

## **II. Land Use, Open Space & Conservation Element**

### **A. Introduction**

The Land Use, Open Space and Conservation (LOC) Element is intended to guide development and revitalization projects consistent with community values. Three mandatory General Plan elements have been consolidated to ensure internal consistency and to address the importance of Open Space and Conservation issues within the community. An optional Recreation Element of the previous General Plan has also been consolidated within the LOC Element. This change has been made to ensure that recreation and land use issues are given equal consideration. Detailed park improvement standards of the previous Recreation Element will be addressed in Park Master Plans. Optional Economic and Fiscal Elements of the previous General Plan have also been consolidated under the LOC Element.

The LOC Element designates the general distribution and intensity of land uses, including housing, commercial, business, industry, open space, conservation areas, recreation areas, and public facilities. Table II-2 summarizes existing development in the City. Table II-3 General Plan Land Use - Projected Potential Development and the Land Use Diagram control the land use distribution and the maximum development potential for the City in 2025

The guiding principle of the LOC Element is to retain the historic Colony land use pattern and rural character of the City. This will be achieved by focusing mixed uses and moderate densities into the downtown and nodes along the Urban Core of El Camino Real and Morro Road, and by preserving natural resources, open space, and "elbow room" with rural density surrounding the Urban Core. The Urban Form Diagram (Figure II-3) depicts a distinct downtown at the center of the Urban Core. Radiating out along El Camino Real is a series of mixed-use nodes surrounded by lower-density single family residential neighborhoods. Areas beyond the Urban Core are designated as rural residential up to the Colony boundary and an open space greenbelt is designated as a buffer surrounding the Colony.

### **B. Population**

Demographics and population projections are fundamental to a General Plan. Detailed demographic and socioeconomic information and analysis is contained in the Housing Element (Section V). The LOC Element deals primarily with population on a dwelling unit basis. In 2001, the City had approximately 3,000,000 square feet of commercial and industrial buildings and 10,000± dwelling units. The 2000 Census population estimate was 26,411 persons which included the 1999 annexation of approximate 1,200 persons at the Atascadero State Hospital (ASH).

Historically, the City of Atascadero experienced periods of explosive growth rates following World War II. During the decade of the 1990's these rates began to stabilize into more sustainable growth rates averaging between 1% and 2% annually. The General Plan assumes that an annual growth rate averaging 1.25% will be sustained during the next 20 years. Based on this assumption the General Plan buildout would be reached around 2025 (Table II-1). Table II-3 General Plan Land Use - Projected Potential Development provides a statistical summary of the land uses and population that could be accommodated within the General Plan Land Use Diagram Figure II-2.

**Table II-1 General Plan Population Projection**

Year	Population	10 Year Average Growth Rate
1940	2,600 pp	
1950	3,400 pp	31%
1960	4,583 pp	35%
1970	9,100 pp	99%
1980	16,232 pp	78%
1990	23,138 pp	43%
2000	26,411 pp	14%
2010	29,904 pp	13%
2020	33,860 pp	13%
2025	36,030 pp	

**Table II-2 Existing Development, 2001**

Land Use Type	Sq. Ft.
Commercial	2,683,000 sf
Industrial	416,000 sf
Residential	<b>Units</b>
<i>Group Quarters</i>	260 du's
<i>Single-Family Detached</i>	6,768 du's
<i>Single-Family attached</i>	280 du's
<i>2-to-4 Unit</i>	869 du's
<i>5-plus Unit</i>	1,217 du's
<i>Mobile Home</i>	601 du's
<b>Total Units</b>	<b>9,995 du's</b>
<b>Population</b>	<b>26,411 persons</b>

- Source: Department of Finance 2000, GIS Floor Area Analysis, 2000 Census

## **C. Urban Reserve Line**

The City of Atascadero covers 15,600± acres of the original 29,980± acres of the historic Colony. The Urban Reserve Line (URL) includes portions of the Colony area that are planned for urban and suburban uses with City services and facilities. The Urban Reserve Line generally coincides with the historic Atascadero Colony boundary. The URL is largely dictated by topographic considerations, existing land use patterns, and community desires to maintain the existing Colony Boundary.

The primary area of possible future expansion of the City limits is planned to be the Eagle Ranch. The Eagle Ranch consists of 400± undeveloped Colony lots that are entitled to water service as shareholders of the Atascadero Mutual Water Company. Since it is likely these existing lots would be developed in the County once the Williamson Act Contracts expire in 2009, the General Plan's policy is that this development should occur within the City. Development within the City would provide the City with best mechanisms to control the project's impacts to the City's circulation system, public facilities and emergency services.

The Urban Reserve Area is divided into two sub-areas, the Urban Services Area and the Rural Services Area. The Urban Service Area includes urban and suburban land planned to receive higher levels of services such as parks, drainage, emergency services, and street maintenance and is designated by the Urban Services Line (USL). The General Plan calls for infill development inside the USL where services can be provided in a cost-efficient manner. Beyond the USL, the plan intends for the Rural Service Area to retain rural residential to reinforce the City's identity and maintain open space characteristics.

## **D. Land Use Designations**

The Land Use Element and Diagram establish distinct residential and non-residential land use categories that identify where certain types of uses may occur. While the General Plan outlines overall development parameters, the Zoning Ordinance implements these designations through regulations for specific districts and allowed uses. Table II-3 General Plan Land Use - Projected Potential Development establishes the land use designations of the General Plan and lists maximum potential development for each designation.

**Table II-3 General Plan Land Use - Projected Potential Development**

Land Use Designation	Maximum Density	Average FAR	Minimum Lot Size	Acres (ac)	Projected Dwelling Units (du)	Projected Population (pp) 2.65 people/unit
RR / RE / SE	0.1 - 0.4 unit/acre gross**		2.5 -10 ac	9,340.4 ac	3,634 du	9630 pp
SFR-Z	1.0 unit/acre gross**		1.5 - 2.5 ac	655.2 ac	652 du	1728pp
SFR-Y	2.0 units/acre gross		1.0 ac	1,579.5 ac	2,831du	7503pp
SFR-X	4.0 units/acre net*		0.5 ac	472.7 ac	1,380 du	3658 pp
MDR	10 units/acre net		0.5 ac	217.1 ac	1,116 du	2958 pp
HDR	24 units/acre net (minimum 20 units/acre net)		0.5 ac	303.0 ac	3,801du	10,070 pp
GC	20 units/acre net	0.3 FAR		292.1 ac	194 du	514 pp
SC		0.4 FAR		41.8 ac		
D	20 units/acre net	3.0 FAR		62.3 ac	55 du	146 pp
MU	20 units/acre net	0.3 FAR		66.6 ac	208 du	551 pp
CPK		0.4 FAR		82.9 ac		
CREC	10 units/acre net	0.1 FAR		6.7 ac		
IND		0.4 FAR		65.2 ac		
AG	0.1 - 0.4 units/acre gross**		2.5 - 10 ac	43.9 ac		
REC				501.7 ac		
PUB		0.4 FAR		1,174.3 ac		
OS				277.4 ac		
<b>Total</b>				<b>15,182.6 ac</b>	<b>13,871 du</b>	<b>36,758 pp</b>

- “Net” shall mean minimum lot size exclusive of private or publicly owned abutting road rights-of-way while “Gross” shall include abutting road right-of-way to center line.  
FAR (Floor Area Ratio): The FAR expresses the percentage of a site area that could be covered by a building. The FAR is not considered an absolute cap under this General Plan but is used as an overall land use designation average to calculate traffic and job generation related to the uses. Actually site utilization restrictions are determined by the zoning ordinance's setback, landscaping, parking and height standards.  
Downtown FAR is assumed with an average of 0.4 with a max of 3.0.
- \* The maximum density sets a limit to the number of units that may be developed in each land use designation. The General Plan also sets minimum lots size areas that are allowed through the subdivision process consistent with the "Elbow Room" principle. The minimum lot sizes are more restrictive than the maximum densities in order to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.  
\*\* Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.

Residential density (the number of dwelling units allowed per acre, calculated prior to dedications for streets and other improvements) may decrease due to site constraints or increase if State-required affordable housing density bonuses are incorporated. Non-residential uses allowed in residential districts, such as schools and churches, can reduce potential population, while population can grow if group quarters increase.

## 1. Residential Land Use Designations

This section provides a description of each of the official residential land use designations and the corresponding zoning districts. The Rural Estates areas are beyond the USL and tend to have large lots, while Suburban Estates, Rural Residential and Single Family Residential areas are inside the USL and range from large lots to suburban densities. Densities generally decrease with distance from the Urban Core to maintain the rural atmosphere of the community and preserve the large lots that are a distinguishing feature of Atascadero.

### Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE)

These areas are intended for detached single-family homes on lots sizes of 2.5-10 acres gross with allowable accessory agricultural and livestock uses. Allowable lot size is based on performance standards that include neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access.

**Corresponding zoning districts are RR, RS, P, L, and OS.**

### Single-Family Residential (SFR)

These areas are intended for detached single-family homes on lots sizes of 0.5-2.5 acres with densities ranging from 1.0 du/acres to 4.0 du's/acre, depending on neighborhood and site characteristics. Lower densities are applied in areas with relatively steep topography, oak woodlands, and areas further from the downtown. Accessory agricultural and farm animal raising may be allowed based on zoning.

Within the SFR designation, there are three distinct minimum lot size designations: SFR-Z, SFR-Y, and SFR-X.

#### **SFR-Z:**

The minimum lot size ranges from 1.5 to 2.5 acres gross based on performance standards. Lot size is calculated based on neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation and adequacy of access.

**Corresponding zoning districts are RSF-Z, LSF-Z, P, L and OS.**

#### **SFR-Y:**

The minimum lot size is 1.0 acre gross with or without sewer service. Second dwelling units may be permitted within this designation based on zoning standards.

**Corresponding zoning districts are RSF-Y, LSF-Y, P, L and OS.**

#### **SFR-X:**

The SFR-X designation has a maximum density of 4.0 dwelling units per acre (du/ac) with a minimum lot area of 0.5 acres net. Smaller lot sizes allowing up to 4.0 du/ac may be allowed through a planned development overlay process.

**Corresponding zoning districts are RSF-X, LSF-X, P, L, and OS.**

Medium-Density Residential (MDR)

These areas are intended for up to ten attached or detached residences per acre. In addition to apartments and townhouses, this designation allows mobile home subdivisions and mobile home parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

**The corresponding zoning districts are RMF-10, P, and L with appearance review required.**

High-Density Residential (HDR)

These areas are intended for a minimum of 20 and a maximum of 24, multi-family residences per acre, including mobile homes parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

**The corresponding zoning districts are RMF-20, P and L with appearance review required.**

## **2. Mixed Use Designations**

This section provides a description of each of the official mixed use land use designations and the corresponding zoning districts. The mixed use districts are primarily commercial districts where multi-family residential uses may be appropriate on a conditional basis.

General Commercial (GC)

This designation includes office, neighborhood, retail and tourist commercial zoning districts.

Office areas allow a range of professional, business, and administrative service uses with small-scale retail uses. Mixed-use development with attached multi-family residential up to 20 du/ac maybe conditionally permitted by zoning.

Neighborhood commercial areas accommodate daily shopping and service needs of surrounding residents, with businesses such as small markets, convenience stores, drug stores, salons, and other personal services. Neighborhood convenience centers should be concentrated at intersections of collector or arterial streets.

Retail commercial zoning districts are provided to meet both the comparison and convenience shopping needs of residents in the City and surrounding area. The intended principal tenants of retail commercial areas include specialty and department stores, and supermarkets. Retail nodes should be located at the intersections of arterial streets (including state highways) and major collector streets. A master plan of development is required for prime undeveloped commercial sites to prevent fragmented development from occurring that would comprise the retail potential of these sites. Mixed-use multi-family residential development maybe conditionally allowed up to 20 du/ac based on zoning. Exclusive development of multi-family may be allowed along the El Camino Real corridor provided they are located on mid-block infill lots that are not best reserved for commercial development. Along Morro Road, mixed use multi-family and commercial projects are permitted in the GC land use provide a commercial or office use is provided along the street frontage.

The tourist commercial zoning districts provides for uses that serve the traveling public, such as motels, restaurants, automotive services, and other compatible uses. Tourist commercial nodes are appropriately located along Highway 101 interchanges.

**Corresponding zoning districts are CP, CN, CR and CT with appearance review required.**

#### Downtown (D)

This designation allows a mix of retail, office, restaurant, personal service, commercial and residential uses. To encourage pedestrian orientation, businesses are encouraged to occupy small lots with sidewalk storefronts, and residences are allowed on upper floors. Mixed-use multi-family residential development is conditionally allowed up to 20 du/ac, higher densities may be approved through a planned development process. Design and parking standards are different from other areas to encourage a development pattern consistent with a historic Downtown. Development within the Downtown will be consistent with the Downtown Revitalization Plan and support the Atascadero Main Street Program.

**Corresponding zoning districts are DC and DO with appearance review required.**

#### Mixed Use (MU)

This designation is intended to encourage a mix of retail, office and residential uses within individual projects to encourage pedestrian orientation and create a synergy between housing and goods and services needed by surrounding residents. Housing can occur alongside or above non-residential uses. All mixed-use designations shall be accompanied by a planned development overlay that will establish a master plan of development for the site and all mixes of uses. The maximum residential density shall be 20 du/ac.

**The corresponding zoning district is a MU/PD overlay in a CR or CP district with appearance review required and a Planned Development Overlay.**

#### Commercial Recreation (CREC)

This designation allows private recreational land uses, including private parks for active and passive recreation, playgrounds, playfields, swimming pools, and golf courses as well as tourist

recreation such as RV parks. Multi-family uses such as mobile home parks may be conditionally allowed up to a maximum residential density of 20 du/ac.

**The corresponding zoning district is LS, OS, and P with appearance review required.**

### **3. Non-Residential Designations**

Non-residential designations are intended to concentrate businesses, industry and services in appropriate locations that serve the community, rely on existing infrastructure, and protect residential neighborhoods. Site-specific zoning requirements (such as screening outdoor storage lighting from off-site) are often required to mitigate impacts associated with high-intensity uses. All non-residential uses are subject to appearance review.

#### Service Commercial (SC)

This designation accommodates more intensive uses than allowed in other commercial areas, such as lumberyards, building material supply, wholesaling, storage, auto sales, auto and equipment repair, and printing establishments. These areas are appropriate for uses that would be detrimental to or not benefit from pedestrian orientation, and that frequently have outdoor storage needs involving trucking activity and movement of large products. Locations for this designation include districts along freeway frontage or with direct access to arterial streets (to preclude truck traffic using local residential streets).

**The corresponding zoning district is CS with appearance review required.**

#### Commercial Park (CPK)

This designation applies to areas along the northern portion of El Camino Real to accommodate uses that require large parcels, such as automobile and mobile home sales, factory outlet centers, traveler destination and recreation complexes, craft uses, nurseries and planned commercial developments. Certain types of light industrial uses, including research and development facilities and clean manufacturing facilities, along with office parks and business uses may also be appropriate in this area.

**The corresponding zoning is CPK with appearance review required.**

#### Industrial (IND)

This designation provides for a range of uses, from intensive individual operations such as auto body shops, contractor staging areas, outdoor storage facilities, and manufacturing plants, to lower intensity businesses in light industrial park developments master planned on large parcels. Typical industrial park uses include small-scale manufacturing, assembly, research and development, computer-based services, and product fabrication. Campus-type site development is required for larger industrial park projects.

**The corresponding zoning districts are I and IPK with appearance review required.**



Agriculture (AG)

This designation is limited to several parcels along Graves Creek that are used for crop production. It is not expected that this designation will be expanded to additional parcels in the planning area.

**The corresponding zoning districts are RR, RS, A and OS.**

Public Facilities (PUB)

This designation, which applies to parcels that are publicly owned and/or house publicly operated facilities, is intended to meet the public service, institutional, educational, religious, and cultural needs of the community. This designation includes the Atascadero State Hospital, which the General Plan allows as a mental health facility use. Community facilities require large areas of land and may have specialized site location requirements.

**The corresponding zoning districts are P and L with appearance review required.**

Public Recreation (REC)

This designation is reserved for public park and recreation facilities available for public use and owned by a public entity. Residential subdivisions are not allowed under this designation. Future park sites may be designated with a non-site specific (REC) designation.

**The corresponding zoning districts are L, P, and OS with appearance review required.**

Open Space (OS)

This designation covers areas with environmentally sensitive natural or cultural resources, areas to be used for the managed production of natural resources, and areas subject to natural hazards such as floods or landslides. Open Space land generally is intended to remain free of structures but may be developed with low intensity recreational improvements such as trails, landscaping and tot lots. Open Space may be developed with public-serving facilities and utilities provided by the City and Water Company including the development, production, treatment and transmission of the public water supply.

**The corresponding zoning districts are L, P, and OS with appearance review required.**

## 4. Corresponding Zoning Districts

Table II-4 establishes the corresponding Zoning Districts that are consistent with the General Plan Land Use Designations and appearance review requirements. Zoning Consistency determinations with the General Plan shall be consistent with Table II-4.

**Table II-4: General Plan Land Use Designation and Corresponding Zoning**

Land Use Designation	Corresponding Zoning Districts	Appearance Review Requirement
RR/RE/SE	RR, RS, P, L, OS	Grading Only
SFR-Z	RSF-Z, LSF-Z, P, L, OS	Grading Only
SFR-Y	RSF-Y, LSF-Y, P, L, OS	Grading Only
SFR-X	RSF-X, LSF-X, P, L, OS	Grading Only
MDR	RMF-10, P, L	Yes
HDR	RMF-20, P, L	Yes
GC	CP, CN, CR, CT	Yes
SC	CS	Yes
D	DC, DO	Yes
MU	CR, CP: (MU/PD overlay)	Yes
CPK	CPK	Yes
CREC	LS, OS, P	Yes
IND	I, IPK	Yes
AG	RR, RS, A, OS	Grading Only
REC	L, P, OS	Yes
PUB	P, L	Yes
OS	L, P, and OS	Yes

**Figure II-1: General Plan Setting**

**LEGEND**

- City Boundaries
-  City Limits
  -  Urban Service Line
  -  Colony Boundary
  -  Urban Reserve Line
  -  Salinas River

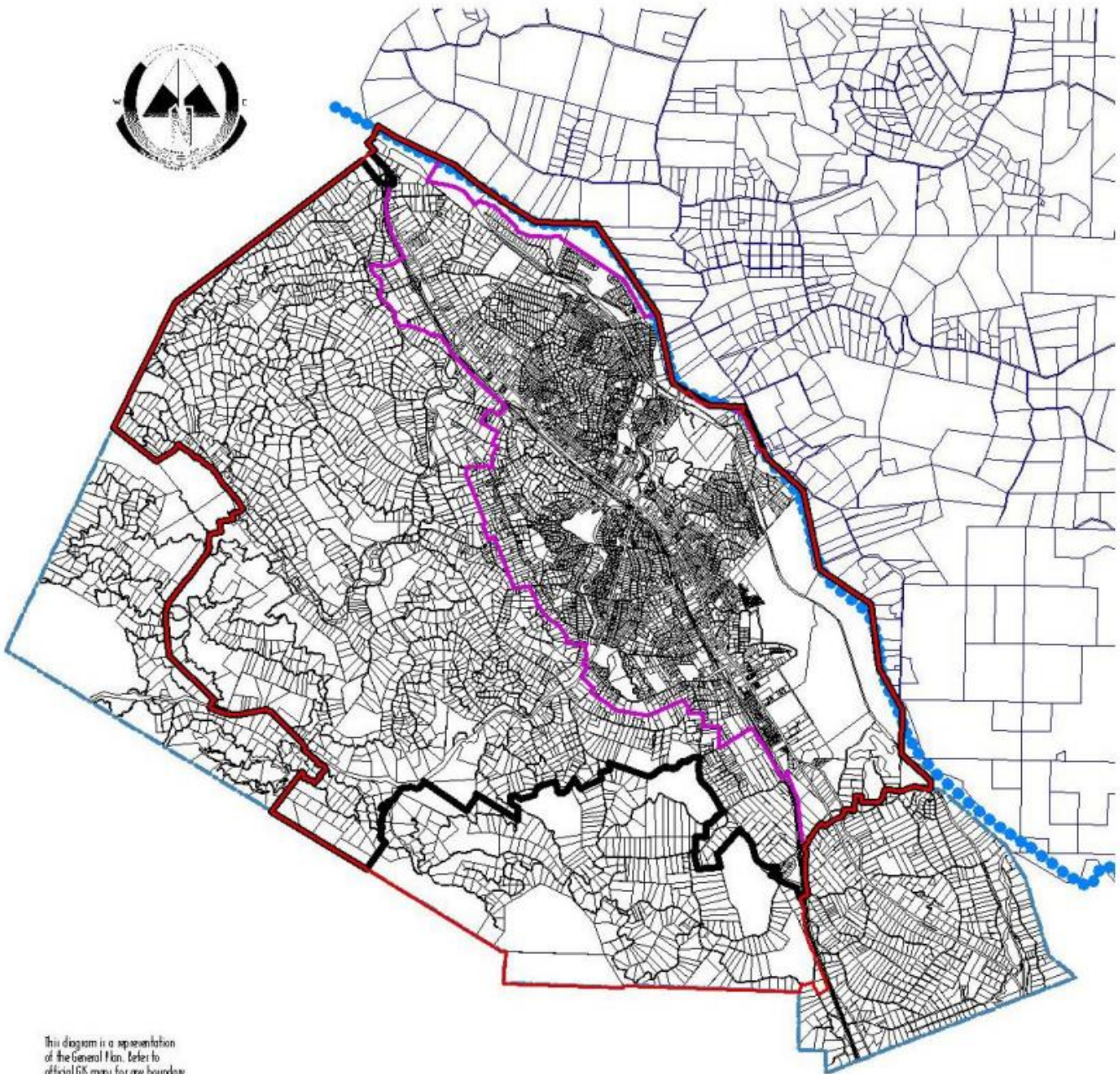
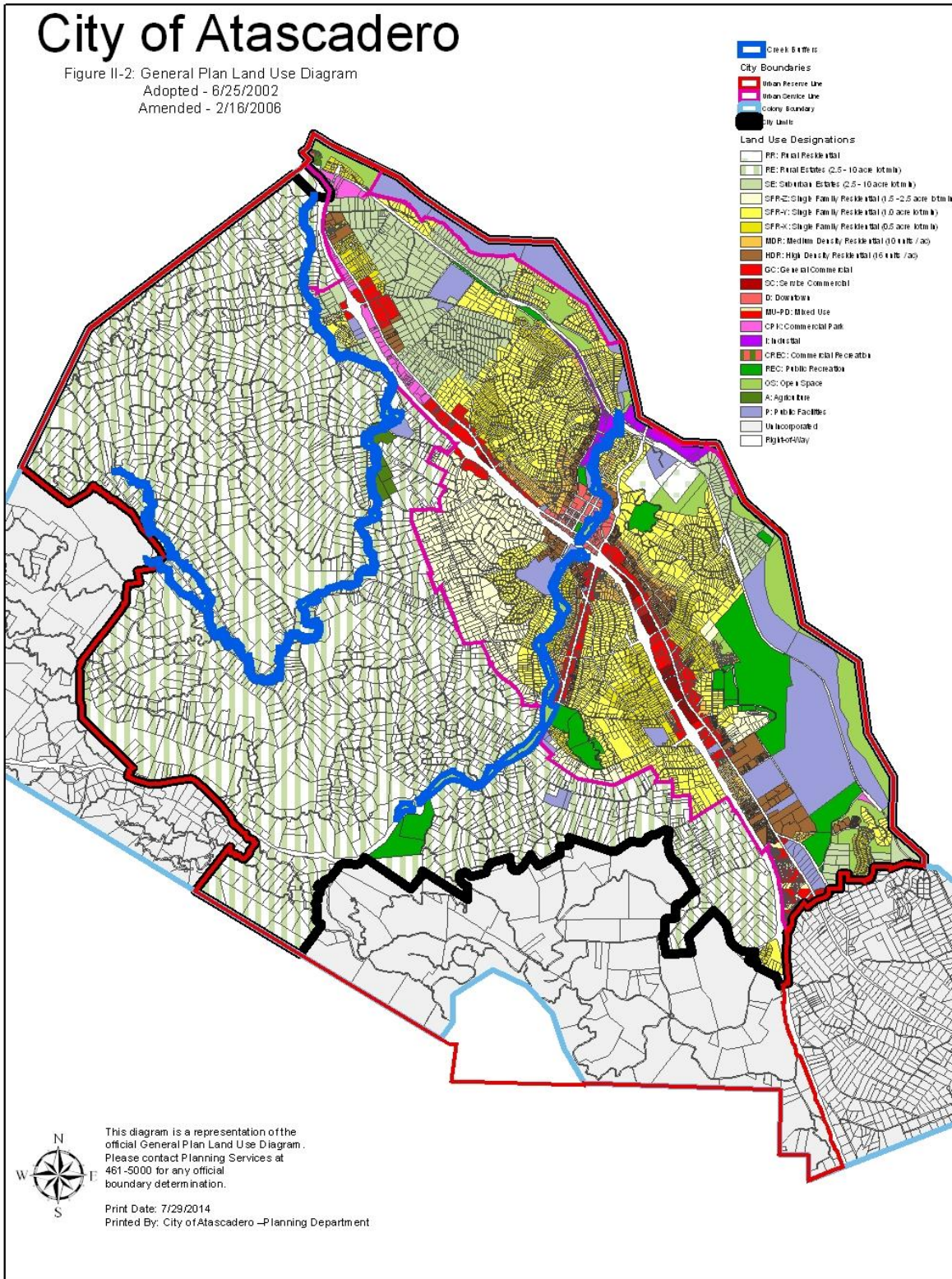


Figure II-2 General Plan Land Use Diagram



## **E. Land Use, Open Space, and Conservation Goals, Policies and Programs**

The overall guiding principle of the General Plan is to maintain the rural character and identity of Atascadero while assuring orderly development and infill and efficiently providing needed goods and services to the community within the Urban Core. The following goals, policies and programs are designed to help the community achieve this objective.

### **1. Land Use and Rural Character Policies**

Atascadero combines city and country elements in a woodland setting with rugged hillsides, abundant vegetation, and creeks that require careful planning and development. Throughout the City live oak, valley oak, and blue oak woodlands define the character of Atascadero with pines found on the higher ridges, which top 2,000 feet at the southwest City limit. South-facing slopes are home to chaparral vegetation, while willows, sycamores, bay laurel and cottonwoods line the creeks. The Salinas River defines the eastern boundary of Atascadero and at 1,332 feet, Pine Mountain is the most prominent hill Downtown.

In accordance with the original Colony design, the historic downtown is ringed by residential neighborhoods that transition into lower-density rural areas. A number of landowners raise animals, including domestic pets, livestock and horses. Commercial activity is focused along El Camino Real, Morro Road and near Highway 101 interchanges with mixed-use nodes planned at Del Rio and El Camino Real, Downtown, Curbaril and El Camino Real, and Santa Barbara and El Camino Real.

#### **Goal LOC 1. Protect and preserve the rural atmosphere of the community by assuring “elbow room” for residents by means of maintenance of large lot sizes which increase in proportion to distance beyond the Urban Core.**

**Policy 1.1. Preserve the rural atmosphere of the community and assure “elbow room” in areas designated for lower density development by guiding new development into the Urban Core to conform to the historic Colony land use patterns of the City and to respect the natural environment, hillside areas, and existing neighborhoods.**

**Programs:**

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1. Atascadero should retain its overall character and rural atmosphere with the long-term protection of the environment as primary guiding criteria for public policy decisions.
2. Concentrate higher density development downtown and within the Urban Core, and focus master planned commercial uses at distinct nodes along arterial corridors.

3. Require residential densities to decrease as distance from the Urban Core increases.
4. Outside of the Urban Core and Single Family Neighborhoods, maintain lot sizes of 2.5 to 10 acres based on performance standards and natural constraints including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access,
5. Update and maintain the Appearance Review Manual to include provisions for incorporating local cultural and architectural themes into site and building design that are appropriate for each land use designation.
6. Update and maintain the Zoning Ordinance to address the size, use, and appearance of accessory structures to ensure neighborhood compatibility.
7. Within the Urban Core encourage infill development or the revitalization or reuse of land already committed to urban development where utilities and public services exist.
8. Appropriate land use and corresponding lot size and density shall be determined by site conditions, slope, neighborhood characteristics, and proximity to the Urban Core rather than by the availability of sewer.
9. Require the approval of specific plans consistent with Government Code Section 65450 for single family residential project of 100-units or greater.
10. Require the comprehensive master planning of large development projects to minimize environmental impacts and maximize community compatibility. Projects identified in and shall be required to have an approved Master Plan of Development prior to any site development. The Master Plan of Development may be approved in the form of Conditional Use Permit, Planned Development, or Specific Plan.

**Table II-5: Master Plan of Development Overlay Areas**

Overlay Number	Location	EIR Maximum Density	Special Features
1	Rochelle Single Family Project	50 single family residential units max.	<ul style="list-style-type: none"> <li>• Equestrian staging area with Salinas River / De Anza Trail access required.</li> <li>• Trail connection to El Camino Real required</li> </ul>
2	Woodlands Specific Plan	269 residential units max: <ul style="list-style-type: none"> <li>• 143 single family units max</li> <li>• 126 multi-family units max</li> </ul>	<ul style="list-style-type: none"> <li>• Specific Plan approval required</li> <li>• Minimum 40% open space required.</li> </ul>
3.	Dove Creek Mixed Used Center	200 dwelling units max 300,000 square feet of commercial development max	<ul style="list-style-type: none"> <li>• Site design issues will be addressed in the Master Site Plan, which will require approval from the City Council.</li> </ul>
4.	Neighborhood Shopping Center: South San Anselmo at El Camino Real	Commercial Center 80,000 sf	<ul style="list-style-type: none"> <li>• Mixed use preferred as residential transition</li> </ul>
5	Neighborhood Shopping Center: Northeast Del Rio at El Camino Real	Commercial Center 150,000 sf	<ul style="list-style-type: none"> <li>• Preferred site for a neighborhood shopping center with grocery store</li> </ul>
6	Southeast Del Rio at El Camino Real	Commercial Center 150,000 sf	<ul style="list-style-type: none"> <li>• Site of master plan commercial center compatible with Factory Outlets.</li> <li>•</li> </ul>
7	Single Family Cluster Development	56 clustered market rate units at ½ acre density. 14 deed restricted affordable bonus units (moderate income) [25% density bonus]	<ul style="list-style-type: none"> <li>• Public access and buffering of Graves Creek</li> <li>• ±6.5 acre public park</li> <li>• sewer service required</li> </ul>
8.	Mixed Use Center: Portola / US 101	Mixed Use Commercial Center 170,000 sf	<ul style="list-style-type: none"> <li>• Single family residential buffers required.</li> </ul>
9.	Neighborhood Shopping Center Southeast Curbaril at El Camino Real	Neighborhood Commercial Center 20,000 square feet	<ul style="list-style-type: none"> <li>• Circulation and driveways locations of all parcels to be shared and minimized.</li> </ul>
10.	Northend Annexation	No increased intensity modeled.	<ul style="list-style-type: none"> <li>• Future use to provide an attractive Civic Gateway appearance.</li> <li>• Public access to Paso Robles Creek required.</li> </ul>
11.	Eagle Ranch Annexation	Development of existing 400 colony lots	<ul style="list-style-type: none"> <li>• Specific Plan required</li> <li>• Historic colony lots and roads to be reconfigured and clustered to minimize impacts.</li> <li>• Public open space, trails and parks to be provided.</li> <li>• Resort facilities</li> </ul>
12.	Atascadero Avenue Triangle	<ul style="list-style-type: none"> <li>• 10 dwelling units combined max on Lots 2 &amp; 3</li> <li>• 2 dwelling units max on Lot 1</li> </ul>	<ul style="list-style-type: none"> <li>• Development on Lot 1 shall include additional landscape buffer</li> </ul>

**Policy 1.2: Ensure the rural character of Atascadero is preserved by respecting the historic Colony boundaries and cooperate with the County on regional planning issues surrounding the Colony.**

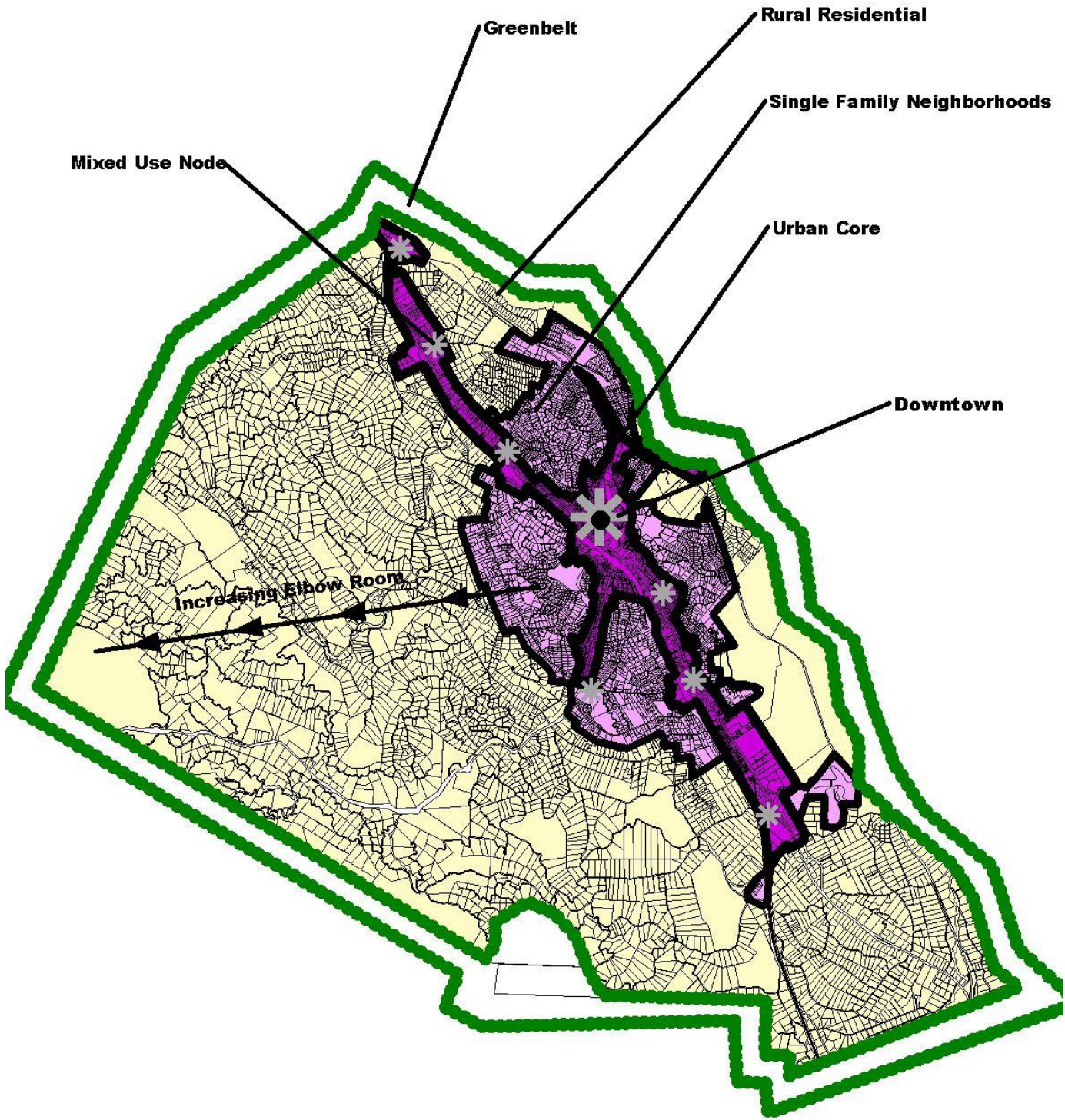
**Programs:**

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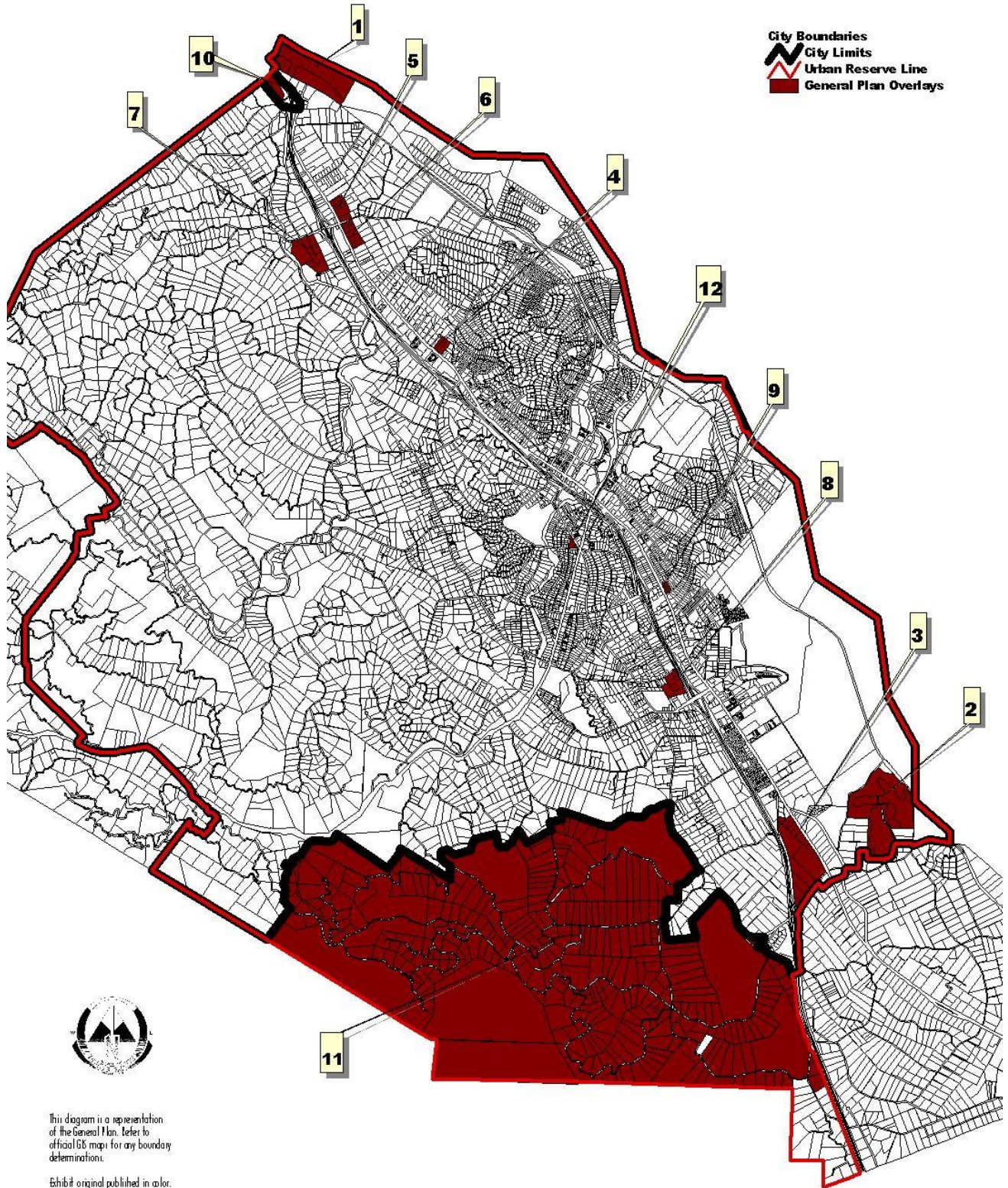
1. The ultimate General Plan development boundary shall be the Urban Reserve Line shown in Figure II-5. The Urban Reserve line approximates the historic 1913 Atascadero Colony boundary and is recognized as the ultimate boundary for the City of Atascadero, expansion beyond this boundary is inconsistent with the General Plan.
2. Develop agreements with the County to maintain rural residential, agricultural and open space uses beyond the Urban Reserve Line, including continuation of existing agricultural uses.
3. Work with the County to maintain a greenbelt and rural land use patterns outside the Urban Reserve Line and to create an agricultural buffer around the original Colony boundary.
4. In cooperation with the County, consider establishing a greenbelt or other type of buffer between Atascadero and Templeton.
5. Oppose any land use changes east of the Salinas River that would result in more intensive or higher density development.
6. Oppose any land use changes by the County within unincorporated portions of the Colony that would result in more intensive or higher density development.
7. Execute a Memorandum of Understanding whereby the County seeks City comment on development proposals in the area between Vineyard Drive and Cuesta Grade, between the ridges east of the Salinas River and Cerro Alto Campground.
8. Cooperate with LAFCO and the County to incorporate the Eagle Ranch into the City's Sphere of Influence for eventual annexation.
9. It is the City's position, that Eagle Ranch shall be developed within the City and any development of the site prior to annexation will be opposed.
10. Prior to the annexation of Eagle Ranch a Specific Plan shall be approved by the City which will provide a comprehensive development plan for the property that address issues including, clustering of Colony lots, public facilities, circulation facilities, parks, open space, conservation easements, and a fiscal analysis of service costs.
11. Update and maintain the Zoning Ordinance to designate the Eagle Ranch property as a future Specific Plan area to be subject to future environmental and site-specific review prior to annexation.
12. Require the approval of a planned development and master plan of development prior to supporting any LAFCO annexation request of property located north of the San Ramon interchange on the west side of US 101.



FIGURE II-3: Urban Form of Atascadero



**Figure II-4: Master Plan of Development Overlay Areas**



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

**Programs:**

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

**Policy 1.4: Ensure that “darkness” remain a rural characteristic by requiring that all exterior lighting does not result in significant off-site spillage or glare.**

**Programs:**

---

1. Amend and maintain the Sign and Zoning Ordinances to require that all non-decorative exterior lighting shall be shielded to direct light toward buildings or the ground.
2. Provide street lights only in the Downtown, along El Camino Real, at major intersections, and locations where street safety is of concern.

**Goal LOC 2. Preserve residential neighborhoods and the winding tree-lined nature of the street and road system.**

**Policy 2.1: Ensure that new development is compatible with existing and surrounding neighborhoods.**

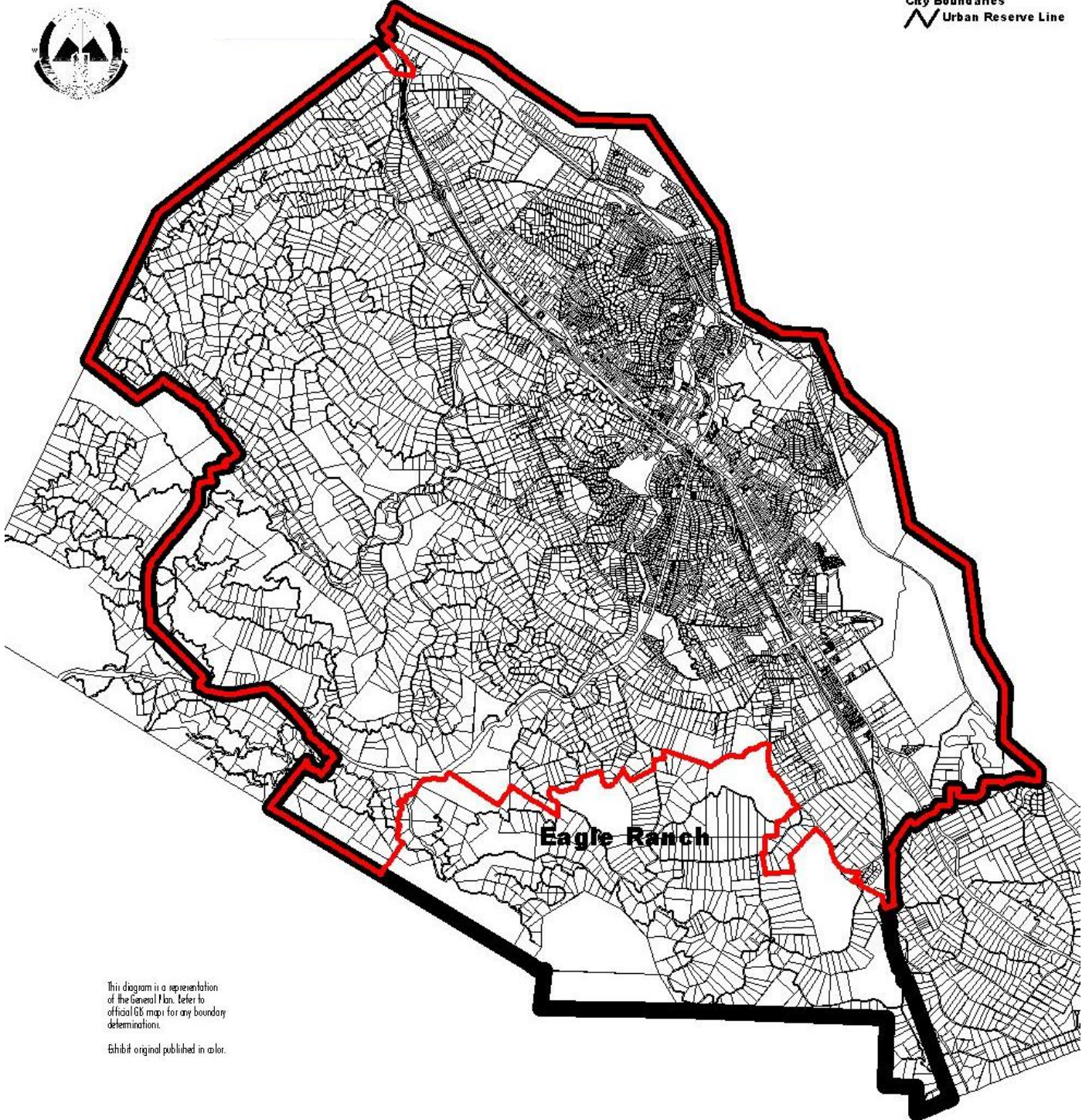
**Programs:**

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1. Require that the appearance, mass and scale of multi-family development is compatible with adjacent single-family neighborhoods.
2. Develop standards and procedures to allow the Planning Commission to grant up to a 15% density bonus for attached multi-family project of exceptionally high design quality through the Conditional Use Permit process.
3. Update Public Works standards for roadways to provide for street trees and landscaping consistent with the community's rural character.
4. Allow for alternate road standards in rural areas in order to minimize grading and tree removals.
5. Do not allow single-family planned developments on prime multi-family sites with all of the following characteristics:
  - a) site area greater than two acres
  - b) slopes less than 10%
  - c) arterial or collector street frontage
  - d) neighborhood is appropriate for multi-family development.
6. Require Conditional Use Permit approval for social establishments, including senior citizen facilities, in residential areas.
7. Residential second units shall be permitted in all single-family residential districts consistent with the requirements of the zoning ordinance. “Guesthouses” and “granny units” shall be considered second units for purposes of issuing building permits and collecting capital facility impact fees.

**Figure II-5 Urban Reserve Diagram**

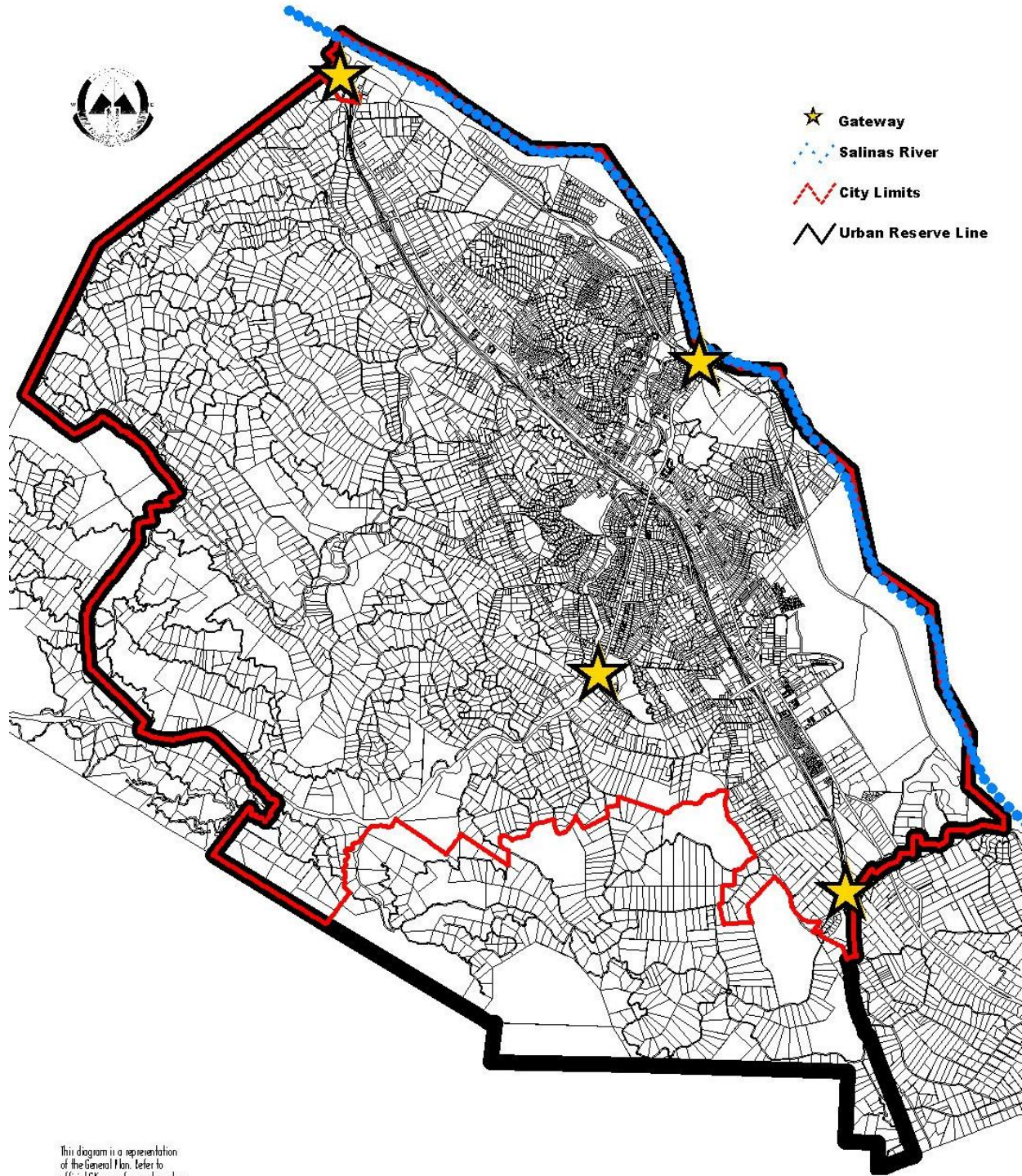
City Boundaries  
City Limits  
City Boundaries  
Urban Reserve Line



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

Figure II-6: Civic Gateways



This diagram is a representation of the General Plan. Refer to official GP maps for any boundary determination.

Exhibit original published in color.

**Policy 2.2: Allow for the orderly development of neighborhoods by allowing for the consideration of lot size reductions for lots that are significantly larger than the surrounding neighborhood.**

**Programs:**

---

1. Within the Urban Services Line allow for planned developments to approve lot sizes below district minimums in the SE, SFR-Z and SRF-Y land use areas only, when no more than two (2) lots are surrounded on all sides within the same land use designation by non-conforming lots. Minimum lot sizes shall not exceed maximum General Plan densities of the next lowest single-family land use designation.

**Policy 2.3 Incorporate Pedestrian and Transit Oriented design concepts into new residential and commercial development within the Urban Core.**

**Programs:**

---

1. Incorporate urban design concepts from the Air Pollution Control District's Transit Oriented Design Guidelines into new projects within the Urban Core.
2. Update the Appearance Review Manual to include pedestrian and transit oriented design concepts.
3. Pedestrian walkways shall be prioritized in new residential developments and between residential developments and commercial areas.

**Goal LOC 3. Transform the existing El Camino Real "strip" into a distinctive, attractive and efficient commercial, office and industrial park area which can provide for the long-term economic viability of the community.**

**Policy 3.1: Encourage retail businesses at efficient and attractive nodes along El Camino Real and Morro Road with mixed office and residential uses between those nodes.**

**Programs:**

---

1. Designate the southeast corner of the Curbaril Avenue and ECR intersection for a master planned retail commercial use.
2. Designate and protect the east side of the Del Rio Road and El Camino Real intersection for a master planned retail commercial use.
3. Designate parcels northwest of the Santa Barbara and El Camino Real intersection known as Dove Creek for a mixed-use planned development.
4. Designate the area between San Jacinto Avenue and Rosario Avenue along El Camino Real for neighborhood commercial and office uses.
5. Develop incentives to attract new businesses to under utilized locations along El Camino Real.

6. Require new development to comply with provisions of the Appearance Review Manual specific to the El Camino Real corridor, including the incorporation of landscaping and pedestrian walkways, and providing reciprocal driveway access easements between sites, where feasible.
7. Conditionally allow mixed-use or exclusive multi-family infill development in the mid-block portions of General Commercial areas along El Camino Real.
8. Preserve primary intersections for commercial development with a land use overlay that requires the approval of an overall Master Site Development Plan prior to approval of any development plans.
9. Conditionally allow, mixed-use office and multi-family development along Morro Road, provided each development has an office or commercial frontage use with recessed parking.
10. Utilize the Capital Improvement Program to prioritize street tree planting, streetscape improvements and street repair projects along El Camino Real.
11. Amend and maintain the zoning ordinance to require Conditional Use Permit approvals of bars, dance halls, night clubs, drive through restaurants, and service stations (all gasoline sales uses).
12. Develop street design standards for El Camino Real that provide for street trees, landscaping, and pedestrian comfort.



## **Goal LOC 4. Provide for a strong and distinctive Downtown Area.**

**Policy 4.1: Cooperate with the Atascadero Main Street Organization to promote downtown as the City's cultural, entertainment, and commercial center, and to concentrate governmental facilities downtown.**

**Programs:**

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1. Provide mixed-use/pedestrian scale zoning and development standards for the downtown. Encourage government, arts, entertainment, recreation, business facilities and residential uses to be mixed in multi-story buildings with sidewalk orientation and recessed or off-site parking.
2. Continue to implement the Main Street Program and the Downtown Revitalization Plan.
3. Develop a master plan for the Sunken Garden and surrounding block to establish the area as a vibrant dining, community gathering area and civic destination.
4. Integrate Atascadero Creek and Stadium Park into the function and experience of Downtown.
5. Encourage the relocation of the Junior High School to an area outside of the Downtown.
6. Mixed-use multi-family residential development is allowed up to 20 du/ac, higher densities may be approved through a planned development process.

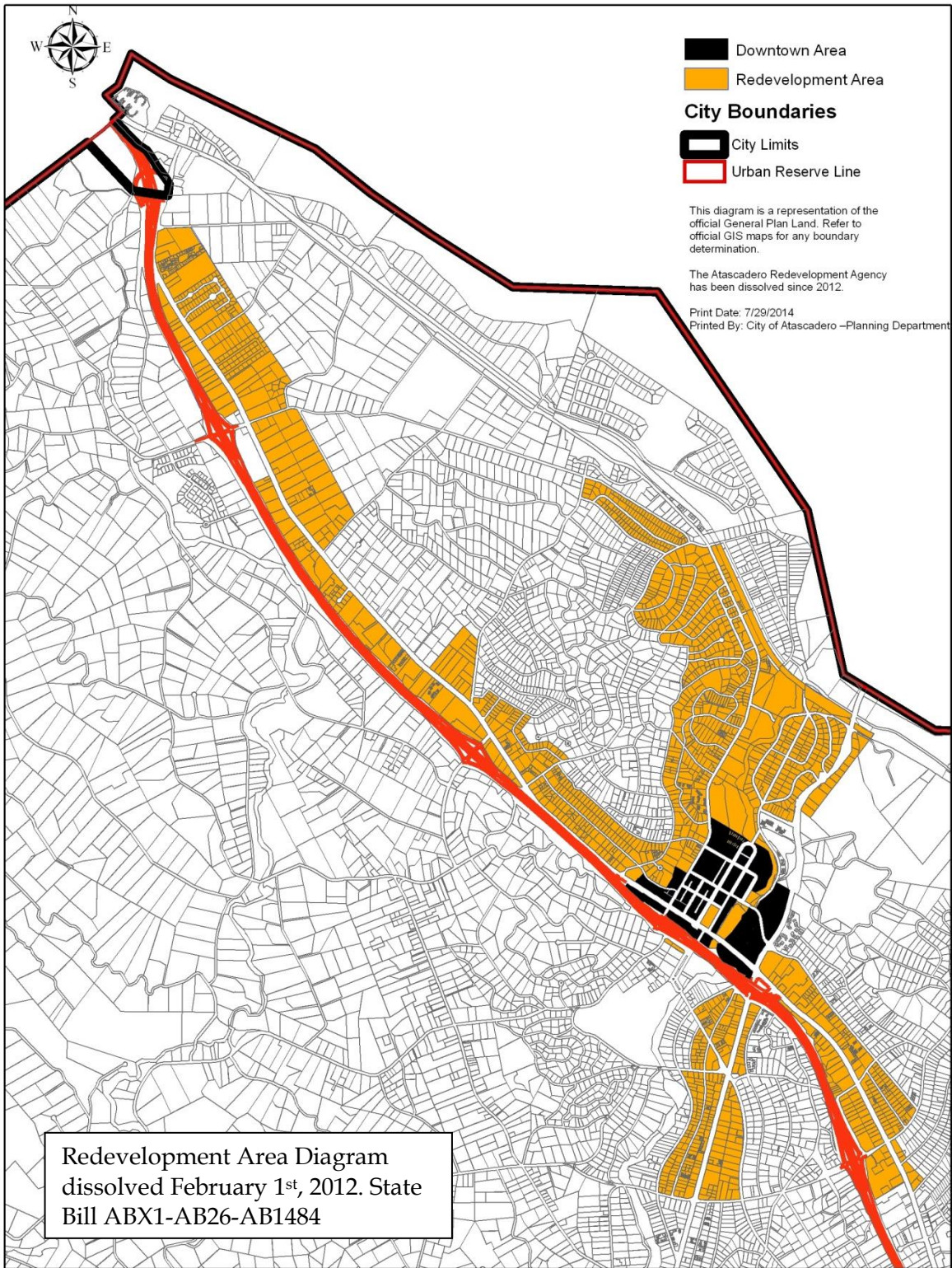
**Policy 4.2: Enhance the appearance of the downtown area and improve pedestrian circulation.**

**Programs:**

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1. Update and maintain the Appearance Review Manual to specify pedestrian oriented design requirements for the Downtown area.
2. Review all architectural design, signs, parking, and circulation for development within the "D" land use category to ensure compatibility with the Downtown Revitalization Plan.
3. Develop a comprehensive streetscape and pedestrian access plan for the Downtown area.

Figure II- 7: Downtown / Redevelopment Area Diagram



## 2. Open Space Policies

Open space is land where basic natural features have been retained. It can include wilderness areas as well as a small park in the heart of the City. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture, forestry, or water supply. Open space lands can also have a protective function as in the case of flood plains or limitations on developments in watershed areas. A third function of open space is structural, which has to do with helping shape the form of the community by establishment of urban reserve lines surrounded by green belt uses.

Passive recreation is an additional important function of open space. There is also a scenic function of open space recognizing natural, visual relief of a mountain, hill, and forest in contrast to the man-built environment. The varying functions of open space generally do not occur separately. A stream has protective value as a flood channel as well as for wildlife habitat, recreational, and scenic values. This multiple use and value concept of open space should be stressed and recognized. Any government action to improve one of the functions of open space should be taken with assurance that other values are not damaged or destroyed. Towards this end the following goals and policies are established to guide community decision-making:

### **Goal LOC 5. Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for the design of the structure.**

**Policy 5.1: Reduce multi-family densities and increase single-family lot sizes as site slope increases.**

**Policy 5.2: Require hillside development and subdivisions to blend in with surrounding topography.**

**Programs:**

---

1. Update and maintain the Appearance Review Manual to include standards for hillside design and grading including driveway design and slopes, undergrounding of utilities, and erosion control.
2. Update and maintain the Zoning Ordinance to require structures to be located below prominent ridgelines visible from City streets, when alternative building sites are available.
3. Update the Zoning Ordinance to include standards for minimizing hillside grading, cuts, fills, and ridgeline disturbance.
4. Prohibit development on slopes 30% or greater, unless no other feasible building site exists.

5. New lots with slope averaging 30% or greater are not permitted except when they contain building envelopes with less than 20% average slope (including driveways and leach fields), and when the creation of such parcels includes an offer of public dedication or easement that would directly benefit City residents, and where native tree impacts are minimal.
6. Require the building envelopes, driveways, leach fields with schematic grading plans to be provided for all lot line adjustments, parcel maps, and tract maps proposed on sites with slopes greater than 10%.
7. The City shall require open space uses in hazard lands including those areas subject to inundation, high wildland fire risk, and high levels of seismic or other geological hazard as identified in the Safety Element.

**Policy 5.3: Prevent unnecessarily intensive grading of development sites.**

**Programs:**

---

1. Update and maintain the Municipal Code to require approval of grading plans prior to any site disturbance.
2. Limit grading to the minimum area necessary to accomplish site development.

**Goal LOC 6. Preserve natural flora and fauna and protect scenic lands, sensitive natural areas, historic buildings and cultural resources.**

**Policy 6.1: Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides and other valuable habitats.**

**Programs:**

---

1. Encourage use of planned developments to cluster projects around open space easements, parks, open space dedication and minimize impacts to natural resources.
2. Seek funding to purchase or require dedication of areas of unique habitats or scenic value, especially in areas lacking adequate park facilities and open space.
3. Require native trees and plant species to be incorporated into landscaping plans.
4. Scenic and sensitive lands including creeks, riparian corridors, wetlands and other areas of significant habitat value shall be protected from destruction, overuse, and misuse by the use of zoning, tax incentives, easements, or fee acquisition.
5. Public and private development in close proximity to scenic and sensitive lands, including creek reservations, wooded areas, flood plains, prominent view sheds and historic sites shall be designed to minimize impacts.
6. Scenic and open space easements, parklands and open space dedications shall be required as mitigation for subdivisions and development projects that impact, floodplains, creek reservations, wooded areas, scenic backdrops, sensitive areas, historic sites, cultural sites, and similar areas.

7. The City shall carefully evaluate both public and private projects to require the preservation of trees, watersheds, natural slopes, and other natural features.
8. Subdivisions shall be reviewed in accordance with the Appearance Review Manual and the principle of maintaining the rural and natural character of the community.
9. Attention shall be paid to the aesthetic result of land division. Building sites shall minimize disruption of natural slopes, native vegetation and watersheds by the careful selection of building sites, leach fields and driveways. Building designs inappropriate for hillside locations shall not be approved.

**Policy 6.2: Protect prehistoric cultural resources from disturbance associated with development.**

**Programs:**

---

1. Maintain a current GIS-based map of generalized areas of known archaeological resources.
2. For discretionary projects within the generalized areas of archaeological resources, require Phase I surveys to determine the extent and significance of archaeological sites prior to approval.
3. For discretionary projects located in areas of known resources, require Phase II surveys to determine the significance and mitigation requirements for identified resources.
4. Require short and long-term mitigation measures for significant archaeological resource sites; include avoidance of impacts, burial under sterile fill, and/or monitoring of earthmoving activities.
5. If determined appropriate by a qualified archaeologist, actively involve Native Americans with any work located within known archaeological sites.
6. If archaeological resources are unearthed during construction, suspend all earth-disturbing work until appropriate mitigation is established.

**Policy 6.3: Encourage conservation and preservation of neighborhoods, Colony Homes and sound housing, including places and buildings of historical and architectural significance.**

**Programs:**

---

1. Actively utilize the Historic Overlay zoning district to protect known historic structures, significant Colony homes and colony sites.

Responsibility: CDD, Planning Commission, City Council  
Timeframe: Amend zoning map with Historic Overlays in 2003.

2. Develop a GIS based mapping inventory and protection ordinance for the historic Colony homes.

Responsibility: CDD, Planning Commission, City Council  
Timeframe: Adopt ordinance in 2003.

**Policy 6.4: Encourage conservation and preservation of structures and houses that have historical and architectural significance.**

**Programs:**

---

1. Protect historic buildings and sites. Atascadero's historic buildings and features shall be preserved and protected in recognition of the role the community's past plays in its present and future. Historic overlay zoning shall be utilized to protect appropriate historic districts.
2. Utilize the State Historic Building Code to encourage rehabilitation, preservation, restoration or relocation of historic buildings listed or deemed on the local, State or Federal register.
3. Implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.
  - a) Develop and adopt a comprehensive inventory of historic resources.
  - b) Identify (HS) overlay boundaries on zoning map.
4. Utilize the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Properties to assess proposed improvements to historic properties.
5. Update the PD (Planned Development) overlay zone to include retention and rehabilitation of historic resources as a primary justification for PD zoning regulation standards.
6. Update the City's Appearance Review Manual to include preservation guidelines for preservation, rehabilitation, and maintenance of historic properties.
7. Develop incentives for retaining and rehabilitating Atascadero's historic resources including:
  - a) Exceptions to development regulations;
  - b) Conservation districts;
  - c) Staff technical assistance;
  - d) Program to facilitate relocation instead of demolition; and
  - e) Mill's Act contracts.

**Goal LOC 7. Tree-covered hills shall be preserved to retain the distinctive scenic quality of the community.**

**Policy 7.1: Ensure that the native trees of Atascadero are protected from new development in**

**order to retain the natural character of the community.**

**Programs:**

---

1. Enforce all provisions of the Atascadero Native Tree Ordinance as a high priority.
2. Maintain a current Geographic Information System (GIS) based inventory map of all native woodlands, plant communities, sensitive habitats, connective habitat and wildlife corridors. Require lot line adjustments, subdivision maps, and development permits to minimize impacts on mapped resources that are identified as sensitive, and provide mitigation as requirement by the Native Tree Ordinance.

Responsibility: Community Development Department / Environmental Consultant

Timeframe: 2003-04.

3. Update and maintain the Appearance Review Manual to include standards requiring building siting, mass and scale to be compatible with surrounding natural features.
4. Require lot line adjustments and tentative subdivision maps on sites with 25 percent or greater native tree canopy cover to establish locations of building sites, driveways, and leach fields that will minimize native tree impacts.

**Policy 7.2: Protect and replenish native tree populations, including saplings.**

**Programs:**

---

1. Continue to implement and enforce the Native Tree Ordinance to protect and replenish native tree species within the City. Construction permits for both residential and non-residential development shall be required to preserve as many native trees as possible. Buildings shall be designed to utilize existing trees in the landscaping pattern. Any trees removed shall either (1) be replaced with like species, (2) in-lieu contributions made to the City's tree replacement fund or (3) have Planning Commission approved conservation easements created depending on the characteristics of the affected site.
2. Augment the City Geographic Information System to include a native tree GIS database to assist decision-makers with analyzing development proposals.
3. The City shall implement a comprehensive program for street tree planting and maintenance within the Urban Core and all major routes and approaches to the community.
4. Require planting of large canopy shade trees in new projects, in part to provide shading adjacent to buildings to conserve energy use.

**Goal LOC 8. Watershed areas of Atascadero shall be protected.**

**Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.**

**Programs:**

---

1. Work with other agencies to implement the Erosion Control Assistance Program for review of development proposals to minimize sedimentation of creeks and the Salinas River.
2. Update the Appearance Review Manual to include provisions for preserving, reclaiming and incorporating riparian features in conjunction with new development.
3. The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.
4. The City shall strongly discourage underground piping, and unnecessary disturbance of creeks and streams, and encourage use of bridges and arched culverts. Any alterations required for public safety will be guided by this policy.
5. Allow flood protection measures (such as selective brush cleaning), low-impact trail development, streambed maintenance and bank protection along streams where appropriate with necessary permits.
6. Prohibit new structures or disturbance of riparian habitat along creek banks except for restoration purposes.
7. Maintain a current GIS-based map of the riparian areas within Atascadero.
8. Prior to permit approval, refer projects along blue-line creeks to the Corps of Engineers, Department of Fish and Game, Regional Water Quality Control, and Upper Salinas-Las Tablas Resource Conservation District.
9. Creek reservations and the Salinas River shall be preserved for open space and recreational use, with appropriate areas left in their natural state for public enjoyment and habitat purposes. Any recreational use of the River and creeks shall minimize its impact on the habitat value and open space qualities of the creeks.
10. Land disturbance shall be minimized in proximity to watercourses including necessary flood protection measures, such as selective brush clearing, and low-impact trail development.
11. Areas subject to flooding, as identified through flood hazard overlay zoning and flood maps, shall be protected from unsound development consistent with the City's flood hazard ordinance requirements.
12. Wellhead and Aquifer Recharge Area Protection Zones  
The City shall adopt and maintain an ordinance that identifies existing and potential well sites and aquifer recharge areas, including sufficient buffers to protect them from contamination. The ordinance shall define restricted and prohibited land uses within the wellhead/recharge protection zones and provide for the review and approval by both the City and the Atascadero Mutual Water Company of any project or development within the specified zones. The ordinance will establish a policy to provide for the monitoring of activities within these protection zones.
13. Support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams.



**Policy 8.2: Establish and maintain setbacks and development standards for creek side development.**

**Program:**

---

1. Adopt and maintain a creek setback ordinance that will establish building setbacks and development standards along the banks of Atascadero Creek, Graves Creek, blue line creeks and the Salinas River to ensure the uninterrupted natural flow of the streams and protection of the riparian ecosystem with flexible standards for the downtown area.

Responsibility: CDD, Planning Commission, City Council  
Timeframe: Adopt Ordinance in 2005.

2. Prior to adoption of a creek setback ordinance an interim 35-foot creek setback shall be in effect along Atascadero Creek and Graves Creek until March 1, 2005. All other 7.5 min USGS quadrangle blue line creeks shall have an interim 20-foot setback. The interim setbacks shall be subject to the following:
  - a) On Atascadero Creek and Graves Creek setbacks shall be measured from the edge of the creek reservation.
  - b) All other blue line creek setbacks shall be measured from ordinary high water mark.
  - c) The Planning Commission may approve exceptions to the interim creek setbacks in the form of a Conditional Use Permit if the finding can be made that creeks, riparian areas and site improvement will not be negatively impacted by the exception.

**Policy 8.3: Preserve public creek reserves for public access, and ensure that recreational use does not impact habitat value and open space qualities.**

**Programs:**

---

1. Develop park, trail, and recreational amenities where appropriate in public creek reserves.
2. Require the dedication of trail easements and access points as part of subdivision maps or development permits consistent with the Circulation Element.

**Policy 8.4: Review and regulate all proposed on-site wastewater disposal systems to protect public health and water quality.**

**Programs:**

---

1. Update and support a Memorandum of Understanding or similar agreement between the City of Atascadero and Regional Water Quality Control Board regarding the standards for the design, approval, exception process, installation, and maintenance of on-site wastewater disposal systems.
2. Require percolation testing of all proposed subdivision lots that will not be served by sewer.

3. The City's Sewer Master Plan shall address sewerage areas with a high concentration of existing lots below 1/2 acre and areas with extremely severe soil percolation constraints.

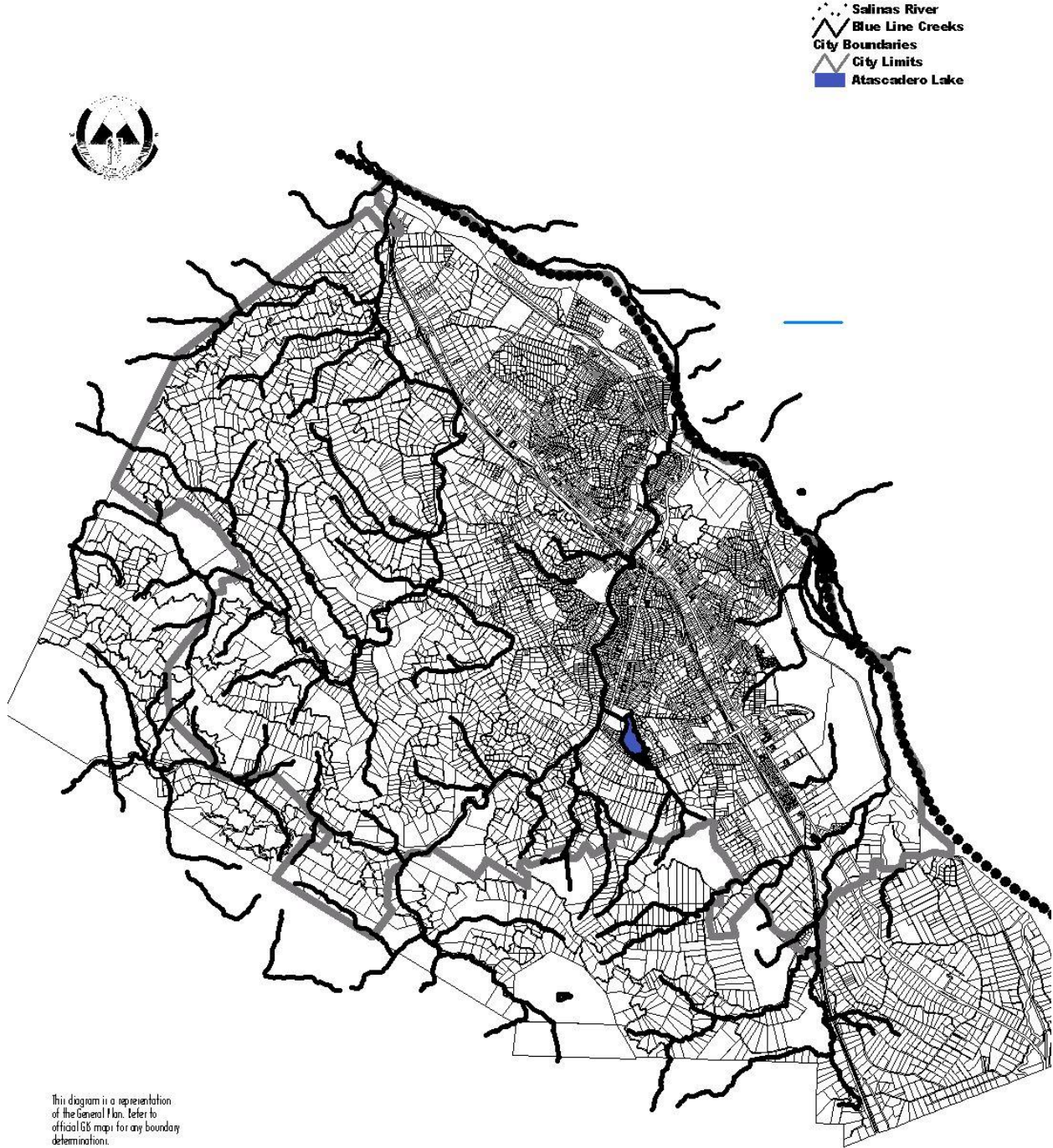
**Policy 8.5: The City shall implement a storm water control program consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit Program (Phase II).**

**Programs:**

---

1. Adopt and implement an Urban Storm Water Quality Management and Discharge Control ordinance.
2. Include design guidelines to minimize impervious surfaces and decrease off-site storm flows in the Appearance Review Manual.
3. New development shall be required to maintain historic off-site storm flows unless improvements are made that maintain historic downstream and upstream flows.
4. The City will develop a storm water master plan including shared detention facilities.
5. Require Erosion Control Plans and Storm Water Pollution Prevention Plans (SWPPP) for development on sites of 1-acre or more and on smaller sites with slopes over 10%.
6. The City will continue to notify project applicants and actively inspect sediment and erosion control mitigation measures from October 15 to April 15 of each year.

# Figure II-8: Blue Line Creek Diagram



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

**Goal LOC 9.      Designate areas where livestock can be owned and maintained.**

- Policy 9.1.      Allow agricultural practices, including keeping livestock and farm animals, on parcels of appropriate size in Rural Estate, Suburban Estate, and Single Family Residential areas, provided that natural features and residential neighbors will not be adversely impacted.**
- Policy 9.2      Adequately regulate allowed agricultural practices and keeping of domestic animals on rural and agricultural lands consistent with the farm animal regulations of the City Zoning Ordinance.**

**3.      Conservation Policies**

Conservation in the context of the General Plan is concerned with preservation and protection of natural resources. For example, policies within the General Plan and within the conservation section provide direction for environmentally sensitive development throughout the community. Responsible stewardship to conserve our land, air, water quality, and energy resources is at the heart of the following conservation goals and policies:

**Goal LOC 10.      Conserve energy and resources by preventing or correcting degradation of the environment.**

- Policy 10.1:      Ensure efficient and adequate solid waste disposal by reducing waste volumes through recycling and other methods.**

**Programs:**

---

1. Pursuant to State law, institute a program to achieve maximum recycling of waste products generated by the community to prolong the useful life of landfill.
2. Continue to reduce solid waste through source reduction, curbside recycling, green waste collection, and recovery, in cooperation with the Integrated Waste Management Board (SLO IWMA).
3. Develop effective and efficient recycling programs for multi-family developments and businesses.
4. Encourage recycling programs at City facilities, projects, and programs to the maximum extent feasible.
5. Support actions which conserve energy and encourage energy conservation. Consumption of non-renewable resources should be minimized. Renewable resources should be recycled or replenished.

**Policy 10.2: Support ongoing water conservation efforts.**

**Program:**

---

1. Coordinate water conservation programs with AMWC as required by State Water Efficiency Regulations.
2. Consider expansion of reclaimed water use.
3. Encourage the incorporation of water conservation measures in new development.

**Policy 10.3: Support regional efforts to maintain clean air.**

**Programs:**

---

1. Require dust control and emissions limitations during project construction.
2. Adopt circulation policies that encourage vehicle trip reductions.
3. Concentrate new intensive development at identified nodes to help reduce vehicle trips.
4. Support regional programs to maintain clean air by adopting transportation and land use policies which encourage vehicular trip reductions.
5. Support the development of park and ride locations in appropriate locations.

**Policy 10.4: Ensure that development in mineral resource areas is appropriate and compatible with existing uses.**

**Programs:**

---

1. Review extraction proposals for conformity with the State Surface Mining and Reclamation Act.
2. Review the Zoning Ordinance to identify compatibility issues for uses in the vicinity of mining areas, and amend the Ordinance as appropriate.
3. Carefully evaluate proposals to extract mineral resources from the Salinas River channel to ensure conformity with the State Surface Mining and Reclamation Act and all other applicable resource agencies, surface mining criteria contained within the Zoning Ordinance, and flood hazard zoning standards.

**Policy 10.5: Encourage soil conservation by minimizing grading and preventing erosion.**

**Programs:**

---

1. Require soil retention and erosion control as conditions of approval for development projects consistent with standards of the Regional Water Quality Control Board.
2. Amend the Municipal Code to require sediment and erosion control measures on projects, consistent with National Pollution Discharge Elimination System requirements.

**Policy 10.6: Utilize new technologies to improve convenience for City residents, reduce**

**dependency on nonrenewable resources, increase ecological and financial efficiencies, and better inform the citizenry**

**Programs:**

---

1. Facilitate and support development of infrastructure necessary for all residents to use and benefit from new communication technologies.
2. Monitor information technology development to ensure compatibility with City infrastructure.
3. Strive to expand opportunities for all citizens to participate in City governance through use of communication technologies.
4. Continue to make essential City documents available for immediate retrieval by electronic transfer technologies.
5. Review all proposed residential subdivision maps for consistency with section 66473 of the Subdivision Map Act requiring lot orientation to consider passive and natural heating and cooling opportunities.

#### **4. Park and Recreation Policies**

Public parks and recreation facilities are an important part of the quality of life of a community. Parks provide a variety of benefits to the community in the form of active recreation and passive enjoyment. Active parks include sports fields, play areas, and gathering places that are essential to the physical and social health of residents, both young and old. Passive parks offer access to scenic areas and they protect sensitive environmental areas and historic sites for the future. Atascadero has a unique variety of parklands and facilities that range from the Historic Sunken Garden to the Lake Park and Zoo. The following goals and policies seek to maintain and expand the City's park and recreation facilities as the City continues to grow.

#### **Goal LOC 11. Provide an adequate supply of City park facilities to all Atascadero residents.**

**Policy 11.1: Acquire parkland needed for future development of park and recreation facilities and ensure that park improvements are consistent with adopted master plans to accommodate future growth.**

**Programs:**

---

1. Develop an overall Parks and Recreation Master Plan to provide for the long-term needs of all City residents. All planned major facilities shall be incorporated into the General Plan Land Use Element.
2. Prepare and maintain master plans for all City park facilities, including management requirements.

3. Provide recreation opportunities in each quadrant of the City, including multi-purpose sports complexes, tennis courts, play areas for children, equestrian trails, bikeways, jogging paths, and community centers.
4. Parkland shall be acquired and /or dedicated at a ratio of 5 acres /1000 residents consistent with the Quimby Act.
5. Encourage the acquisition of open space and sensitive lands beyond the ratio of 5 acres /1000 residents.
6. Pursue ownership of Paloma Creek Park, and /or execute a long-term agreement with the State to acquire or lease the site, and analyze its expansion into a regional sports facility.
7. Require new subdivisions along the Salinas River to provide controlled public access to the Salinas River and De Anza Trail for pedestrian and equestrian recreation.
8. Support the development of equestrian staging areas and trail systems throughout the community including a Salinas River / De Anza trailhead at the north end of town and other appropriate locations.
9. Acquire and improve a neighborhood park site in the vicinity of Del Rio Road and El Camino Real.
10. Require a pocket park to be dedicated and improved on the triangular lot west of the library in conjunction with any residential development of the parcel.
11. Future development of the Eagle Ranch property shall include a system of parks, recreation facilities, trails, and equestrian facilities.

**Policy 11.2: Encourage joint use of school facilities for public recreation purposes.**

**Program:**

---

1. Work with the School District to formulate a program for joint use of facilities to attain a system of school-park complexes.

**Policy 11.3: Encourage park development on or adjacent to schools where appropriate.**

**Program:**

---

1. Work with the schools to acquire and develop parks and facilities as appropriate, and execute necessary agreements to allocate maintenance and operation costs for joint use.

**Policy 11.4: Encourage cooperative park and facility development programs.**

**Program:**

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1. Work with the County and other agencies to acquire and develop parks and facilities as appropriate.

**Policy 11.5: Develop a method of financing park and recreational facilities and services throughout the City using a variety of revenue sources.**

**Programs:**

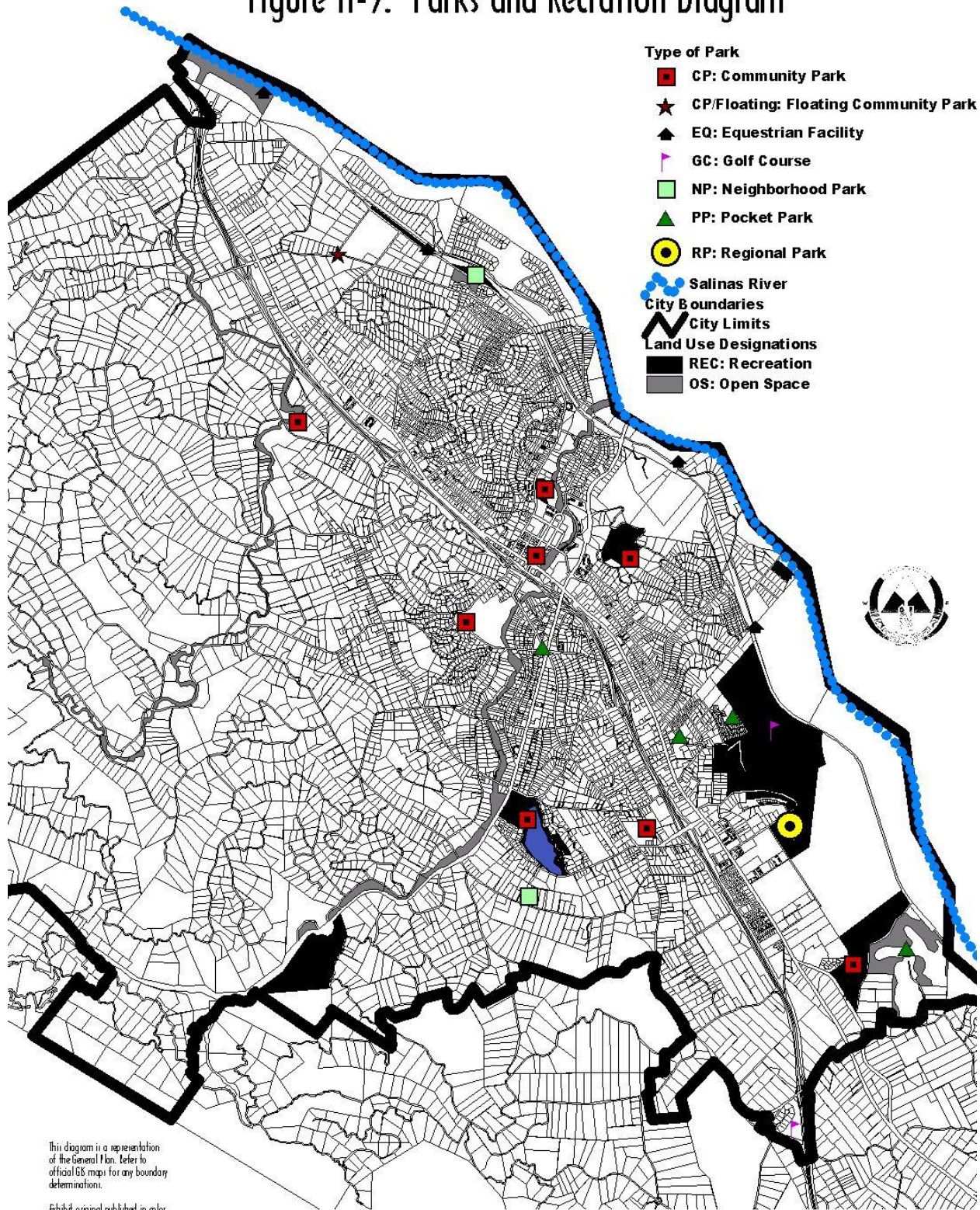
1. Acquire parkland through developer dedications (updating fee levels as necessary) or other financing mechanisms.
2. Use in-lieu fees to develop mini-parks.
3. Finance park operations in part through user fees where appropriate.

**Table II-6: General Plan Park Sites**

Park Site	Acreage
Atascadero Lake Park	57 acres
Paloma Creek Park	65 acres
Heilman Park	15 acres
Sunken Gardens	2 acres
Traffic Way Park	11 acres
Chico Road Park	6 acres
Stadium Park	26 acres
Future Del Rio Park	5 acres
Library Pocket Park	½ acre
<b>Total</b>	<b>187 acres</b>



# Figure II-9: Parks and Recreation Diagram



**Goal LOC 12. Provide a wide range of recreational activities and leisure experiences for all age groups, designed to foster a healthy community for residents and visitors.**

**Policy 12.1: Provide specialized recreation opportunities based on projected needs and standards identified in parks master plans.**

**Program:**

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1. Plan for funding on-going operations and maintenance to finance development of special facilities, a multi-purpose sports complex, tennis courts, recreation centers, play areas for children, equestrian trails, bike and jogging paths, and community centers.

**Policy 12.2: Emphasize the importance of recreation facilities as community resources.**

**Programs:**

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1. Promote the Zoo, Lake Park, and other City parks as unique and valuable attractions.
2. Establish a community/youth recreation center in the vicinity of downtown.
3. Provide for public transportation connections to public parks and recreation facilities.
4. Provide a comprehensive signage program for pedestrian walkways, bikeways, equestrian trails, and recreation trails.

**Policy 12.3: Develop and implement a program to improve water quality in Atascadero Lake with specific water quality standards to be provided in the Parks and Recreation Master Plan.**

## **5. Economic Development Policies**

Intensification of commercial uses downtown and at nodes along major corridors will help increase economic activity while ensuring that goods and services are available at appropriate and convenient locations. Diversifying the local economic base by attracting new businesses will help stabilize the long-term commercial and fiscal health of the City. Streetscape, site, landscaping and other improvements will be necessary to enhance the appearance and function of the commercial corridors, especially El Camino Real.

**Goal LOC 13. Provide for a sound economic base to sustain the City's unique character by establishing a range of employment and business opportunities and generate sufficient revenue to support adequate levels of public services, and environmental, social and educational quality.**

**Policy 13.1: Facilitate convenient location of goods and services needed by local residents.**

**Programs:**

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1. Update and maintain the Zoning Ordinance to allow grocery stores and medical and professional offices at appropriate neighborhood nodes.
2. Update and maintain the Zoning Ordinance to allow office, business, and health care services in the Commercial Park Zoning District.

**Policy 13.2: Encourage planned office development in appropriate locations.**

**Programs:**

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1. Formulate a planned development process for office uses.

**Policy 13.3: Expand tourist commercial nodes to serve the traveling public at freeway interchanges and develop tourist destinations based on the Atascadero's rural character.**

**Programs:**

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1. Promote tourism and travel industries.
2. Encourage hotel, conference, and resort development and protect potential sites from conversion to other uses.
3. Update and maintain the Zoning Ordinance to allow additional uses in the Tourist Commercial zoning district.
4. Promote the community's rural character, open space and oak woodlands in attracting tourist and develop tourist destinations based on these features.

**Policy 13.4: The City shall continue to take a long range view of its fiscal condition, and specifically the possibility of enhancing revenues, in order to maintain and, where ever possible and desirable, enhance current levels of service.**

**Programs:**

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1. The City will work towards preparing a long range economic plan (often called a "strategic plan") to develop a strategy for future fiscal health so that projected levels of service can be maintained and enhanced.

2. The City will annually adjust its long range revenue and expenditure projections to track changes in the City's fiscal situation, so that both problems and opportunities can be anticipated and planned for.
3. New development should pay its share of the costs of providing all capital facilities needed to support it; payment may be in the form of actual construction of facilities where appropriate as conditions of approval and/or by the payment of fees.
4. The City will review its developer fees on a regular basis.
5. The City will minimize its road maintenance responsibilities by requiring private funding mechanisms such as assessment districts for the maintenance of new local streets.

**Goal LOC 14. Retain and expand existing businesses and attract new businesses to improve the availability of goods and services.**

**Policy 14.1: Encourage existing uses to continue providing needed products and services.**

**Programs:**

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1. Continue to support Chamber of Commerce efforts to market goods and services available in Atascadero, including those produced locally.
2. Identify locations with adequate land to accommodate new commercial and industrial development.

**Policy 14.2: Attract new development and land uses that provide jobs and services for residents, provided that those uses are consistent with the City's character.**

**Programs:**

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1. Update the Zoning Ordinance to allow craft uses in appropriate locations, including multi-tenant incubator spaces.
2. Update the Municipal Code to adequately regulate home occupation uses.
3. Update the Zoning Ordinance to allow commercial recreation development at the northern gateway to the City.

**Policy 14.3: Plan for a regional commercial center near Highway 101.**

**Programs:**

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1. Update the Zoning Ordinance to allow regional retail (including auto and home furnishing) uses in appropriate locations.

**Policy 14.4: Ensure that City regulations and processes support economic development opportunities.**

**Programs:**

1. Review and Update the Zoning Ordinance to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

## **6. Public Services Policies**

The City provides a variety of services, including building inspection, storm drainage, flood control, fire protection, police, parks, recreation services, sewage disposal, and street maintenance. Garbage collection and disposal is contracted with private firms. Most water in the City is supplied and distributed by the Atascadero Mutual Water Company which is a private company separate from the City. San Luis Obispo County operates the Atascadero Branch Library, and public schools are run by the Atascadero Unified School District.

The City does not expect to be able to provide the same levels of services to all properties, especially in lower-density hillside areas. New development is required to pay its share of costs for services and mitigate its impacts on infrastructure, and growth should be directed to areas where services can be provided in a cost-effective manner.

### **Goal LOC 15. Provide adequate public services for high-quality, orderly and sensible growth.**

**Policy 15.1: Growth should be directed to areas where services can be provided in a cost-effective manner.**

**Policy 15.2: Maintain an updated Capital Improvements Program (CIP) that forecasts needs at least five years into the future and conforms to General Plan policies and programs.**

**Programs:**

1. The Planning Commission shall annually review the Capital Improvement Program for consistency with the General Plan and forward its findings to the City Council
2. Prepare and implement master storm drainage plans.

**Policy 15.3: Ensure that adequate service capacity and facilities exist prior to approving new development.**

**Programs:**

1. Coordinate with the Atascadero Municipal Water Company to provide for adequate facilities and water supplies.

2. Require all new projects and new development requiring domestic water to be served by the Atascadero Municipal Water Company unless a waiver is granted by the Planning Commission through a Conditional Use Permit.
3. Coordinate with other local and regional public service providers to identify and ensure adequate service levels for all public services and facilities.
4. Update the municipal code to require new single-family residential development on lots within 200-feet of an existing public sewer system to be required to extend and connect to the public sewer when topographically possible.
5. Continue to support regional planning for solid and hazardous waste disposal.
6. Continue to provide police and fire staffing and facilities as necessary to meet community needs.
7. Incorporate public safety measures in development project design.
8. All residential projects of 100 or more dwelling units shall be required to prepare a Fiscal Impact Report prior to any discretionary approvals. The Fiscal Impact Report shall analyze all revenues, service costs and facilities costs associated with a project. The City shall require the establishment of Facilities Districts and / or Maintenance Districts to cover revenue short falls on a project.

**Policy 15.4: Extend services only when the City has funding for additional improvements identified in the CIP.**

**Programs:**

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1. Include in the CIP a prioritized list of projects, timing, cost estimates, responsible department, and funding sources.

**Policy 15.5: Two tiers of public service will be provided within the City based on the Urban Services Line (USL).**

**Program:**

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1. The Urban Services Line defines the area that will eventually be furnished with major public and quasi-public services. This area will be served by some or all of the essential urban services, including :
  - a) Creekway & Horse Trails
  - b) Solid Waste Disposal
  - c) Cultural Facilities
  - d) Storm Drainage (based Master storm drainage plans for selected sub-drainage basins)
  - e) Streets and sidewalks
  - f) Improvement Districts
  - g) Street Sweeping
  - h) County Library
  - i) Street Trees
  - j) Parks
  - k) Public Utilities
  - l) Emergency Services (Level of Service 1)

- m) Water
- n) Sewers

2. The Rural Services Area is the area outside of the USL and consists of the remainder of the City within the City boundaries. Services to be provided are:
  - a) Creekway & Horse Trails
  - b) Rural Streets
  - c) Solid Waste Disposal
  - d) Improvement Districts
  - e) Public Utilities
  - f) Water
  - g) Emergency Services (Level of Service 2 & 3)
  - h) Fire risk management program with backyard burning
  - i) Sewering of areas with poor percolation and high rates of septic system failure.

**Policy 15.6: Ensure that new development pays the cost of providing and/or installing all capital facilities needed to support it, including the infrastructure necessary to attract high-tech and professional support businesses.**

**Programs:**

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1. Continue to condition approval of new development on collection of impact fees and/or construction of facilities, as appropriate, adequate to fund facilities to serve new development.

**Policy 15.7: Continue to support effective regional planning for solid and hazardous waste disposal.**

**Programs:**

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1. Continue to require solid waste collection within the City.
2. Maintain on going communication with solid waste disposal service providers.

**Policy 15.8: Support expansion of the County library.**

**Programs:**

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1. Work with the County to designate an appropriate site for an expanded County library, including adequate parking.

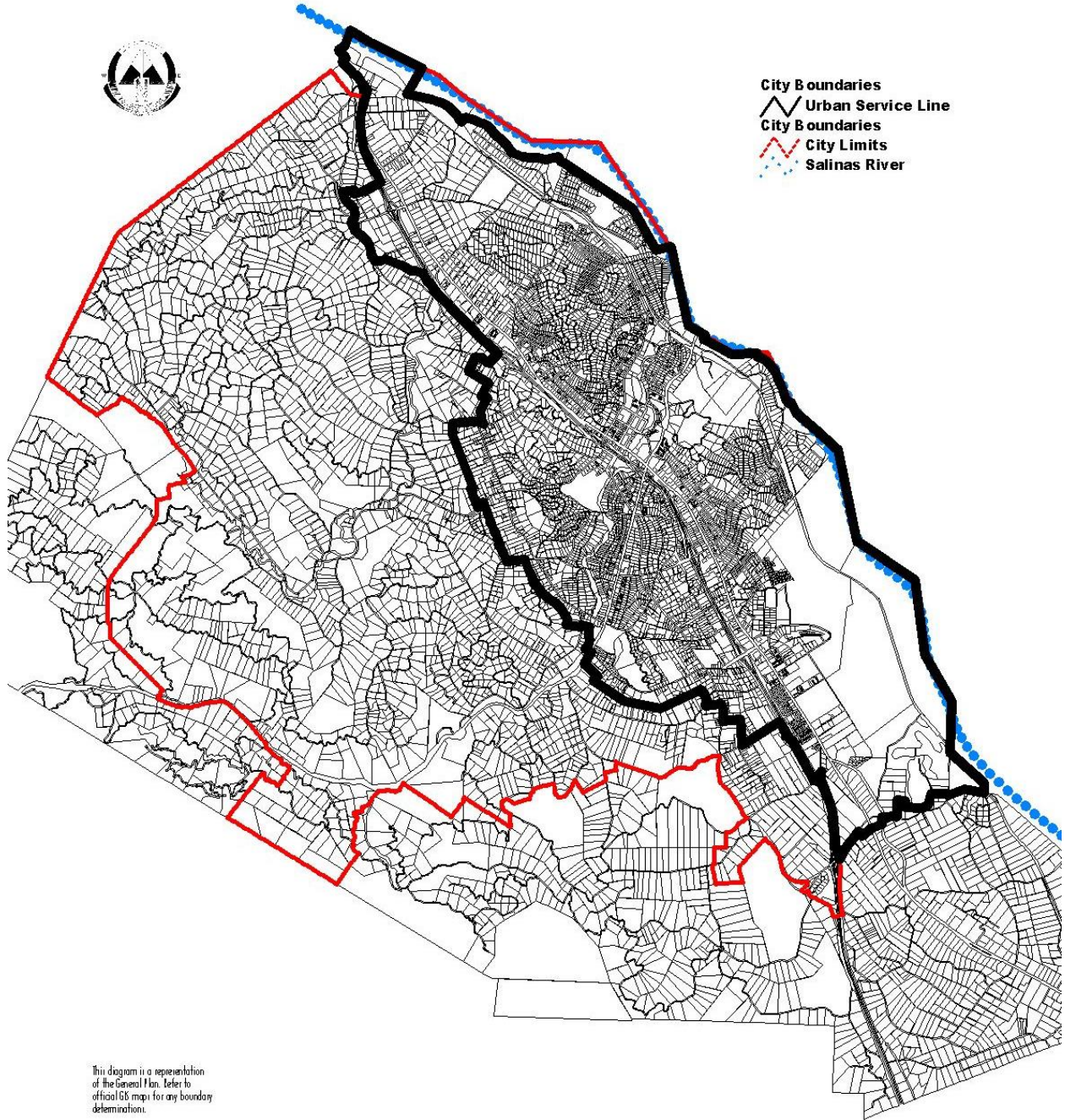
**Policy 15.9: Ensure high quality educational facilities and services are provided to the community.**

**Programs:**

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1. Work with the School District to review land use decisions involving provision of educational facilities.

Figure II-10: Urban Services Line



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.



**Policy 15.10: Require public agency and private utilities development projects in the City to conform to City site improvement standards.**

**Programs:**

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1. Support expansion of Atascadero State Hospital facilities and functions only when impacts can be adequately mitigated.
2. Require all local utilities to notify the City of projects and comply with all applicable ordinances.

## **F. Implementation and Adoption**

Once adopted, local units of government are mandated to implement general plans (Government Code Section 65103(c)). State law also requires local governments to have a subdivision ordinance, building regulations and open space zoning, all of which are tools for plan implementation. Other plan implementation measures are derived from State laws requiring consistency of local actions with the adopted general plan including the zoning ordinance, subdivision ordinance, specific plans and the capital improvement program.

**Policy 16.1: The General Plan shall be adopted by City Council resolution.**

## **G. General Plan Amendments**

### **1. General Plan Amendment Process**

Over time, various sections of the General Plan will need to be updated or revised to respond to changing conditions. The policies presented in the General Plan contain some degree of flexibility, but any General Plan Amendments must be judged by relatively fixed criteria. The following process must be followed in reviewing and approving any proposed General Plan Amendments

### **2. Amendment Applications**

Applications to amend the General Plan shall be accompanied by detailed information to document the scope and impact of the amendment request. This information should include revised text, tables and diagrams for all affected elements. For example a change to the Land Use Element must include an analysis of impacts to the Housing and Circulation Elements. Pursuant to the requirements of the California Environmental Quality Act, all application amendments shall include an environmental analysis for consistency with the certified EIR and mitigation monitoring program.

Since a significant amount of public resources has been invested in the preparation of the General Plan and EIR any proposals to amend the General Plan must document the need for such changes. The application will include a discussion of the environmental, economic, social, or technical issues which justify the need to amend the General Plan.

### 3. Submittal of Supplemental Studies

Any application to amend the General Plan must be accompanied by studies which analyze the Amendment's effects, compared to the adopted General Plan and EIR. At a minimum the following issues must be addressed:

**General Plan Amendment Requirements**

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- Conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the Plan.
- Compatibility with existing development, neighborhoods, and the environment.
- Analysis of traffic, infrastructure, and public service impacts.
- Consistency with adopted EIR and mitigation monitoring program.

### 4. Staff Analysis

City staff will review all of the above submitted material and provide a staff report to the Planning Commission and the City Council. Staff may also request additional information beyond the studies mentioned above. The staff report will analyze whether the proposed General Plan Amendment is consistent with the General Plan and whether the need to amend the General Plan can be supported by the conclusions of the supplemental studies.

### 5. Public Hearings

Consistent with section 65358(b), no element of the General Plan shall be amended more than four (4) times per calendar year. Two cycles of amendments shall be reserved for City use and the remaining two cycles shall be available for other amendment applications. More than one amendment application maybe considered during a cycle provided it is heard on the same public hearing date. The dates for the non-reserved General Plan amendment cycles shall be as follows, the City Council may grant exceptions to the dates prior to Planning Commission hearing.

**General Plan Amendment Cycles**

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Cycle A	Planning Commission	1 <sup>st</sup> Tuesday of March
	City Council	4 <sup>th</sup> Tuesday of March

Cycle B	Planning Commission	1 <sup>st</sup> Tuesday of September
	City Council	4 <sup>th</sup> Tuesday of September
Cycle C	Reserved for City amendments (may be heard at any meeting)	
Cycle D	Reserved for City amendments (may be heard at any meeting)	

Both the Planning Commission and the City Council shall hold a public hearing on the General Plan Amendment application, in accordance State Law Government Code. In approving the amendment the following findings shall be made.

**General Plan Amendment Findings**

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1. The proposed amendment is in the public interest.
2. The proposed amendment is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.
3. The proposed amendment is compatible with existing development, neighborhoods and the environment.
4. The proposed amendment will not create any new significant and unavoidable impacts to traffic, infrastructure, or public services.
5. The proposed amendment is consistent with adopted EIR and mitigation monitoring program.

## 6. Exceptions

Minor adjustments to General Plan boundaries and diagrams may be approved with a simplified process that does not require additional studies. Minor adjustments would include changes that modify boundaries to follow more logical locations without increasing density or changing entitlements.

## H. Severability Clause

In the event that any goal, policy, or program, or portion of any element of the General Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining portions there.

## **I. Environmental Impact Report / Mitigation Monitoring Program**

In conjunction with the preparation of the General Plan an Environmental Impact Report (GPEIR) #SCH 2001121027 was prepared consistent with the requirements of the California Environmental Quality Act (CEQA). The EIR was certified with a Statement of Overriding Considerations and Mitigation Monitoring Program. The Mitigation Monitoring Program is incorporated into the General Plan to ensure implementation (Table II-7). The General Plan EIR is intended to be utilized for "Tiering" consistent with Section 15152 of the CEQA Guidelines. Projects that are determined to be consistent with the General Plan and the EIR may incorporate the analysis, mitigation, and overriding considerations into subsequent Negative Declarations.

**Table II-7 General Plan EIR Mitigation Monitoring Program**

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
<b>Geology</b>			
<p>Cumulative Impacts.</p> <p><b>Eagle Ranch appears to abut or include a designated geologically sensitive area as shown in the Salinas River Area Plan.</b></p> <p><i>Eagle Ranch.</i> Amend the Draft Plan to include the following policy:</p> <p>Prior to development, the Geologically Sensitive Combining Designation shown in the Salinas River Area Plan shall be further studied for its application to the Eagle Ranch property.</p>	<p>Prior to Eagle Ranch development approvals</p>	<p>Community Development Department (CDD)</p>	<p>Ensure that consideration of the Combining Designation is reflected in environmental documentation prepared for any proposal on the property, and in site designs.</p>
<b>Hydrology and Water Quality</b>			
<p><b>Water Quality.</b></p> <p><i>Implement Best Management Practices for Water Quality Improvement.</i> Condition project approval to include Best Management Practices in construction and operation. Options include, but are not limited to:</p> <p>Regular inspection, maintenance and clean out of stormwater retention or detention structures</p> <p>Regular inspection, maintenance and clean out of oil and water separators</p> <p>Regular inspection maintenance and clean out of sediment traps.</p> <p>Promotion of self-directed removal of on-site trash, dead vegetation and leaf litter.</p> <p>Promotion of use of biodegradable herbicides and pesticides and encouragement of the use of biologically-sensitive landscape management</p> <p>Conduction of regularly scheduled creek clean-ups</p> <p>Conduction of regular maintenance of City fleets</p> <p>Provision of worker education programs</p> <p><i>Create guidelines for City facilities and discretionary projects to improve the quality of runoff water.</i> Considerations may include:</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements, the CDD shall assure that all adopted measures are complied with for sites with the potential to result in water quality degradation.</p>

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
<p>Install and maintain appropriately sized stormwater retention or detention structures</p> <p>Install and maintain oil and water separators</p> <p>Install and maintain appropriately sized sediment traps</p> <p>Install and maintain drought tolerant landscaping</p> <p>Install and maintain landscaping which does not require excessive application of fertilizers and pesticides</p> <p>Do not permit use of sprinkler and spray systems in areas less than eight feet wide (City facilities)</p> <p>Encourage the use of drip systems</p> <p>Encourage the use of more permeable paving materials (not feasible for applications where fueling and vehicle maintenance take place.</p>			
<p><b>Drainage and Flooding.</b></p> <p><i>Ensure Consistency with Applicable Drainage-Related Plans.</i> All new development in or near existing drainage systems and associated tributaries shall be assessed for consistency with applicable existing drainage, grading, erosion control, and water quality-related policies, standards, and programs including but not limited to the following:</p> <p>Water Quality Control Plan – Central Coast Basin including Best Management Practices (BMPs)</p> <p>San Luis Obispo County Master Water Plan Update (1998)</p> <p>Paso Robles Formation Study (in progress).</p> <p>Future recovery plans for the Salinas River and Atascadero Creek.</p> <p>Urban Water Management Plan (in progress).</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements, the CDD shall assure that compliance with all applicable plans and regulations is attained.</p>
<p><i>Stormwater Infrastructure.</i> Prior to approval of stormwater infrastructure improvements, ensure that adequate environmental review has been completed.</p>	<p>Prior to approval of infrastructure improvements</p>	<p>CDD</p>	<p>Upon review of infrastructures improvements, ensure that adequate environmental review is provided.</p>
<p><i>Compliance with SB 221.</i> All applicable development projects under the General Plan</p>	<p>Prior to discretionary</p>	<p>CDD</p>	<p>Upon review of discretionary</p>

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
shall comply with the recent legislation governing water supplies and development approval. Any subdivision proposing 400 or more units shall be subject to the provisions of this legislation.	approval of development applications meeting criteria		entitlements meeting specific size and service connection criteria, the CDD shall assure compliance with applicable regulations
Compliance with SB 610. <b>Incorporate the recommendations of the Urban Water Management Plan and amend the General Plan as necessary.</b>	Upon completion of the Urban Water Management Plan	CDD	Upon completion of the Urban Water Management Plan, make necessary amendments to the General Plan to comply with recommendations.
Biological Resources			
<p><b>Sensitive and/or Special Status Species.</b></p> <p><i>Impacts to Sensitive Species.</i> The City shall condition project approval, where it has jurisdiction, and recommend conditioning of project approval, in areas outside its jurisdiction, with the following measures:</p> <p><i>Implement sediment reduction measures.</i> Implement drainage measures recommended in Section V.III to reduce downstream impacts of sediment.</p> <p><i>Plant/Animal Survey procedures.</i> Until such time that a city ordinance is adopted, surveys for endangered and sensitive plant and animal species shall be conducted during proper seasons and in accordance with standard methodologies. Surveys will be prepared on sites with established vegetation, relatively undisturbed character and/or proximity to known occurrences of sensitive species. Appropriate mitigation measures in accordance with California Department of Fish and Game guidelines shall be developed where necessary to reduce impacts to sensitive species to a level of insignificance.</p> <p><i>Construction Activity Timing.</i> Where sensitive species are known to occur within a proposed project area, construction activities shall occur outside of species breeding and/or migration seasons in order to minimize impacts. These limitations are often included as provisions within associated permits. For example, construction occurring in or directly adjacent to</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements meeting criteria for biological sensitivity, the CDD shall assure compliance with mitigation measures

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
<p>a perennial stream may be limited to the summer months in order to minimize disturbance of steelhead spawning activities as part of a Section 1601 or 1603 DFG streambed alteration agreement.</p> <p><i>Prepare and Submit a Revegetation Plan.</i> For all development expected to result in removal or significant disturbance of native vegetation, the applicant shall contact the City to determine their responsibilities in terms of revegetation and restoration. The plans shall be prepared by a qualified botanist, restoration specialist, or other qualified firm. The plan shall address all natural communities impacted by all phases of the proposed project including chaparral, annual grassland, and oak woodland. The plan shall provide detailed specifications for replacement and restoration of all affected natural communities, including appropriate replacement ratios for disturbed native plants, and shall specify the duration and frequency of monitoring associated with restoration/revegetation efforts.</p> <p><i>Implement the Pre-approved Revegetation Plan.</i> Upon completion of construction for all new development, the applicant shall implement the pre-approved Revegetation and restoration plan described above. Following completion of construction, immediately revegetate all areas previously containing natural vegetation and disturbed because of project implementation. Revegetate only with appropriate native and indigenous vegetation. At a minimum, the structure and composition of habitats restored shall reflect pre-project site conditions or better. The health and maintenance of all replacement vegetation shall be monitored and/or otherwise supported for a sufficient duration and frequency to ensure successful establishment of the vegetation.</p> <p><i>Control Further Introduction of Invasive Exotic Plants at New Development Sites.</i> During and upon completion of construction, the proponent shall be required to control further introduction of invasive exotic plants. The project proponent shall implement the following measures:</p> <p>Use only clean fill material within all construction zones.</p> <p>Prohibit planting or seeding of disturbed</p>			



<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
<p>portions of natural communities with non-native plant species.</p> <p><i>Avoid Disturbance of Special-status Plants at New Development Sites.</i> During construction associated with all new development, avoid or minimize disturbance of special-status plants. Implement the measures identified below to avoid or minimize unnecessary disturbance of special-status plants either known of having potential to occur in the project area.</p> <p>Retain a qualified biologist and/or botanist to conduct focused surveys for special-status plant species during the appropriate flowering periods for various species having potential to occur in the project area.</p> <p>Clearly map and identify each individual or group of special-status plants observed during the surveys with highly visible flagging, and then completely avoid during construction</p> <p>In the event rare plants cannot be avoided during construction, applicable resource agencies should be contacted to determine appropriate avoidance measures before construction. Various measures may include relocation and transplanting of individual plants, and/or stockpiling of existing soils to retain the seedbank.</p> <p><i>Invasive Exotics.</i> The City shall develop and revise current landscaping plan guidelines to include prohibition of the planting of invasive exotics designated by CNPS</p>			
<p><b>Riparian, Wetland and other Sensitive Communities.</b></p> <p><i>Riparian/wetland habitat avoidance.</i> Until such time as a creek setback and mitigation program is adopted by the City, condition approval of development proposed to be located within 100 feet of a riparian or wetland area, and implement the following:</p> <p>Adjacent riparian or wetland resources shall be evaluated by a qualified biologist</p> <p>Development shall be sited at an adequate distance from riparian or wetland areas as determined necessary by a qualified biologist.</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements proximate to riparian areas, the CDD shall assure compliance with mitigation measures</p>

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
<p>Setbacks for non-significant riparian or wetland areas shall be determined based on recommendations of the qualified biologist.</p> <p>Construction and development activities shall employ measures designed to reduce impacts to riparian areas, in addition to respecting specified setbacks. Measures include, but are not limited to:</p> <p>Clearly delineate construction areas through physical and/or visual barriers.</p> <p>Do not allow location of fueling or staging areas proximate to waterways when feasible. When no other options exist, protect waterways by berming or otherwise creating barriers to soil and fuel movement.</p> <p>Do not allow washwater from construction to enter waterways.</p> <p>The City should develop a preferred set of Best Management Practices to be implemented by developers.</p> <p><i>Implement Erosion and Spill Control Measures during Construction.</i> To reduce the potential for inadvertent release of sediment or fuel from construction areas to adjacent drainage and wetland areas, the following measures shall be implemented as part of all development projects.</p> <p>During construction, avoid all cleaning and refueling of equipment and vehicles near existing drainages and associated seasonal wetland habitat.</p> <p>Following completion of construction-related activities, revegetate all disturbed and barren areas with appropriate native vegetation to reduce the risk of erosion and sedimentation in adjacent drainage areas.</p>			
<p><i>Movement and Migration Corridors.</i> Condition project approval in rural areas based on an assessment of the project's impacts on migration and movement corridors, including but not limited to, waterways, intact woodland areas, and fringe areas that abut intact habitat. The City should identify important corridor areas and aim for their preservation through</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures</p>

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
conservation easements, where feasible, and through site design.			
<i>Consistency with Regional, Species Specific Recovery Plans and Other Habitat Conservation Efforts.</i> Project approval shall be conditioned on consideration of consistency with regional conservation plans, including critical habitat designations and recovery plans, where applicable.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
<b>Agriculture</b>			
<p><b>Evaluation and Mitigation.</b> Prior to approval of development on parcels listed with potential for supporting important farmland, evaluate the following criteria:</p> <p>Do the on-site soils exhibit the necessary characteristics for farmland of local potential? Is the parcel large enough to support agriculture (refer to the County minimums)?</p> <p>If the parcel meets all of the above criteria, condition development approval with offsets of at least 1:1 offsite.</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
<b>Circulation</b>			
<i>Implement Recommended Intersection Mitigation.</i> The following policy will be included in the Draft Plan: Incorporate the recommendations of the traffic engineers to remedy existing intersection deficiencies.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
<b>Air Quality</b>			
<b>Short-Term (Construction-related) Impacts.</b> <i>Construction.</i> The City shall incorporate APCD recommendations for all construction in the City. Measures include the use of catalyzed particulate filters for both off- and on-road vehicles.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
<b>Noise</b>			
<i>Vibration.</i> When reviewing project-specific applications for vibration-sensitive construction within 100 feet of the centerline of the railroad tracks, project approval will be conditioned pending results of vibration studies. Mitigation such as setback or vibration reduction treatments shall be included in the project design and specifications.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures

<b>MITIGATION MONITORING PROGRAM</b>			
<b>Mitigation Measures</b>	<b>Timing</b>	<b>Responsible Person/Agency</b>	<b>Compliance Standards</b>
<b>Public Services.</b>			
<p><i>Fiscal Analysis.</i> The City shall prepare a citywide fiscal analysis outlining funding required to support staffing for police and fire throughout buildout of the Draft Plan. The analysis will identify methods to fund staffing, milestones for new hires based on projected growth, and specific policies for implementation of funding methods.</p>	Adoption of General Plan	CDD	Amend policies to reflect language
<b>Aesthetics</b>			
<p><b>Light and Glare.</b> Additional recommended General Plan policies:</p> <p><i>Glare.</i> The City shall assess the potential glare impacts of a proposed project and apply the following:</p> <p>Do not allow large expanses of reflective glass or reflective metal roofing in locations visible to residents and/or traffic.</p> <p>The City shall consider establishing minimum and maximum light levels for each of the proposed land uses.</p>	Adoption of General Plan	CDD	Amend policies to reflect suggested language