



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

REGULAR MEETING
Tuesday, February 19, 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 Jerel Seay
Vice Chairperson Tom Zirk
Commissioner Duane Anderson
Commissioner Ryan Betz
Commissioner Mark Dariz
Commissioner Josh Donovan
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 JANUARY 15, 2019

- **Recommendation:** Commission approve the January 15, 2019 Minutes.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

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PLANNING COMMISSION BUSINESS

OATHS OF OFFICE:

A. Administration of Oaths of Office

Administration of Oath of Offices to new Planning Commissioners by the City Clerk's Office.

Roll Call:

PRESENTATION:

- B. Recognition of outgoing Planning Commission members Josh Donovan, Jerel Seay and Ryan Betz.

PLANNING COMMISSION REORGANIZATION:

C. Election of Chairperson and Vice Chairperson

The Commission will select a Chairperson and Vice Chairperson.

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.

2. TENTATIVE PARCEL MAP FOR 5425 PESCADO CT.

The proposed project is the subdivision of a 3-acre lot in the Residential Single-Family (RSF-Z) zoning district.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (SBDV18-0109)

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COMMISSIONER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting will be on March 5, 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, January 15, 2019 – 6:00 P.M.

City Hall Council Chambers

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:02 p.m.

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

ROLL CALL

Present: Commissioners Anderson, Betz, Dariz, Donovan, Wolff, and Vice Chairperson Zirk, and Chairperson Seay

Absent: None

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore
Associate Planner, Katie Banister
Assistant Planner, Mariah Gasch

APPROVAL OF AGENDA

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

Motion passed 7:0 by a roll-call vote.

PUBLIC COMMENT

None

Chairperson Seay closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF DECEMBER 4, 2018

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

Motion passed 7:0 by a roll-call vote

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

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.

(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).)

2. CONDITIONAL USE PERMIT FOR 940 EL CAMINO REAL

The proposed project is a site to be used for a 4-story 131-room hotel.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (DEV18-0073)

EX-PARTE COMMUNICATIONS

Commissioner Donovan had a meeting with Conner Best, representative from Westar, about this project. Commissioner Dariz spoke on the phone with Mr. Best. Chairperson Seay received a text message from Mr. Best, but did not meet with him.

Planner Banister presented the staff report and said that if this conceptual plan receives approval for the land use tonight from the Commission, it will need additional review through the Design Review Committee (DRC). Director Dunsmore and Planner Banister answered questions from the Commission.

Planner Banister recommended adding the Whereas statement, (which was not included in the Resolution in the published staff report) as follows:

- **WHEREAS**, the proposed amendment is consistent with the previously certified 1999 Mitigated Negative Declaration prepared for the project, and the 2007 Negative Declaration approved for the zone text change for the hotel use;

Planner Banister and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke during public comment: Conner Best with Westar Associates, and Ellen Béraud. Mr. Best requested that Condition 7 on Page 53 be amended to allow a 60-month period, instead of 24-months.

Chairperson Seay closed the Public Comment period.

Conner Best answered questions from the Commission.

Staff addressed questions brought up during public comment. The Commission suggested that Wayfinding signage for additional parking could be added. Mr. Best said he is willing to add Wayfinding signage to the project, per the Commission's request.

Chairperson Seay reopened the public comment period.

PUBLIC COMMENT

The following members of the public spoke during public comment: Ellen Béraud. Ms. Béraud requested that the applicant change the easement for the bike path from 10' to 25'.

Chairperson Seay closed the public comment period.

Staff suggested the resolution could be reworded to read that the setback be 10' away from the easement. The applicant stated he is hesitant to accept the 25' setback, and believes 10' is appropriate, because the hotel would lose a significant amount of parking. The applicant stated that although the 25' setback does not work for them tonight, it is something they can look at.

MOTION: By Commissioner Dariz to adopt PC Resolution 2019-A amending the Home Depot Center Master Plan of Development (CUP 2000-0004) to allow a hotel where two retail buildings were previously approved at 940 El Camino Real, based on findings and subject to conditions, with an amendment to Page 53, Condition 7, to be valid for 60 months instead of 24 months, with the retail option still on the table.

Staff explained time frames and the time extension process. Commissioner Dariz withdrew his motion and presented an amended motion as follows:

MOTION: By Commissioner Dariz and seconded by Vice Chairperson Zirk to adopt PC Resolution 2019-A amending the Home Depot Center Master Plan of Development (CUP 2000-0004) to allow a hotel where two retail buildings were previously approved at 940 El Camino Real, based on findings and subject to conditions, with the option that the retail option is still on the table, an addition of the Whereas clause as suggested by staff, Wayfinding signage will be the applicant's discretion, and not requiring the 25' setback for the bike path.

Motion passed 7:0 by a roll-call vote

3. CONDITIONAL USE PERMIT FOR 11505 HALCON ROAD

The proposed project is a site to be used for a contract construction service use, including an office and a shop.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (DEV18-0113)

EX-PARTE COMMUNICATIONS

None

Planner Gasch presented the staff report and answered questions from the Commission. Planner Gasch referred to an Amended Resolution, which was distributed prior to the meeting. (Exhibit A)

PUBLIC COMMENT

The following members of the public spoke during public comment: Robert Fisher, David Raminha, and Ellen Béraud.

Chairperson Seay closed the Public Comment period.

Staff answered questions that came up during public comment.

MOTION: By Commissioner Donovan and seconded by Commissioner Dariz to adopt PC Resolution 2019-A permitting a Contract Construction Services land use in the Service Commercial Zone of the Specific Plan Zone No. 1 zoning district, at 11505 Halcon Road, based on findings and subject to conditions, with the amendment to the findings as outlined by staff in Exhibit A.

Motion passed 7:0 by a roll-call vote

4. CONDITIONAL USE PERMIT FOR 11405 VIEJO CAMINO AND 11505 EL CAMINO REAL

The proposed project is a mini-storage facility with approximately 53,000 square feet of storage space and a caretaker's residence in the Public zoning district.

- Ex-Parte Communications:
- Recommendation: DENY the project. (DEV18-0103)

EX PARTE COMMUNICATIONS

Commissioner Donovan had a meeting with Scott Newton about this project. Commissioner Dariz reviewed this project at the Design Review Committee level, and spoke with Mr. Newton afterwards about the project. Chairperson Seay received a text message from Mr. Newton about getting together, but they never did.

Director Dunsmore gave a background on this project and explained staff's reasoning for recommending denial of this project. Planner Banister presented the staff report and answered questions from the Commission.

Commissioners discussed each of the FINDINGS on Page 89, and found that the findings **could be made** to support this use. This facility could benefit residents in the area since the surrounding area is multi-family.

PUBLIC COMMENT

The following members of the public spoke during public comment: Scott Newton, Victoria King, and Ellen Béraud.

Chairperson Seay closed the Public Comment period.

Staff answered questions raised during public comment.

Chairperson Seay reopened the Public Comment period.

PUBLIC COMMENT

The following member of the public spoke during public comment: Jack Bridwell.

Chairperson Seay closed the Public Comment period.

MOTION: By Vice Chairperson Zirk and seconded by Commissioner Donovan to continue this item to a date uncertain. The Commission finds the land use compatible with the site, and directed staff to expand the public notification to 1000' (to include Dove Creek and the Methodist Church property), and directed staff review the concerns discussed tonight, and complete the review of the project, so the item can go back to the DRC, and then come back to the Planning Commission.

Motion passed 7:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

None.

DIRECTOR'S REPORT

Director Dunsmore stated that there are no items currently scheduled for the February 5th meeting, so it may be cancelled. Director Dunsmore gave an update on projects in the City.

ADJOURNMENT – 8:23 p.m.

The next regular meeting of the Planning Commission will be on February 5, 2019, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Amended Resolution for 11505 Halcon Road from Planner Mariah Gasch



Atascadero Planning Commission

Staff Report – Community Development Department

SBDV 18-0109 Tentative Parcel Map AT 18-0086

RECOMMENDATION(S):

Staff recommends the Planning Commission adopt PC Resolution 2019-A approving Tentative Parcel Map AT 18-0086 to subdivide one residential parcel into two residential parcels.

Project Info In-Brief:

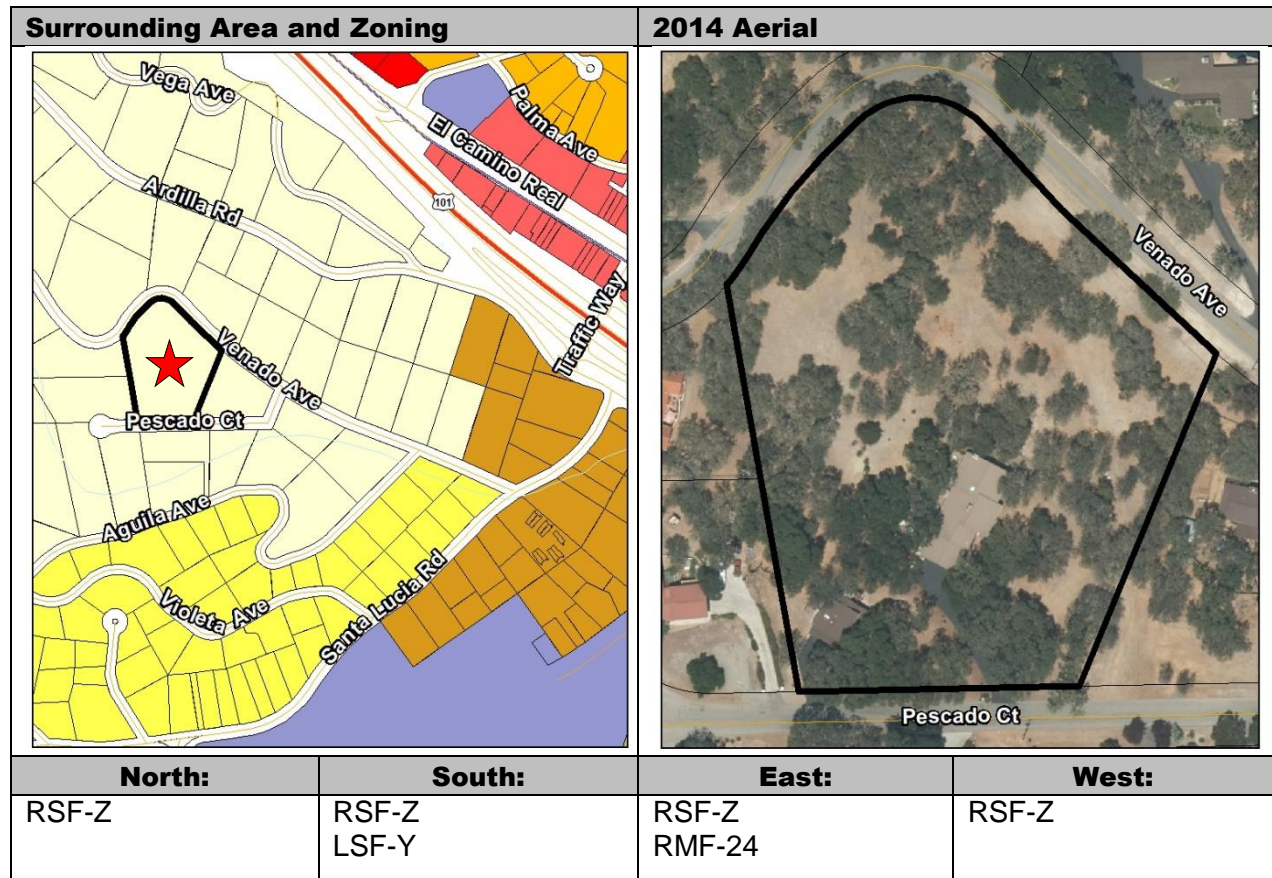
PROJECT ADDRESS:	5425 Pescado Court	Atascadero, CA	APN	030-321-006
PROJECT PLANNER	Katie Banister Associate Planner	805-470-3480	kbanister@atascadero.org	
APPLICANT	Dale McCrudden			
PROPERTY OWNER	Dale and Lynn McCrudden			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
SFR-Z	RSF-Z	3.34 acres	One single-family residence and a shop with 2 nd floor guest house	Two single-family residences on two separate lots
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input checked="" type="checkbox"/> Negative / Mitigated Negative Declaration No. <u>2018-0014</u> <input type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 153_____ <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> 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

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:



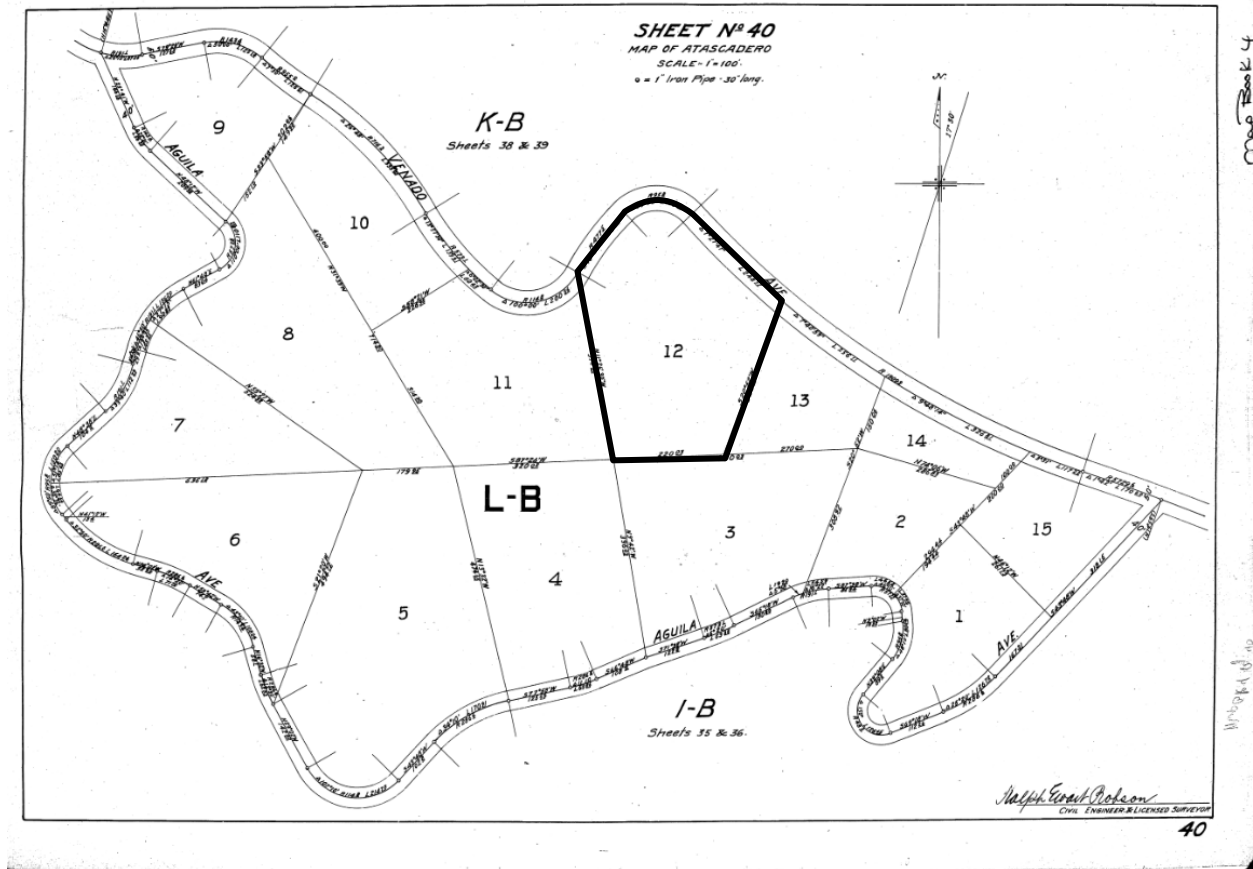
Background:

The existing lot is original to the Atascadero Colony, recorded in 1914. The road, Pescado Court, was not included in the original maps of the Colony, but was created by offers of dedication associated with several nearby subdivisions including Parcel Map AT 77-236 (29/PM/96), Parcel Map 79-267 (35/PM/41), and Parcel Map AT 82-128 (35/PM/48).

The property has an existing single-family residence permitted in 1989, and a detached shop with habitable space on the second floor permitted in 1997. The previous owner paid fees consistent with a guest house when applying for a building permit for the shop. The current owner reports the structure has been used as a separate residence in recent years.



**1914 Map of Atascadero (4/MB/40)
(Subject Lot Bolded)**



Summary:

The project is the subdivision of one 3.34-acre lot (Lot 12, Block L-B above) in the Residential Single-Family zoning district (RSF-Z). The tentative parcel map would create two lots. Parcel 1 would be 1.73 acres in gross area and have an average slope of 30.3%; the existing guest house would be located on the parcel. Parcel 2 would be 1.61 acres in gross area and have an average slope of 22.6%; the existing single-family residence would be located on the parcel. No new structures are proposed.

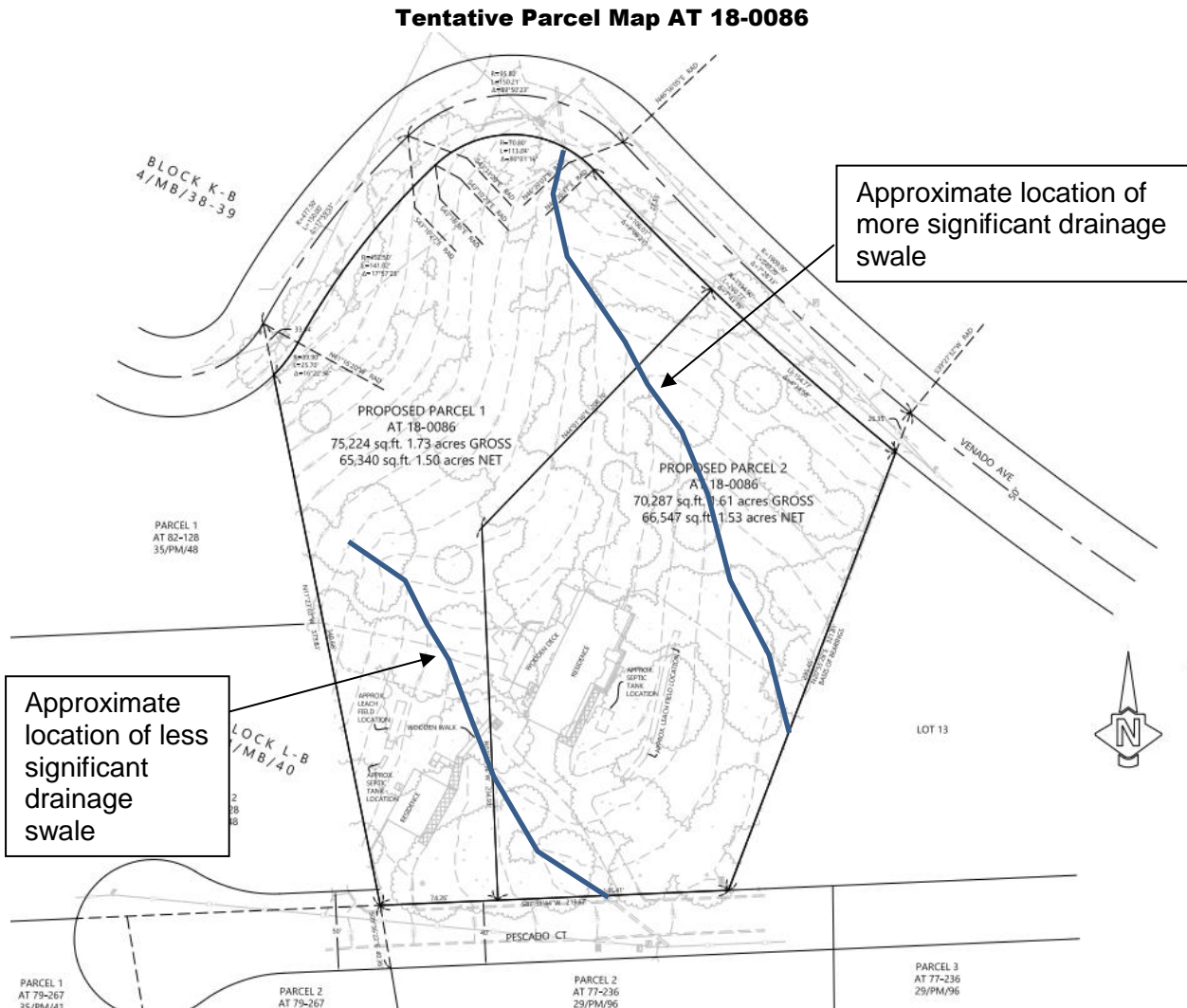
Analysis:

Properties in the RSF-Z zoning district have a minimum lot size between 1.5 and 2.5 acres, based on the following performance standards listed in Atascadero Municipal Code 9-3.243:

1. Distance from the Center of the Community
2. Septic Suitability
3. Average Slope
4. Access Condition
5. Neighborhood Character (average lot size within 1,000 feet).



For the subject property, staff calculated the minimum lot size to be 1.22 acres (Attachment 1); however, the smallest minimum lot size allowed in the RSF-Z zoning district is 1.5 acres, gross. The proposed lots are 1.73 acres and 1.61 acres, gross (1.50 and 1.53 acres, net).



Lot lines (AMC 11-6.22)

The Atascadero Subdivision Ordinance requires new lot lines to be placed so they are at the top of slope banks and perpendicular to the street. The subdivision would add a property line that is perpendicular to both Pescado Court and Venado Avenue due to a significant angle in the line.

Pescado Court is about 50 feet lower in elevation than Venado Avenue. The property generally slopes down from Venado Avenue south to Pescado Court. There are two drainage swales on the property. The less significant swale runs between the two structures (see image above). The more significant swale runs between Venado Ave.



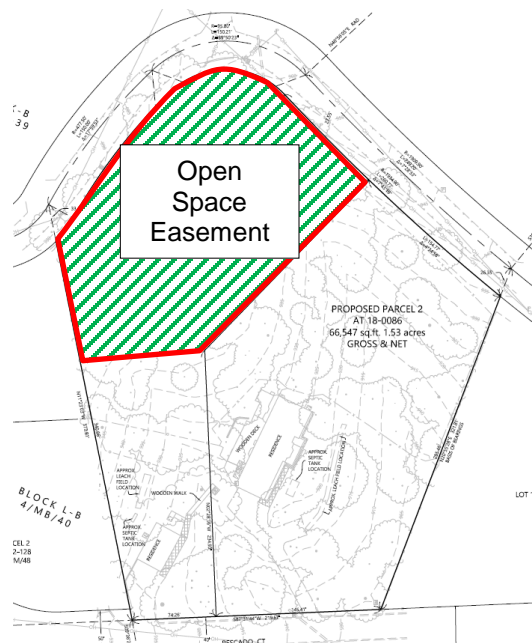
and the primary residence. Neither portion of the new property line runs parallel with a drainage so it cannot be placed at the top of a slope bank. However, neither is the property line at the bottom of a slope bank; each swale is bisected by the proposed property line.

Lot slope (AMC 11-6.23)

The Subdivision Ordinance limits the creation of steeply sloping lots, which are typically expensive to develop and often result in locally significant environmental impact to watersheds. Lots with an average slope over 30% are not allowed unless a building envelope with a slope less than 20% is identified or easements beneficial to the community are recorded. Similarly, new lots that would require a septic disposal system on greater than 30% slope, are prohibited.

Proposed Parcel 1 would have an average slope of 30%. Staff recommends a mitigation measure requiring an open space and conservation easement over the rear half of the property where the land is most steep. An additional mitigation measure would require the centerline of the swales to be shown on the map and all grading and structures be set back 30 feet from their high water marks. Any new or expanded septic leach field would need to be set back 100 feet from the swale. The only area on proposed Parcel 1 with a slope under 20% is beneath the existing shop/guest-house structure. The slope in the area of Parcel 1 not under the easement is 20-30%. Under the easement, the average slope is between 25-35%.

Conceptual Open Space Easement



Venado Avenue

A significant curve in Venado Avenue skirts the northern property line of the property. The slope of Parcel 1 adjacent to Venado Avenue is approximately 25% to the east of



the drainage culvert at the apex of the curve, and approximately 35% to the west of the drainage culvert, making neither an appropriate and safe access for a future residence. The proposed open space/conservation easement on Parcel 1 will preclude the creation of a new driveway in this unsafe location.

Establishment of an Accessory Use

Atascadero Municipal Code 9-6.102 prohibits the establishment of an accessory use before a primary use is first established. On the existing lot, the single-family residence is an allowed primary use. The shop is an allowed accessory use. The guest house is a legal non-conforming accessory use (guest houses are no longer allowed by the zoning ordinance).

To prevent the creation of a lot with an accessory use without a primary use, the attached draft resolution includes a condition to require the existing guest house to be legalized as an accessory dwelling unit, which must meet all the standards of a primary residence, before the final parcel map may be recorded. When the map is recorded, Parcel 1 would have a single-family residence (primary use) with a shop (accessory use) below.

Conclusion:

Tentative Parcel Map AT 18-0086 would allow the property at 5425 Pescado Court to be subdivided into 2 legal parcels. The applicant does not intend to add additional structures, but the new lots will have additional development rights. Proposed mitigation measures would prevent development on the steepest portions of the lot and in proximity to drainage swales on the property. An open-space easement would prevent any future driveway on a curve with poor sight distance on Venado Avenue.

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 proposed mitigation measures will reduce anticipated environmental effects to less than significant. Consequently, Mitigated Negative Declaration 2018-0014 was prepared for the Project (see Exhibit C of Draft Resolution). Planning Commission certification of Mitigated Negative Declaration 2018-0014 will satisfy the requirements of the California Environmental Quality Act (CEQA) for Tentative Parcel Map AT 18-0086.



FINDINGS:

To approve Tentative Parcel Map AT 18-0086, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached resolution [Attachment 3].

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the proposed Specific Plan (Government Code §§ 66473.5 and 66474(a) and (b)).
2. The site is physically suitable for the type of development (Government Code § 66474(c)).
3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)).
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)).
5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)).
6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)).
7. The installation of public improvements are necessary prior to recordation of a Final Map in order to insure orderly development of the surrounding area (Government Code § 66411.1(b)(2)).

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. Minimum Lot Size Calculation
2. Site Photos
3. Draft Resolution PC 2019-A



ATTACHMENT 1: Minimum Lot Size Calculation
SBDV 18-0109

5425 Pescado Court			
Performance Standard	Range	Rating	Lot Size Factor
Distance From the Center of the Community	<i>(feet)</i> 0-4000 = 0.08 4000-6000 = 0.10 6000-8000 = 0.12	2,500 feet	0.08
Septic Suitability (Soil Percolation Rate)	<i>(minutes/inch)</i> Less than 20 = 0.30 20-59 = 0.50 Greater than 60 = 0.70	14-17 minutes/inch	0.3
Average Slope	<i>(percent)</i> 0-20 = 0.30 21-30 = 0.50 Greater than 31 = 0.70	26%	0.5
Access Condition	City-accepted = 0.15 Paved, < 15% slope = 0.15 Paved, > 15% slope = 0.20 All-weather, < 15% slope = 0.25 All weather, > 015% slope = 0.30 Unimproved surface = 0.40	Paved, <15% slope	0.15
Average Lot Size Within 1000 Feet	Acres x 0.2	0.94 acre	0.19
Minimum Lot Size (sum of lot size factors):			1.22 acres



ATTACHMENT 2: Site Photos
SBDV 18-0109

Primary Residence



Shop with Guest House



Drainage to the East of the Primary Residence Viewed from near Pescado Court



Drainage to the East of the Primary Residence Viewed from Venado Avenue



Drainage between Primary Residence and Shop



Pescado Court looking east (subject property to the left)



Venado Avenue looking northeast toward curve (subject property to the right)



Venado Avenue looking northwest toward curve (subject property to the left)



**ATTACHMENT 3: Draft PC Resolution PC 2019-A
SBDV 18-0109**

DRAFT PC RESOLUTION 2019-A

**RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ATASCADERO, CALIFORNIA,
APPROVING SBDV 18-0109 / TENTATIVE PARCEL MAP AT 18-0086
TO ALLOW A SUBDIVISION
AT 5425 PESCADO COURT (APN 030-321-006)
(MCCRUDEN)**

WHEREAS, an application has been received from Dale and Lynn McCrudden, 5425 Pescado Court, Atascadero, CA 93422 (Applicant and Owner) to consider Tentative Parcel Map AT 18-0086 to allow the subdivision of one parcels into two parcels at 5425 Pescado Court (APN 030-321-006); and

WHEREAS, the site has a General Plan Designation of Single-Family Residential (SFR-Z); and

WHEREAS, the site is in the Residential Single-Family (RSF-Z) zoning district; and

WHEREAS, the minimum lot size within the RSF-Z zoning district ranges between 1.5 and 2.5 acres (gross) for new subdivisions, consistent with the Atascadero Municipal Code; and

WHEREAS, the minimum lot size for the subject lot is 1.5 acres (gross); and

WHEREAS, the original lot is 145,511 square feet (3.34 acres) in gross area; and

WHEREAS, one existing single-family residence, and a one existing shop with second-story guest house are located on the property; 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, an Initial Study and Mitigated Negative Declaration 2018-0014 were prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission of the City of Atascadero held a public hearing on February 19, 2019 to consider the Initial Study and Mitigated Negative Declaration 2018-0014; and



WHEREAS, the Planning Commission has determined that the project will have no significant impact on the quality of the environment with project specific mitigation measures incorporated; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Tentative Parcel Map 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 Tentative Parcel Map; and

WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on February 19, 2019 studied and considered Tentative Parcel Map AT 18-0086.

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

SECTION 1. Findings for certification of Mitigated Negative Declaration 2018-0014.
The Planning Commission finds as follows:

1. When mitigation measures are incorporated into the project, it does not 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; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory; and

Fact: Mitigation measures including an open space easement and setbacks from drainage swales will prevent impacts to the local watershed.

2. The project will not achieve short-term environmental goals to the disadvantage of long-term environmental goals; and

Fact: The project has the potential to cause an increase in density in proximity to existing infrastructure and the downtown commercial district, long term goals of the State of California.

3. The project does not have impacts which are individually limited, but cumulatively considerable; and

Fact: As mitigated, the project will not cause environmental impacts that are individually or cumulatively considerable.

4. The project will not cause substantial adverse effects on human beings, either directly or indirectly.



Fact: The project would create two residential lots from one residential lot. Created lots will have additional development rights for accessory dwelling units and other accessory buildings. Mitigation measures will limit the area where future development might occur away from sensitive landforms.

SECTION 2. Findings for approval of Tentative Parcel Map AT 2018 0086. The Planning Commission finds as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b)).

Fact: The General Plan designation for the site is Single-Family Residential with minimum lot size between 1.5 and 2.5 gross acres (SFR-Z). The subject site has a minimum lot size of a 1.5 acres minimum lot size. The lots created will be 1.73 and 1.61 acres (gross), respectively. They will also have a General Plan designation of SFR-Z. General Plan Land Use, Open Space and Conservation (LOS) Element Policy 8.2 is to establish and maintain setbacks for creekside development. Mitigation measures will require the identification of drainage swales and recordation of a setback for future development from the swales.

2. The site is physically suitable for the type of development (Government Code § 66474(c)).

Fact: The proposed lots are steeply sloping. Mitigation measures will prevent future development on the steepest areas and near drainage swales.

3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)).

Fact: The proposed lots are each 1.5 acres in size. While the lots have the potential for additional development, mitigation measures will limit the feasibility for future structures consistent with the suitable density for the site.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)), and

Fact: The property has two drainage swales that generally carry stormwater runoff only immediately after storm events drain into a blueline creek located between Pescado Court and Aguila Avenue to the south. The blueline creek meets Atascadero Creek near Highway 101, east of Atascadero High School. Mitigation measures will preclude new construction within 30 feet of the swales, and new septic leach fields within 100 feet of the swales.

5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and



Fact: No new construction is proposed. Possible future construction of up to two accessory dwelling units near the core of the City will not cause serious health problems.

6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)), and

Fact: No existing easements are affected by this subdivision. Pescado Court will be unchanged by this project.

SECTION 3. Environmental Determination. The Planning Commission of the City of Atascadero, in a regular session assembled on February 19, 2019, resolves to certify Mitigated Negative Declaration 2018-0014.

SECTION 4. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on February 19, 2019, resolves to approve Tentative Parcel Map AT 18-0086 (SBDV 2018-0109), subject to the following:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Tentative Parcel Map AT 18-0086
- EXHIBIT C: Mitigated Negative Declaration 2018-0014



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: ()

ABSTAINED: ()

ADOPTED:

CITY OF ATASCADERO, CA

Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval
SBDV 18-0109

Conditions of Approval

Tentative Parcel Map AT 18-0086
5425 Pescado Court
SBDV 18-0109

Planning Services

1. SBDV 18-0109 (Tentative Parcel Map AT 18-0086) shall be for the subdivision of 5425 Pescado Court; Lot 12, Block L-B, Atascadero Colony, recorded in Map Book 4, Page 40 in the County of San Luis Obispo, State of California (Assessor's Parcel Number 030-321-006), as generally shown in attached Exhibit B, regardless of owner.
2. The approval of this application shall become final, subject to the completion of the conditions of approval, 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.
3. Approval of this Tentative Parcel Map shall be valid for a period of twenty-four (24) months and shall expire on **February 19, 2021**, consistent with California Government Code Section 66452.6(a)(1) (Subdivision Map Act).
4. The approved Tentative Parcel Map may be extended consistent with Section 66452.6(e) of the California Subdivision Map Act. A one (1) year extension may be granted consistent with Section 9-2.117(a) of the Atascadero Municipal Code. Any subsequent tentative map extensions shall be consistent with Section 11-4.23 of the Atascadero Municipal Code.
5. The Community Development Department shall have the authority to approve minor changes to the project that (1) result in a superior site design or appearance, and/or (2) address a construction design issue that is not substantive to the Tentative Parcel Map.
6. 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.
7. Prior to recordation of the Parcel Map, the Subdivider shall pay all applicable Quimby Act fees to the City.
8. Prior to recordation of the Parcel Map, the Subdivider shall either remove all accessory uses from Parcel 1 or convert the existing habitable space permitted by Building Permit 97246 0003 into a dwelling unit, as permitted by Atascadero Municipal Code Chapter 9-5, California Government Code 65852.150 and 65852.2, and to the satisfaction of the City Building Official. The residence shall become the primary use on Parcel 1 after the Parcel Map is recorded.
9. Prior to recordation of the Parcel Map, the Subdivider shall apply for a building permit or building permits for all alterations required to convert the existing habitable space to a dwelling unit including the addition of a kitchen. The Subdivider shall produce building permit plans that



Conditions of Approval
<i>Tentative Parcel Map AT 18-0086</i> 5425 Pescado Court SBDV 18-0109
meet all applicable requirements including the requirements of the Atascadero Municipal Code and the California Building Code to the satisfaction of the City Building Official.
10. Prior to recordation of the Parcel Map, the Subdivider shall complete all work required to convert the existing habitable space into a dwelling unit to the satisfaction of the City Building Official. The Parcel Map shall not be recorded until the building permit has a successful final inspection resulting in final-occupancy approval by the City Building Official.
11. Any new utilities installed shall be placed underground.
Engineering
12. Documents to be recorded concurrently with the Parcel Map (e.g.: off-site rights-of-way dedications, easements not shown on the map, agreements, etc.) shall be listed on the certificate sheet of the map.
13. The City of Atascadero may require an additional map sheet for information purposes in accordance with the Subdivision Map Act.
EASEMENTS
14. A 6-foot wide Public Utility Easement (PUE) shall be dedicated contiguous to the road right-of-way.
15. Easements that are not intended to continue in perpetuity shall not be shown on the Parcel Map and shall be recorded by separate instrument.
UTILITIES
16. Each lot shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standard Specifications and Drawings.
17. Fire hydrant locations shall be to the satisfaction of the Fire Marshall.
WASTEWATER
18. Prior to recordation of the Parcel Map, the Applicant shall provide field verification of the location of each leach field serving the two existing structures. In the case where a portion of either leach system extends beyond the limits of the proposed lot boundaries, appropriate easements shall be prepared and submitted to the City Engineer for review and approval. Said easement may be required to include a 100 percent leach field expansion area if an expansion area cannot be accommodated within the same lot as the building it serves.
Mitigation Measures
Mitigation Measure 9.1. The centerline of each drainage swale with defined banks, and a note



Conditions of Approval

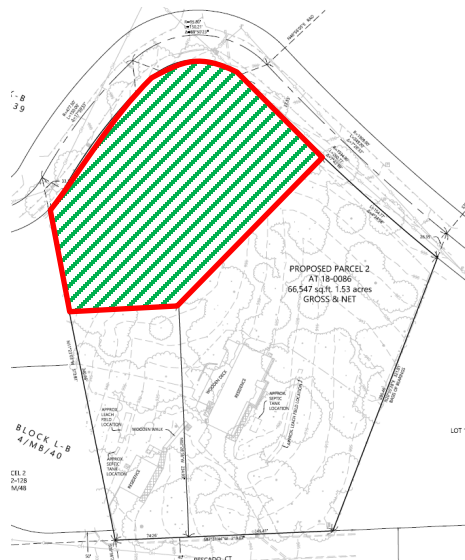
Tentative Parcel Map AT 18-0086
5425 Pescado Court
SBDV 18-0109

indicating that no construction activities including cut or fill are permitted within 30 feet of the high water mark of each drainage shall be shown on the face of the recorded Parcel Map or on a separate informational sheet recorded with the Parcel Map.

Mitigation Measure 9.2. Concurrent with recordation of the Parcel Map, the owner shall record a restriction on the property to prohibit any construction activities including cut or fill within 30 feet of the high water mark of each drainage shown on the parcel map, and any new or replaced septic disposal field within 100 feet of the high water mark of each drainage shown on the parcel map.

Mitigation Measure 10.1. An open space/conservation easement generally as shown in the plan below, shall be shown on the face of the recorded Parcel Map or on a separate informational sheet recorded with the Parcel Map.

Mitigation Measure 10.2. Concurrent with recordation of the Parcel Map, the owner shall record an open space/conservation easement over the wider portion of Parcel 1 generally as shown in the plan below. The open space easement shall be in perpetuity and shall preclude any grading; the construction or placement of structures, septic leach fields, utilities, or telecommunication facilities; and the removal of native trees within the conservation area.



Mitigation Measure 10.3. Ongoing, any new structures proposed on either parcel are subject to precise plan review if required by the Atascadero Municipal Code.



**EXHIBIT B: Tentative Parcel Map AT 18-0086
SBDV 18-0109**

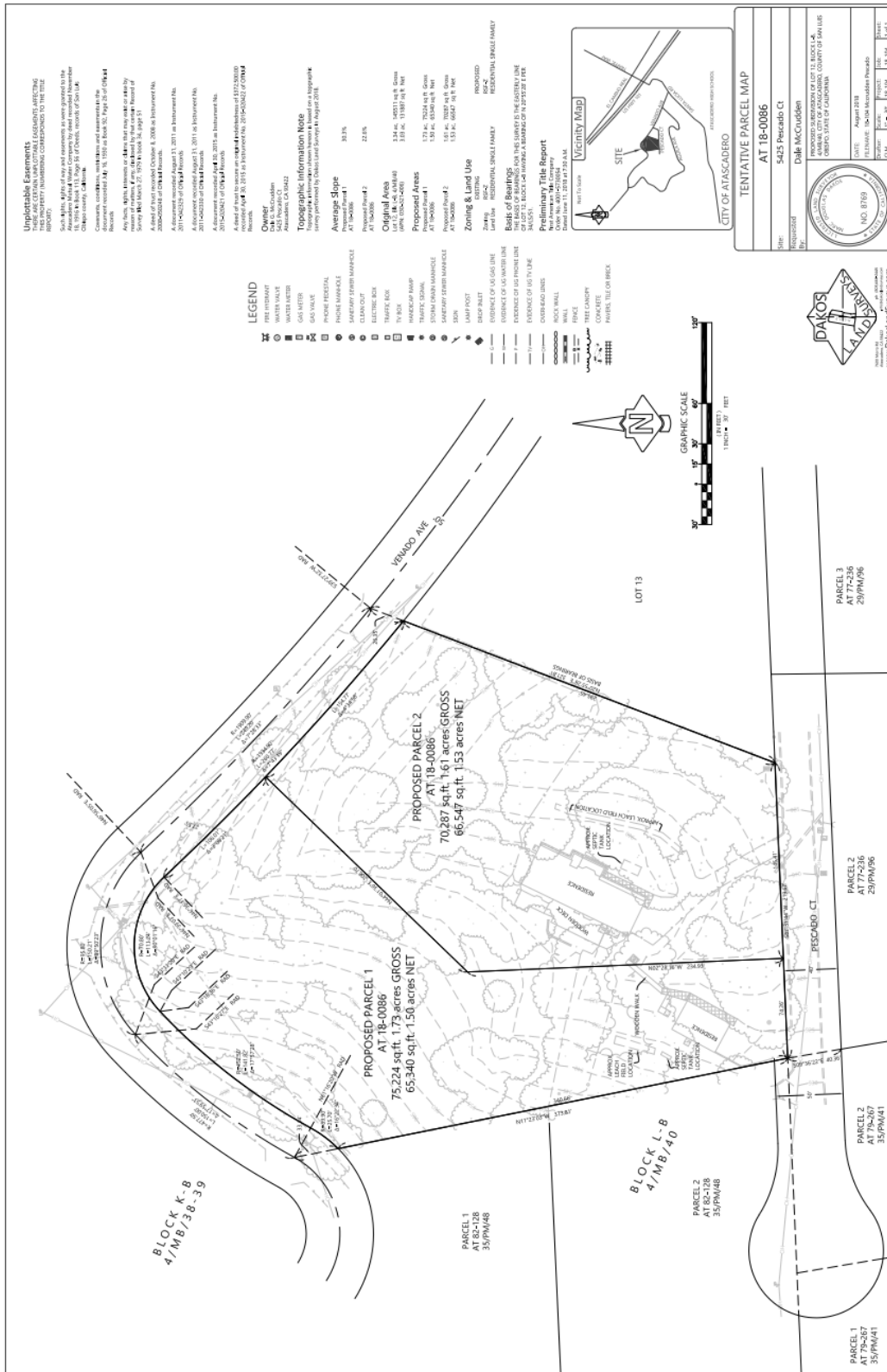


EXHIBIT C: Mitigated Negative Declaration 2018-0014
SBDV 18-0109



CITY OF ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt
Mitigated Negative Declaration

(ENDORSED)
FILED

JAN 29 2019

TOMMY GONG, COUNTY CLERK

DEPUTY CLERK

APPLICATION	SBDV 18-0109	Environmental Document No.	2018-0014
PROJECT TITLE	Tentative Parcel Map AT 18-0086		
APPLICANT NAME & PHONE NUMBER	Dale and Lynn McCrudden (805) 470-3480	Email	dalemccrudden@charter.net
MAILING ADDRESS:	5425 Pescado Court	Atascadero, CA	93422
STAFF CONTACT:	Katie Banister	(805) 470-3480	kbanister@atascadero.org
PROJECT ADDRESS:	5425 Pescado Court	Atascadero, CA 93422	APN: 030-321-006

PROJECT DESCRIPTION:

The property is one 3-acre lot in the Residential Single-Family zoning district (RSF-Z). The subdivision would create two 1.5-acre lots. Parcel 1 would have an average slope of 30.3%; an existing guest house would be located on the parcel. Parcel 2 would have an average slope of 22.6%; the existing single-family residence would be located on the parcel. No new structures are proposed.

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: 01/29/2019 **REVIEW PERIOD ENDS:** 02/19/2019

PUBLIC HEARING REQUIRED: ☐ No ☒ Yes February 19, 2019, 6pm, Atascadero City Hall,
6500 Palma Ave. Atascadero, CA 93422

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative Declaration at 5425 Pescado Court 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 to the City (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via email is also accepted and should be directed to the Staff contact at the above email address. This document may be viewed by visiting the Community Development Department, listed under the lead agency address, or accessed via the City's website.





CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study Summary – Environmental Checklist

APPLICATION SBDV 18-0109 **Environmental Document No.** 2018-0014

PROJECT TITLE: Tentative Parcel Map AT 18-0086

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards / Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Population / Housing	
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	

DETERMINATION: (To be completed by the Lead Agency)

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

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

Katie Banister

Prepared by (Print)

Signature

Date

Phil Dunsmore

Reviewed by (Print)

Signature

Date



PROJECT ENVIRONMENTAL ANALYSIS

The City of Atascadero's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes Staff's on-site inspection of the project site and surrounding and a detailed review of the information on file for the proposed project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geological information, significant vegetation and/or wildlife resources, water availability, wastewater disposal service, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as 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 property is one 3-acre lot in the Residential Single-Family zoning district (RSF-Z). The subdivision would create two 1.5-acre lots. Parcel 1 would have an average slope of 30.3%; an existing guest house would be located on the parcel. Parcel 2 would have an average slope of 22.6%; the existing single-family residence would be located on the parcel. No new structures are proposed.

Assessor parcel number(s): 030-321-006

Latitude: 35°29'17" N

Longitude: 120°40'35" W

Other public agencies whose approval is required: None

B. EXISTING SETTING

Land use designation: Single-Family Residential with a 1.5-2.5-acre minimum lot size (SFR-Z)

Zoning district: Residential Single-Family with a 1.5-2.5-acre minimum lot size (RSF-Z)

Parcel size: 3.34 acres

Topography: Steeply sloping **Average Slope:** 26%

Vegetation: Oak woodland with annual grasses

Existing use: Single-family residence and guest house

Surrounding land use: Large-lot single-family residential neighborhood

Surrounding zoning:

North:	South:	East:	West:
RSF-Z	RSF-Z and RSF-Y	RSF-Z	RSF-Z



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The site is located in a large-lot single-family neighborhood. The property has two existing structures: a single-family residence and a detached garage with a guest house on the second floor. The buildings are located within 200 feet of Pescado Court. The property slopes steeply up the hill behind the buildings to Venado Avenue. The structures are generally screened from Venado Road, a local road that runs between Santa Lucia and Ardilla Roads, by the oak trees on the hillside. Pescado Road is a local dead-end road lined with residences.

PROPOSED PROJECT: The project would subdivide the property so that the residence is on Parcel 2 and the garage with guest house is on Parcel 1. No new construction is currently proposed, but each property would have the right to an accessory dwelling unit and two detached accessory structures if minimum requirements can be satisfied.

MITIGATION / CONCLUSION: No impacts are expected. No mitigation is required.



SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

2. AGRICULTURE AND FORESTRY 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The site is located in a large-lot single-family neighborhood and is developed with a single family residence and a guest house. The property slopes steeply up the hill behind the buildings to Venado Avenue. The site is not prime farmland, significant grazing land, nor timberland.

PROPOSED PROJECT: The project is the subdivision of a single-family residential property with no significance for agricultural production.

MITIGATION / CONCLUSION: No impacts are expected. No mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: San Luis Obispo County is a nonattainment area for ozone and fine particulate matter (PM₁₀) (SLO County Clean Air Plan, 2001). The site is located in a large-lot single-family neighborhood and is developed with a single-family residence and a guest house. Six nearby residences are within 100 feet of the property boundaries.

PROPOSED PROJECT: The project will create two lots with the potential for further development. If new development occurs on the property, small amounts of both emissions will be created. The quantity of ozone and PM₁₀ that might be created by two residential units is not expected to exceed thresholds of significance established by the SLO County Air Pollution Control District.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

4. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

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

EXISTING SETTING: The project is within an existing large-lot single-family residential neighborhood. While each lot has natural areas with native trees and open spaces, it is fragmented and bisected by local roads offering minimal value as habitat or as a wildlife corridor. The most commonly observed local wildlife is deer, a species which is generally considered overpopulated. A natural drainage swale runs through the property, but does not sustain riparian vegetation.

PROPOSED PROJECT: The project would subdivide the lot; each created lot could construct an accessory dwelling unit if minimum standards can be satisfied. The project will not impact any adopted conservation plan. The Atascadero Municipal Code requires setbacks from drainage swales for structures and septic leach fields. Any future construction will be subject to the Atascadero Native Tree Ordinance, which requires a tree protection plan when construction occurs near native trees and mitigation when native trees must be removed.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.



SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

5. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is on a developed lot with a residence constructed in 1989 and a guest house permitted in 1997. There are no known significant historical, archeological, paleontological or geological resources located on site.

PROPOSED PROJECT: It is possible unknown resources could be unearthed during any future construction. The Atascadero Municipal Code requires construction work to stop if archeological resources are discovered. Interested parties must be contacted for proper disposition of any significant archeological resource or human remains.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

6. 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: <ul style="list-style-type: none"> • Landslides; • Earthquakes; • Liquefaction; • Land subsidence or other similar hazards? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Include any structures located on known expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be inconsistent with the goals and policies of the City's Safety element relating to geologic and seismic hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The site has been identified by San Luis Obispo County as having a high landslide risk and low liquefaction risk. The site is not within an Alquist-Priolo zone. Local fault lines are generally located to the west and east of the City. The nearest fault to the west is about 3 miles away from the site. The nearest fault to the east is about 2 miles away, near the Salinas River.

The USDA Natural Resources Conservation Service soil survey for the area indicates the soil on the property has a low potential for expansion and low potential for erosion. Mid-Coast Geotechnical reports the soils have a percolation rate of between 14 and 17 minutes per inch.

PROPOSED PROJECT: The project is the subdivision of land which would result in the creation of two lots, each with development rights. If future construction is proposed, a geotechnical report for the site will be required to account for any onsite risks. The site has soil conditions that are suitable for the project. Future development is subject to stormwater and erosion control requirements.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.



7. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The site is located in a large-lot single-family neighborhood and is developed with a single-family residence and a guest house. The property is located about 2,650 feet from the center of the community, about a ¾-mile drive. Transportation is responsible for 43% of the carbon emissions in the Atascadero community while residential electricity natural gas use is responsible for 29% of emissions (Climate Action Plan, 2014).

PROPOSED PROJECT: The project will create two lots with the potential for further development. The neighborhood does not have sidewalks or access to transit, so residents are car dependent. Each new residence creates an incremental increase in greenhouse gas production. However the site is relatively close to commercial districts and has the potential to increase density within an existing neighborhood. Any new construction will be subject to California Green Building Code energy-efficiency standards.

MITIGATION / CONCLUSION: No significant impacts are expected. No 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The project is located in a single-family residential neighborhood more than 2 miles from an airport. There are no known airstrips in the City limits of Atascadero. The site is in the moderate fire-hazard severity zone.

PROPOSED PROJECT: The project is the subdivision of land within a single-family zoning district. The proposed parcels would also be zoned for residential uses. No hazardous materials will be created or stored on site. The project will not interfere with local roads used for emergency evacuation. The subdivision has the potential to add residences within the moderate fire-hazard severity zone, but this is the lowest fire risk found in the City limits.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.



9. HYDROLOGY / WATER QUALITY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: A natural drainage swale runs through the property from a drainage culvert at the northern property line under Venado Road southeasterly down the hill to the east side of the primary residence toward Pescado Court where it enters another culvert under the road. Another drainage swale travels between the primary residence and the guest house into a separate culvert under Pescado Court. The culverts are each single pipes with an 18-inch diameter. Neither drainage supports riparian habitat; however, both drain into a "blue line creek" that drains to Atascadero Creek. The property is outside the federal Flood Hazard Boundary and Flood Insurance Rate Map areas. The property is outside the Salinas Dam inundation area. The property is too far from the ocean to be affected by a tsunami or seiche.

PROPOSED PROJECT: No construction is proposed as a part of the project, but the subdivision will give the new parcels additional development rights, if standards can be met.

MITIGATION / CONCLUSION: Future construction has the potential to impact onsite drainages.

Mitigation Measure 9.1. The centerline of each drainage swale with defined banks, and a note indicating that no construction activities including cut or fill are permitted within 30 feet of the high water mark of each drainage shall be shown on the face of the recorded Parcel Map or on a separate informational sheet recorded with the Parcel Map.

Mitigation Measure 9.2. Concurrent with recordation of the Parcel Map, the owner shall record a restriction on the property to prohibit any construction activities including cut or fill within 30 feet of the high water mark of each drainage shown on the parcel map, and any new or replaced septic disposal field within 100 feet of the high water mark of each drainage shown on the parcel map.

10. LAND USE & PLANNING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within a single-family zoning district with minimum lot sizes ranging from 1.5 to 2.5 acres based on site characteristics. The minimum lot size for the subject property is 1.5 acres.

PROPOSED PROJECT: The project would subdivide one residential lot in a residential neighborhood. No new construction is proposed, but the new lots will have development rights. Atascadero Municipal Code 11-6.25 requires the identification of a building envelope with an average slope less than 20% when the lot being created has an average slope over 30%. Proposed Parcel 1 has an average slope of 30% (29.5%). The existing guest house is on a slope of approximately 19%. The slope of Parcel 1 in the wider portion of the lot closer to Venado Road ranges from about 25% to 35%.

The proposed lots meet all other applicable land use regulations, General Plan policies, and City Council policies. The project will not divide the neighborhood. No habitat conservation plan will be affected.

MITIGATION / CONCLUSION:

Mitigation Measure 10.1. An open space/conservation easement generally as shown in the plan below, shall be shown on the face of the recorded Parcel Map or on a separate informational sheet recorded with the Parcel Map.

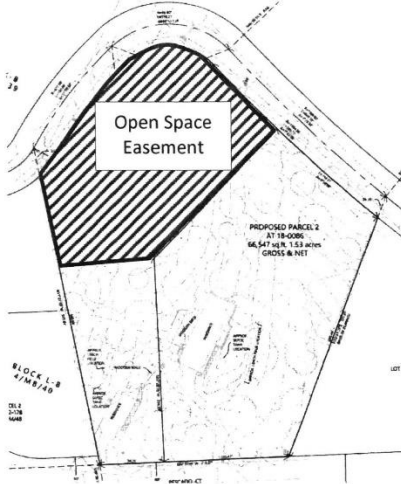
Mitigation Measure 10.2. Concurrent with recordation of the Parcel Map, the owner shall record an open space/conservation easement over the wider portion of Parcel 1 generally as shown in the plan below. The open space easement shall be in perpetuity and shall preclude any grading; the construction or placement of structures, septic leach fields, utilities, or telecommunication facilities; and the removal of native trees within the conservation area.

Mitigation Measure 10.3. Ongoing, any new structures proposed on either parcel are subject to precise plan review if required by the Atascadero Municipal Code.



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Conceptual Open Space Easement Alignment



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within an established single-family zoning district without known mineral resources.

PROPOSED PROJECT: The subdivided parcels will be zoned for single-family residential use.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within an established large-lot single-family zoning district.

PROPOSED PROJECT: Subdivided parcels will have the right to further development if standards can be met. New construction has the potential to create a short-term increase in noise in the immediate vicinity. The project is subject to the City Noise Ordinance, which is enforced by the City Building Department and Code Enforcement Officer.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.



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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within an established large-lot single-family zoning district.

PROPOSED PROJECT: The project will result in two residential lots that may be further developed if standards can be met. No new infrastructure is proposed. The project will not displace any people and has the potential to add up to two new residences.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Services (Atascadero Police)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Public Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The project is within an established large-lot single-family zoning district.

PROPOSED PROJECT: Each new residence in Atascadero creates an incremental increase in the demand on public services. New residential units are subject to development impact fees and school fees that account for the increased demand.



MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within an established large-lot single-family zoning district. No new public recreation facilities are proposed with the project.

PROPOSED PROJECT: Each new residence in Atascadero creates an incremental increase in the demand on recreation facilities. New residential units are subject to development impact fees that account for the increased demand.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within an established large-lot single-family zoning district. The land in the neighborhood is relatively steep. Local roads are not excessively steep, but are winding. Existing traffic is residential in nature.

PROPOSED PROJECT: Each new residence in Atascadero creates an incremental increase in the demand on public roads. Each new residence is expected to generate an average of 10 trips each day. New residential units are subject to development impact fees that account for the increased demand.

No construction is proposed as a part of the project, but the subdivision will give the new parcels additional development rights, if standards can be met. A significant curve in Venado Road skirts the northern property line of the property. The slope of Parcel 1 adjacent to Venado Road is approximately 25% to the east of the drainage culvert at the apex of the curve, and approximately 35% to the west of the drainage culvert, making neither an appropriate and safe access for a future residence. Parcel 2, adjacent to Venado Road, is more moderately sloped. Venado Road is also straighter along the Parcel 2 frontage, resulting in a better line-of-sight for a future driveway.

Mitigation Measure 10.1 would create an open space easement on Parcel 1 where the land is steepest and a driveway would be least safe. Mitigation Measure 9.2 prohibits construction activity within 30 feet of drainage swales on the property. These mitigation measures will preclude any construction on the Venado Road side of Parcel 1, and may have the same effect on Parcel 2.

MITIGATION / CONCLUSION: No significant impacts are expected. No additional mitigation is required.



17. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is within an established large-lot single-family zoning district. The closest archeological resources known by the City are more than 4,000 feet away. Pescado Court was not shown on the original subdivision maps for the Atascadero Colony. It was created some time in the late 1970s or early 1980s; after the significant historical period for the City. The project does not include any Colony Houses or other known historical resources.

PROPOSED PROJECT: No new construction is proposed with the project, but the created lots will have development rights. New construction has the potential to disturb resources that could be located on the property. Atascadero Municipal Code requires developers to stop work and notify interested parties if archeological resources are discovered during construction.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The City sewer is not available to the subject property. The nearest sewer main is approximately 1,500 feet away on Venado Avenue near Santa Lucia Road.

Atascadero Mutual Water Company (AMWC) will provide water. All property within the City limits is entitled to water from AMWC, who pumps water from several portions of Atascadero sub-basin of the largest underground basin in the county, the Paso Robles Formation, using a series of shallow and deep wells. The water company anticipates that it will be able to meet the city's needs through build-out and beyond. Water demand at build-out is estimated to be at 16,000-20,000 acre-feet per year (AFY). The City is projected to have enough water to meet the demand with the approval of the Nacimiento Water Project, which has allocated the City an additional 3,000 AFY with a flow rate of 3.48 million gallons per day (mgd).

Solid waste from the City is taken to the Chicago Grade Landfill, a 188-acre privately-owned facility. Allos, the new owner of the landfill, estimates the landfill has 70 years of projected disposal capacity.



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PROPOSED PROJECT: The project will not use the City sewer; it will use an onsite wastewater treatment system (septic tank and leach field). The project is not expected to require a significant quantity of water for the proposed use. The incremental increase in water demand is accounted for by the collection of water meter fees when new service is established. The project is not expected to make a significant quantity of solid waste.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project is located in an established large-lot single-family zoning district.

PROPOSED PROJECT: No new construction is proposed with the project, but each new lot will have development rights, which can be exercised if standards can be met. Each new residence creates an insignificant environmental impact, but cumulatively, new development contributes to greenhouse gas emissions, reduction in wildlife habitat and impact on local services. However, the project has the potential to increase the density of the neighborhood. Development impact fees and mitigation measures will reduce the impact of the project on the community.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.



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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 a ☒) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

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



The following checked ("X") 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.

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



EXHIBIT B – MITIGATION SUMMARY TABLE

**Tentative Parcel Map AT 18-0086
SBDV 18-0109**

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, is responsible to verify compliance with these COAs.

MITIGATION MEASURES

Mitigation Measure 9.1. The centerline of each drainage swale with defined banks, and a note indicating that no construction activities including cut or fill are permitted within 30 feet of the high water mark of each drainage shall be shown on the face of the recorded Parcel Map or on a separate informational sheet recorded with the Parcel Map.

Mitigation Measure 9.2. Concurrent with recordation of the Parcel Map, the owner shall record a restriction on the property to prohibit any construction activities including cut or fill within 30 feet of the high water mark of each drainage shown on the parcel map, and any new or replaced septic disposal field within 100 feet of the high water mark of each drainage shown on the parcel map.

Mitigation Measure 10.1. An open space/conservation easement generally as shown in the plan below, shall be shown on the face of the recorded Parcel Map or on a separate informational sheet recorded with the Parcel Map.

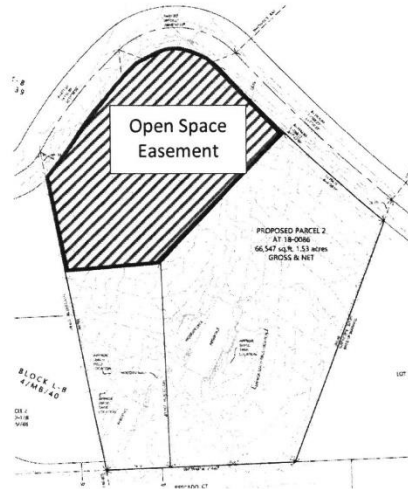
Mitigation Measure 10.2. Concurrent with recordation of the Parcel Map, the owner shall record an open space/conservation easement over the wider portion of Parcel 1 generally as shown in the plan below. The open space easement shall be in perpetuity and shall preclude any grading; the construction or placement of structures, septic leach fields, utilities, or telecommunication facilities; and the removal of native trees within the conservation area.

Mitigation Measure 10.3. Ongoing, any new structures proposed on either parcel are subject to precise plan review if required by the Atascadero Municipal Code.



SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

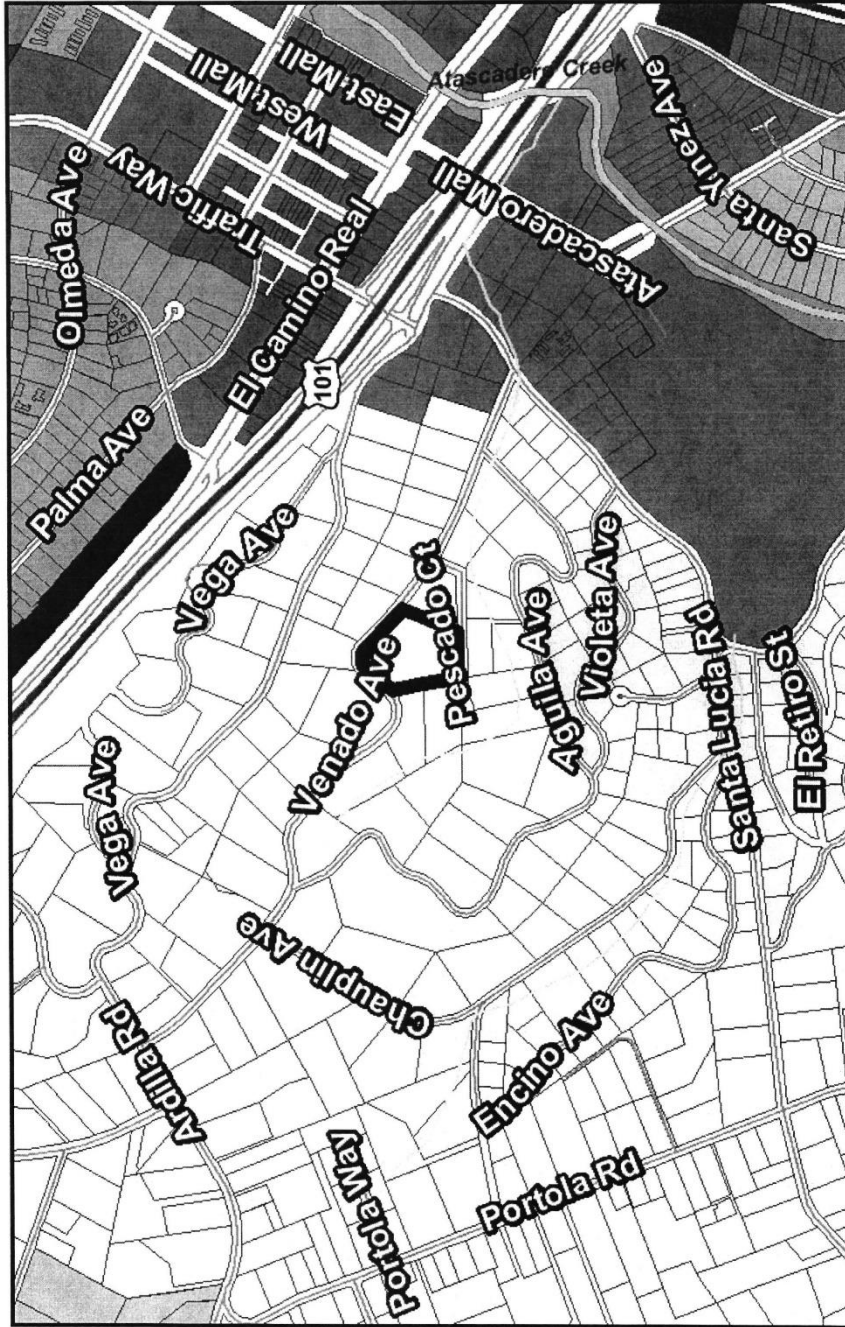
Conceptual Open Space Easement Alignment



SBDV 18-0109
Tentative Map AT 18-0086 | McCrudden

EXHIBIT C – PROJECT FIGURES & SUPPLEMENTS

Figure 1 – Location Map / General Plan & Zoning

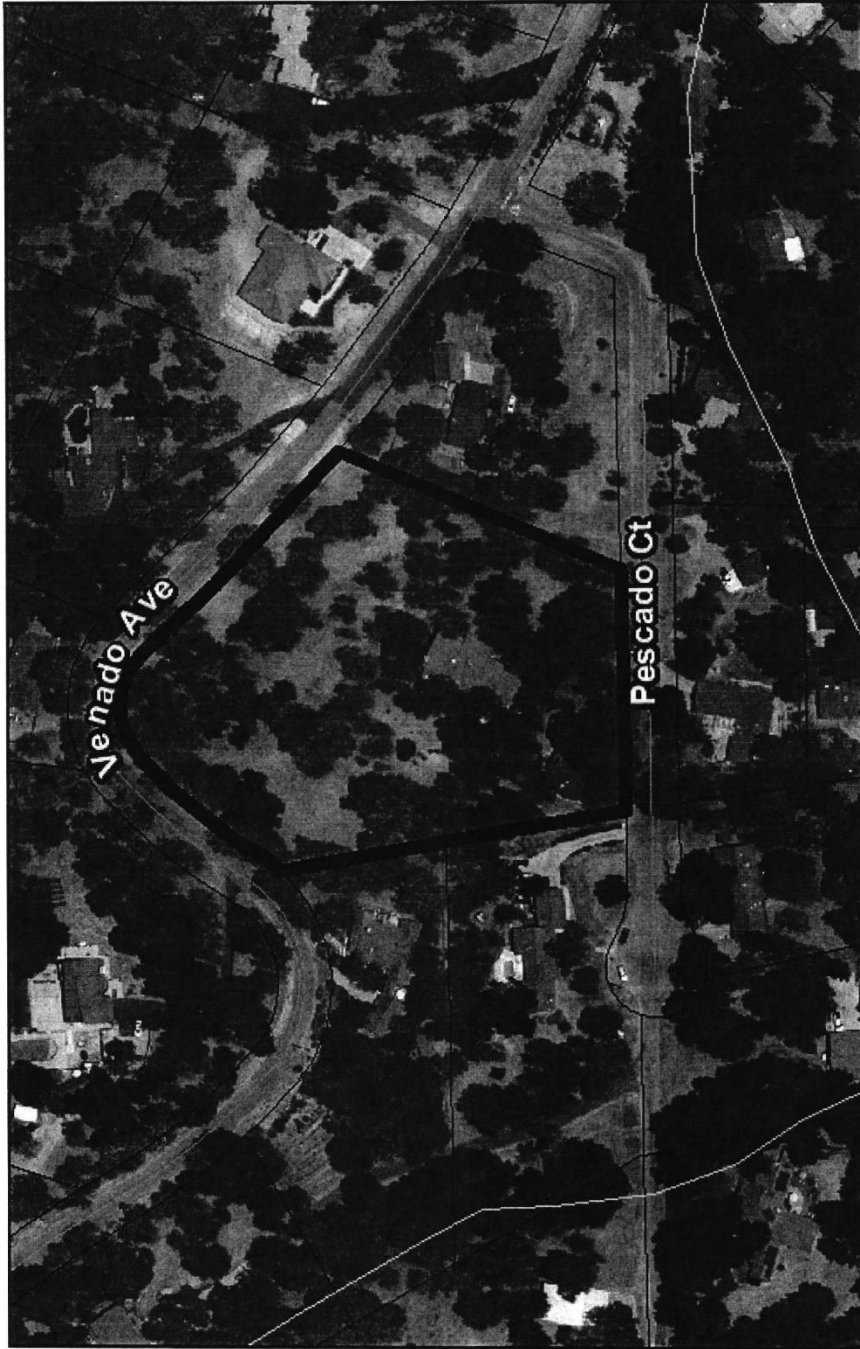


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Tentative Parcel Map AT 18-0086 | McCrudden

Figure 2 – 2014 Aerial Image



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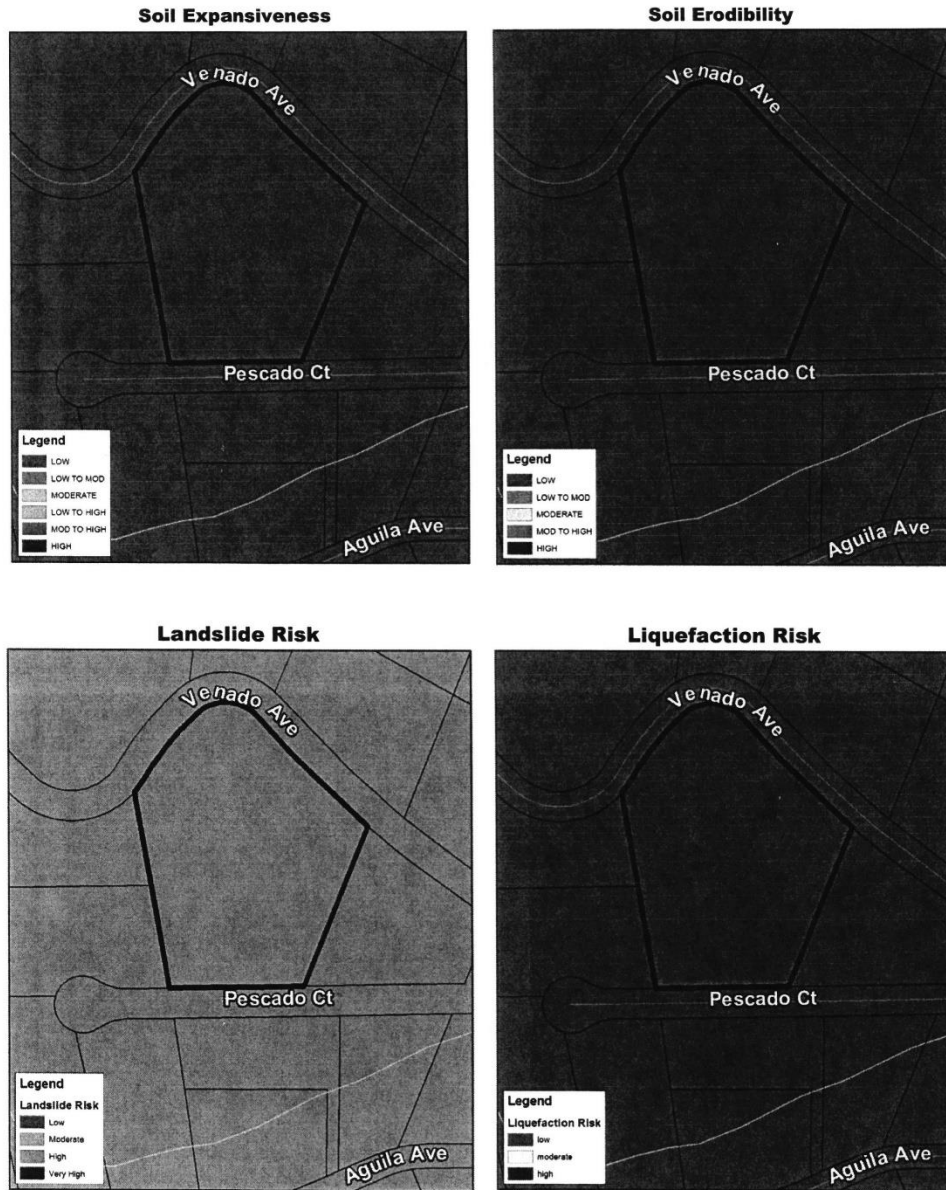
SBDV 18-0109
Tentative Parcel Map AT 18-0086 | McCrudden

Figure 3 – Tentative Parcel Map AT 18-0086



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Tentative M. AT 18-0086 | McCrudden

Figure 6 – Soil Conditions and Hazards



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Tentative Parcel Map AT 18-0086 | McCrudden

Figure 7 – Fire Risk, Zoning and Storm Drains

