

## **APPENDIX A**

### **Notice of Preparation and Summary of Comments Received**





**City of Atascadero**  
6598 Palma Avenue  
Atascadero, CA 93422  
(805) 461-5000  
[www.Atascadero.org](http://www.Atascadero.org)

## Notice Of Preparation

**TO: RESPONSIBLE AGENCIES AND INTERESTED PARTIES**

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF ATASCADERO COMPREHENSIVE 2045 GENERAL PLAN UPDATE**

### **Notice of Preparation**

Notice is hereby given that the City of Atascadero (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Atascadero Comprehensive 2045 General Plan Update (project or 2045 General Plan Update). This Notice of Preparation (NOP) is hereby provided pursuant to Section 15082(a) of the State CEQA Guidelines. The City is requesting your views as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the project and/or your organization's or individual interest in the project. Responsible agencies will need to use the EIR prepared for the project when considering a permit or other approval for the project. The City is issuing this NOP to notify public agencies and the public and to request input regarding the scope and content of the Draft EIR for this project.

### **Review and Response Period**

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period from July 15, 2024 to August 14, 2024. Pursuant to State CEQA Guidelines Section 15082(b), responses to this NOP must be provided during this comment period. No Initial Study (IS) is attached because the Lead Agency has determined that an EIR is required for the project, which will consider each issue area included in the IS/CEQA Environmental Checklist Form, and is therefore not required to prepare an Initial Study per State CEQA Guidelines Section 15063(a).

Written comments may be submitted to the City's Community Development Department at the address below:

City of Atascadero  
Community Development Department  
Attn: Kelly Gleason, Planning Manager  
6500 Palma Avenue  
Atascadero, CA 93422

Comments may also be submitted electronically to: [planning@atascadero.org](mailto:planning@atascadero.org).

### **Notice of Public Scoping Meeting**

In addition, as the project is of regional and areawide significance and in accordance with Section 15082(c)(1) of the State CEQA Guidelines, a scoping meeting will be held by the City on **July 24<sup>th</sup>, 2024** from **4:00 PM to 7:00 PM**. The scoping meeting will be held at the Atascadero City Administration Building, located at **6500 Palma Ave, Atascadero, CA 93422**.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Atascadero does not discriminate. Closed captioning or other assistive services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by contacting the City at the phone number or by the email shown at the end of this notice.

**Project Title:** *City of Atascadero Comprehensive 2045 General Plan Update*

**State Clearinghouse #:** *Pending*

### **Project Location:**

The project location, or Planning Area, encompasses all properties within the city of Atascadero incorporated city limits and its surrounding Sphere of Influence (SOI). The city of Atascadero is located in northern San Luis Obispo County, California, on U.S. Highway 101 (U.S. 101) approximately 13 miles east of the Pacific Ocean. Atascadero is nestled between the Santa Lucia Mountains to the west and the Salinas River to the east. U.S. 101 bisects the community running north/south. California State Route 41 (SR 41) also bisects the city and provides east/west access for travelers to reach the Pacific Coast and the California Central Valley. The city of Atascadero encompasses approximately 26 square miles of varied residential, agricultural, commercial, industrial, park, and open space landscapes. The Planning Area, which includes the SOI, encompasses approximately 20,218 acres or 32 square miles.<sup>1</sup>

### **Project Description:**

A City's General Plan is the primary policy document that lays out the overarching vision and policies for how a city will develop and function in the future. All elements of the General Plan have equal legal status. This means that one policy does not supersede another policy. It also means that any optional element or topic a City includes in its General Plan has the same legal status as required elements. The goals, policies, and actions established in the 2045 General Plan Update would be interrelated and considered together when making decisions related to land use, mobility, growth, preservation, and development.

---

<sup>1</sup> Source: San Luis Obispo Local Agency Formation Commission (LAFCO) 2024

The project involves a comprehensive update to the City of Atascadero's current 2025 General Plan (2025 General Plan), which was adopted in 2002 and most recently amended in 2016.

Since Atascadero adopted its current General Plan in 2002, shifts in demographics, land use, transportation, economics, community character, and the housing market warrant the need for a comprehensive update. A changing economic and fiscal landscape, along with the need to supply additional workforce housing and head of household jobs, further support the need to ensure the City's visions, goals, policies, and programs are current and adequately address community needs.

The 2045 General Plan Update would be comprehensive and internally consistent, serving as the City's top-level planning document to guide the City's future growth and development. The overall role of the 2045 General Plan Update is to:

- Define a realistic community vision for Atascadero through the year 2045.
- Provide the legal foundation for local government decision-making. This includes but is not limited to zoning regulations, ordinances, guidelines, standards, other adopted Citywide plans, compliance with the California Environmental Quality Act (CEQA) decisions and projects, all of which must be consistent with the General Plan.
- Express policy direction in regard to the physical, social, economic, cultural, and environmental character of the city.
- Serve as a comprehensive guide for making decisions regulating land use, circulation, environmental management, parks and recreation, housing, noise, public health, and safety.
- Provide citizens the opportunity to participate in the planning and decision-making process of their community; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

#### **General Plan Elements:**

According to State law, General Plans are required to cover nine topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice (note: including environmental justice is only required when a city has a State-identified disadvantaged community, which Atascadero does not). Jurisdictions may include any other topics that are relevant to planning its future and may address the required topics in conjunction with these other topics.

The 2025 General Plan contains the following elements:

- Land Use, Conservation, and Open Space Element
- Circulation Element
- Safety and Noise Element
- Housing Element

The 2045 General Plan Update would include the following elements:

- Land Use and Community Form Element
- Economic Development Element
- Mobility Element
- Recreation and Open Space Element

- Public Services and Infrastructure Element
- Safety and Emergency Preparedness Element

The City of Atascadero Housing Element was adopted in 2020 and is valid until 2028. It will not be part of this current update process.

**Proposed Land Use Plan:**

The 2045 General Plan Update will include a combination of new and refined land uses and updated land use designations referred to here as “placetypes”. Placetypes intend to create more clarity around the character of new development. Placetypes are similar to land use designations, as they set densities and intensities, but also include detail on the character of the various types of uses, including scale, design quality, and relationship to the street. Placetypes would be further refined by zoning districts, which provide more detailed distinction of allowed uses and development standards within each placetype established in the 2045 General Plan Update. Placetypes, or updated land use designations, that will be included in the 2045 General Plan Update are as follows:

- Rural Residential (0.1-1 dwelling units per acre [du/ac])
- Single Family Residential (1-4 du/ac)
- Low Density Multi-Family (5-12 du/ac)
- Medium Density Multi-Family (13-24 du/ac)
- High Density Multi-Family (25-36 du/ac)
- Mixed Use (20-36 du/acre)
- Downtown Mixed Use (20-45 du/ac)
- Commercial
- Community Recreation
- Innovation/Flex
- Industrial
- Conservation/Parks/Open Space
- Public/Quasi Public
- Agriculture (0.1-1 du/ac)

*General Plan Population and Employment Growth Projections*

The 2045 General Plan Update will include city population and employment growth projections based on land capacity, ability to expand infrastructure, and the anticipated growth rates for both residential and commercial sectors based on multiple factors. These projections will be used to make assumptions about anticipated infrastructure and service needs over the planning period.

- The city’s current (2024) population is **30,158** and the forecasted population for the planning period (through 2045) is **38,112**, an increase of approximately 21% for the 20-year planning period, or just over 1% per year.<sup>2</sup> (The 2025 General Plan projected the city’s population would grow to 36,000 by 2025)

---

<sup>2</sup> Population estimates assume a 2.42 person per household ratio and a 95.45% occupancy rate, based on demographic trends.

- The city's current number of dwelling units (2024) is **12,431**; the forecasted number of dwelling units for the planning period (through 2045) is **15,976**.
- The city's current total employment (2024) is **8,603** jobs. This results in a jobs/housing balance ratio of 0.69. Anticipated employment in 2045 is **13,438**. This will result in a change to the jobs/housing ratio to 0.84.

The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. All written comments received will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the EIR.

**Potential Environmental Effects:**

The 2045 General Plan Update will guide growth in Atascadero over the next twenty years. The potential environmental effects associated with the growth of a community include, but are not necessarily limited to, impacts related to aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services and recreation, transportation, utility and service systems, and wildfire. In addition to analyzing the proposed project's environmental effects, the EIR will also include a reasonable range of alternatives to the project to reduce and avoid environmental impacts to the extent feasible.

**Responses to NOP:**

Written comments regarding the project should be addressed to the City via the contact information below. Comments will be accepted from July 15, 2024 to August 14, 2024.

City of Atascadero  
Community Development Department  
Attn: Kelly Gleason, Planning Manager  
6500 Palma Avenue  
Atascadero, CA 93422

[planning@atascadero.org](mailto:planning@atascadero.org)

Date: July 12, 2024

Signature:  FOR \_\_\_\_\_

Kelly Gleason, Planning Manager  
[planning@atascadero.org](mailto:planning@atascadero.org)  
(805) 470-3446



**Table A-1. Summary of NOP Comments and EIR Response Locations**

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
<b><i>NOP Comments</i></b>		
California Native American Heritage Commission	<ul style="list-style-type: none"> <li>Notes consultation requirements pursuant to Senate Bill (SB) 18 and Assembly Bill 52 (AB) 52</li> <li>Recommends early and thorough tribal consultation</li> <li>Offers guidance on cultural resources assessment and mitigation</li> </ul>	<ul style="list-style-type: none"> <li>Information on tribal consultation and cultural resources assessment can be found in Section 4.5, <i>Cultural Resources and Tribal Cultural Resources</i>.</li> </ul>
California Department of Fish and Wildlife	<ul style="list-style-type: none"> <li>Establishes role and regulatory authority</li> <li>Provides recommendations for biological resource analysis</li> <li>Offers regulatory and procedural guidance for biological resource assessment</li> </ul>	<ul style="list-style-type: none"> <li>Information on biological resource analysis can be found in Section 4.4, <i>Biological Resources</i>.</li> </ul>
Santa Ynez Band of Chumash Indians	<ul style="list-style-type: none"> <li>Requests no further consultation on the project</li> </ul>	<ul style="list-style-type: none"> <li>While this comment does not raise any environmental concerns, a summary of all tribal consultation conducted for the project under SB 18 and AB 52 can be found in Section 4.5, <i>Cultural and Tribal Cultural Resources</i>.</li> </ul>
Santa Lucia Chapter of the Sierra Club	<ul style="list-style-type: none"> <li>Raises concerns about lack of specific, lasting, and enforced Land Use and Conservation element in the general plan update, particularly regarding the Salinas River and accompanying wildlife and ecosystems</li> <li>Request for the Salinas River and its tributaries to be protected from any increase of sand mining operations</li> </ul>	<ul style="list-style-type: none"> <li>While this comment is directed towards the proposed General Plan Update rather than providing input regarding the scope of the EIR, a discussion of potential impacts pertaining to biological resources, including aquatic and riparian habitats associated with the Salinas River, is provided in Section 4.4, <i>Biological Resources</i>.</li> <li>The 2045 General Plan Update maintains existing policies and does not propose changes that would result in or allow for increased sand mining operations within the Salinas River and its tributaries within city limits. Information on mining and mineral resources can be found in Section 4.10, <i>Mineral Resources</i>.</li> </ul>
Edward Young and Trudy Valdez	<ul style="list-style-type: none"> <li>Request for City to consider rezoning their property for high-density residential or mixed-use development in EIR</li> </ul>	<ul style="list-style-type: none"> <li>While this comment is directed towards the proposed General Plan Update rather than providing input regarding the scope of the EIR, information on land uses and zoning is provided in Section 4.9, <i>Land Use and Planning</i>, and information regarding housing demand is provided in Section 4.12, <i>Population and Housing</i>.</li> </ul>
N/A (no name provided)	<ul style="list-style-type: none"> <li>Request to establish an overlay plan for the potential downstream coverage by water of all areas within Atascadero City limits</li> <li>Request to establish the Salinas River and its tributaries as areas to receive environmental mitigation projects</li> </ul>	<ul style="list-style-type: none"> <li>Information relating to water quality, flood hazards, and stormwater is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>While this comment is directed towards the proposed General Plan Update rather than providing input regarding the scope of the EIR, information regarding water quality of the Salinas River and other surface water features within city limits can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
	<ul style="list-style-type: none"> <li>• Request to mitigate any Atascadero Mutual Water Company (AMWC) Projects</li> <li>• Request to establish, name, and protect all cultural resources within the city limits, including a procedure for communication with affected communities</li> <li>• Request for re-zoning of all lands along the Salinas River to non-industrial activities and recreational zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Any projects by AMWC would be required to be consistent with the 2045 General Plan, the effects of which are evaluated throughout Chapter 4, <i>Environmental Impact Analysis</i>.</li> <li>• Information on cultural resources can be found in Section 4.5, <i>Cultural Resources and Tribal Cultural Resources</i>.</li> <li>• The 2045 General Plan Update would not establish any new industrial zoned land adjacent to the Salinas River. While this comment is directed towards the proposed General Plan Update rather than providing input regarding the scope of the EIR, information on zoning can be found in Section 4.9, <i>Land Use and Planning</i>.</li> </ul>
N/A (no name provided)	<ul style="list-style-type: none"> <li>• Request for the review and completion of all existing DeAnza Trail plans</li> <li>• Request for the re-zoning of all AMWC properties to agricultural or recreational use with no commercial use allowance</li> <li>• Request for monitoring of all water leaving sewer plant</li> <li>• Comments regarding the creation and conservation of public open spaces, parks, and trails</li> <li>• Request to inform public of process</li> </ul>	<ul style="list-style-type: none"> <li>• While this comment is directed towards the proposed General Plan Update rather than providing input regarding the scope of the EIR, information on trail plans and recreational facilities can be found in Section 4.14, <i>Public Services and Recreation</i>.</li> <li>• While this comment is directed towards the proposed General Plan Update rather than providing input regarding the scope of the EIR, information on land use and zoning can be found in Section 4.9, <i>Land Use and Planning</i>.</li> <li>• Information on water quality can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on parks and recreation can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• The City is required to follow all public notification requirements per the requirements of CEQA. Additional information on public participation can be found in Chapter 1, <i>Introduction</i> and Chapter 9, <i>Response to Comments</i>.</li> </ul>
Nancy Johnson	<ul style="list-style-type: none"> <li>• Requests remapping of the Salinas River including current determination of the top of bank, high-water mark, and floodplain</li> <li>• Requests info on which consulting firms are working on EIR and GP update</li> </ul>	<ul style="list-style-type: none"> <li>• These types of features change over time and are required to be reevaluated any time a project could affect the Salinas River to determine regulatory agency jurisdiction and permitting requirements. Information regarding hydrology can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• As consultants to the City, the General Plan Update was supported by MIG, Inc. and the EIR was supported by SWCA Environmental Consultants, Inc. Additional details regarding the preparers of this EIR are provided in Chapter 8, <i>References and Report Preparation</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
	<ul style="list-style-type: none"> <li>• Question regarding terminology change for zoning designations</li> <li>• Question regarding changing goals for Eagle Ranch</li> <li>• Requests historic De Anza Trail exhibit and inclusion of trail system connectivity in impact analysis</li> <li>• Comment regarding outline of legal public use activities allowed on the Salinas River</li> <li>• Request for EIR to discuss damage due to motorized vehicle use along the Salinas River</li> <li>• Requests Mitigation Monitoring and Reporting Program (MMRP) be included for motorized vehicle damage</li> <li>• Requests impacts of development within the boundaries of the Salinas River be discussed with recommendations provided</li> </ul>	<ul style="list-style-type: none"> <li>• Information on zoning designations can be found in Section 4.9, <i>Land Use and Planning</i>.</li> <li>• Information regarding Specific Plans, including Eagle Ranch, can be found in the Land Use and Community Form Element of the 2045 General Plan Update.</li> <li>• Information on public trails, including the De Anza Trail, can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• Information on uses allowed on the Salinas River and associated tributaries is based on the applicable Placetype and Zoning Districts identified in the Land Use and Community Form Element.</li> <li>• Any existing damage due to motorized vehicle use will be considered part of the environmental baseline against which the 2045 General Plan Update will be evaluated. Potential environmental impacts related to changes in allowed uses along the Salinas River proposed by the 2045 General Plan Update will be evaluated throughout Chapter 4, <i>Environmental Impact Analysis</i>.</li> <li>• Any existing damage due to motorized vehicle use will be considered part of the environmental baseline against which the 2045 General Plan Update will be evaluated. Potential environmental impacts related to changes in allowed uses along the Salinas River proposed by the 2045 General Plan Update will be evaluated throughout Chapter 4, <i>Environmental Impact Analysis</i>.</li> <li>• The 2045 General Plan Update includes discussion, policies, and actions pertaining to balancing safety, protection of natural resources, and economic development for public and private development in close proximity to sensitive lands, including creeks, riparian corridors, and wetlands in the Recreation, Open Space, and Natural Resources Element. Any existing development in proximity to the Salinas River will be considered part of the environmental baseline against which the 2045 General Plan Update will be evaluated. Any potential impacts resulting from proposed changes in permitted development along the Salinas River will be evaluated throughout Chapter 4, <i>Environmental Impact Analysis</i>.</li> <li>• Information regarding impacts associated with stormwater runoff, water quality, and erosion can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
	<ul style="list-style-type: none"> <li>• Requests updated mapping of boundaries and protected areas of Atascadero Creek and Graves Creek</li> <li>• Requests the EIR study the effects of multi-use public trails to make determinations regarding equestrian and motorized vehicle use</li> <li>• Requests use of Salinas River as 'mitigation bank' for development projects in other areas that require mitigation</li> </ul>	<ul style="list-style-type: none"> <li>• While this comment is directed towards content of the General Plan Update rather than input regarding the scope of the EIR, information regarding hydrology can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on public recreation and associated environmental effects being proposed by the 2045 General Plan Update can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• This comment is directed towards content of the General Plan Update rather than input regarding the scope of the EIR, Mitigation banking is typically a strategy used for mitigating impacts to biological resources. Information regarding biological resources, including aquatic and riparian habitats associated with the Salinas River, is provided in Section 4.4, <i>Biological Resources</i>.</li> </ul>
Eric Greening	<ul style="list-style-type: none"> <li>• Requests update to maps of areas affected by Salinas Dam failure</li> <li>• Requests survey of historical sources to help develop mitigation measures for bio impacts</li> <li>• Requests all non-motorized routes be seen as transportation infrastructure</li> <li>• Requests review of Short-Range Transit Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Information on dam failure mapping can be found in Section 4.8, <i>Hydrology and Water Quality</i></li> <li>• Information on impacts to biological resources can be found in Section 4.4, <i>Biological Resources</i>.</li> <li>• Information on transportation infrastructure and transit plans, including the Atascadero Bicycle Transportation Plan, can be found in Section 4.14, <i>Transportation</i>. The City has not developed or published a "Short-Range Transit Plan."</li> </ul>
Alejandra Prendergast	<ul style="list-style-type: none"> <li>• Request for baseline mapping of environmentally sensitive habitat zones within city limits</li> <li>• Requests creation of buffer areas for sensitive habitats</li> <li>• Requests development criteria within buffers</li> <li>• Requests mitigation measures and environmental protection for sensitive areas</li> <li>• Excited for development</li> <li>• Concerned about state of environmental resources</li> </ul>	<ul style="list-style-type: none"> <li>• Information on sensitive habitat mapping, development buffers, and mitigation can be found in <i>Section 4.4, Biological Resources</i>.</li> <li>• N/A (no environmental issues raised)</li> <li>• Information on existing conditions and potential impacts to environmental resources can be found throughout <i>Chapter 4, Environmental Impact Analysis</i>.</li> </ul>
Audrey Taub, SLO Beaver Brigade	<ul style="list-style-type: none"> <li>• Request for City to support acquisition of conservation easements for Salinas River Corridor (SRC)</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes policies and actions pertaining to the establishment of conservation easements in the Recreation, Open Space, and Natural Resources Element. This comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
	<ul style="list-style-type: none"> <li>• Requests inclusion of Water Element, including a Planning and Regulatory Section</li> <li>• Requests the City maintain oversight over AMWC</li> <li>• Requests mapping, protection, and appropriate zoning of rivers, creeks, and riparian zones</li> <li>• Statement of intent to form Salinas River Conservancy</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes discussion and policies pertaining to water supply and delivery, wastewater collection and treatment, and stormwater drainage and flood protection in Chapter 8, Public Services and Infrastructure Element.</li> <li>• This comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR. However, information on existing conditions and potential impacts associated with water quality, groundwater supply, stormwater drainage, and flood hazards is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• N/A (no environmental issues raised)</li> <li>• This comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR. However, information on existing conditions and potential impacts associated with rivers, creeks, and riparian zones can be found in Section 4.4, <i>Biological Resources</i>.</li> <li>• N/A (no environmental issues raised)</li> </ul>
Ann Colby	<ul style="list-style-type: none"> <li>• Questions about climate change, fire insurance, public safety, and wildfire issues</li> <li>• Questions about wildlife, natural habitat conservation, and places to connect with nature</li> <li>• Questions regarding equestrian and non-motorized access</li> <li>• Questions regarding the City's response to new forms of transportation (e-bikes, scooters, etc.) to ensure public safety</li> <li>• Comments regarding SRC restoration and protection</li> <li>• Comments regarding involvement of community groups and using developer funds for restoration and stewardship</li> </ul>	<ul style="list-style-type: none"> <li>• Information regarding climate change can be found in Section 4.3, <i>Air Quality, Greenhouse Gas Emissions, and Energy</i>, and information regarding wildfire and associated public safety concerns can be found in Section 4.16, <i>Wildfire</i>.</li> <li>• Information regarding wildlife and natural habitat conservation can be found in Section 4.4, <i>Biological Resources</i>, and information regarding existing and future public recreation areas can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• Information on equestrian and non-motorized access can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• Information on all modes of transportation and transportation safety can be found in Section 4.14, <i>Transportation</i>.</li> <li>• Information on the Salinas River restoration and protection can be found in Section 4.4, <i>Biological Resources</i>.</li> <li>• N/A (no environmental issues raised)</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
David Broadwater	<ul style="list-style-type: none"> <li>• Concern for the degradation of the SRC including illegal motor vehicle use, lack of enforcement, and lack of General Plan and Municipal Code provisions including request for City to enforce Municipal Code and General Plan Goals to prevent damage to the SRC</li> <li>• Comments regarding the removal of Conservation as an element of the updated General Plan and recommendations regarding designated conservation zones</li> <li>• Comments regarding community and economic potential of Salinas River as well as the adoption of a broader, long-term vision for its future</li> </ul>	<ul style="list-style-type: none"> <li>• Information on potential impacts to the Salinas River due to proposed changes in the 2045 General Plan Update can be found in Section 4.4, <i>Biological Resources</i>, and Section 4.9, <i>Land Use and Planning</i>.</li> <li>• Information regarding natural resource conservation is provided in the Recreation, Open Space, and Natural Resources Element of the 2045 General Plan Update.</li> <li>• While this comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR, information regarding conservation of natural resources can be found in Section 4.4, <i>Biological Resources</i>.</li> <li>• While this comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR, information regarding conservation of natural resources can be found in Section 4.4, <i>Biological Resources</i> and information regarding water quality of surface water features, including the Salinas River, can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>
Jennifer Cohn	<ul style="list-style-type: none"> <li>• Comments regarding equestrian safety and access to existing trails</li> <li>• Comments regarding the extension of trails</li> </ul>	<ul style="list-style-type: none"> <li>• Information on public recreation trails can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
Gordon L. Fuglie	<ul style="list-style-type: none"> <li>• Request for the re-vegetation of AMWC property with native plants and the screening of well heads/pumping stations</li> <li>• Request for trail systems on AMWC property and maintenance of AMWC access roads</li> <li>• Concern regarding water quality, pollution, and beaver presence in the SRC</li> <li>• Comments regarding the acquisition of lands that abut the western side of the Salinas River and joining them to existing AMWC property</li> <li>• Comments regarding noise pollution from motorized vehicles on AMWC property and the De Anza trail</li> </ul>	<ul style="list-style-type: none"> <li>• The EIR will evaluate any potential impacts associated with changes proposed in the 2045 General Plan Update. The existing condition of AMWC properties will be considered part of the environmental baseline.</li> <li>• While this comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR, information on existing and future public recreation trails and maintenance can be found in Section 4.13, <i>Public Services and Recreation</i>, and information on transportation and roads can be found in Section 4.14, <i>Transportation</i>.</li> <li>• Information on water quality, pollution, and beaver presence in the SRC can be found in Section 4.4, <i>Biological Resources</i>, and Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• N/A (no environmental concerns raised)</li> <li>• Information on existing noise conditions and potential noise impacts associated with the 2045 General Plan Update can be found in Section 4.11, <i>Noise</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
Dorothy Jennings	<ul style="list-style-type: none"> <li>• Comments regarding ecological restoration of disturbed natural areas due to vehicle use on AMWC property</li> <li>• Comments regarding Salinas River planning with other agencies (e.g., the County)</li> <li>• Request to eliminate motor vehicles from the SRC and provide alternate locations for recreational motorized vehicle use</li> <li>• Request for identification of the Salinas River as navigable and subject to the Public Trust</li> <li>• Request for inclusion of existing plans such as the San Juan Bautista de Anza National Historic Trail</li> <li>• Request for pedestrian and bicycle connectivity from all areas within the city to the Anza Trail and the Salinas River</li> <li>• Comments regarding endangered species and their protection</li> <li>• Request for recognition of the Anza Trail story as a cultural resource</li> <li>• Comments regarding the inclusion of a Conservation Element</li> </ul>	<ul style="list-style-type: none"> <li>• Information on existing conditions and impacts to biological resources, including habitats associated with the Salinas River, can be found in Section 4.4, Biological Resources and information regarding water quality can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on existing conditions and impacts to biological resources, including habitats associated with the Salinas River, can be found in Section 4.4, Biological Resources and information regarding water quality can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on recreational activities can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• The Salinas River is likely under the jurisdiction of the U.S. Army Corps of Engineers. Information regarding impacts to plant and wildlife habitats associated with the Salinas River is provided in Section 4.4., <i>Biological Resources</i>.</li> <li>• Information on existing and future recreation trails can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• Information on bicycle infrastructure and connectivity can be found in Section 4.14, <i>Transportation</i>.</li> <li>• Information on bicycle infrastructure and connectivity can be found in Section 4.14, <i>Transportation</i>.</li> <li>• Information on endangered species can be found in Section 4.4, <i>Biological Resources</i>.</li> <li>• Information on existing and future recreation trails can be found in Section 4.13, <i>Public Services and Recreation</i>, and information on historic and cultural resources can be found in Section 4.5, <i>Cultural Resources and Tribal Cultural Resources</i>.</li> <li>• The 2045 General Plan Update includes a Recreation, Open Space, and Natural Resources Element that includes information, policies, and actions associated with conservation of natural resources.</li> <li>• While this comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR, additional information on conservation of natural resources can be found in Section 4.4, <i>Biological Resources</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
Teresa and John E. Robinson	<ul style="list-style-type: none"> <li>• Request for frequent use of the word “conservation”</li>   <li>• Request to prohibit backyard burning, fireworks, the use of the Salinas Riverbed by motorized vehicles, and wood-burning fireplaces for all new construction</li>   <li>• Request for creation of joint oversight commission for the SRC</li>   <li>• Request to block illegal off-road vehicles from entering the SRC at Halcon Road and provide citations to those that do</li>   <li>• Request to establish setbacks for development along the SRC</li>   <li>• Request to establish the Salinas River Wildlife Refuge</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes a Recreation, Open Space, and Natural Resources Element that includes information, policies, and actions associated with conservation of natural resources. Information regarding conservation can be found in Section 4.4, <i>Biological Resources</i>.</li>   <li>• While this comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR, the 2045 General Plan Update includes discussion, policies, and actions pertaining to wildland and urban fire risks in the Safety Element.</li>   <li>• Information on wildfire risks is included in Section 4.16, <i>Wildfire</i>.</li>   <li>• N/A (no environmental issues raised)</li>   <li>• While this comment is directed towards preparation of the 2045 General Plan Update rather than the scope of the EIR, the 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li>   <li>• Recent California case law has established that code enforcement/illegal activities are not environmental issues to be evaluated under CEQA.</li>   <li>• The 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li>   <li>• While this comment is directed towards preparation of the 2045 General Plan Update, additional information on wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li>   <li>• N/A (no environmental issues raised)</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
	<ul style="list-style-type: none"> <li>• Request for zero tolerance for homeless encampments in the SRC</li>   <li>• Request to stop use of pesticides and herbicides wherever possible and to prohibit weedkillers in public schools</li> <li>• Request to remove encampments along Atascadero Creek</li>   <li>• Protect ground water and waterways by removing encampments and trash and encouraging the El Camino Homeless Organization (ECHO) to stop distributing so much plastic</li>   <li>• Request to move ECHO away from schools and churches</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update does not include an update to the Housing Element, as that element was recently prepared in 2020.</li> <li>• While this comment is directed towards preparation of the 2045 General Plan Update, an evaluation of the 2045 General Plan Update's potential to displace people or existing housing is discussed in Section 4.12, <i>Population and Housing</i>, information on wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on pesticides and herbicides can be found in Section 4.7, <i>Hazards and Hazardous Materials</i>.</li> <li>• The 2045 General Plan Update does not include an update to the Housing Element, as that element was recently prepared in 2020.</li> <li>• An evaluation of the 2045 General Plan Update's potential to displace people or existing housing is discussed in Section 4.12, <i>Population and Housing</i>, information on wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• While this comment is directed towards preparation of the 2045 General Plan Update, an evaluation of the 2045 General Plan Update's potential to displace people or existing housing is discussed in Section 4.12, <i>Population and Housing</i>, information on wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• N/A (no environmental issues raised)</li> </ul>
Jill and Rob Urmy	<ul style="list-style-type: none"> <li>• Concerns regarding open space, clean air, and flora and fauna</li> </ul>	<ul style="list-style-type: none"> <li>• Information on parks and open space can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> <li>• Information on air quality can be found in Section 4.3, <i>Air Quality, Greenhouse Gas Emissions, and Energy</i>.</li> <li>• Information on biological resources can be found in Section 4.4, <i>Biological Resources</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
	<ul style="list-style-type: none"> <li>• Concerns regarding motor vehicle use along the SRC</li> <li>• Desire to recreate safely and protect open space</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li> <li>• Information on wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on parks, open space, and recreation is provided in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
Dolores Howard	<ul style="list-style-type: none"> <li>• Concern regarding the exclusion of environmental justice discourse</li> <li>• Request for Tribal Cultural Resources to be addressed separately from Cultural Resources</li> <li>• Request to protect the rights of nature through wildlife corridors and the mapping and protection of riparian zones, environmentally sensitive habitat areas (ESHAs)</li> </ul>	<ul style="list-style-type: none"> <li>• Information on why no Environmental Justice Element was prepared as part of the 2045 General Plan Update is discussed in Chapter 2, <i>Project Description</i>.</li> <li>• Information on cultural resources and tribal cultural resources can be found in Section 4.5, <i>Cultural Resources and Tribal Cultural Resources</i>. While these two topics are discussed in the same section of the EIR, they are addressed separately and have different analyses.</li> <li>• Information on wildlife corridors, riparian habitats, and sensitive natural communities can be found in Section 4.4, <i>Biological Resources</i>.</li> </ul>
Ranel Porter	<ul style="list-style-type: none"> <li>• Concern regarding ATV use in the SRC</li> <li>• Concern regarding the protection of the SRC, specifically regarding beavers, climate change, and indigenous resources</li> <li>• Request for the mapping of the Salinas River to better protect and honor it</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li> <li>• Information on existing conditions and potential impacts to wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality, flood hazards, and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on cultural resources and tribal cultural resources can be found in Section 4.5, <i>Cultural Resources and Tribal Cultural Resources</i>.</li> </ul>
<b>Scoping Meeting Comments</b>		
N/A	<ul style="list-style-type: none"> <li>• Concern regarding speeding on San Jacinto Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes a discussion, policies, and actions pertaining to traffic safety in the Mobility Element.</li> <li>• Information on traffic safety can be found in Section 4.14, <i>Transportation</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
N/A	<ul style="list-style-type: none"> <li>Support for Salinas River protections, specifically regarding recreation, beaver habitat, and water supply</li> </ul>	<ul style="list-style-type: none"> <li>The 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li> <li>Information on existing conditions and potential impacts to wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding groundwater supply is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>Flood potential for existing residential areas and new growth areas</li> <li>Updated flood hazard mapping</li> <li>Affordable housing priority</li> </ul>	<ul style="list-style-type: none"> <li>Information on flood potential and hazard mapping can be found in Section 4.8, <i>Hydrology &amp; Water Quality</i>.</li> <li>Information on housing supply and demand and affordable housing can be found in Section 4.12, <i>Population and Housing</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>Need for updated maps of flood hazard from Salinas Dam failure</li> <li>Revision of Urban Services Line</li> </ul>	<ul style="list-style-type: none"> <li>Information on flood hazard mapping and inundation areas in the event of a dam failure can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>The 2045 General Plan Update includes discussion, policies, and actions pertaining to concentrating new and infill development within the Urban Services Line in areas where utilities and public services exist or are planned.</li> <li>Information on the Urban Services Line can be found in Section 4.9, <i>Land Use and Planning</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>ATV park with regional trail connections</li> </ul>	<ul style="list-style-type: none"> <li>Information on existing and future planned recreational facilities can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>Walking trail along creek from Sunken Gardens to Three Bridges</li> </ul>	<ul style="list-style-type: none"> <li>While this comment is directed towards the 2045 General Plan Update rather than the scope of the EIR, information on existing and future planned public trails can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>Replace rock barricades at Halcon Road to prevent illegal off-road vehicles from entering the Salinas riverbed</li> </ul>	<ul style="list-style-type: none"> <li>The 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li> <li>Information on existing conditions and potential impacts to wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding groundwater supply is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
N/A	<ul style="list-style-type: none"> <li>• Zero tolerance for encampments along Salinas Riverbed</li> <li>• Establish the Salinas River Wildlife Refuge</li> <li>• Establish a Salinas River Joint Commission</li> </ul>	<ul style="list-style-type: none"> <li>• While these comments are directed towards preparation of the 2045 General Plan Update, an evaluation of the 2045 General Plan Update's potential to displace people or existing housing is discussed in Section 4.12, <i>Population and Housing</i>, information on wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding surface water quality and stormwater pollution is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Ensure developments along the Salinas River preserve the integrity along the river</li> <li>• Make De Anza trail fully connected and for non-motorized use</li> </ul>	<ul style="list-style-type: none"> <li>• The 2045 General Plan Update includes policies and actions to protect biological resources, including protection of surface waters and watersheds, in the Recreation, Open Space, and Natural Resources Element.</li> <li>• Information on existing conditions and potential impacts to wildlife habitats associated with the SRC is provided in Section 4.4, <i>Biological Resources</i>, and information regarding groundwater supply is provided in Section 4.8, <i>Hydrology and Water Quality</i>.</li> <li>• Information on trails can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Requesting mixed use of Sean Knoplt's El Camino property</li> </ul>	<ul style="list-style-type: none"> <li>• N/A (no environmental issues raised)</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Dam failure</li> </ul>	<ul style="list-style-type: none"> <li>• Information on dam failure can be found in Section 4.8, <i>Hydrology and Water Quality</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Ensure industrial dust is kept outside of sensitive or unsafe zones</li> </ul>	<ul style="list-style-type: none"> <li>• Information on dust and air quality can be found in Section 4.3, <i>Air Quality, Greenhouse Gas Emissions, and Energy</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Request for De Anza Trail to work with County to connect to Santa Margarita</li> </ul>	<ul style="list-style-type: none"> <li>• Information on trails can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Repaving at San Gabriel Road</li> </ul>	<ul style="list-style-type: none"> <li>• Information on roadway improvements can be found in Section 4.14, <i>Transportation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Request for stoplights at Santa Rosa and Highway 101 to be in all one-way direction</li> </ul>	<ul style="list-style-type: none"> <li>• Information on traffic control can be found in Section 4.14, <i>Transportation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Concern about proximity of electric vehicle charging to homes, schools, etc. and risk of electromagnetic radiation</li> <li>• Inclusion of electromagnetic pollution in the Safety Element.</li> <li>• Lobbying for repeal of Section 704 of the Telecommunications Act of 1996</li> </ul>	<ul style="list-style-type: none"> <li>• Information on health hazards can be found in Section 4.7, <i>Hazards and Hazardous Materials</i>.</li> <li>• While this comment is directed towards the preparation of the 2045 General Plan Update rather than the scope of the EIR, information on health hazards can be found in section 4.7, <i>Hazards and Hazardous Materials</i>.</li> <li>• N/A (no environmental issues raised)</li> </ul>
N/A	<ul style="list-style-type: none"> <li>• Request for 4-way stop signs on both sides of the Curbaril Interchange</li> </ul>	<ul style="list-style-type: none"> <li>• Information on traffic control can be found in Section 4.14, <i>Transportation</i>.</li> </ul>

Commentor	Summary of NOP Comments	EIR Chapter or Section Addressing Comments
N/A	<ul style="list-style-type: none"> <li>Request to consider area near “Garcia” as ATV rec area</li> </ul>	<ul style="list-style-type: none"> <li>Information on existing and planned public recreational facilities can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>Request for designated ATV area</li> <li>Question regarding getting homeowners to allow trails through their property</li> </ul>	<ul style="list-style-type: none"> <li>Information on existing and planned public recreational facilities can be found in Section 4.13, <i>Public Services and Recreation</i>.</li> </ul>

*This page intentionally left blank.*