

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2015041037

Project Title: Principal Mixed-use Amendment, CUP, Tentative Tract Map, Zone Change

Lead Agency: City of Atascadero Contact Person: Callie Taylor, Senior Planner
Mailing Address: 6500 Palma Avenue Phone: (805) 470-3448
City: Atascadero Zip: 93422 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: Atascadero
Cross Streets: 9105, 9107, 9109 Principal Ave, 9300 Pino Solo (Principal Avenue and El Camino Real) Zip Code: 93422
Longitude/Latitude (degrees, minutes and seconds): 35 ° 28 ' 9.83 " N / 120 ° 38 ' 59.67" W Total Acres: 5.4
Assessor's Parcel No.: 030-491-001; 013; 019; 020 Section: S Twp.: T28S Range: R12E Base:
Within 2 Miles: State Hwy #: HWY 101 Waterways: Salinas River
Airports: none Railways: Union Pacific Schools: Santa Rosa Elementary

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI ☐ Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☐ General Plan Amendment ☒ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☒ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: ☐ Other:
GOVERNOR'S OFFICE OF PLANNING & RESEARCH
START REVIEW 2/13/2019
FEB 11 2019

Development Type:

☒ Residential: Units 55 Acres 5.4
☒ Office: Sq.ft. 1,830 Acres Employees
☒ Commercial: Sq.ft. 1,645 Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: Acres
☐ Recreational: Acres
☐ Water Facilities: Type MGD
TRANSPORTATION: Type Mineral Type
Power: Type
Waste Treatment: Type MGD
Hazardous Waste: Type
Other: 5.4 acres total as mixed use
FEB 13 2019
STATE CLEARINGHOUSE

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Fiscal ☒ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☐ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Residential Multi-Family (RMF-10) / Planned Development (PD-24) / Commercial Retail (CR)

Project Description: (please use a separate page if necessary)

The project is an amendment to a previously approved Planned Development #24 mixed-use project. The applicant is proposing revisions to the approved master plan of development and a new Tentative Tract Map to increase the unit count to 55 residential units, which includes a 10% density bonus for providing affordable housing. The master plan of development includes 1,830 square feet of office area as a part of the live-work units, and one drive-through carwash. A 6,500 sq. ft. area directly adjacent to El Camino Real is proposed to be changed from RMF-10 zoning to Commercial Retail (CR) to allow for future commercial development along the El Camino corridor at a later date. The project site is approximately 5.4 acres with an average slope of less than 10 percent. There are six (6) native oak trees proposed for removal as a part of the revised project.

State Clearinghouse Contact:

(916) 445-0613

Project Sent to the following State Agencies

State Review Began: 2 - 13 - 2019
SCH COMPLIANCE 3 - 14 - 2019
Cal EPA
X Resources Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 4 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 3
DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
X CHP
X Caltrans# 5
Trans Planning
Other
Education
Food & Agriculture
X HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2015041037

Please forward late comments directly to the

Lead Agency

AQMD/APCD 29

(Resources: 2 / 16)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB #3
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region #4 _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/8/2019 Ending Date 3/10/2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Barry Ephraim, ECR Principal, LLC
Address: _____ Address: 125 South Bowling Green Way
City/State/Zip: _____ City/State/Zip: Los Angeles, CA 90049
Contact: _____ Phone: (310)927-3675
Phone: _____

Signature of Lead Agency Representative: Cecilia Taylor Date: 2/7/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.