Atascadero City Council
Staff Report – Community Development Department

Oak Ridge Estates / 3F Meadows
PD-11
Project Update

RECOMMENDATION:

Council receive and file this report.

DISCUSSION:

Background:
The original 3-F Meadows Ranch project was approved by the City Council in February of 1995. The project included a lot line adjustment map (LLA 94005), a zone change (ZCH 94-001) which created the Planned Development 11 (PD-11) zoning district, a colony road abandonment (RA 94-001), and the certification of an Environmental Impact Report. The project resulted in the reconfiguration of 115 existing residential lots on approximately 550 acres. The project created 111 single-family residential lots and one lot for a future water tank to serve the project. The other three lots were dedicated as 256 acres of open space. An additional 39 acres of conservation easements were created over the single-family lots.

Summary:
Project construction began in 2003. Since then, permits for 26 single-family homes have been issued and 25 permits have been finaled. As a result of the economic downturn, construction on the project has been very limited since 2006. The last housing permit was issued in the summer of 2007. Currently a limited construction crew is working Phase 2 roads.

One of the project requirements listed in PD-11 requires off-site road improvements at State Route 41 and Los Altos to be completed within three years of the issuance of housing permits. Staff has sent a letter to the developer, Castlerock Development, stating that no further residential building permits will be issued for the project until these improvements have been completed (see attachment).
Analysis:

**Off-Site Improvements**
The suspension of residential permitting on the project will prevent the construction of additional dwelling units that could contribute additional traffic to Los Altos Road and SR 41. This action is consistent with the requirements of PD-11 and will encourage the developer to take action to complete the required off-site improvements. Since the project was in compliance with the PD requirements at the time the original 26 residential permits were issued, there does not appear to be any new public safety issues that are created by the project being out of compliance with the PD. Rather, this is an issue of the timing of improvements. As long as no additional residential permits are issued, the traffic levels generated by the project will remain unchanged.

**Off-Site Road Maintenance**
The issue of off-site maintenance of San Marcos and Los Altos Roads has been an ongoing concern. Both of these roads are narrow, winding and in less than optimal condition. PD-11 sets certain requirements for the improvement and ongoing maintenance of these roads. Staff is currently working on a review of these issues and will report back to the Council on a future agenda.

**On-Site Road Maintenance Assessment District**
The project developer has been working with the City for the past few years on creating a road maintenance assessment district for the roads within the project boundaries. This process would be similar to the road maintenance programs that were created for the Apple Valley and Los Lomas projects. Staff is currently working with the developer to refine the road maintenance cost projections. This program will likely come before the Council for approval in late 2010.

**Conclusion:**
The Oak Ridge Estates project is currently out of compliance with the requirements of PD-11. No additional residential permits will be issued until the project is in compliance with the PD. Staff is currently working on both on-site and off-site road maintenance issues that will be brought back to the Council at a later date for review.

**ATTACHMENT:**

1. March 8, 2010 letter to Castlerock Development
March 8, 2010

Darren Shetler
Castlerock Development
202 H3 Tank Farm Road
San Luis Obispo, CA 93401

RE: Oak Ridge Estates (3F Meadows) / Planned Development #11

Project Non-Conformance Determination

Dear Mr. Shetler,

I am writing in regards to the Oak Ridge Estates (ORE) project’s conformance with the Zoning Ordinance’s Planned Development #11 (PD-11). As staff has recently discussed with your representative Don Ritter, ORE is required by PD-11 to install certain off-site improvements including improvements at Los Altos Road and SR 41 (refer to Attachment 1).

Under the provisions of PD-11, certain off-site improvements must be completed within the following time frames:

"when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier."

According to Building Department records, the issuance of housing permits for Phase 1 began in early 2004. Therefore, all of the required improvements listed in Attachment 1 were required to have been completed in 2007.

The Public Works Department has determined that these improvements have not been completed. Furthermore, staff understands that applications for Caltrans permits on SR 41 have not been submitted.

Therefore, staff is required to determine that the ORE project is out of conformance with the requirements of PD-11. The City of Atascadero will not issue any additional permits for new residential dwellings within the boundaries of PD-11 until this issue has been resolved.
However, issued permits remain valid and may be finaled. The following permits will still be issued since these permits would not increase off-site traffic levels:

- New permits for on-site and off-site public improvements.
- Minor permits associated with existing houses within the project area (e.g. residential additions, pools) will continue to be issued.

Staff is available to meet and discuss this issue further. Please contact me at 470-3488 if you have any questions, or would like to schedule a meeting.

Sincerely,

[Signature]

Warren Frace
Community Development Director

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Attachment 1: PD-11 Off-Site Road Improvements

The project is out of conformance with the following items that are in bold and boxed:

9-3.656 Establishment of Planned Development Overlay Zone No. 11 (PD11).

(3) Road Improvements—Off-Site.

(i) Curve widening shall be constructed on Los Altos Road from Highway 41 to San Marcos Road where curve radii is less than two hundred (200) feet. Curve widening shall be constructed in conformance with Section 4, Paragraph F of the City Standard Specifications, or as approved by the City Engineer. Plans for the curve widening shall be submitted for review and approval by the City Engineer prior to the approval of the Master Development Plan.

The curve widening on Los Altos Road shall be constructed when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier.

(ii) A “Stop” sign and slop bar shall be constructed at the intersection of Los Altos Road and San Marcos Road and shall be constructed with the development of Phase 1 of the project and prior to the issuance of building permits.

(iii) San Marcos Road between Los Altos Road and the project boundary shall be improved preparatory to acceptance of this portion of road into the City maintained system.

Curve widening shall be constructed where curve radii is less than two hundred (200) feet. Curve widening shall be constructed in conformance with Section 4, Paragraph F of the City Standard Specifications, or as approved by the City Engineer. Improvement plans for the curve widening shall be submitted for review and approval by the City Engineer prior to approval of the Master Development Plan.

San Marcos Road between Los Altos Road and the project boundary shall be improved prior to the development of Phase 1 of the project and prior to the issuance of building permits.

(iv) The applicant shall enter into a maintenance agreement with the City for the portion of San Marcos Road between Los Altos Road and the project boundary. The agreement shall guarantee that damage to the road which results from construction traffic generated by the development of the project is properly repaired. The agreement shall be reviewed and approved by the City Engineer.
and the City Attorney. The agreement shall remain in-force throughout construction of Phase 1 and Phase 2 of the project.

A maintenance security in a form acceptable to the City Attorney and the City Engineer shall be posted for the portion of San Marcos Road between Los Altos Road and the project boundary. The maintenance security shall remain effective until final acceptance of both Phase 1 and Phase 2 of the project.

(v) Left-turn lanes shall be constructed on State Highway 41 for eastbound traffic entering both Los Altos Road and the driveway serving Lots 109-112. Improvement plans for the left-turn lanes shall be submitted for review and approval by Caltrans and the City Engineer prior to approval of the Master Development Plan.

The left-turn lanes for Los Altos Road shall be constructed when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier.

The left-turn lanes for the driveways accessing Lots 109-112 shall be constructed with the development of any portion of Lots 109-112.

(vi) Vehicle refuge lanes shall be constructed for vehicles turning left onto State Highway 41 from both Los Altos Road and the driveway serving Lots 109-112. Improvement plans for the refuge lanes shall be submitted for review and approval by Caltrans and the City Engineer prior to approval of the Master Development Plan.

The vehicle refuge lane for Los Altos Road shall be constructed when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier.

The vehicle refuge lane for the driveways accessing Lots 109-112 shall be constructed with the development of any portion of Lots 109-112.

(vii) The improvements required to achieve a minimum of five hundred fifty (550) feet of sight distance shall be constructed at the intersection of Los Altos Road and State Highway 41 and at the intersection of the driveway serving Lots 109-112 and State Highway 41. Improvement plans for the site distance improvements shall be submitted for review and approval by Caltrans and the City Engineer prior to approval of the Master Development Plan.

The site distance improvements for Los Altos Road shall be constructed when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the...
twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier.

The site distance improvements for the driveways accessing Lots 109-112 shall be constructed with the development of any portion of Lots 109-112.

(viii) Advisory and warning signage shall be installed along State Highway 41 to advise drivers of the approaching intersection with Los Altos Road and the driveway serving Lots 109-112. Signage shall be installed which indicates a left-turn lane ahead. Improvement plans for the signage improvements shall be submitted for review and approval by Caltrans and the City Engineer prior to approval of the Master Development Plan.

The signage improvements for Los Altos Road shall be constructed when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier.

The signage improvements for the driveways accessing Lots 109-112 shall be constructed with the development of any portion of Lots 109-112.

(ix) Designated right-turn lanes shall be constructed on State Highway 41 for westbound traffic entering both Los Altos Road and the driveway serving Lots 109-112. Improvement plans for the right-turn lanes shall be submitted for review and approval by Caltrans and the City Engineer prior to approval of the Master Development Plan.

The right-turn lane for Los Altos Road shall be constructed when the ADT on Los Altos Road reaches five hundred (500) vehicles per day, with the development of the twenty-seventh lot in Phase 1, or within three (3) years of the issuance of building permits for Phase 1, whichever is earlier.

The right-turn lane for the driveways accessing Lots 109-112 shall be constructed with the development of any portion of Lots 109-112.

(x) Curve widening shall be constructed on the following roads where curve radii is less than two hundred (200) feet. Curve widening shall be constructed in conformance with Section 4, Paragraph F of the City Standard Specifications, or as approved by the City Engineer. Plans for the curve widening shall be submitted for review and approval by the City Engineer prior to the approval of the Master Development Plan.

a. Laurel Avenue from Santa Lucia Road to Cenegal Road.

b. Cenegal Road from Laurel Avenue to the project boundary.
The curve widening shall be constructed when the ADT on Laurel Avenue reaches five hundred (500) vehicles per day, with the development of the thirty-eighth lot in Phase 2, or within three (3) years of the issuance of building permits for Phase 2, whichever is earlier.

(xi) A three-foot wide Class II base or other all weather surface walkway shall be provided along one side Canegal Road from the project boundary to Laurel Avenue and along Laurel Avenue from Canegal Road to Santa Lucia Road, or as approved by the City Engineer. Improvement plans for the walkways shall be submitted for review and approval by the City Engineer and Community Development Director prior to approval of the Master Development Plan.

The three-foot-wide pedestrian walkway shall be constructed when the ADT on Laurel Avenue reaches five hundred (500) vehicles per day, with the development of the thirty-eighth lot in Phase 2, or within three (3) years of the issuance of building permits for Phase 2, whichever is earlier.