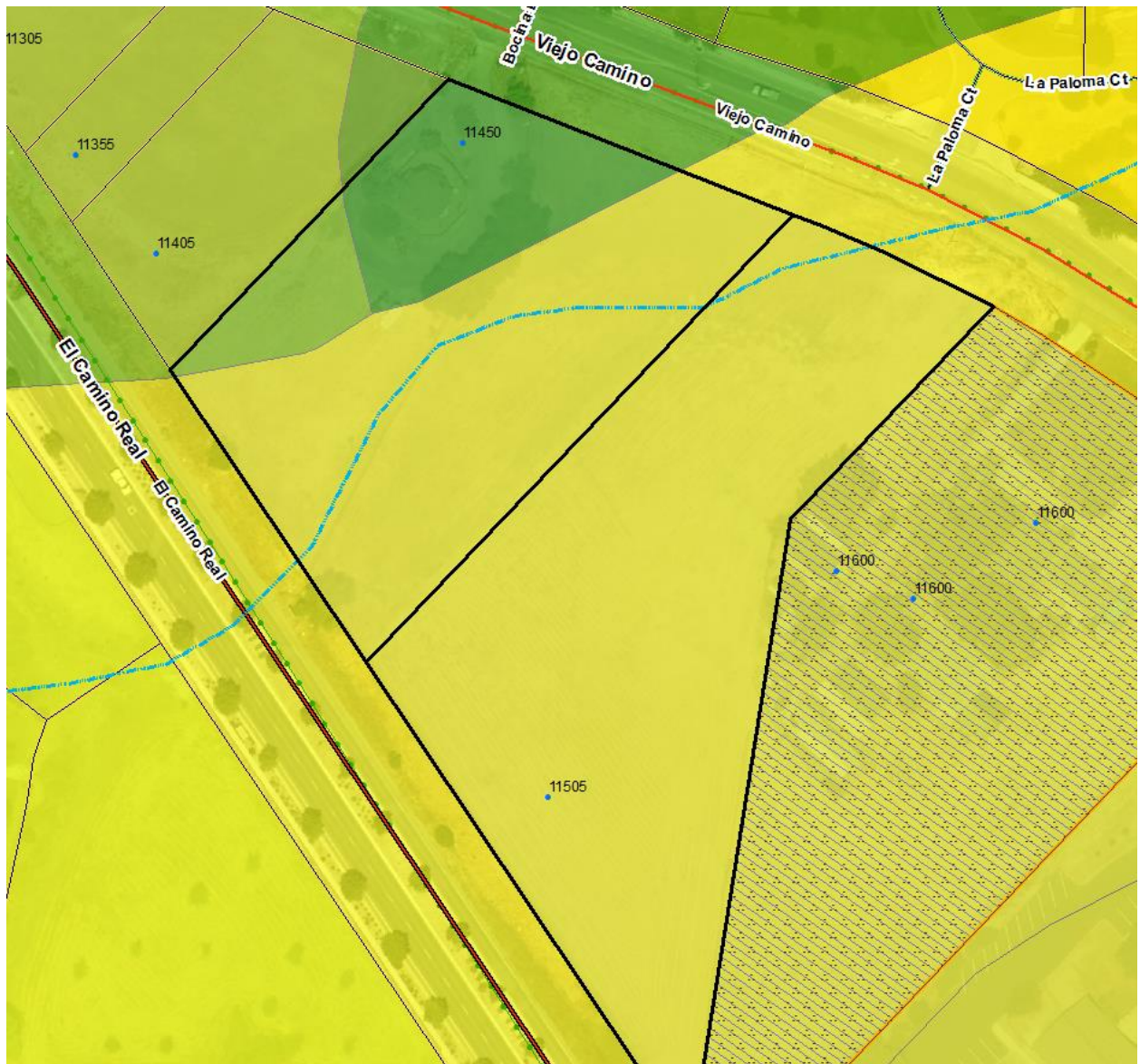


Figure 12 – Soil Erodibility



- LOW
- LOW TO MOD
- MODERATE
- MOD TO HIGH
- HIGH

Figure 13 – Liquefaction and Landslide Risk

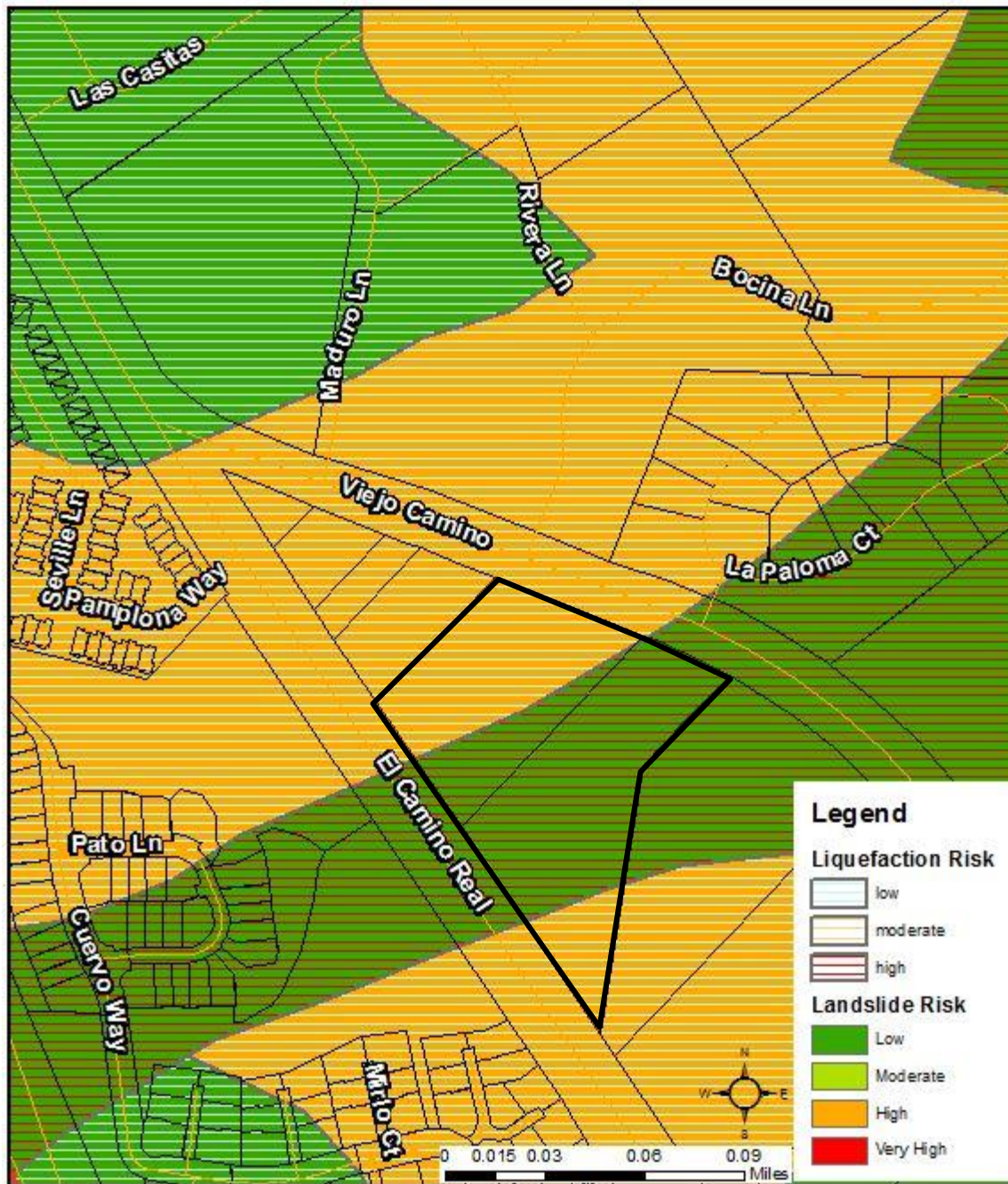


Figure 14 – Fire Hazard

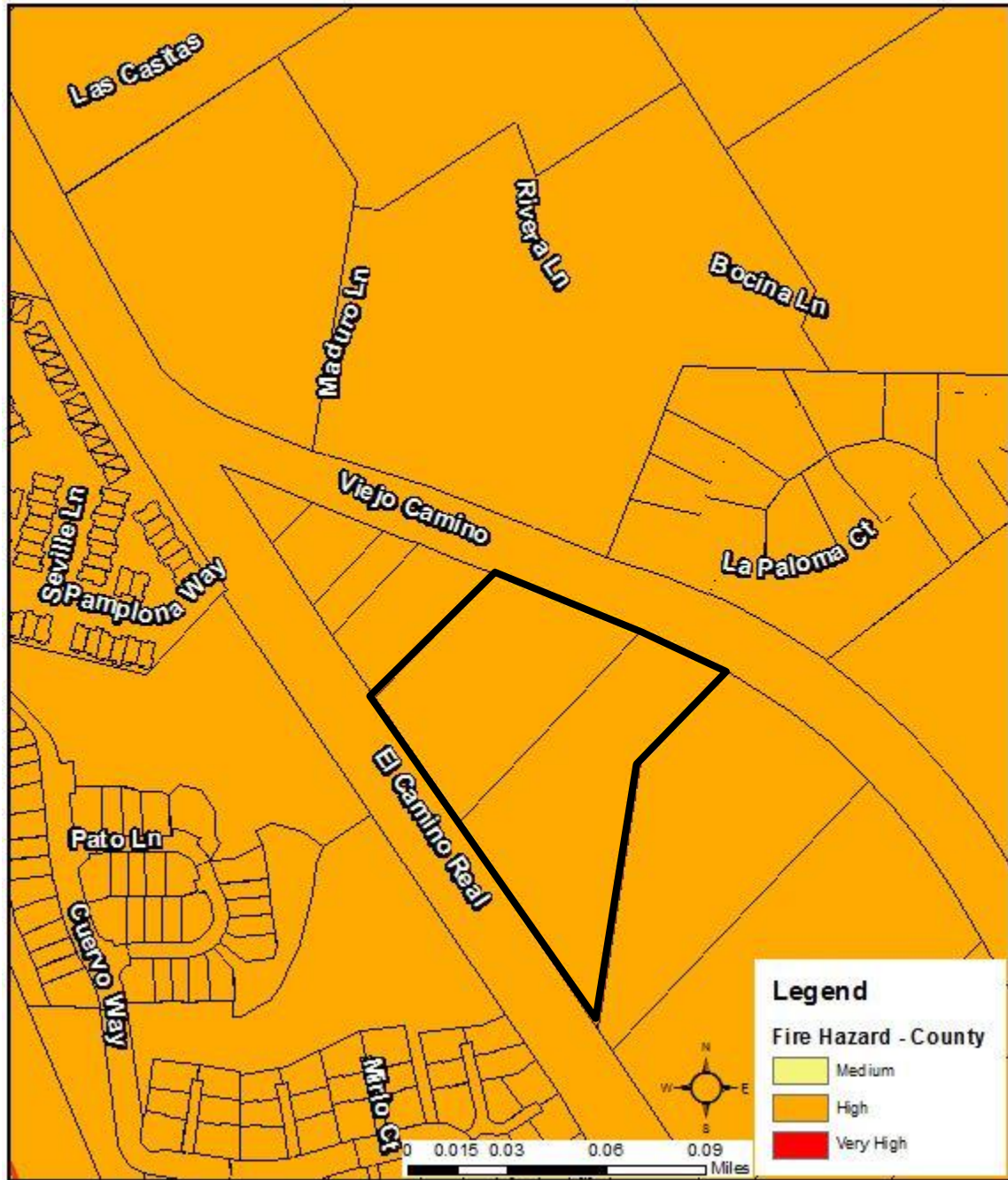


Figure 15 – FEMA Floodway

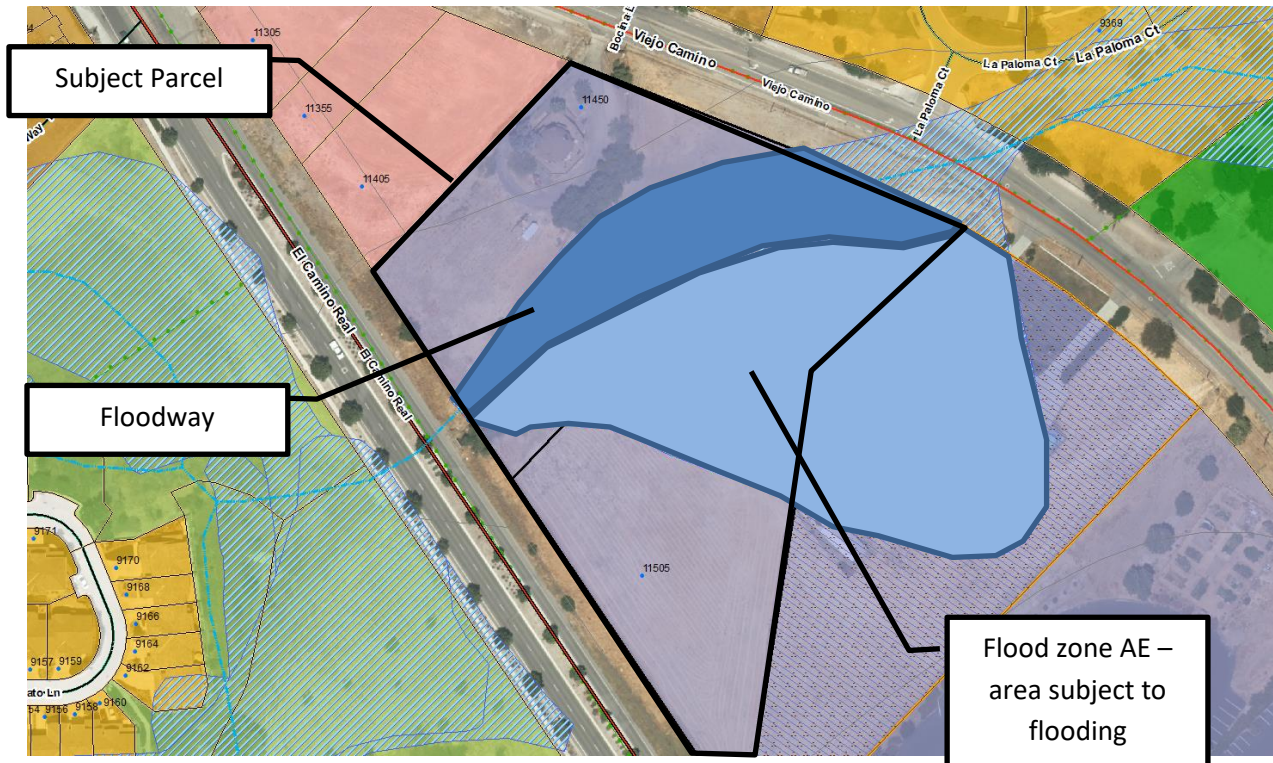


Figure 16 – Atascadero Mutual Water Company Service Area

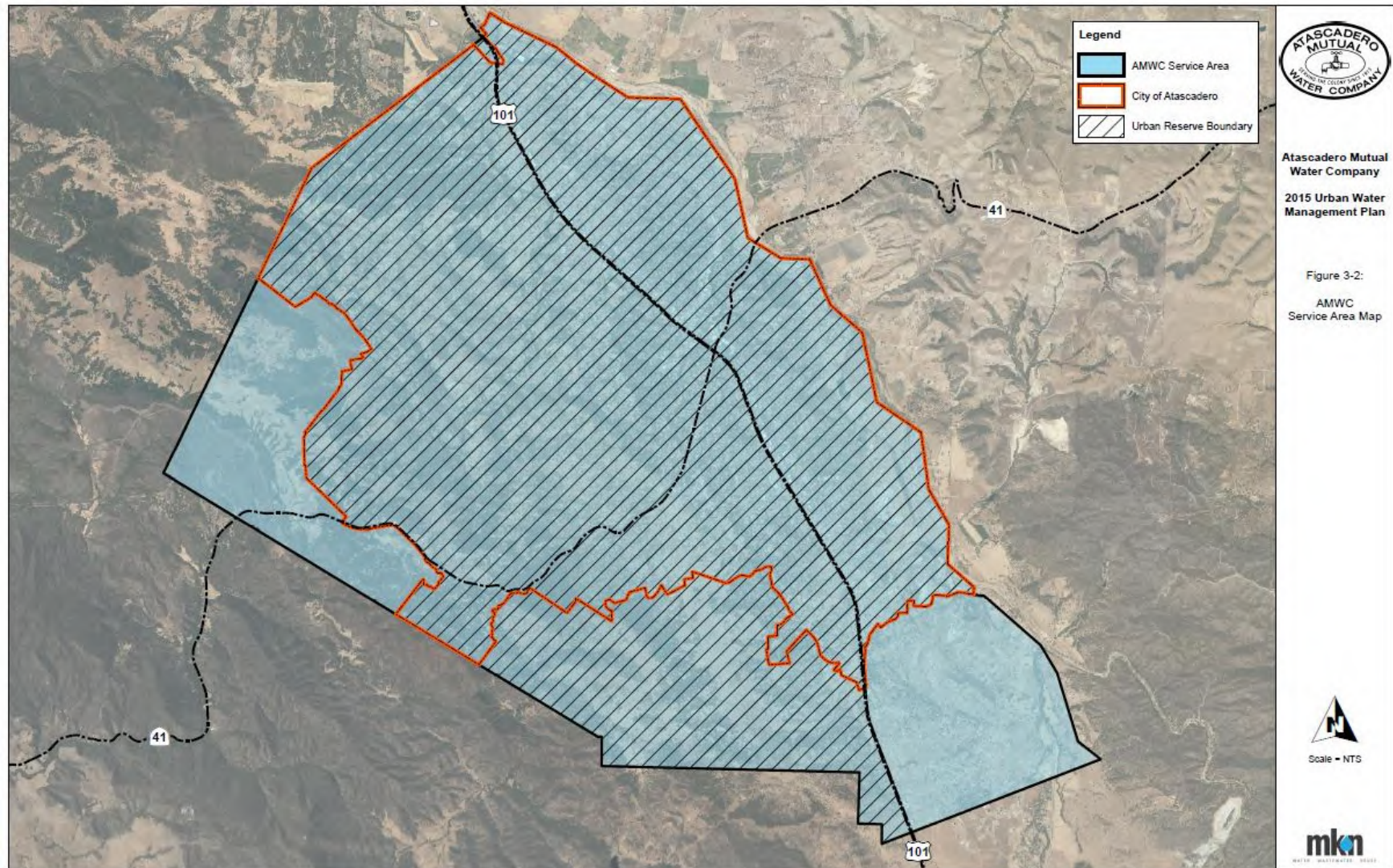


Figure 17 – Atascadero Community Wide Emissions by Sector

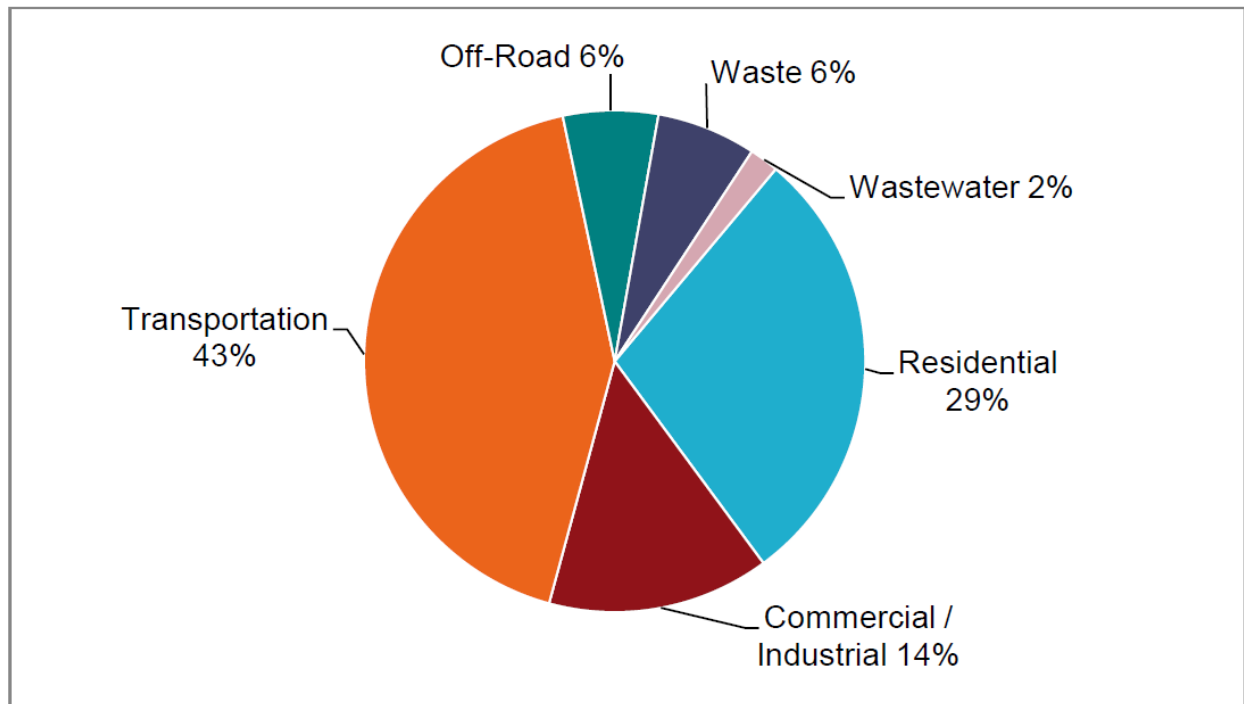


Table 1 – San Luis Obispo Air Pollution Attainment Status

San Luis Obispo County Attainment Status					
Pollutant	Averaging Time	California Standards****		Federal Standards****	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	Non-Attainment	–	Non-Attainment Eastern SLO County - Attainment Western SLO County***
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)*****	
Respirable Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	Non-Attainment	150 µg/m ³	Unclassified*/ Attainment
	Annual Arithmetic Mean	20 µg/m ³		–	
Fine Particulate Matter (PM _{2.5})	24 Hour	No State Standard	Attainment	35 µg/m ³	Unclassified*/ Attainment
	Annual Arithmetic Mean	12 µg/m ³		12.0 µg/m ³ *****	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m ³)	Attainment	9 ppm (10 mg/m ³)	Unclassified*
	1 Hour	20 ppm (23 mg/m ³)		35 ppm (40 mg/m ³)	
Nitrogen Dioxide (NO ₂)	Annual Arithmetic Mean	0.030 (57 µg/m ³)	Attainment	0.053 ppm (100 µg/m ³)	Unclassified*
	1 Hour	0.18 ppm (330 µg/m ³)		100 ppb (196 mg/m ³)	
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	–	Attainment	0.030 ppm (80 µg/m ³)	Unclassified*
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (365 µg/m ³)	
	3 Hour	–		0.5 ppm (1300 µg/m ³)**	
	1 Hour	0.25 ppm (655 µg/m ³)		75 ppb (196 mg/m ³)	
Lead*	30 Day Average	1.5 µg/m ³	Attainment	–	No Attainment Information
	Calendar Quarter	–		1.5 µg/m ³	
	Rolling 3-Month Average*	–		0.15 µg/m ³	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer – visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.	Attainment	No	Federal Standards
Sulfates	24 Hour	25 µg/m ³	Attainment		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Attainment		
Vinyl Chloride*	24 Hour	0.01 ppm (26 µg/m ³)	No Attainment Information		

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

*** San Luis Obispo County has been designated non-attainment east of the -120.4 deg Longitude line, in areas of SLO County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of SLO County that are north of latitude 35.45 degrees. Map of non-attainment area is available upon request from the APCD. **** For more information on standards visit: <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

Attainment (EPA/Federal definition): Any area that meets the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was not exceeded during a three year period. ***** Federal PM_{2.5} Secondary Standard is 15µg/m³

Non-Attainment (EPA/Federal definition): Any area that does not meet, or contributes to an area that does not meet the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was exceeded at least once during a three year period. *****The 2008 NAAQS for 8hr ozone is 0.075 ppm. The 2015 NAAQS for 8hr ozone is 0.070 ppm. The attainment status shown in this table relates to the 2008 NAAQS. SLO County has not been officially designated for the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards Revised February 22, 2017



Table 2 – APCD Thresholds of Significance

Construction Operations Thresholds

Pollutant	Threshold ⁽¹⁾		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG + NO _x (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM ₁₀), Dust ⁽²⁾		2.5 tons	
Greenhouse Gases (CO ₂ , CH ₄ , N ₂ O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions (See Below)		

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM₁₀ quarterly threshold.

Screening Criteria for Project Air Quality Analysis

INDUSTRIAL			
General Heavy Industry	1,000 SF	159	423
General Light Industry		92	172
Industrial Park		81	189
Manufacturing		123	262
Mini Storage ⁽⁶⁾		267	447
Refrigerated Warehouse-No Rail		176	453
Refrigerated Warehouse-Rail		176	453
Unrefrigerated Warehouse-No Rail		245	454
Unrefrigerated Warehouse-Rail		245	454

Table 3 – Potential Ground Shaking sources

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

- *from El Camino Real/Traffic Way

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

Table 3-1 Retail: Population - Current and Projected						
Population	2015	2020	2025	2030	2035	2040
Served	29,870	32,372	33,521	34,711	35,943	37,219
NOTES: 2015 population are based on DWR population tool and future population projections are based on AMWC Demand Study						

Attachment 1: Biologist Report

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January 28, 2019

Mr. Scott Newton
Arroyo Grande, California
Sent via email: scott@sole2soulsports.com

RE: Biological Resources Assessment Memorandum for the Dove Creek Self-storage Development Project, 11505 El Camino Real and 11450 Viejo Camino, Atascadero, California (APN 045-342-009 and 045-342-010)

Dear Mr. Newton,

Terra Verde Environmental Consulting, LLC (Terra Verde) completed a biological resources assessment of the property located at 11505 El Camino Real and 11450 Viejo Camino (APN 045-342-009 and 045-342-010) in the City of Atascadero, San Luis Obispo County, California (see Attachment A – Figure 1: Site Location and Overview Map). The biological assessment was completed in support of a permit application for a proposed development project which includes the construction of approximately 71,000 square feet of new buildings, including self-storage units and a business operations office building with attached, two-story residential dwelling. An existing, single-family residence located on the western edge of the property will be demolished as part of the proposed project. Current development plans also include re-alignment of an ephemeral drainage that currently flows northeast across the site, in order to convey storm water flows around the proposed development. Approximately 0.77 acre of the total 4.15-acre lot has been designated as a wetland open space preservation area that will be planted with a mix of native species appropriate for the site. This area will receive storm water run-off from the development and any storm water overflow from the re-aligned drainage feature, and will also serve as mitigation for proposed impacts to the existing drainage.

The purpose of the biological resources assessment completed by Terra Verde is to identify sensitive biological resources that occur, or have potential to occur, within the proposed project site. A sensitive resource is defined here as one that is of management concern to local, county, state, and/or federal resource agencies. The existing site conditions, survey methods, and results of the assessment are described in detail below, as well as recommended avoidance and minimization measures, which are intended to reduce potential impacts to sensitive biological resources to the extent feasible. As necessary, this report may be used to support the environmental review and regulatory agency permitting process.



Existing Conditions

The project site is located within the Atascadero U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle, on the eastern edge of the Santa Lucia Mountain Range. It is situated within the Upper Salinas Watershed and the Upper Salinas River Valley, approximately 0.85 mile west of the Salinas River. Topography at the site is flat to gently sloping with elevations ranging from approximately 271 to 280 meters (890 to 920 feet). An unnamed USGS blue line drainage feature flows northeast across the site. The project site is largely undeveloped, with one single-family residence located along the western edge of the project site, which is accessed from Viejo Camino. A review of historical aerial imagery indicates that mowing or other vegetation management activities have been occurring intermittently at this site since at least 2007 (Google Earth, 1989-2017). Further, a herd of goats has been grazed on the property for the past several years.

Methodology

Prior to conducting field surveys of the subject property, Terra Verde staff reviewed the following resources:

- Aerial photographs (Google Earth, 1994-2017) and preliminary site plans
- USGS Atascadero 7.5-minute topographic quadrangle map
- Online Soil Survey of San Luis Obispo County, California, (Natural Resources Conservation Service [NRCS, 2018])
- Consortium of California Herbaria (CCH) online database of plant collections (CCH, 2018)
- California Department of Fish and Wildlife (CDFW) CNDDDB list of state and federally listed special-status species documented within the Atascadero 7.5-minute quadrangle and the surrounding eight quadrangles (Templeton, Creston, Santa Margarita, Lopez Mountain, San Luis Obispo, Morro Bay South, Morro Bay North and York Mountain) (CDFW, 2018)
- CNDDDB map of special-status species that have been documented within a 2-mile radius of the project site (CDFW, 2018) (see Attachment A – Figure 2: 2-mile CNDDDB and Critical Habitat Map)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants for the Atascadero 7.5-minute quadrangle and the surrounding eight quadrangles (CNPS, 2018)
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) map (USFWS, 2018a)
- USFWS Critical Habitat Portal (USFWS, 2018b)

A list of regionally-occurring, special-status species was compiled based on records reported in the scientific database queries. This species list was utilized to focus the field survey efforts as well as to determine appropriate survey periods for special-status botanical species that have the potential to occur on site. Following the literature review and desktop analysis, Terra Verde completed field surveys of the site, which focused on the identification of sensitive habitats and special-status species, as well as a jurisdictional determination and formal wetland delineation



of hydrologic features. Surveys were completed on May 17 and July 10, 2018, and included the entire approximately four-acre parcel, a 100-foot buffer on all sides where access was feasible, and a visual scan of the surrounding landscape.

During each survey, all detected plant and wildlife species and their sign (e.g., tracks, scat, vocalizations, etc.) were documented (see Attachment B – Wildlife and Botanical Species Observed). Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al., 2012), as well as taxonomic updates provided in the Jepson eFlora (Jepson Flora Project, 2018). The second edition of *A Manual of California Vegetation* (MCV; Sawyer et al., 2009) was referenced for vegetation community classification; however, no natural vegetation communities occur on site.

The habitat requirements for each regionally-occurring, special-status species were analyzed and compared to the type and quality of habitats observed on site during the field surveys. The potential for many species to occur within the project site was eliminated due to a lack of suitable habitat, elevation, appropriate soils/substrate, and/or known distribution of the species within the project site. Special-status species for which suitable habitat was identified on site are discussed below.

Results

Hydrologic Resources

As noted previously, an ephemeral, USGS blue line drainage flows northeast across the survey area. This drainage enters the subject property via a culvert located under El Camino Real, conveying storm flows and surface runoff from the adjacent areas. The drainage exits the subject property via a second culvert located under Viejo Camino at the northeastern corner of the property, and converges with Paloma Creek approximately 0.25 mile east of the project site. Paloma Creek flows directly into the Salinas River and eventually to the traditionally navigable waters of the Pacific Ocean. No flowing or standing water was present at the time of the surveys. However, a clearly-defined channel and evidence of an ordinary high water mark (OHWM) were observed within the ephemeral drainage. Based on the results of the jurisdictional determination completed by Terra Verde, it is assumed that this drainage would be considered waters of the state under the jurisdiction of the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB), and waters of the U.S. under the jurisdiction of the U.S. Army Corps of Engineers (Corps).

In addition, a historical wetland feature mapped in the USFWS NWI online database covers approximately 1.80 acres of the proposed project site (USFWS, 2018a). This area is classified as a freshwater emergent wetland, dominated by persistent emergent vegetation, with temporary flooding during the growing season (USFWS, 2018a). As such, a formal wetland delineation was completed to document the current extent of federal and/or state wetlands on the site, the results of which are summarized in a separate report (*Waters and Wetlands Delineation Report*,



Dove Creek Self-Storage Development Project; Terra Verde, 2019). Although the channel bottom supports a dominance of wetland-indicator (i.e., hydrophytic) plant species throughout much of its length, no hydric soils were observed on site. Therefore, no federal wetlands (i.e., three-parameter wetlands defined by presence of hydric soils, wetland hydrology, and dominance of hydrophytic vegetation) were documented within the survey area.

It is important to note that, though generally accurate, the spatial data housed in the NWI is acquired through analysis of high-altitude imagery and therefore, may not accurately reflect current conditions on the ground (USFWS, 2018a). Although historical site conditions may have supported federal wetlands, current conditions do not support a sufficient hydroperiod to create or sustain hydric soils. Thus, the freshwater emergent wetland feature previously mapped within the proposed project site may have transitioned to more xeric conditions as a result of current and past land uses, as well as changes in the local climate and site hydrology.

Vegetation Communities

Vegetation communities and land cover types were assessed and classified based on vegetation composition, structure, and density, with consideration of known land management practices. The survey area consists primarily of ruderal, herbaceous vegetation that is periodically mowed and regularly grazed by goats. A single-family residence, with associated driveway and ornamental landscaping, occupy approximately 0.30 acre of the project site and survey area (see Attachment C – Representative Site Photographs).

A total of 44 vascular plant species were identified within the survey area, of which 33 (75 percent) are non-native and 20 (45 percent) are listed on the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Cal-IPC, 2018), with native species observed only at very low cover. The number and abundance of non-native taxa substantially exceeds that of native taxa, and many of the native species documented are known to be disturbance tolerant (e.g., western ragweed [*Ambrosia psilostachya*], common fiddleneck [*Amsinckia intermedia*], common lippia [*Phyla nodiflora*], etc.), reflecting the high level of disturbance and extremely ruderal nature of vegetation on site.

None of the land cover types observed on site correspond to a natural vegetation community as defined in the MCV classification system. The land cover types observed on site are briefly described below, and illustrated in Figure 3 (Vegetation Communities Map) in Attachment A.

Ruderal Herbaceous (3.85 acres)

A vast majority of the site is characterized by ruderal herbaceous vegetation dominated by wall barley (*Hordeum murinum*), Mediterranean barley (*Hordeum marinum* subsp. *gussoneanum*), and heart-podded hoary cress (*Lepidium draba*), with dense patches of yellow star-thistle (*Centaurea solstitialis*). The channel bottom of the ephemeral, blue line drainage supports a distinct assemblage of species dominated by common lippia, with Mediterranean barley present at high cover in occasional patches. The composition of



ruderal herbaceous vegetation observed is typical of grazed, agricultural, and urban sites and may provide limited foraging habitat for birds, small mammals, and other wildlife.

Developed/Ornamental (0.30 acre)

This land cover type is associated with the existing residence and associated driveway. Ornamental trees, including pine (*Pinus* sp.), Mexican fan palm (*Washingtonia robusta*), and coast redwood (*Sequoia sempervirens*) border the home. Anthropogenic/Developed areas observed on site may provide suitable habitat for nesting birds, roosting bats, and limited wildlife foraging and cover.

Special-status Botanical Species

Based on a review of the range and habitat requirements for regionally-occurring special-status species, it was determined that seven special-status botanical species have the potential to occur within the proposed development area. Surveys were timed to occur during the typical blooming and/or fruiting period for these species, which are listed below with special-status rankings:

- Cambria morning-glory (*Calystegia subacaulis* subsp. *episcopalis*), California Rare Plant Rank (CRPR) 4.2
- San Luis Obispo owl's-clover (*Castilleja densiflora* subsp. *obispoensis*), CRPR 1B.2
- Congdon's tarplant (*Centromadia parryi* subsp. *congdonii*), CRPR 1B.1
- Paniculate tarplant (*Deinandra paniculata*), CRPR 4.2
- San Joaquin spearscale (*Extriplex joaquinana*), CRPR 1B.2
- Spreading navarretia (*Navarretia fossalis*), federal threatened / CRPR 1B.1
- Shining navarretia (*Navarretia nigelliformis* subsp. *radians*), CRPR 1B.2

Although low suitability habitat is present for these species on the project site, none were identified during appropriately-timed surveys and, as such, none are expected to occur within the proposed development area.

Special-status Wildlife Species

Based on a review of the range and habitat requirements for regionally-occurring species, it was determined that four special-status wildlife species have the potential to occur within the proposed development area. These wildlife species and their special-status rankings include:

- Grasshopper sparrow (*Ammodramus savannarum*), California Species of Special Concern (CSC)
- Pallid bat (*Antrozous pallidus*), CSC
- Townsend's big-eared bat (*Corynorhinus townsendii*), CSC
- Big free-tailed bat (*Nyctinomops macrotis*), CSC

In addition to these special-status wildlife species, suitable habitat for resident and migratory nesting birds is present on site. Although no nesting birds or roosting bats were detected during



the field surveys, they may utilize the site for nesting purposes on an annual basis and be present prior to the start of construction.

Impact Assessment and Recommended Avoidance and Minimization Measures

The following section includes a summary of potential impacts to sensitive resources as a result of the proposed development. Recommended avoidance and minimization measures (AMMs) are provided, which are intended to reduce or mitigate expected impacts to sensitive biological resources including the existing blue line drainage feature.

Hydrologic Resources

Current development plans include the re-alignment and partial channelization of the blue line drainage through a box culvert, in order to direct and slow storm water flows around the proposed development and reduce flood potential on the site. In addition, sections of the re-aligned channel will be lined with concrete and/or riprap. This will result in the permanent loss of approximately 0.14 acre of ephemeral drainage channel. The proposed wetland open space area included as part of the proposed development will offset the permanent losses. In addition, the following protection measures should be implemented to protect aquatic resources on site during and following construction.

AMM 1: Protection of Hydrologic Resources

Construction within and immediately adjacent to the drainage shall occur only when conditions are dry. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the construction period. In addition, the following general measures shall be implemented during construction:

- The limits of disturbance within the existing drainage feature shall be clearly shown on all sites plans and flagged within the drainages prior to project implementation. All construction personnel shall be directed to avoid impacts to the areas immediately upstream and downstream of the proposed development including the existing culvert features located at El Camino Real and Viejo Camino.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages.



- Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

AMM 2: Compensatory Mitigation Plan

A compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. The exact details and performance criteria of the restoration plan shall be determined during agency coordination with CDFW, RWQCB, and the Corps, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, and RWQCB) should be obtained. Additional mitigation measures required by these agencies would be implemented as necessary.

Special-status Botanical Species

No special-status botanical species were documented on site during appropriately-timed spring and summer surveys. As such, it is assumed that no special-status botanical species currently exist on site, and no impacts to special-status plant populations will occur as a result of the proposed development.

Special-status Wildlife Species

Demolition of the existing residence and any planned removal of ornamental trees may result in direct or indirect impacts to nesting birds if construction occurs during the typical avian nesting period (generally February 01 through August 31), as well as roosting bats. Further, the grassland habitat areas on site, although disturbed, may provide suitable nesting habitat for ground-nesting species. Impacts may occur due to habitat loss (e.g., removal of trees) or construction-related disturbances that may deter roosting or nesting, or cause nests to fail. Increased short- and long-term anthropogenic activity including increased light pollution may also result in nest failures or deterring nesting and roosting behavior.

AMM 3: Pre-construction Surveys for Roosting Bats

Within 30 days prior to removal of existing structures and/or mature trees, a sunset survey shall be conducted by a qualified biologist to determine if bats are roosting on site. If bats are present, a follow-up acoustic monitoring survey shall be completed to determine, if feasible, which species are present. If roosts of special-status bat species are identified and will be impacted during the proposed project, CDFW will be consulted to determine appropriate measures to be implemented. If it is determined that no special-status bats are present, the project shall proceed under the guidance of a qualified biologist, in a manner that minimizes impacts to individual bats and roosts (e.g., conducting work only during the day or installing one-way exclusions prior to work).

AMM 4: Pre-construction Surveys for Nesting Birds

If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If



nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation CDFW, and/or the USFWS.

Conclusion

No special-status species were observed during field surveys. Although low suitability habitat is present on site for seven regionally-occurring special-status species, none were observed during appropriately-timed surveys in May and July. As such, none are expected to occur. In addition, it was determined that four special-status wildlife species, as well as nesting birds, may utilize existing structures and trees/grassland at the site. Further, proposed impacts to an ephemeral blue line drainage will result in the permanent loss of jurisdictional areas and associated habitat. An approximately 0.77-acre wetland and open space preservation area has been incorporated into the site development plans, which will offset these permanent losses.

Based on the current proposed preliminary designs, it is expected that implementation of the recommended mitigation measures will avoid and/or minimize impacts to potentially occurring sensitive biological resources to a less than significant level. If you should have any questions or require additional information, please contact me at knelson@terraverdeweb.com or (702) 596-5038.

Sincerely,

A handwritten signature in black ink that reads "Kristen Nelson".

Kristen Nelson
Botanist

Attachments:

A – Figures

- Figure 1: Site Location and Overview Map
- Figure 2: 2-mile CNDDDB and Critical Habitat Map
- Figure 3: Vegetation Communities Map

B – Wildlife and Botanical Species Observed

C – Representative Site Photographs



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ATTACHMENT A – Figures

Figure 1: Site Location and Overview Map

Figure 2: 2-mile CNDDB and Critical Habitat Map

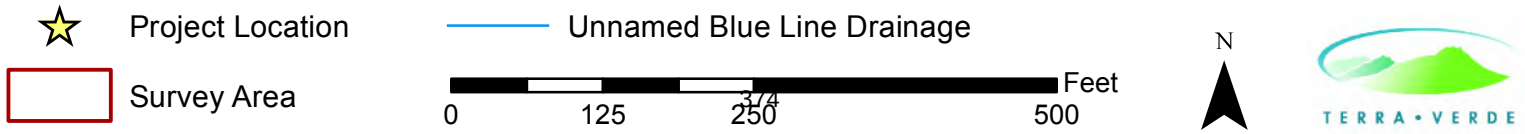
Figure 3: Vegetation Communities Map



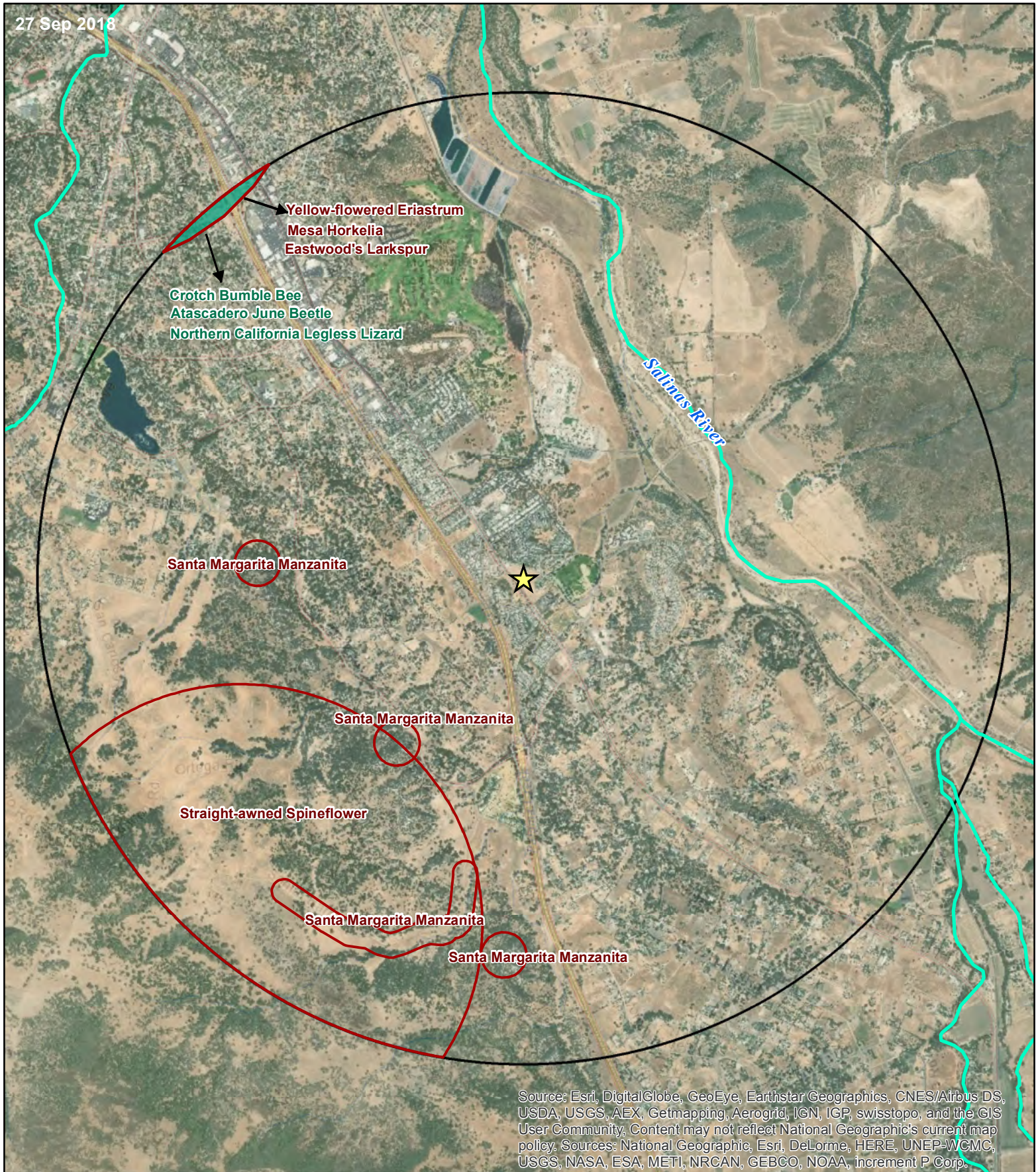
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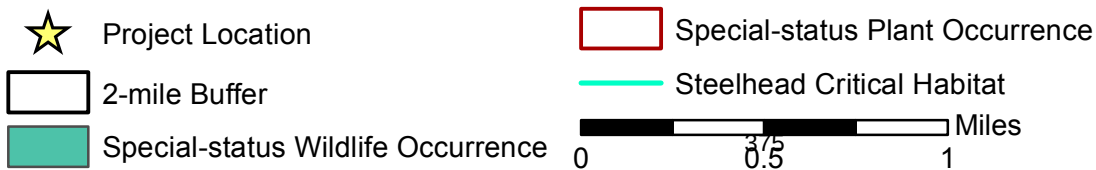
Dove Creek Self-storage Development Project
Figure 1: Site Location and Overview Map



27 Sep 2018



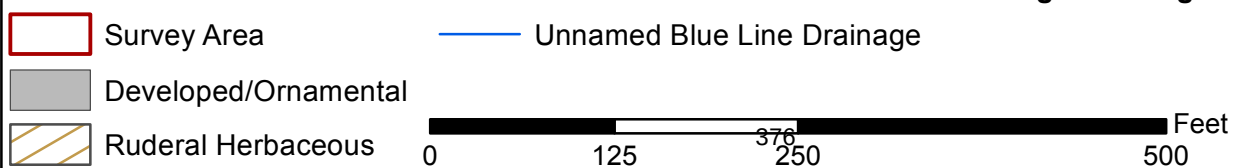
Dove Creek Self-storage Development Project
Figure 2: 2-mile CNDDB and Critical Habitat Map



27 Sep 2018



Dove Creek Self-storage Development Project
Figure 3: Vegetation Communities Map





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ATTACHMENT B – Wildlife and Botanical Species Observed

Table A.2. List of Wildlife Species

Order	Scientific Name	Common Name	Origin/Listing Status*
Avifauna	<i>Cathartes aura</i>	Turkey vulture	--
	<i>Corvus brachyrhynchos</i>	American crow	--
	<i>Haemorhous mexicanus</i>	House finch	--
	<i>Melospiza crissalis</i>	California towhee	--
	<i>Passer domesticus</i>	House sparrow	Non-native
	<i>Sayornis saya</i>	Say's phoebe	--
	<i>Spinus psaltria</i>	Lesser goldfinch	--
Mammals	<i>Thomomys bottae</i>	Botta's pocket gopher	--
Reptiles	<i>Sceloporus occidentalis</i>	Coast range fence lizard	--

Table A.1. List of Botanical Species

Family	Scientific Name	Common Name	Indicator Status ¹	Origin
Apiaceae, Carrot Family	<i>Conium maculatum</i>	Poison hemlock	FACW	Naturalized
Arecaceae, Palm Family	<i>Washingtonia robusta</i>	Mexican fan palm	FACW	Naturalized (Ornamental)
Asteraceae, Sunflower Family	<i>Ambrosia psilostachya</i>	Western ragweed	--	Native
	<i>Anthemis cotula</i>	Mayweed	--	Naturalized
	<i>Capsella bursa-pastoris</i>	Shepherd's purse	--	Naturalized
	<i>Carduus pycnocephalus</i> subsp. <i>pycnocephalus</i>	Italian thistle	--	Naturalized
	<i>Centaurea solstitialis</i>	Yellow star-thistle	--	Naturalized
	<i>Erigeron bonariensis</i>	Flax-leaved horseweed	--	Naturalized
	<i>Silybum marianum</i>	Milk thistle	--	Naturalized
	<i>Sonchus asper</i> subsp. <i>asper</i>	Prickly sow thistle	FAC	Naturalized
Boraginaceae, Borage Family	<i>Amsinckia intermedia</i>	Common fiddleneck	--	Native
	<i>Amsinckia menziesii</i>	Small-flowered fiddleneck	--	Native
	<i>Plagiobothrys canescens</i>	Valley popcornflower	--	Native
Brassicaceae,	<i>Brassica nigra</i>	Black mustard	--	Naturalized

Table A.1. List of Botanical Species

Family	Scientific Name	Common Name	Indicator Status ¹	Origin
Mustard Family	<i>Capsella bursa-pastoris</i>	Shepherd's purse	--	Naturalized
	<i>Hirschfeldia incana</i>	Mediterranean hoary mustard	--	Naturalized
	<i>Lepidium draba</i>	Heart-podded hoary cress	--	Naturalized
Convolvulaceae, Morning-glory Family	<i>Convolvulus arvensis</i>	Bindweed	--	Naturalized
Cupressaceae, Cypress Family	<i>Sequoia sempervirens</i>	Coast redwood	--	Native (Ornamental)
Fabaceae, Legume Family	<i>Acmispon americanus</i> var. <i>americanus</i>	American bird's foot trefoil	--	Native
	<i>Lotus corniculatus</i>	Bird's-foot trefoil	FAC	Naturalized
	<i>Medicago polymorpha</i>	California burclover	--	Naturalized
	<i>Vicia villosa</i>	Hairy vetch	--	Naturalized
Geraniaceae, Geranium Family	<i>Erodium botrys</i>	Big heron bill	--	Naturalized
	<i>Erodium cicutarium</i>	Redstem filaree	--	Naturalized
	<i>Erodium moschatum</i>	Greenstem filaree	--	Naturalized
	<i>Geranium molle</i>	Crane's bill geranium	--	Naturalized
Juncaceae, Rush Family	<i>Juncus</i> cf <i>patens</i>	Spreading rush	FACW	Native
Lamiaceae, Mint Family	<i>Marrubium vulgare</i>	White horehound	--	Naturalized
Myrsinaceae, Myrsine Family	<i>Lysimachia arvensis</i>	Scarlet pimpernel	FAC	Naturalized
Papaveraceae, Poppy Family	<i>Eschscholzia californica</i>	California poppy	--	Native
Poaceae, Grass Family	<i>Avena barbata</i>	Slender wild oat	--	Naturalized
	<i>Bromus catharticus</i>	Rescue Grass	--	Naturalized
	<i>Bromus diandrus</i>	Ripgut grass	--	Naturalized
	<i>Bromus hordeaceus</i>	Soft chess	--	Naturalized
	<i>Bromus madritensis</i> subsp. <i>rubens</i>	Red brome	--	Naturalized
	<i>Cynodon dactylon</i>	Bermuda grass	--	Naturalized
	<i>Elymus triticoides</i>	Beardless wild rye	FAC	Native

Table A.1. List of Botanical Species

Family	Scientific Name	Common Name	Indicator Status ¹	Origin
	<i>Festuca perennis</i>	Rye grass	FAC	Naturalized
	<i>Hordeum marinum</i> subsp. <i>gussoneanum</i>	Mediterranean barley	FAC	Naturalized
	<i>Hordeum murinum</i>	Wall barley	--	Naturalized
	<i>Pennisetum clandestinum</i>	Kikuyu grass	--	Naturalized
Polygonaceae, Buckwheat Family	<i>Rumex crispus</i>	Curly dock	FAC	Naturalized
Rubiaceae, Madder Family	<i>Galium aparine</i>	Goose grass	--	Native
Rubiaceae, Madder Family	<i>Galium aparine</i>	Goose grass	--	Native
Salicaceae, Willow Family	<i>Salix laevigata</i>	Red willow	FACW	Native
Verbenaceae, Vervain Family	<i>Phyla nodiflora</i>	Common lippia	FACW	Native

¹**Listing Status:** Indicates listing status for taxa that are included on the National Wetland Plant List (NWPL) for the Arid West region (USFWS, 2016), as well as taxa that are considered noxious/invasive weeds in California. No special-status species were documented. Taxa that are considered wetland-indicators are included on the NWPL and assigned one of the following wetland indicator statuses:

- **Obligate (OBL):** plants that almost always occur in wetlands.
- **Facultative Wetland (FACW):** plants that usually occur in wetlands, but may occur in non-wetlands.
- **Facultative (FAC):** plants that are equally likely to occur in wetlands and non-wetlands.

²**cf (=conforms to):** indicates provisional species determination based on the observed pheno-phase, but in the absence of diagnostic features (e.g., desiccated or undeveloped reproductive structures).



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ATTACHMENT C - Representative Site Photographs



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Photo 1. View west showing the narrow channel of the blue line drainage (May 17, 2018).



Photo 2. View north toward private residence and landscape trees present on western site boundary (May 10, 2017).



Photo 3. View west of the culvert under Viejo Camino, with a debris rack just downstream of the culvert outlet (May 17, 2018).



Photo 4. View east of the downstream end of the drainage where it flows under Viejo Camino (May 17, 2018).

Attachment 2: Federal Wetland Delineation Report

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Waters and Wetlands Delineation Report

Dove Creek Self-Storage Development Project

Atascadero, San Luis Obispo County, California



Prepared for:

Mr. Scott Newton
Arroyo Grande, California

Prepared by:

Terra Verde Environmental Consulting, LLC
3765 South Higuera Street, Suite 102
San Luis Obispo, California 93401

March 2019



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DISCLAIMER

Terra Verde Environmental Consulting, LLC (hereafter, Terra Verde) has prepared this waters and wetlands delineation report for use by Mr. Scott Newton (owner). The results and conclusions of this report are conditional upon final approval by the United States Army Corps of Engineers. Results and conclusions presented in this report are based upon information available in the public domain (e.g., United States Geological Survey 7.5-minute topographic quadrangle maps, the Natural Resources Conservation Service Soil Surveys, aerial photographs from various sources, etc.), as well as Terra Verde's on-site reconnaissance, data collection, and analyses, which were completed using standard methods. Results and conclusions presented herein represent the best professional judgment of Terra Verde technical staff. In this context, surveying/boundary locations developed by Terra Verde are assumed to be true and correct.

A handwritten signature in black ink, appearing to read "B. Dugas", written over a horizontal line.

Brian Dugas

Principal Biologist

Terra Verde Environmental Consulting, LLC

A handwritten signature in black ink, appearing to read "Kristen Nelson", written over a horizontal line.

Kristen Nelson

Botanist

Terra Verde Environmental Consulting, LLC

March 05, 2019

Date

March 05, 2019

Date



EXECUTIVE SUMMARY

Terra Verde Environmental Consulting, LLC (Terra Verde) was retained by Mr. Scott Newton (owner) to complete a formal delineation of waters and wetlands under the jurisdiction of federal resource agencies for the proposed Dove Creek Self-storage Development (project), located at 11505 El Camino Real and 11450 Viejo Camino (APN 045-342-009 and 045-342-010) in the City of Atascadero, San Luis Obispo County (County), California. Field surveys included a delineation of all federal waters and wetlands, as defined by the U.S. Army Corps of Engineers (Corps). The survey area encompassed the entire proposed project area and the immediately surrounding wetland and riparian habitats.

This report has been developed by Terra Verde using current Corps guidance concerning waters and wetlands delineations. Determinations are based on field observations made in 2018. Information offered in this report is arranged to describe the delineation objectives, discuss pertinent regulatory contexts, explain the approach and methodology used by Terra Verde in this delineation, and provide a summary of technical results. This report is intended to provide details regarding aquatic resources on site and may be used to support permit application(s) to the Corps, the California Department of Fish and Wildlife, and the Regional Water Quality and Control Board for the proposed development

Terra Verde determined that no federal wetlands are present on the project site; however, 581 linear feet of non-wetland waters of the U.S. were mapped on the subject property. As necessary, this information may be used to support regulatory permits and/or project approvals from the Corps, the City of Atascadero and other resource agencies. The results of the delineation, as described in this report, are conditional upon a review and final jurisdictional determination by the Corps.



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Figure 2: Project Site and Survey Area Map

Figure 3: Hydrologic Connectivity Map

Figure 4: Soil Units Map

Figure 5: Waters and Wetlands Delineation Map

Appendix B – Wetland Determination Data Forms

Appendix C – Arid West Ephemeral and Intermittent Streams OHWM Datasheets

Appendix D – Representative Site Photographs



1.0 INTRODUCTION & BACKGROUND

This waters and wetlands delineation report was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) on behalf of Mr. Scott Newton (owner) in support of the proposed Dove Creek Self-storage Development Project (project) located at 11505 El Camino Real and 11450 Viejo Camino (APN 045-342-009 and 045-342-010) in the City of Atascadero, San Luis Obispo County (County), California (see Appendix A - Figure 1: Site Vicinity and Topographic Map). This report summarizes the regulatory context, methods, and results of field surveys, which focused on the delineation of federal wetlands and waters of the United States (waters of the U.S.), as defined by section 404 of the Clean Water Act. The survey area included the entire proposed project area, as well as immediately adjacent wetland and riparian habitats (see Appendix A – Figure 2: Project Site and Survey Area Map).

The project site encompasses approximately 4.15 acres of grazed grassland, which is bisected by an unnamed United States Geological Survey (USGS) blue line drainage. This drainage enters the property via a culvert under El Camino Real and meanders generally northeast across the project site before entering a second culvert under Viejo Camino. This drainage eventually discharges into Paloma Creek approximately 0.25 mile northeast of the project site. Paloma Creek flows directly to the Salinas River and eventually the traditionally navigable waters of the Pacific Ocean (see Appendix A – Figure 3: Hydrologic Connectivity Map).

This report has been developed following guidance from the San Francisco District of the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) (EPA and Corps, 2008) pertaining to wetland delineations. The results of the delineation are based on field observations made in April and June 2017, and are subject to final review and approval by the Corps. As needed, this report may be used in acquiring regulatory permits and/or project approvals.

1.1 Overview of Site Characteristics

1.1.1 Current and Historical Land Uses

The project site is undeveloped and used as a grazing pasture for a herd of goats. The site is immediately bordered by two public roads – El Camino Real and Viejo Camino, as well as an empty lot on the northwest, and a single-family residence on the southeast. The surrounding landscape consists of residential and commercial developments at variable densities (see Figure 2). The topography, soils, and vegetation of the proposed project site and surrounding areas have been altered considerably through past land conversion, construction of adjacent residential areas, and other anthropogenic alterations (e.g., goat grazing, culverts/stormwater



infrastructure, etc.). A review of historical aerial imagery indicates the condition of the site has remained relatively unchanged since at least 1994 (Google Earth, 1994-2018).

1.1.2 Geomorphology and Landscape Context

The project site is located in the Salinas USGS Hydrologic Unit and the Santa Margarita Creek-Salinas River watershed, which includes Paloma Creek and associated tributaries (see Appendix A – Figure 3). Elevations within the survey area range from 271 to 280 meters (890 to 920 feet). The project site is situated just west of the Rinconada Fault line in a valley between unnamed ridgelines of the San Luis Ranges (Wiegers and Hart, 2015; USGS, 2018). The geology of the project site consists of young alluvial floodplain deposits, comprised of silty sand and sandy gravel with cobbles deposited along the valley floor (Wiegers and Hart, 2015). Hydrologic resources on the property are limited to a single, ephemeral drainage that conveys surface runoff and storm flows from adjacent areas.

1.1.3 Regional Climate

The regional climate is Mediterranean, with mild, rainy winters and hot, dry summers. Historical temperature and precipitation data was acquired from the Western Regional Climate Center (WRCC) for Paso Robles (Station No. 046730). According to available data, average annual precipitation for a 122-year (1894 to 2016) period for the project region is 15.21 inches (WRCC, 2018). The average minimum and maximum temperatures calculated for the same time period are 60°F in January and 93°F in July and August (WRCC, 2012).

2.0 REGULATORY CONTEXTS

2.1 Rationale for the Determination of the Geographic Extent of Waters of the U.S.

Delineation of the geographic extent of waters of the U.S., including wetlands, within the survey area was consistent with definitions provided in 33 CFR 328.3 (a) (1-8), 328.3 (b, c, and e), as well as routine procedures detailed in the *U.S. Army Corps of Engineers Wetlands Delineation Manual (1987 Manual)* (Corps, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0 (2008 Arid West Regional Supplement)* (Corps, 2008). As defined in Section 404 of the CWA, the limits of Corps jurisdiction in non-tidal waters extends to the ordinary high water mark (OHWM) and includes all adjacent wetlands. The following definitions are used by the Corps and EPA for the identification of wetlands and, as such, were used for the identification and delineation of wetlands at the project site:



Waters of the U.S. are defined in Section 404 of the CWA as:

"All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; including all interstate waters including interstate wetlands, all other waters such as intrastate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce."

Further, wetlands are considered waters of the U.S., and are identified as:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The Corps uses a three-parameter approach for identifying and delineating jurisdictional wetlands, where a wetland is defined as a feature associated with waters of the U.S., which is characterized by a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

2.2 Consistency with SWANCC & Rapanos Guidance

Following U.S. Supreme Court rulings in two prominent court cases addressing the extent of federal jurisdiction (i.e., *Solid Waste Agency of Northern Cook County [SWANCC] v. Corps et al.* [531 U.S. 159, 2001]; and *Rapanos et ux., et al. v. United States* [547 U.S. 715, 2006]) led to the development of federal guidance that requires careful examination and documentation of the physical location(s) of and hydrologic connections among waters and wetlands. To determine federal jurisdiction, emphasis is given to surface hydrologic connections between a wetland and "navigable waters" or "adjacency" of a wetland to traditionally navigable waters, and, thus, a "significant nexus" to interstate commerce. In addition, waters and wetland features can be determined to be under federal jurisdiction by the Corps or EPA if a significant nexus can be shown between the wetland feature in question and its contribution to the maintenance or restoration of the physical, chemical, or biological integrity of downstream waters that are traditionally navigable. Federal guidance for field delineation procedures that address the Rapanos decision has been offered by the EPA and the Corps in a joint memorandum issued on June 5, 2007 (EPA and Corps, 2008).



3.0 FIELD DELINEATION METHODS

3.1 Overview of Methodology

Prior to conducting field surveys, a desktop review was completed, which included a review of current and historical aerial imagery (Google Earth, 1994 - 2018), an online Soil Survey for the County of San Luis Obispo (U.S. Dept. of Ag., 2018), USGS topographic maps (USGS, 2018), regional weather data (WRCC, 2012), the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) (USFWS, 2018), and preliminary site development plans.

Terra Verde botanists Kristen Nelson and Amy Golub completed a formal wetland delineation on May 17, 2018 along the vegetated channel bottom and lower floodplain terrace associated with the drainage on site. Delineation methods followed routine procedures detailed in the *1987 Manual* (Corps, 1987) and the *2008 Arid West Regional Supplement* (Corps, 2008). In addition, wetlands were classified based on hydrogeomorphic classes (e.g., riverine, slope, etc.) described by Brinson (1993) and Brinson et al. (1995).

Field delineation of wetlands included an assessment of the hydrology, soil characteristics, and vegetation at three sampling points (i.e., SP-01, SP-02, and SP-03). Data was recorded using the Wetland Determination Data Form provided in the *2008 Arid West Regional Supplement* (Corps, 2008). At each sampling point, a soil test pit was excavated to a depth of at least 12 inches, vegetation was characterized within a 5-foot radius of the excavated soil test pit, and indicators of wetland hydrology were documented (see Appendix B – Wetland Determination Data Forms). Sampling was conducted in areas that displayed apparent indicators of wetland hydrology and vegetation.

The assessment of non-wetland waters included identifying the presence of field indicators for OHWM within the subject drainage. This assessment followed guidelines provided in *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (OHWM Manual)* (Lichvar and McColley, 2008). In addition, all waters and wetlands were assessed for hydrologic connectivity and/or adjacency to traditionally navigable waters and their tributaries. Connectivity was confirmed by determining that the unnamed drainage on site is hydrologically connected to Paloma Creek and the traditionally navigable waters of the Pacific Ocean via the Salinas River (see Appendix A – Figure 3). The limits of waters and wetlands of the U.S. were pin-flagged in the field and then recorded using a Trimble Global Positioning System (GPS) unit.



3.1.1 Delineation of Wetlands

Evidence of Wetland Hydrology

Consistent with the *1987 Manual* (Corps, 1987), the *2008 Arid West Regional Supplement* (Corps, 2008), and current regulatory guidance (Corps, 1992), wetland hydrology can be identified by evaluating a variety of direct and indirect indicators, including stream gauge or well data, flood predictions (i.e., FEMA maps), historic records pertaining to the study area, and visual observation of field indicators for the identification of jurisdictional waters and wetlands. Field indicators may include inundation and/or saturation, sediment deposition, drainage patterns, hydric soil characteristics, watermarks, drift lines, presence of oxidized pores associated with living roots and rhizomes (i.e., rhizospheres), and water-stained leaves (Corps, 1987).

Wetland hydrology is present at a location if field observations indicate the area has a high probability of being periodically inundated or saturated to the soil surface for a sufficient duration during the growing season to develop anaerobic conditions in the surface soil environment (i.e., root zone) (Corps, 1987). According to guidance provided in the *2008 Arid West Regional Supplement*, if at least one primary indicator or at least two secondary indicators of hydrology are present at a sample point, the wetland hydrology criterion is met (Corps, 2008). Observations of wetland hydrology were recorded at each sample point to document evidence of inundation or soil saturation.

Several types of evidence were examined to determine whether wetland hydrology previously existed or currently exists. In addition, the type and frequency of site manipulation and anthropogenic disturbances were considered for their potential to impact or alter current and historical site hydrology.

Identification of Hydric Soils

The presence of hydric soils was assessed based on the criteria outlined in the *1987 Manual* (Corps, 1987) and the *2008 Arid West Regional Supplement* (Corps, 2008). Hydric soils are defined as soils “that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part” (U.S. Dept. of Ag., 1994). Determination of whether or not a soil is hydric is based on the fulfillment of at least one of four technical criteria (U.S. Dept. of Ag., 2002), which can be satisfied using a combination of published soils information and field indicators. Field indicators for determining whether a soil satisfies the hydric soil definition and the technical criteria for hydric soils are listed in *Field Indicators of Hydric Soils in the United States* (U.S. Dept. of Ag., 2006).

Following the guidance provided in the above-referenced documents, the presence of hydric soils within the survey area was determined using a combination of direct field observations and a



review of available online resources, including the Soil Survey of San Luis Obispo County, Web Soil Survey (U.S. Dept. of Ag., 2018) and the USFWS NWI (USFWS, 2018). In the field, soil test pits were excavated at each of three sampling points to examine the upper 12 inches of the soil profile for hydric soil indicators. Specifically, a Munsell Soil Color Book (2000) was used to classify the colors of matrix soils and redoximorphic (redox) concentrations within the matrix. The *2017 Pocket Guide to Hydric Soil Indicators* (Wetland Training Institute [WTI], 2017) was used to determine the texture of soils, and to assess the location, type, and extent of matrix soil colors and redox concentrations, to determine whether they qualified as hydric soils.

According to the NRCS online soil survey of San Luis Obispo County, three soil units occur within the survey area (U.S. Dept. of Ag., 2018). These include: Unit 193 (San Andreas-Arujo complex, 9 to 15 percent slopes), Unit 198 (Santa Lucia-Lopez complex, 15 to 50 percent slopes), and Unit 208 (Still clay loam, 0 to 2 percent slopes) (see Figure 4 – Soil Units Map). These soil units are not listed as hydric soils (U.S. Dept. of Ag., 2018). A summary of the dominant characteristics of these soil types is provided below.

Soil Unit 193 – San Andreas-Arujo complex, 9 to 15 percent slopes

The parent material of this soil type is residuum weathered from sandstone. The drainage class of this unit is well drained, and it is composed of sandy loam over weathered bedrock. This soil type tends to occur on back slopes and side slopes and is designated as farmland of statewide importance.

Soil Unit 198 – Santa Lucia-Lopez complex, 15 to 50 percent slopes

The parent material of this soil type is residuum weathered from shale. The drainage class of this unit is well drained, and it is composed of channery clay loam over weathered bedrock. This soil type tends to occur on back slopes and side slopes.

Soil Unit 208 – Still clay loam, 0 to 2 percent slopes

The parent material of this soil is alluvium derived from sedimentary rock. The drainage class of this unit is well drained, and it is composed mostly of clay loam and stratified loam to clay loam. This soil type tends to occur on toe slopes and treads and is considered prime farmland if irrigated.

Dominance of Hydrophytic Vegetation

On June 1, 2012, the *2012 National Wetland Plant List* (NWPL) (Lichvar et al., 2012) replaced the 1988 U.S. Fish and Wildlife Service's National list of plant species that occur in wetlands for use under the CWA, Swamp Buster, and National Wetland Inventory programs. The NWPL and regional supplements have since been revised with updated plant listings. The *Arid West 2016 Regional Wetland Plant List (2016 Regional List)* (Lichvar et al., 2016) is the most current version



available for use in the Arid West region, including coastal areas of California. The updated *2016 Regional List* indicates the relative frequency that a species occurs in wetland habitats and is used to determine whether the hydrophytic vegetation parameter is met when conducting wetland delineations under the CWA.

Species included on the *2016 Regional List* are assigned one of the following wetland indicator statuses (Lichvar et al., 2012):

- **Obligate (OBL):** plants that almost always occur in wetlands.
- **Facultative Wetland (FACW):** plants that usually occur in wetlands but may occur in non-wetlands.
- **Facultative (FAC):** plants that are equally likely to occur in wetlands and non-wetlands.
- **Facultative Upland (FACU):** plants that usually occur in non-wetlands but may occur in wetlands.
- **Upland (UPL):** plants that almost never occur in wetlands; plants not included on the list are considered UPL.

Dominance of hydrophytic vegetation is determined by identifying all plant species within a 5-foot radius surrounding each soil excavation pit for herbaceous and shrub cover, and a 30-foot radius for tree and woody vine cover; documenting the absolute percent cover of each species within each stratum (i.e., herb, shrub, tree, and woody vine) for the sampling plot; and noting the indicator status for each (i.e., UPL, FACU, FAC, FACW, or OBL). None of the sampling points supported tree, shrub, or woody vine cover. Dominant species were then determined using the 50/20 rule, as recommended in the *2008 Arid West Regional Supplement* (Corps, 2008). Based on this method, dominant species are those species that individually or collectively constitute more than 50 percent of the total vegetative cover (i.e., relative cover) within each stratum, in addition to those species that individually constitute 20 percent or more of the relative cover within each vegetation stratum. Species identifications and taxonomic nomenclature followed the second edition of *The Jepson Manual: Vascular Plants of California* (Baldwin et al., 2012), as well as taxonomic updates provided in the Jepson eFlora (Jepson Flora Project, 2018).

According to both the Corps' *1987 Manual* (Corps, 1987) and *2008 Arid West Regional Supplement* (Corps, 2008), the hydrophytic vegetation parameter for wetlands is met when, under normal circumstances, *more than* 50 percent of the dominant species across all strata have an indicator status of OBL, FACW, or FAC.

Connectivity/Adjacency

As noted above, particular emphasis is given to surface hydrologic connectivity of wetlands to traditionally navigable waters, including adjacency of wetlands to jurisdictional waters.



Connectivity of wetlands was established via field work, a review of aerial imagery, and an assessment of site-specific topography.

3.1.2 Delineation of Non-wetland Waters

Within the project site, the unnamed drainage exhibits a narrow, gently-sloped channel that meanders across an open grassy field. Despite grazing impacts, the banks and channel bottom are vegetated with herbaceous species, with a clear change in the composition and cover from the channel bottom to the bank and adjacent low terrace. As such, these areas were assessed for evidence of an OHWM to determine the presence of waters of the U.S. The *OHWM Manual* (Lichvar and McColley, 2008) provides guidance on identifying field indicators of OHWM, including protocols for characterizing the overall system. Data was recorded using the *Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (OHWM Data Sheet) (Curtis and Lichvar, 2010). Completed data sheets are provided in Appendix C (Arid West Intermittent and Ephemeral Streams OHWM Datasheets).

Cross-sectional Analysis

Cross sectional analyses were conducted at three locations along each drainage feature where there was a clear change in the limits of either the OHWM or the top of bank. The physical and biological characteristics present at each cross section were documented on OHWM Data Sheets, including a sketch of the site topography at each cross section. Specifically, the floodplain units were described for each cross section through the vegetation cover, sediment texture, and hydrology indicators at that location. The limits of OHWM were determined based on the presence of hydrology indicators such as debris wracking, shelving, water marks, and change in sediment texture/substrate.

Connectivity/Adjacency

Connectivity to adjacent traditional navigable waters was assessed via field investigations, a review of aerial photography, and information obtained regarding storm water and other underground water collection systems.

4.0 RESULTS

4.1 Wetlands Determination

Terra Verde completed a wetland delineation in May 2018 and determined that no federal wetlands are present within the project site. The results of the delineation and sampling point data was documented on Wetland Determination Data Forms (Appendix B) and is detailed below.



4.1.1 Hydrology

Field observations of wetland hydrology were limited to secondary indicators, including: riverine drift deposits (B3), drainage patterns (B10), and saturation visible on aerial imagery (C9). In addition, the FAC-Neutral Test (D5) was documented as a secondary indicator at SP-02. Wetland hydrology was determined to be present at all three sampling points (see Figure 5: Waters and Wetlands Delineation Map).

4.1.2 Soils

Soil test pits were excavated at each sampling point to classify the color and texture of the soil horizons down to at least 12 inches. Soil textures consisted of clay loam with a significant component of organic matter at all three sampling points. No hydric soils were identified on site. A soil color of 10YR 2/1 was documented at all three sampling points, with no redox features present (see Appendix D – Representative Site Photographs, Photo 1).

4.1.3 Vegetation

Greater than 50 percent relative cover of hydrophytic vegetation was documented at all three sampling points, which was dominated by common lippia (*Phyla nodiflora*; FACW), Mediterranean barley (*Hordeum marinum* subsp. *gussoneanum*; FAC), and beardless wild rye (*Elymus triticoides*; FAC). Vegetation on the banks of the drainage and adjacent areas transitions to a composition of non-wetland species dominated by wall barley (*Hordeum murinum*), heart-podded hoary cress (*Lepidium draba*), and occasional dense patches of yellow star-thistle (*Centaurea solstitialis*), as well as other grazed grasses.

4.2 Non-Wetland Waters Determination

The unnamed drainage is likely considered non-wetland waters of the U.S. based on the presence of a clearly-defined OHWM, indicated by a distinct transition in vegetative cover and composition between the channel bottom and gently-sloped bank, and connectivity to traditionally navigable waters. Based on a review of aerial imagery, this drainage appears to originate somewhere in the foothills of the San Luis Range Mountains west of Atascadero. It flows through areas of rural residential, agricultural, and commercial developments, and has been substantially modified in the areas upstream of the project site. It enters the project site through a partially impeded culvert under El Camino Real, and exits the site through another partially blocked culvert under Viejo Camino. Due to the historical alterations of natural flow patterns in the surrounding landscape, the project site is occasionally subject to temporary inundation and ponding following significant precipitation events. However, the drainage system is generally ephemeral and a lack



of hydric soils indicates that the site is well drained, likely only ponding for brief periods following significant rain events.

5.0 SUMMARY OF JURISDICTIONAL FINDINGS

The jurisdictional waters identified on the project site fall under the regulatory jurisdiction of the Corps. A summary of the type and extent of jurisdictional waters and wetlands is presented in Table 1 - Extent and Location of Jurisdictional Waters and Wetlands.

Table 1. Extent and Location of Jurisdictional Waters and Wetlands

Feature Type	Location	Acres	Length (feet)
Waters of the U.S.	Ephemeral drainage	0.08	581
Federal Wetlands	None	N/A	N/A

Table 2 (Summary of Sampling Point Data for Wetland Delineation), provides a summary of the data collected at each of the three sampling points during the wetland delineation.

Table 2. Summary of Sampling Point Data for Wetland Delineation

Sample Point	Wetland Vegetation	Hydric Soils	Wetland Hydrology	Connectivity/Adjacency	Federal Wetland
SP-01	Yes	No	Yes	Yes	No
SP-02	Yes	No	Yes	Yes	No
SP-03	Yes	No	Yes	Yes	No

The geographic extent of waters of the U.S. totals approximately 581 linear feet and 0.08 acre within the project site, but no federal wetlands are present. Section 404 of the CWA requires authorization from the Corps for the discharge of dredged or fill material into all waters of the U.S., including adjacent wetlands. The findings of this federal waters and wetlands delineation is subject to review and final concurrence by the Corps.



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APPENDIX A: Report Figures

Figure 1: Site Vicinity and Topographic Map

Figure 2: Project Site and Survey Area Map

Figure 3: Hydrologic Connectivity Map

Figure 4: Soil Units Map

Figure 5: Waters and Wetlands Delineation Map



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Dove Creek Self-storage Project - Waters and Wetlands Delineation
Figure 1: Site Vicinity and Topographic Map

-  Project Location
-  Survey Area

0 407 0.5 1 Miles



20 Dec 2018



Stream data: County of San Luis Obispo, 2006; accessed February 2014

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Dove Creek Self-storage Project - Waters and Wetlands Delineation
Figure 2: Project Site and Survey Area Map



Survey Area



Unnamed Blue Line Drainage

0 408 125 250 Feet



20 Dec 2018



Dove Creek Self-storage Project - Waters and Wetlands Delineation
Figure 3: Hydrologic Connectivity Map



Survey Area



Blue Line Drainage

0 0.25 0.5 Miles





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Dove Creek Self-storage Project - Waters and Wetlands Delineation
Figure 4: Soil Units Map

- | | |
|--|--|
|  Survey Area |  Santa Lucia-Lopez Complex, 15-50% Slopes |
|  Unnamed Blue Line Drainage |  Still Clay Loam, 0-2% Slopes |
| Soi Units | |
|  San Andreas-Arujo Complex, 9-15% Slopes | |

0 125 250 Feet



05 Feb 2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Dove Creek Self-storage Project - Waters and Wetlands Delineation Figure 5: Waters and Wetlands Delineation Map



Survey Area

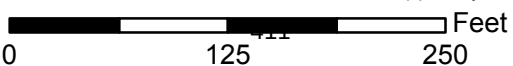


OHWM/Wetland Delineation Sampling Points



Waters of the State, U.S.*

*Extent of waters of the state and U.S. mapped by Terra Verde in May 2018.





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APPENDIX B: Wetland Determination Data Forms



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WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: DOVE CREEK SELF STORAGE City/County: ATASCADERO, SLO Sampling Date: 05/17/18
 Applicant/Owner: SCOTT NEWMON State: CA Sampling Point: 01
 Investigator(s): K. NELSON, A. GOLUB, B. DUGAS Section, Township, Range: CA T29S R12E
 Landform (hillslope, terrace, etc.): SWALE Local relief (concave, convex, none): CONCAVE Slope (%): 0-2
 Subregion (LRR): LRR C Lat: 35.453961 Long: -120.636670 Datum: NAD83
 Soil Map Unit Name: Still clay lam NWI classification: FEMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☒ No ☐	

Remarks:
 Undeveloped lot bordered by residential developments & public roads. Site is an open, weedy grassland, currently & historically grazed by goats. Ephemeral blue line drainage crosses property, which occasionally overtops & floods portions of the field following storms.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>N/A</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>42</u> x 2 = <u>84</u> FAC species <u>39</u> x 3 = <u>117</u> FACU species <u>3</u> x 4 = <u>12</u> UPL species <u>33</u> x 5 = <u>165</u> Column Totals: <u>117</u> (A) <u>378</u> (B) Prevalence Index = B/A = <u>3.23</u>
= Total Cover				
= Total Cover				
= Total Cover				
= Total Cover				
Herb Stratum (Plot size: <u>4.5' x 20'</u>)				
1. <u>PHYLLOPODIFLORA</u>	<u>42</u>	☒	<u>FACW</u>	Hydrophytic Vegetation Indicators: ☒ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>HORDEUM MARINUM</u>	<u>30</u>	☒	<u>FAC</u>	
3. <u>CENTAURIA SOLSTITIALIS</u>	<u>25</u>	☒	<u>UPL</u>	
4. <u>FESTUCA PERENNIS</u>	<u>8</u>		<u>FAC</u>	
5. <u>HIRSCHFELDIA INCANA</u>	<u>5</u>		<u>UPL</u>	
6. <u>ANTHEMIS COTULA</u>	<u>2</u>		<u>FACU</u>	
7. <u>LOTUS CORNICULATUS</u>	<u>1</u>		<u>FAC</u>	
8. <u>BROMUS CATHARTICUS</u>	<u>1</u>		<u>UPL</u>	
9. <u>GERANIUM MOLLE</u>	<u>1</u>		<u>UPL</u>	
= Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐
= Total Cover				
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. <u>HORDEUM MARINUM</u>	<u>1</u>		<u>FACU</u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>BRASSICA NIGRA</u>	<u>1</u>		<u>UPL</u>	
= Total Cover				
% Bare Ground in Herb Stratum: <u>0</u> % Cover of Biotic Crust: <u>0</u>				

Remarks:
 AREA GRAZED REGULARLY BY GOATS; NOTABLE TRANSITION IN SPECIES FROM DRAINAGE BOTTOM TO ADJACENT, SLIGHTLY ELEVATED UPLAND TRANSITIONAL MIX OF WETLAND & NON-WETLAND SPP. IN CHANNEL.

Sampling Point: 01

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Dove Creek Self Storage City/County: Atascadero/SLO Sampling Date: 05/17/19
 Applicant/Owner: Scott Newton State: CA Sampling Point: 02
 Investigator(s): K. Nelson, A. Golub, B. Dugas Section, Township, Range: CA T29S R12E
 Landform (hillslope, terrace, etc.): SWale Local relief (concave, convex, none): CONCAVE Slope (%): 0-2
 Subregion (LRR): LRR C Lat: 35.453727 Long: -120.637320 Datum: NAD83
 Soil Map Unit Name: Still clay loam NWI classification: PCMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☒ No ☐	

Remarks: Undeveloped lot bordered by residential developments & public roadways. Site is an open, weedy field, currently & historically grazed by goats. Ephemeral blue line drainage crosses the property, which occasionally overtops & floods portions of the field following storms.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>N/A</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
= Total Cover				
Sapling/Shrub Stratum (Plot size: <u>N/A</u>)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
= Total Cover				
Herb Stratum (Plot size: <u>6'x15'</u>)				
1. <u>PHYLA NODIFLORA</u>	<u>75</u>	☒	<u>FACW</u>	
2. <u>ELYMUS TRITICOIDES</u>	<u>28</u>	☒	<u>FAC</u>	
3. <u>HORDEUM MARINUM</u>	<u>20</u>		<u>FAC</u>	
4. <u>CENTAURIA SOLSTITIALIS</u>	<u>12</u>		<u>UPL</u>	
5. <u>HORDEUM MURINUM</u>	<u>8</u>		<u>FACU</u>	
6. <u>LEPIDIUM DRABA</u>	<u>7</u>		<u>UPL</u>	
7. <u>HIRSCHFELDIA INCANA</u>	<u>2</u>		<u>UPL</u>	
8. <u>ANTHEMIS COTULA</u>	<u>1</u>		<u>FACU</u>	
<u>LOIUS CORNICULATUS</u> <u>1 FAC</u>	<u>154</u>			
= Total Cover				
Woody Vine Stratum (Plot size: <u>N/A</u>)				
1. _____				
2. _____				
= Total Cover				
% Bare Ground in Herb Stratum <u>0</u>	% Cover of Biotic Crust <u>0</u>			

Remarks: Area grazed regularly by goats. Slight elevation change between drainage bottom and adjacent upland is marked by transition in vegetation. Channel bottom supports transitional mix of wetland & non-wetland spp.

Sampling Point: 02

[illegible]

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR C)
☐ 2 cm Muck (A10) (LRR B)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Hydric Soil Present? Yes _____ No ☒

DARK ALLUVIAL SOIL WITH HIGH CONC. OF O.M. IN TOP 2" +
DEPOSITS OF SMALL - MEDIUM ROCKS (COBBLE). SITE WELL-DRAINED &
DOES NOT SUPPORT HYDRIC SOILS.

Secondary Indicators (2 or more required)

- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

- ☐ Water Marks (B1) (Riverine)
- ☐ Sediment Deposits (B2) (Riverine)
- ☐ Drift Deposits (B3) (Riverine)
- ☒ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☒ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☒ FAC-Neutral Test (D5)

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? Yes ☒ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (such as gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: EPHEMERAL DRAINAGE CHANNEL IN SEASONALLY FLOODED FIELD;
INUNDATION /SATURATION ARE EPHEMERAL, FOLLOWING SIGNIFICANT
WINTER STORMS.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Dove Creek Self-Storage City/County: Atascadero/SLO Sampling Date: 05/17/18
 Applicant/Owner: Scott Newton State: CA Sampling Point: 03
 Investigator(s): K. Nelson, A Golub Section, Township, Range: CA T29S R12E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): CONCAVE Slope (%): 0-2
 Subregion (LRR): LRR C Lat: 35.453245 Long: -120.637836 Datum: NAD83
 Soil Map Unit Name: Still clay loam NWI classification: PEMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☒ No ☐	

Remarks:
Undeveloped lot bordered by residential developments & public roads. Site is an open, weedy field, currently & historically grazed by goats. Ephemeral blue line drainage crosses the site, which occasionally overtops & floods portions of the

VEGETATION – Use scientific names of plants. field following stems

Tree Stratum (Plot size: <u>N/A</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>1</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: <u>N/A</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	OBL species <u>0</u> x 1 = <u>0</u>
3. _____	_____	_____	_____	FACW species <u>0</u> x 2 = <u>0</u>
4. _____	_____	_____	_____	FAC species <u>87</u> x 3 = <u>261</u>
5. _____	_____	_____	_____	FACU species <u>8</u> x 4 = <u>32</u>
= Total Cover				UPL species <u>15</u> x 5 = <u>75</u>
				Column Totals: <u>110</u> (A) <u>368</u> (B)
				Prevalence Index = B/A = <u>3.35</u>
Herb Stratum (Plot size: <u>6' x 15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <u>HORDEUM MARINUM</u>	<u>86</u>	☒	<u>FAC</u>	
2. <u>LEPIDIUM DRABA</u>	<u>10</u>		<u>UPL</u>	☐ Prevalence Index is ≤3.0 ¹
3. <u>HORDEUM MARINUM</u>	<u>6</u>		<u>FACU</u>	☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. <u>MEDICAGO POLYMORPHA</u>	<u>1</u>		<u>FACU</u>	☐ Problematic Hydrophytic Vegetation ¹ (Explain)
5. <u>CONVOLVULUS ARVENSIS</u>	<u>1</u>		<u>UPL</u>	
6. <u>BROMUS CATHARTICUS</u>	<u>1</u>		<u>UPL</u>	
7. <u>CENTAURIA SOLSTITIALIS</u>	<u>2</u>		<u>UPL</u>	
8. <u>ANTHEMIS COTULA</u>	<u>1</u>		<u>FACU</u>	
= Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1. <u>FESTUCA PERENNIS</u>	<u>1</u>		<u>FAC</u>	
2. <u>BROMUS DIANDRUS</u>	<u>1</u>		<u>UPL</u>	
= Total Cover				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>				

Remarks:
Area grazed regularly by goats. Slight elevation change between drainage bottom and adjacent upland is marked by transition in vegetation. channel bottom supports transitional mix of wetland & non-wetland species.



APPENDIX B: Arid West Intermittent and Ephemeral Streams OHWM Datasheets



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Arid West Ephemeral and Intermittent Streams OHW M Datasheet

Project: DOVE CREEK Self-Storage
 Project Number: DCSS
 Stream: Unnamed (Blue line)
 Investigator(s): K. NELSON, A. GOLUB

Date: 05/17/18 Time: 1545
 Town: Alascadero State: CA
 Photo begin file#: Photo end file#:

Y ☒ / N ☐ Do normal circumstances exist on the site?

Y ☒ / N ☐ Is the site significantly disturbed?

Location Details:

WEST

Projection: —

Datum: NAD83

Coordinates: 35.453727 / -120.637320

Potential anthropogenic influences on the channel system:

SITE IS BORDERED BY PUBLIC ROADS & DEVELOPMENT. INLET & OUTLET CULVERTS ON OPPOSITE ENDS OF THE SITE ARE BOTH PARTIALLY BLOCKED BY A DEBRIS PILE WITH DEBRIS & TRASH ACCUMULATION. SITE GRAZED BY GOATS.

Brief site description: UNDEVELOPED, OPEN FIELD CONSISTING OF WEEDY GRASSLAND. DRAINAGE IS NARROW, WITH SHALLOW BANKS; MUCH OF THE SITE OCCASIONALLY FLOODS IMMEDIATELY FOLLOWING SIGNIFICANT PRECIPITATION.

Checklist of resources (if available):

☒ Aerial photography

Dates: 1994-2017

☒ Topographic maps

☐ Geologic maps

☐ Vegetation maps

☒ Soils maps

☐ Rainfall/precipitation maps

☐ Existing delineation(s) for site

☒ Global positioning system (GPS)

☐ Other studies

☐ Stream gage data

Gage number:

Period of record:

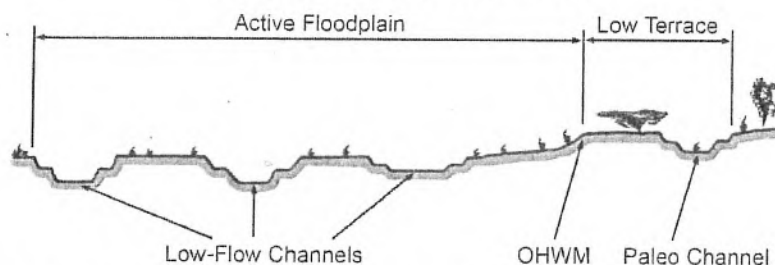
☐ History of recent effective discharges

☐ Results of flood frequency analysis

☐ Most recent shift-adjusted rating

☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units



Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
 - a) Record the floodplain unit and GPS position.
 - b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
 - c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:

☐ Mapping on aerial photograph

☒ GPS

☐ Digitized on computer

☐ Other:

Project ID: DCSS Cross section ID: 01

Date: 05/17/18 Time: 1615

Cross section drawing:



OHWM

GPS point: DCSS-01
35.453245/-120.637836

Indicators:

- ☐ Change in average sediment texture
☒ Change in vegetation species
☒ Change in vegetation cover

- ☒ Break in bank slope
☐ Other: _____
☐ Other: _____

Comments:

LOW FLOW CHANNEL IMMEDIATELY UPSTREAM OF
CULVERT UNDER VIEJO CAMINO

Floodplain unit:

☒ Low-Flow Channel

☐ Active Floodplain

☐ Low Terrace

GPS point: DCSS-01

Characteristics of the floodplain unit:

Average sediment texture: CLAY loam

Total veg cover: 95% Tree: 0% Shrub: 0% Herb: 95%

Community successional stage:

- ☐ NA
☒ Early (herbaceous & seedlings)

- ☐ Mid (herbaceous, shrubs, saplings)
☐ Late (herbaceous, shrubs, mature trees)

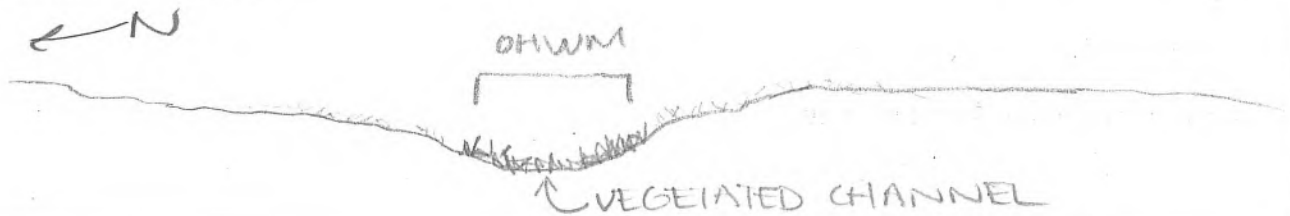
Indicators:

- ☐ Mudcracks
☐ Ripples
☒ Drift and/or debris
☒ Presence of bed and bank
☐ Benches

- ☐ Soil development
☒ Surface relief
☒ Other: SCALP
☐ Other: _____
☐ Other: _____

Comments:

LOW FLOW CHANNEL DEFINED BY CHANGE IN ELEVATION /
BENCHING & CHANGE IN VEGETATION SPECIES & COVER

Project ID: DCSSCross section ID: 02Date: 05/17/18 Time: 1600Cross section drawing:OHWMGPS point: DCSS-02
35.453727 / -120.637320

Indicators:

- ☐ Change in average sediment texture
☒ Change in vegetation species
☐ Change in vegetation cover

- ☒ Break in bank slope
☐ Other: _____
☐ Other: _____

Comments:

VEGETATED SWALE - LOW FLOW CHANNEL DOM. BY
FAC / FACW SPECIES

Floodplain unit:☒ Low-Flow Channel☐ Active Floodplain☐ Low TerraceGPS point: DCSS-02

Characteristics of the floodplain unit:

Average sediment texture: CLAY loamTotal veg cover: 100 % Tree: 0 % Shrub: 0 % Herb: 100 %

Community successional stage:

- ☐ NA
☒ Early (herbaceous & seedlings)

- ☐ Mid (herbaceous, shrubs, saplings)
☐ Late (herbaceous, shrubs, mature trees)

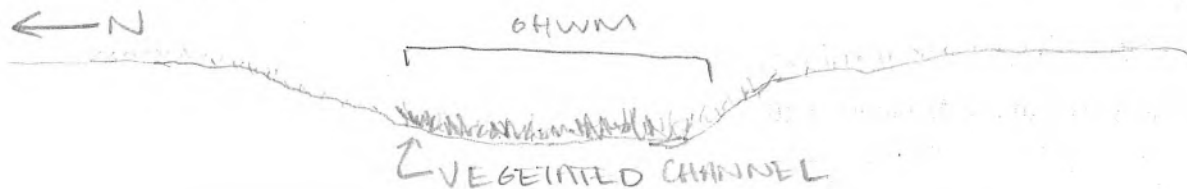
Indicators:

- ☐ Mudcracks
☐ Ripples
☐ Drift and/or debris
☒ Presence of bed and bank
☐ Benches

- ☐ Soil development
☒ Surface relief
☐ Other: _____
☐ Other: _____
☐ Other: _____

Comments:

LOW FLOW CHANNEL DEFINED BY TRANSITION IN VEGETATION
SPECIES & CHANGE IN ELEVATION ALONG GENTLY SLOPED
BANK.

Project ID: DLSSCross section ID: 03Date: 05/17/18 Time: 1545Cross section drawing:OHWMGPS point: DLSS-0335.453961 -120.636670

Indicators:

- ☐ Change in average sediment texture
☒ Change in vegetation species
☒ Change in vegetation cover

- ☒ Break in bank slope
☐ Other: _____
☐ Other: _____

Comments: SHALLOW, MEANDERING DRAINAGE WITH GENTLY SLOPED BANKS. CHANNEL & BANKS VEGETATED WITH HERBACEOUS COVER → GRASSES & RUDEKAL WEEDY SPECIES.

Floodplain unit:☒ Low-Flow Channel☐ Active Floodplain☐ Low TerraceGPS point: DLSS-03

Characteristics of the floodplain unit:

Average sediment texture: Clay loamTotal veg cover: 45 % Tree: 20 % Shrub: 0 % Herb: 25 %

Community successional stage:

- ☐ NA
☒ Early (herbaceous & seedlings)

- ☐ Mid (herbaceous, shrubs, saplings)
☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
☐ Ripples
☒ Drift and/or debris
☒ Presence of bed and bank
☐ Benches

- ☐ Soil development
☐ Surface relief
☒ Other: SCOUR
☐ Other: _____
☐ Other: _____

Comments:

LOW FLOW CHANNEL; IMMEDIATELY DOWNSTREAM OF CULVERT UNDER EL CAMINO REAL. CHANNEL IS SPARSELY VEGETATED WITH HERBACEOUS COVER; A SINGLE MATURE WILLOW IS ROOTED @ EDGE OF CHANNEL



APPENDIX D: Representative Site Photographs



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Photo 1. View southwest of ephemeral drainage bisecting the proposed development area.



Photo 2. View northeast of the existing culvert under Viejo Camino.



Photo 3. View northwest toward existing structure at the northern property boundary.



Photo 4. View north of the ephemeral drainage with evidence of scour, just upstream of the culvert under Viejo Camino.



Photo 5. View west of the existing culvert under El Camino Real.



Photo 6. Soil plug excavated at SP-02 during the wetland delineation.

ATTACHMENT 3: Agency Comments Received
DEV 18-0103

See Following Page





U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



July 1, 2019

Kelly Gleason
City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, California 93422

Dear Ms. Gleason:

This is in response to your request for comments regarding the Notice of Intent to Adopt Mitigated Negative Declaration, Project Number DEV18-0103, - Mini Storage facility project in the City of Atascadero, San Luis Obispo County, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Luis Obispo (Community Number 060304), Maps revised May 16, 2017 and City of Atascadero (Community Number 060700), Maps revised November 16, 2012. Please note that the City of Atascadero, San Luis Obispo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Kelly Gleason, Project Manager
Page 2
July 1, 2019

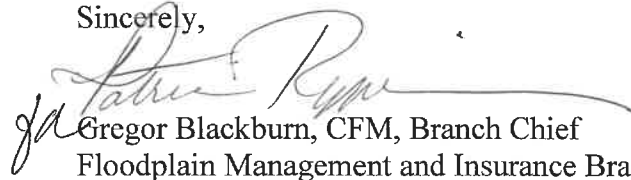
- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Atascadero floodplain manager can be reached by calling Russ Thompson, Director, at (805) 461-5000. The San Luis Obispo County floodplain manager can be reached by calling Tim Tomlinson, Floodplain Administrator, at (805) 781-7271.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,


Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Russ Thompson, Director, City of Atascadero
Tim Tomlinson, Floodplain Administrator, San Luis Obispo County
Garret Tam Sing, State of California, Department of Water Resources, Southern Region Office
Brian Trushinski, NFIP Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



Air Pollution Control District San Luis Obispo County

Via Email

June 27, 2019

Kelly Gleason
City of Atascadero
6907 El Camino Real
Atascadero, CA 93422
kgleason@atascadero.org

SUBJECT: APCD Comments Regarding the Mini Storage Project (EDN 2019-0007)

Dear Ms. Gleason:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 11450 Viejo Camino & 11505 El Camino Real in Atascadero.

The proposed project includes more than 81,000 square feet of indoor mini-storage units which includes an office, a workshop, and a caretaker's residence; 9 buildings on a 4.2-acre site. The existing residence would be demolished to accommodate the proposed development. Paved drive aisles and four parking spaces are included. The project will require approximately 8,000 cubic yards of cut and 12,000 cubic yards of fill material in order to create a level development area. The site is within 1,000 feet of a sensitive receptor.

The following are APCD comments that are pertinent to this project.

Infill within City Limits & Urban Reserve Lines

The APCD encourages balance of residential and commercial infill within the existing city limits and the urban reserve lines, as this is consistent with the land use goals and policies of the APCD's Clean Air Plan. Increasing density can reduce emissions and vehicle miles traveled by minimizing the number of trips, travel distances, and encourages the use of alternative forms of transportation. **The APCD supports the project proponents on their use of infill development, as it is consistent with SLO Council of Government's Regional Transportation Plan and Sustainable Communities Strategy.**

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please**

address the items contained in this letter that are highlighted by bold and underlined text.

CONSTRUCTION PHASE

Construction Phase Impacts - Below Threshold

The mitigated negative declaration evaluated the construction impacts of this project using a spreadsheet model for estimating construction emissions related to the development of land uses. The modeling results indicate that the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of *CEQA Air Quality Handbook* (April 2012). The mitigated negative declaration stated nine construction mitigation measures in Section 3 – Air Quality. These measures include the APCD's language for expanded dust control measures (AQ 2.1 – AQ 2.9). **These measures are consistent with the APCD's analysis of the proposed project and the APCD supports the inclusion of these measures in the conditions of approval for the construction phase to reduce the daily ozone precursor estimates to below the APCD significance threshold. In addition to the above stated measures, the APCD is requiring other construction phase mitigation measures and requirements below for this project.**

Lead During Demolition

Demolition or remodeling of structures coated with lead-based paint is a concern for the APCD. Improper demolition can result in the release of lead-containing particles from the site. Sandblasting or removal of paint by heating with a heat gun can result in significant emissions of lead. Therefore, proper abatement of lead before demolition of these structures must be performed to prevent the release of lead from the site. **Depending on removal method, an APCD permit may be required. Contact the APCD Engineering & Compliance Division at 805-781-5912 for more information. For additional information regarding lead abatement, contact the San Luis Obispo County Environmental Health Department at 805-781-5544 or Cal-OSHA at 818-901-5403. Additional information can also be found online at epa.gov/lead.**

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos-containing material (ACM). ACM could be encountered during the demolition or remodeling of existing structures. **This project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHA¹P).**

These requirements include but are not limited to:

- 1) Written notification to the APCD, within at least 10 business days of activities commencing.
- 2) Asbestos survey conducted by a Certified Asbestos Consultant.
- 3) Applicable removal and disposal requirements of identified ACM.

Please contact the APCD Engineering & Compliance Division at 805-781-5912 or go to slocleanair.org/rules-regulations/asbestos.php for further information. To obtain a *Notification of Demolition and Renovation Form* go to the "Asbestos Forms" section of slocleanair.org/library/download-forms.php.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the CEQA Air Quality Handbook (April 2012).

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators;
- Internal combustion engines.

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at 805-781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE

Operational Phase Impacts - Below Threshold

Based on the mitigated negative declaration operational phase emission estimates using Table 1-1 in the APCD's CEQA Air Quality Handbook (April 2012), the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook (April 2012). **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact the APCD Engineering and Compliance Division at 805-781-5912.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to

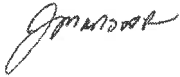
equipment and operations that may have permitting requirements but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the CEQA Air Quality Handbook (April 2012).

- Portable generators and equipment with engines that are 50 hp or greater;
- Furniture and fixture products; and
- Small scale manufacturing.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at 805-781-5912 for specific information regarding permitting requirements.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-5912.

Sincerely,



JACKIE MANSOOR
Air Quality Specialist

JNM/jjh

cc: Scott Newton, Applicant
Tim Fuhs, APCD
Dora Drexler, APCD

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Response to Agency Comments

FEMA measures are satisfied with previously proposed mitigation measures and conditions of approval. All additional APCD requirements have been added to the Mitigation Monitoring Program.



ATTACHMENT 4: Public Comment Received
DEV 18-0103

See Following Page





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MAR 19 2019

COMMUNITY DEVELOPMENT

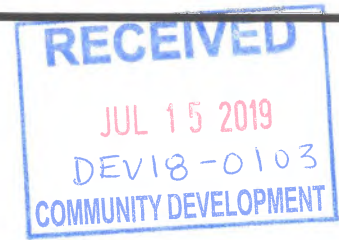


DEV18-0103
From Jack Bridwell

11600 Viejo Camino
Atascadero, 1995

Annette Manier

From: CLYDE W SNIDER
Sent: Monday, July 15, 2019 9:35 AM
To: Annette Manier
Cc: Kelly Gleason
Subject: Mini-storage project Dove Creek (DEV18-0103)



Members of the Planning Commission:

As a homeowner and resident of the south Atascadero Dove Creek area, I write in opposition to the granting of a conditional use permit for this project. Since moving here I frequently use the park and neighboring walking trails, and relish the rural/suburban mix of the area. The walk from my home to the park means a chance to enjoy the seasonal changes in the wetlands meadow where the sheep from the neighboring Colony house graze and rest. A storage facility on a flattened landscape would permanently alter the character of this city gateway entrance, and not serve the interests of immediate neighbors or the population of Atascadero in general.

This Public zoning district does not allow for any commercial development other than mini-storage units, which was tacked onto the end of a list of public use facilities- educational, religious, cultural as well as single family homes. How that came to be is a question of citizen interest in itself, and leads to speculation over what closed door agreements might have lead to this outlier. The Parham Group self-storage consultants estimate a "typical" ROI of 29.6%- an attractive business model indeed!

The original recommendation of the Design Review Committee in November of 2018 was to deny the application based on its failure to meet elements of the city's General Plan, which I believe far outweigh the adoption of a Mitigated Negative Declaration that the Planning Commission directed the DRC to draft after the review of the DRC report January 14 2019.

After reviewing the 89 page report in the hearing the Commission determined that the project "might" be in the public interest because of the service it could provide to multi-family housing, and possibly small businesses in the area. This was despite the multitude of factors that the DRC cited as contrary to elements of the general plan, culminating in the observation that the proposed project is not in "the highest and best interests" of the use of that parcel. These include:

- "Mini-storage units are not generally considered a desirable land use. They require a large amount of flat lands (6500 cu yards of cut and 13,000 cu yards of fill over 4.2 acres for this project), and provide neither sales tax revenue, nor a significant number of jobs...The proposed project does not contribute to the jobs/housing imbalance in the City nor will the project generate tax revenue for the city". (Developer's architect claims property tax increase with change from single family residence.) The only revenue the city will receive is the paltry \$2 annual fee for each unit (470 per developer)- under \$1000 yearly, while being provided basic city police, fire, etc. services.
- Project is not consistent with the General Plan Goal 13 to "Beautify the City's primary entryways by creating Civic Gateways...approaches to Atascadero shall be made shall be made more attractive through judicious application of the elements including landscaping, civic monuments and rural character site development. The proposed project is incompatible with the character and setting of the neighborhood." I would suggest, for example, the site could serve as "Gateway to the Salinas Valley", an educational and touristic introduction to the city and region if the city were serious about Goal 13 (and willing to purchase the parcel).
- "Storage buildings are typically unattractive long, narrow, featureless, meta-buildings." Despite the developer's architects efforts to work with the city to enhance the appearance of the facades, ambitious landscaping plans, wetlands mitigation, etc., this remains to my mind the proverbial "lipstick on the pig." Great for an upscale industrial park in Thousand Oaks or Walnut Creek, but not for this residential area of Atascadero. The updated DRC findings state having the project at this location would "...potentially increase aesthetics elsewhere in the City"- which just reinforces the initial analysis. There are already plenty of storage facilities available in Atascadero along El Camino Real, Traffic Way, etc. I had no problem finding storage 1/2 mile from my home when I moved here four years ago. There is no compelling reason for another, other than the developer's bottom line, in this neighborhood.

Environmental issues:

- This is a designated wetlands and blue-line (seasonal) creek, and any alteration and mitigation must be approved by several relevant state and federal stake-holders, as well as be compliant with the Atascadero General Plan LOC policy 8.1 to ensure "that development does not interrupt natural flows or adversely impact riparian ecosystems. Areas subject to flooding shall be protected from unsound development..." including prohibition of concrete channelization. My hope, and expectation, is that even if the Planning Commission approves this project, the permitting would be rejected by either state or federal authorities, despite the developer's recognition that a substantial work would be need to be done on creek diversion and wetlands mitigation just to meet minimum standards in order to alter the rest of the site.

Construction and increased traffic:

- This intersection is already heavily traveled and the condition of El Camino Real is currently poor- road surface and markings- and unsafe for pedestrians with traffic entering the residential area at 45-55 mph. Construction activity is disruptive, loud and dirty, and the increased storage customer traffic would significantly impact the quality of life in the neighborhood. While the developer's architect's presentation contends "Almost no traffic or noise pollution" associated with the project, the professional estimate (Institute of Transportation Engineers) cited by the DRC is over 150 trips a day.

I plan on attending the Planning Commission hearing on 6 August to comment on these elements. I will also be interested in the nature and specifics of the ex-parte communications between Mr. Newton and Commissioners Donovan and Dariz reported in the minutes of the 15 January meeting, and any subsequent communications or discussions not on record currently.

Sincerely,

Clyde Snider

Atascadero, CA
July 15, 2019

Annette Manier

From: Rosaline Rancour
Sent: Tuesday, January 15, 2019 5:58 PM
To: Annette Manier
Subject: Proposed project @ 11405 Viejo Camino - mini storage

To: Atascadero Planning Commission:

I am not in favor of the proposed project (mini storage) located at 11405 Viejo Camino and 11505 El Camino Real for several reasons. Here is a brief list:

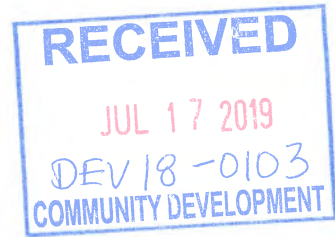
1. There is a seasonal creek that flows through the property. There is so much water that usually a small lake shows up. There is enough water to even attract a couple of ducks. I personally would miss the beauty of this natural low land filling with water each year.
2. Without the water flowing above ground we would lose our natural frog population, which keeps the mosquito population down.
3. A storage unit would look terrible in this neighborhood (Viejo Camino). It doesn't fit in a family neighborhood diagonally across from a beautiful country city park.

Please feel free to contact me for any other information by phone or mail (I don't regularly check e-mail).
Thank you.

Sincerely,
Rosaline Jo Rancour



Rosaline Jo Rancour



SECRETARY OF PLANNING COMMISSION
6500 PALMA AVENUE
ATASCADERO, CA. 93422

FROM: ALAN I INDICTOR AND MARLENE K. INDICTOR

RE: MINI STORAGE FACILITY
11450 VIEJO CAMINO AND
11505 EL CAMINO REAL

We are against the project. it is not appropriate for the location which has substantial residential housing.
(DOVE CREEK) across from it.

Thank you for your kind consideration in this matter.

ALAN AND MARLENE INDICTOR

July 13, 2019

July 31, 2019

Secretary to the Planning Commission
6500 Palma Avenue
Atascadero, CA 93422



Dear Planning Commission,

I am writing to urge you to support the development of the self storage facility on Viejo Camino. The self storage development is critical because it assists with affordable housing by giving those who live in apartments and smaller homes a means to store their personal belongings. Having a larger home and garage is not possible for everyone and with self storage local residents can rent just the amount of additional space they need at that time. I live off San Antonio Road in an 850 sq foot house with two adults and three children. I am looking forward to getting a self storage unit here since it is close to my home and I will have easier access to my belongings. I am currently using a self storage unit in Templeton that I am unable to frequent because of my hours of work in San Luis. The things that I need on a more regular bases are stored in an ugly metal shed in my backyard which is an eye soar for my neighbors and has caused loss of some of my irreplaceable keepsakes because of leaks and moisture. I am hoping this development is done in the near future so I can utilize the facilities.

The new development replaces a virtually abandoned and dilapidated site with a balanced development that has wetland restoration and generous landscaping setbacks. It will serve as a great infill project and will be both aesthetically pleasing and provide a much needed service. I lived in the apartments across the street when I was younger and the lot has always been full of weeds and a waste of usable city space. I know from living in the area most of my life that there couldn't be a better business to come in and develop the space. It will be so usefully to all the families in the area and proved a much needed service.

Sincerely,

A handwritten signature in blue ink that reads "Anna M. King". The signature is fluid and cursive, with the first name "Anna" and last name "King" clearly legible.

Anna King

RECEIVED

JUL 31 2019

COMMUNITY DEVELOPMENT

Jack R. & Barbara Bridwell

Atascadero, CA 92422

July 27, 2019



To Whom It May Concern:

We are respectfully requesting that the proposed Dove Creek Self Storage facility project on Viejo Camino be denied until which time a complete Environmental Impact Report can be performed.

My husband and I live next door to this project in a 1914 Colony Home. It is causing us great anxiety that our property may be destroyed due to flooding underground and above ground.

The existing Dove Creek Housing Project required the city sewer pipe to go through our property. Because they surrounded the pipe with gravel it inadvertently created a French drain that flooded out our septic system which has worked for 40 years with zero issues. As a result we had to hook up to City Sewer System. Our contractor could not pump the water out fast enough with four large pumps while attempting to reach the stub out to hook up to the City Sewer pipe. He almost required diving equipment to get to the pipe. Because we live in a flood plain we are required to have flood insurance. Because this sewer project cost us thousands of dollars we turned it in to our insurance company. They came out and after finding out all the flooding resulted from underground flooding they would not cover any of our expenses. These projects can have devastating unknown consequences to the surrounding properties and environment. I know the proposed project states that the water table is far below ground which is not true. Our contractor only dug an 18 inch trench which immediately filled with water. Then had to dig 15 feet to reach the stub out. This immediately filled with water and became a lake which required four pumps to continuous pump. It was a nightmare.

To redirect this seasonal creek and flood plain from two acres to 16 feet to accommodate this project would be devastating to our property. On several occasions we have been flooded in the past. The worst being in February of 1992, we had two foot of water on our property which wiped out all of our landscaping and damaged wood on our house, barns and garage. I can't imagine what would happen if we have a 100 year rain as we did in 1992 with the 2 acre watershed area removed by this proposed project. If they take away all of this watershed perking area and concentrate it to this small proposed ditch that would obviously result in major flooding of our home underground and above ground. To authorize this project without a complete Environmental Impact Report would be negligent.

Sincerely,

Jack & Barbara Bridwell

To whom it may concern,

A mini storage (DEV18-0103) facility next to a large number of residential homes in Dove Creek community (and others) is not appropriate city planning and we feel it would lower property values. We expect a mini storage facility should be placed near other commercial properties instead. We also fear that mini storage may increase crime near our neighborhood in Dove Creek and surrounding creek areas. This is a family housing section of town and I hope the city can keep this spirit in mind.

Thank you,
John & Brandi Zolezzi

A handwritten signature in blue ink, appearing to be 'John & Brandi Zolezzi', written in a cursive style.

Atascadero, CA 93422



July 30, 2019

City of Atascadero
Kelly Gleason, Community Development Department
6500 Palma Ave
Atascadero CA 93422



Re: Project No. DEV18-0103, Mini Storage

Dear Ms. Gleason and members of the Planning Commission,

I became a resident of Atascadero and moved to La Paloma Ct last year. Having spent most of my life in San Diego, I decided to get away from the congestion and pollution and move to this city where my wife's family resides. My wife and I are retired and wanted to live somewhere peaceful and bucolic as well.

Our real estate agent showed us several homes for sale in the area. Upon seeing our present home, we were taken by the rural beauty of Paloma Creek and the adjacent park. The quiet calm neighborhood made this location a "no brainer" for buying our home here. It crushes me and my wife to think that someone (a non-resident), wants to tear up our lovely meadow and destroy the seasonal creek to build an unnecessary storage facility when there are three or four of them on El Camino Real only a few miles from the proposed site.

We live across the road from an historic home built in 1914 which becomes a veritable island when we experience moderate to heavy rainfall. Paving the area proposed, won't allow any absorption by the meadow which feeds our aquifers and drains into the Salinas River and will cause the Paloma Creek to overflow its banks and threaten home owners downstream. Please deny this request for building the facility and preserve the value and safety of our homes.

Sincerely,

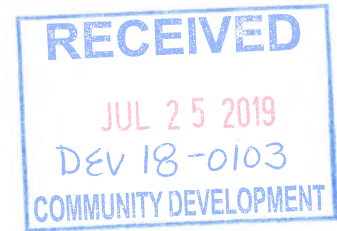
Richard Smith

July 22, 2019

To: Planning Commission
City of Atascadero

Re: Proposed Mini-Storage project 11450//11505 El Camino

From: Steven Davis
Atascadero, Ca 93422



This letter is to inform the commission that I would like to go on record opposing the granting of a Conditional Use Permit for this project.

This land is a Public Zoning District and should not be used for this commercial purpose.

It is a State designated wetlands and a Federal designated flood plain. Diversion and mitigation of this land will adversely impact water diversion and ecosystems, especially during a storm event. This will impact the surrounding neighborhoods, including Los Lomas, Dove Creek, the new home project on Viejo Camino as well as the apartment complexes in the area.

This project will not improve property values and will more likely lower them in the future for the surrounding residential areas.

This type of development is not in line with the character of this area: Palomar Park is a well attended recreational area serving the citizens of Atascadero. At times it can be very busy and crowded along Viejo Camino. This project will create additional safety concerns along that street, which also serves the surrounding housing, previously mentioned.

This area is close to the southern entry to the city off of Highway 101. This project is not consistent with the General Plan Goal: to Beautify the City's primary entryways. It may actually have the opposite effect.

I feel that an example of "best use" for this property would be a recreational facility that would be compatible with Palomar Park. It would serve all citizens of the city and could be a county destination. It would create a minimal environmental impact, add to the values of the surrounding area., and provide an attractive entry to the city as a recreational highlight.

I thank you for your time in this matter and hope you will take these issues into consideration.

Steven Davis

July 31, 2019

City of Atascadero

Kelly Gleason, Community Development Department

6500 Palma Ave

Atascadero CA 93422



Re: Project No. DEV18-0103, Mini Storage

Dear Ms. Gleason and members of the Planning Commission,

My name is Rosemary Dexter. I am 94 years old and have lived in Atascadero for over 40 years. [I am a founding member of the United Methodist Church overlooking the proposed storage facility.] Some people make fun of the name "Atascadero" [Spanish for *mudhole*], but I think it is so appropriate. We do have mudholes in the area which have been here for Centuries. There are not many left but this particular piece of real estate is one of the few remaining mudholes in our city. It is actually divided by Camino Real and it appears to be somewhat cared for on the west side.

I have been by them thousands of times and loved the openness and lovely green grass that grows there. We need open space—we need the water it holds to percolate down to our aquifer. We need this tiny bit of mudhole left in our city.

I beg you to preserve it for future generations to enjoy [by denying the application for this project]. It is a tiny jewel to be cherished.

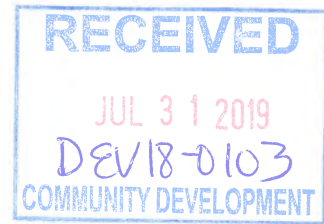
Sincerely,

Rosemary Dexter

My name is Rosemary Wertz. I am 94 years old and have lived in Atascadero for over 40 years. Some people make fun of the ~~the~~ Name "Atascadero" but I think it is so appropriate. We do have mudholes in the area which have been here for centuries. There are not many left but this particular piece of real estate is one of the few remaining mudholes in our city. It is actually divided by Camino Real and it appears to be somewhat used for on the west side.

I have been by there thousands of times and loved the open area and lovely green grass that grows there. We need open space - we need the water it holds to percolate down to our aquifer. We need ~~the~~ ~~need~~ this tiny bit of mudhole left in our city. I beg you to preserve it for future generations to enjoy. It is a tiny jewel to be cherished.

July 31, 2019



City of Atascadero
Kelly Gleason, Community Development Department
6500 Palma Ave
Atascadero CA 93422

Re: Project No. DEV18-0103, Mini Storage

Dear Ms. Gleason and members of the Planning Commission,

I live on La Paloma Ct, a circle of nineteen homes directly across Viejo Camino from the proposed Mini Storage facility you are considering for approval. I do not believe the project is a good fit for the property at the addresses listed, and urge you to deny the application.

My husband and I moved to Atascadero from the San Diego area a year and a half ago. When our realtor drove us into the neighborhood, we were struck by the active outdoor character of the area. This is a lively neighborhood with people out walking (with and without dogs), riding bikes, gardening, and enjoying Paloma Creek Park. There are single family homes (including an historic Colony Home adjacent to the project location), apartments, two churches, a community garden, two day care facilities, many beautiful trees, two blue line creeks, and a very large park with sports fields, playgrounds, walking paths, and an equestrian area. All of the other seven mini storage facilities in Atascadero are surrounded by commercial/industrial type businesses that are compatible with the appearance of those storage facilities. A rural appearing neighborhood of homes, churches, parks, and day care is not the place for an 81,000 sq ft project of mini garages surrounded by pavement and walls. We believe the established character of the neighborhood would be negatively impacted with the building of the proposed self-storage facility.

In addition, the rerouting of the blue line creek on the property would cause environmental harm to a seasonal wetland that percolates water back into our aquifer and keeps downstream homes safe from the winter deluges. I have read the mitigation proposals for rerouting the creek into $\frac{3}{4}$ of an acre that would then flow in a straight line past the Colony Home, into the culvert under Viejo Camino, and into the creek bordering six homes on La Paloma Ct. I do not understand how that small amount of wetland restoration can handle the amount of water that would sheet off the buildings and pavement of the mini storage facility when the entire acreage currently acts as a floodplain to mitigate the amount of water flowing into the creek. The environmental impact seems extreme, not only for the possibility of flooding, but for the

Re: Project No. DEV18-0103, Mini Storage

decimated wildlife habitat and the reduction of available land for percolation of rainfall into our aquifer.

Finally, the project calls for a caretaker's residence as part of the facility. Atascadero Public Zone Uses calls out a caretaker's residence as an approved use in Zone L, but not in Zone P. I understand that a *single family residence* is an approved use in Zone P. But if this is part of a business, the residence would not be available to the general public. I believe this is an unapproved zoning use.

For the protection of the character of an established semi-rural neighborhood, the environmental harm that the project would do, and the zoning restrictions being bypassed, I urge you to deny the application for the Mini Storage facility Project No. DEV18-0103.

Thank you for your thoughtful consideration,

A handwritten signature in black ink that reads "Sally Dexter-Smith". The script is cursive and fluid.

Sally (AKA Rosemary) Dexter-Smith

Att: Photos of neighborhood





City of Atascadero
Community Development Department
Attn: Kelly Gleason
6500 Palma Avenue
Atascadero, CA 93422

RE: Mini Storage, *Project No. DEV18-0103*
Document Number 2019-0007
11450 Viejo Camino, APN 045-342-009
11505 El Camino, APN 045-341-010



Dear Ms. Gleason,

I am writing to address my concerns with this above mention project. I have reviewed several documents regarding this project the most important of which is the CEQA Report. This CEQA Report identifies several environmental issues and mitigation plans but in my opinion does not comprehensively address a realistic mitigation plan for many of the issues. By realistic, I am referring to the unrealistic and unreasonable mitigation proposals to the issues identified. This all looks good on paper but in reality will not work.

The negative environmental impact this project is going to have on the proposed project site is devastating. One of my main concerns is the overload of water that will flow into the Viejo Camino culvert. I have reviewed the mitigation plan, specifically the issue of diverting the natural water run-off and realigning the Blue Line Creek etc...but I do not see the issue of the change in the percolation rate due to paving the area and the new rate in which the culvert will fill on normal to heavy seasonal rain fall being addressed, which is a very serious issue. The south side of La Paloma Ct. where the culvert is located has and will continue to reach maximum plus capacity with heavy rain fall, flooding the park and possibly the homes on that side of the court. I have owned my property at 9312 La Paloma Ct. since April 2013 and have seen this scenario happen twice, once in 2014 and again during our most recent rain fall season. My fellow neighbors on La Paloma Ct. and Viejo Camino that have lived in this neighborhood for twenty, thirty, forty plus year can attest first-hand to the reality of what happens to this area when the culvert cannot handle the rain fall and run off.

In addition to the inevitable flooding issues, I have great concerns regarding the wildlife that live or migrate to the site for this projected plan. Again, living in the neighborhood for six years, I have been fortunate enough to experience first-hand migration of deer with their fawns, ducks with their chicks and other various wildlife, a fox or two, we even had a few geese migrate to the site this year. I believe the wildlife in this area thrive due to the surrounding sense of security from predators and the water that naturally flows from creek and additional ponding on this site during the rainy months.

I do respect the time, effort and those involved in putting the CEQA Report together, I just wish they could experience what we as a neighborhood see on a daily basis. Taking this away from us will only have a negative impact on the amazing characteristics of our charming community and neighborhood.

I strongly disagree with this project and ask that it is not approved.

Best regards,

Janet Murrieta

From: Brady Thomason
Sent: Thursday, November 29, 2018 5:47 PM
To: Heather Moreno
Subject: CUP: 11405 El Camino Real

Hi Heather,

I'm concerned about what types of businesses the city decides to approve for development on El Camino. The identity of our city is at a crossroads. I've noticed some pushes and movement in the right direction lately, and would hate to see that thwarted by decisions that impact the image of our city and its main street. As a Dove Creek homeowner, one project I'm specifically concerned about is the mini-storage facility CUP for 11405 El Camino. Not only would this affect home values in the area, it would also be unsightly and a high risk addition near a liquor store for riff raff. I know I speak for most citizens of South Atascadero when I say we're opposed to this type of business in this area. Please consider these thoughts on this project, and know we're rooting for you!

Thank you,

Brady Thomason

