



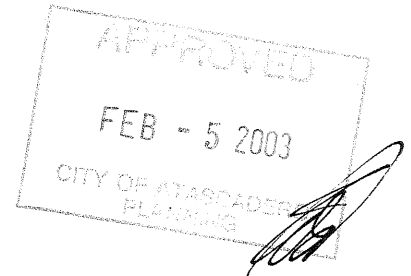
# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

FILE COPY

February 5, 2003

**ORIGINAL**



## **3F Meadows / Planned Development #11**

### **Approved Master Plan of Development / EIR Mitigation Monitoring Program**

#### **Purpose**

This document satisfies the requirements of PD-11 sections 9-3.656(a)(1), (2), and (4) requiring the approval of a Master Plan of Development and Mitigation Monitoring Program prior to acceptance of a final map. The attached Master Development Plan (Exhibit 1) has been determined to be consistent with 1) Lot Line Adjustment project 2000-0005 (ATAL 00-192) as approved by Planning Commission Resolution PC 2000-052; 2) Planned Development 11 (Section 9-3.656 Atascadero Zoning Ordinance); and 3) the mitigation measures contained in the Final Environmental Impact Report prepared and certified for the project that was the subject of LLA 94-002, subject to Table 1.

#### **Background**

The Planned Development Overlay Zone No. 11 ("PD-11") contains the conditions of development for property located within the PD-11 Zone. Section 9-3.656(a)(1) states that a Master Plan of Development shall be prepared and approved in connection with approval of the final lot line adjustment for the PD-11 zone. Lot Line Adjustment 2000-0005 ("LLA 2000-0005") was approved for the PD-11 Zone on December 20, 2000. LLA 2000-0005 is a tentative map, and it is not the final map. Upon approval of the Master Development Plan the City will be able to approve a final lot line adjustment map and the final map will be consistent with LLA 2000-0005. The accompanying Master Development Plan satisfies the requirements of PD-11 and is consistent with LLA 2000-0005.

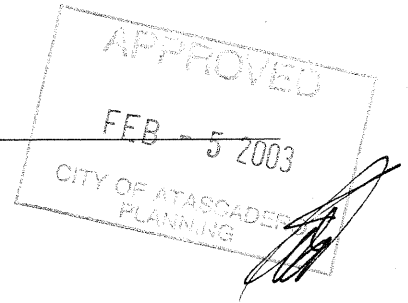
The accompanying Master Plan of Development was derived from the Precise Road Alignment/Lot Grading Plan described in section 9-3.656(a)(1). The Precise Road Alignment/Lot Grading Plan was submitted in connection with Lot Line Adjustment 94-005, a prior tentative lot line adjustment approved for the PD-11 Zone.

The accompanying Master Plan of Development shows lot lines, roadways and private drives for the entire PD-11 zone. These lines and roadways are shown on 1"=40' scale plans so as to more specifically describe the lot lines, roadways and private drives that are consistent with LLA 2000-0005. This is a requirement of section 9-3.656(a)(1). Section 9-3.656(a)(4) also requires the Master Plan of Development to show the location of building envelopes, leach field areas and



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driveways for lots whose average slope exceeds thirty percent (30%). The accompanying Master Development Plan shows building envelopes, leach field areas and driveways for all of the lots within the PD-11 Zone. All of the lots have been shown for the purpose of providing a more comprehensive plan for the future development of the property within the PD-11 zone, and to better evaluate environmental impacts.

An Environmental Impact Report was prepared and certified in connection with the project that was the subject of Lot Line Adjustment 94-002 and in connection with the adoption of PD-11 ("Project EIR"). The Project EIR contains various environmental mitigation measures, some of which are described in Table A to the EIR. Upon approval of LLA 2000-0005 the Planning Commission in Resolution PC 2000-052 found the subject of LLA 2000-0005 was consistent with the Project EIR. The draft Master Plan of Development that was submitted concurrently with LLA 2000-0005 is substantially the same as the accompanying 11-14-02 Master Plan of Development. (Exhibit 2: PC Resolution 2000-052).

It is the intent of the various planning documents to depict the project in a conceptual manner. This means that the development features depicted on the accompanying Master Development Plan and LLA 2000-052 are not intended to be exact building and grading plans, but rather are intended to be general conceptual designs that demonstrate EIR consistency. Further, the description of improvements within the Project EIR are intended only to provide a general basis of understanding the potential impacts of the project, and these descriptions are not intended to constitute design drawings for the project itself.

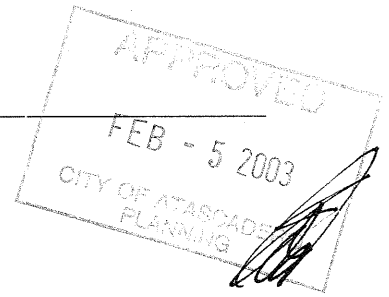
### **Plot Plan Review**

The following enumerated Master Development Plan lots described in Table 1 will be the subject to a subsequent plot plan review at the time of a building permit application to ensure consistency with 1) Planned Development 11 (PD-11); and 2) the mitigation measures contained in the EIR prepared and certified for the project.



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**Native Tree Mitigation**

Native tree replacement mitigation for phases 1 through 5 of the Master Development Plan shall be accomplished pursuant to the mitigation measures stated in the EIR, and not the City's Tree Ordinance. Native trees that are removed due to construction shall be replaced at a ratio of four (4) trees for each removed tree (4:1). Replacement trees shall be a minimum of one (1) gallon container size and installed with protective deer fencing.

**Table 1**

This Mitigation Monitoring Program identifies the EIR consistency status of each lot within the project as shown on Exhibit 1. Lots with building envelopes, leach fields and drives that are consistent with the EIR are indicated with "yes" in column two. Lots that cannot be determined consistent with the EIR will be subject to a plot plan review process at the time of building permit when precise site surveys and building plans have been developed. Each individual plot plan shall be determined to be consistent with the EIR.

EIR Lot #	EIR consistency	EIR Table A Mitigations at building permit	Plot Plan Mitigation
1	Yes	• Restoration plan	
2	Yes		
3	Yes		
4	Yes	• Restoration plan	
5	Plot Plan	• Restoration plan	• Shift building envelope to reduce visual impact
6	Yes	• Restoration plan	
7	Yes	• Restoration plan	
8	Yes		
9	Yes		
10	Yes		
11	Yes		
12	Yes		
13	Yes	• Restoration plan	
14	Yes		
15	Yes		
16	Yes	• Restoration plan	
17	Plot Plan		• Shift building envelope to slope less than 20%
18	Plot Plan		• Shift building envelope to slope less than 20%
19	Plot Plan		• Shift building envelope to slope



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EIR Lot #	EIR consistency	EIR Table A Mitigations at building permit	Plot Plan Mitigation
			less than 20%
20	Plot Plan		<ul style="list-style-type: none"> <li>Shift building envelope to slope less than 20%</li> </ul>
21	Plot Plan		<ul style="list-style-type: none"> <li>Shift building envelope to slope less than 20%</li> </ul>
22	Yes	<ul style="list-style-type: none"> <li>Restoration plan</li> <li>Percolation test</li> </ul>	
23	Yes		
24	Plot Plan		<ul style="list-style-type: none"> <li>Shift building envelope to slope less than 20%</li> </ul>
25	Plot Plan		<ul style="list-style-type: none"> <li>Shift building envelope to slope less than 20%</li> </ul>
26	Yes	<ul style="list-style-type: none"> <li>Restoration plan</li> </ul>	
27	Yes	<ul style="list-style-type: none"> <li>Restoration plan</li> <li>Additional soils engineering</li> </ul>	
28	Yes	<ul style="list-style-type: none"> <li>Restoration plan</li> </ul>	
29	Yes		
30	Yes		
31	Plot Plan	<ul style="list-style-type: none"> <li>Restoration plan</li> </ul>	<ul style="list-style-type: none"> <li>Shift building envelope to slope less than 20%</li> <li>Shift driveway</li> </ul>
32	Yes		
33	Yes	<ul style="list-style-type: none"> <li>Percolation test</li> </ul>	
34	Yes		
35	Yes		
36	Yes		
37	Yes	<ul style="list-style-type: none"> <li>Additional soils engineering</li> </ul>	
38	Yes		
39	Yes		
40	Yes		
41	Yes		
42	Plot Plan	<ul style="list-style-type: none"> <li>Additional soils engineering</li> </ul>	<ul style="list-style-type: none"> <li>Shift building envelope to slope less than 20%</li> </ul>
43	Yes		
44	Yes	<ul style="list-style-type: none"> <li>Restoration plan</li> <li>Additional soils engineering</li> </ul>	
45	Yes		
46	Yes	<ul style="list-style-type: none"> <li>Restoration plan</li> </ul>	
47	Yes		



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EIR Lot #	EIR consistency	EIR Table A Mitigations at building permit	Plot Plan Mitigation
48	Yes	• Restoration plan	
49	Yes		
50	Yes		
51	Yes	• Restoration plan	
52	Yes		
53	Yes	• Restoration plan • Additional soils engineering	
54	Yes	• Additional soils engineering	
55	Yes		
56	Yes	• Percolation test	
57	Yes		
58	Yes	• Restoration plan	
59	Yes	• Percolation test	
60	Yes		
61	Yes	• Restoration plan	
62	Plot Plan	• Percolation test	• Shift building envelope to slope less than 20%
63	Yes		
64	Yes		
65	Yes	• Percolation test • Additional soils engineering	
66	Yes	• Restoration plan	
67	Plot Plan	• Percolation test	• Shift building envelope to slope less than 20%
68	Yes	• Percolation test	
69	Yes		
70	Plot Plan		• Shift building envelope to slope less than 20%
71	Yes		
72	Yes		
73	Plot Plan	• Restoration plan	• Shift building envelope to reduce visual impact
74	Plot Plan		• Shift building envelope to reduce visual impact
75	Plot Plan		• Shift building envelope to reduce visual impact
76	Plot Plan		• Shift building envelope to reduce visual impact
77	Plot Plan	• Restoration plan	• Shift building envelope to slope



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EIR Lot #	EIR consistency	EIR Table A Mitigations at building permit	Plot Plan Mitigation
			less than 20%
78	Yes		
79	Yes		
80	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	
81	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	
82	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	
83	Plot Plan		<ul style="list-style-type: none"> <li>• Shift building envelope to slope less than 20%</li> </ul>
84	Yes		
85	Yes	<ul style="list-style-type: none"> <li>• Restoration Plan</li> <li>• Percolation test</li> <li>• Additional soils engineering</li> </ul>	
86	Yes	<ul style="list-style-type: none"> <li>• Percolation test</li> <li>• Additional soils engineering</li> </ul>	
87	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	
88	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> <li>• Percolation test</li> </ul>	
89	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> <li>• Percolation test</li> </ul>	
90	Yes		
91	Yes		
92	Plot Plan	<ul style="list-style-type: none"> <li>• Restoration plan</li> <li>• Percolation test</li> </ul>	<ul style="list-style-type: none"> <li>• Shift building envelope to slope less than 20%</li> </ul>
93	Plot Plan	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	<ul style="list-style-type: none"> <li>• Excavation Area Restoration</li> </ul>
94	Yes		
95	Yes		
96	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> <li>• Percolation test</li> </ul>	
97	Yes		
98	Yes		
99	Yes		
100	Yes		
101	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	
102	Yes		
103	Yes	<ul style="list-style-type: none"> <li>• Percolation test</li> </ul>	
104	Yes	<ul style="list-style-type: none"> <li>• Percolation test</li> </ul>	
105	Yes		
106	Yes	<ul style="list-style-type: none"> <li>• Percolation test</li> </ul>	
107	Yes	<ul style="list-style-type: none"> <li>• Restoration plan</li> </ul>	



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EIR Lot #	EIR consistency	EIR Table A Mitigations at building permit	Plot Plan Mitigation
108	Yes		
109	Yes	• Restoration plan	
110	Yes	• Restoration plan	
111	Yes	• Restoration plan • Percolation test	
112	Yes	• Restoration plan	
Wall A	Yes	• San Marcos Lot 72	
Wall B	Yes	• San Marcos Lot 72	
Wall C	Yes	• San Felipe Lot 89	
Wall D	Yes	• Cenegal Open Space	
Wall E	Yes	• Cenegal Lot 83	

Approved by,

Warren M. Frace, Community Development Director

2/5/03

Date

cc: W. McKinney  
R. Hanley  
S. Kahn  
S. McHarris  
Dean Coker, Castlerock Development

Attachments Exhibit 1: 11/14/02 Master Plan of Development  
Exhibit 2: Planning Commission Resolution 2000-052



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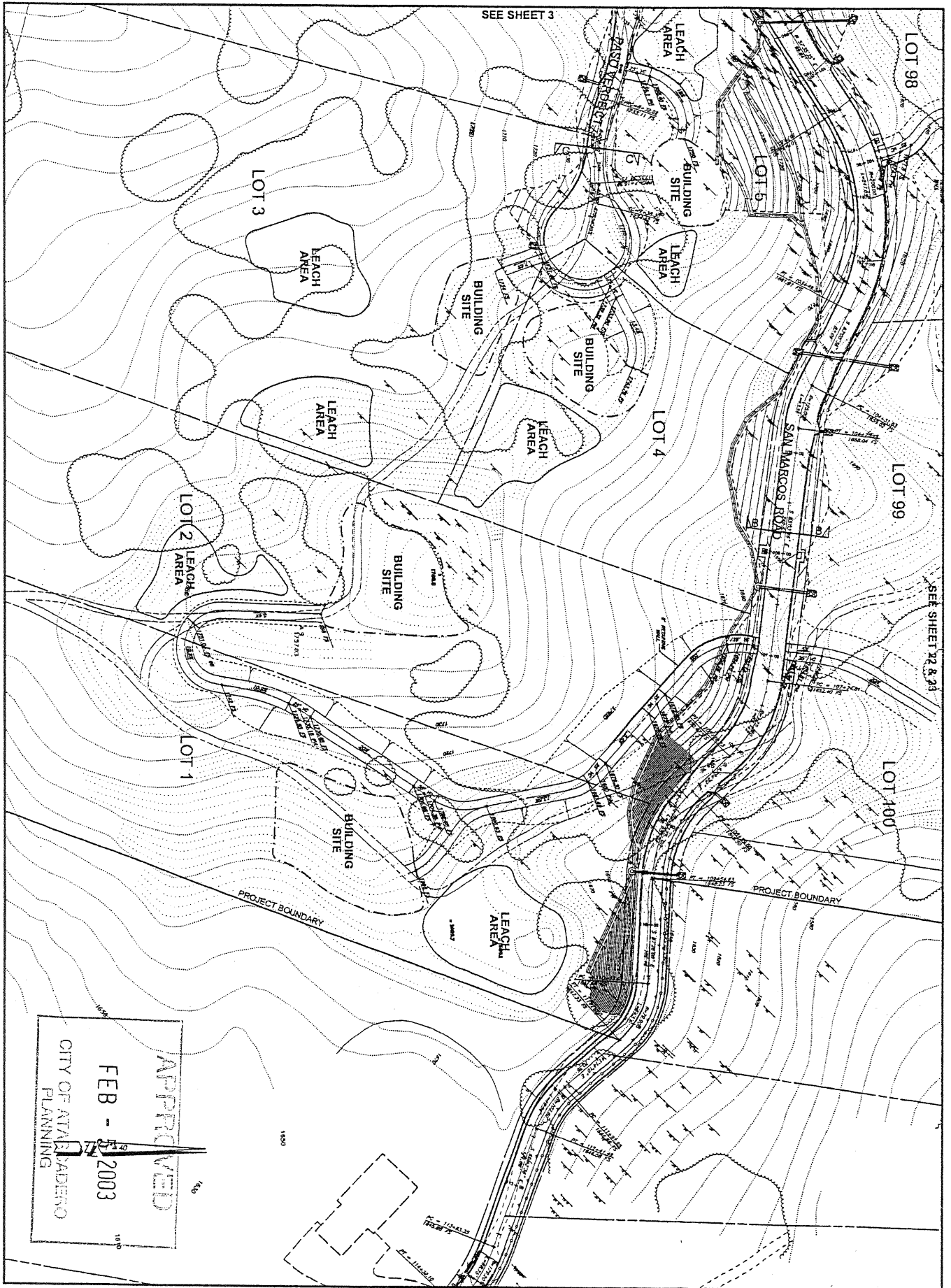
3F Meadows PD-11  
Master Plan of Development Approval / EIR Mitigation Monitoring Program  
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**Exhibit 1**

**3F Meadows PD-11: 11/14/02 Master Plan of Development (39 Pages)**  
**Sheets 1-39**





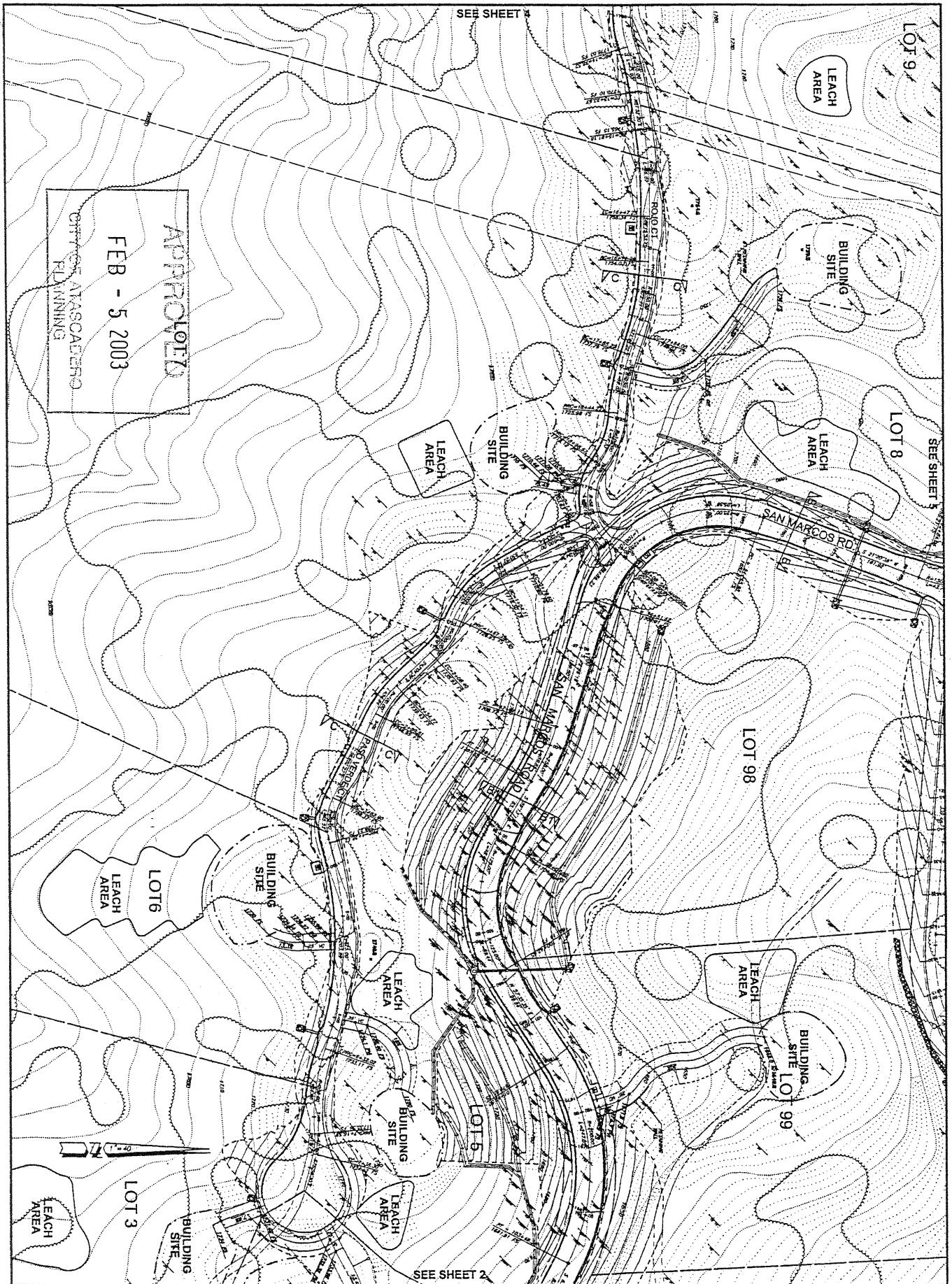


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**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 1 - 5

SHEET 2 OF 38  
 JOB NO. 2-238-002  
 NOVEMBER 14, 2002  
 SCALE 1" = 40'  
 1" = 40'

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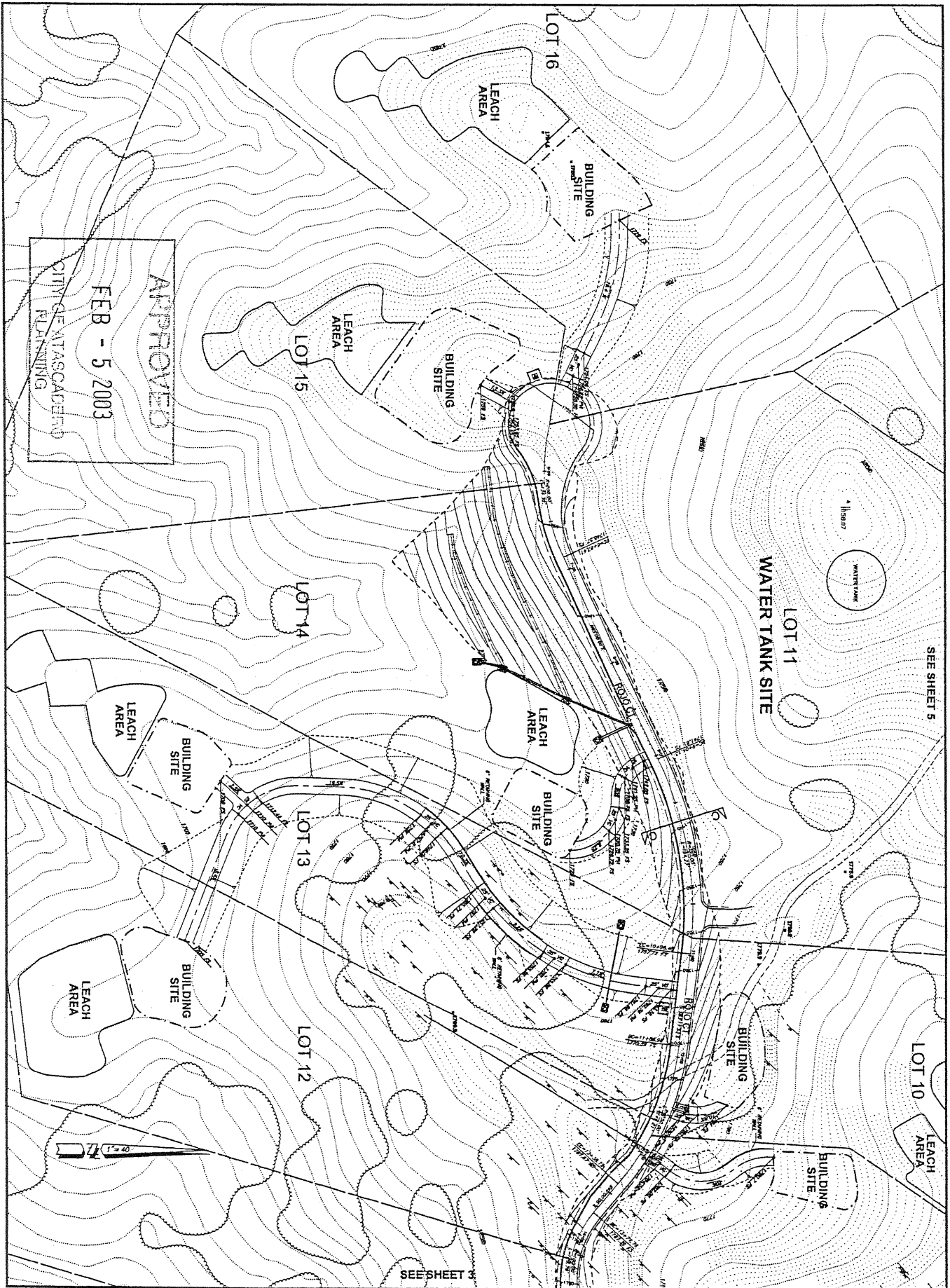
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	NONDUPED 14, 2002
JOB NO.: 2-2458-002	
SHEET 3 OF 39	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 3, 5 - 8, 98 & 99

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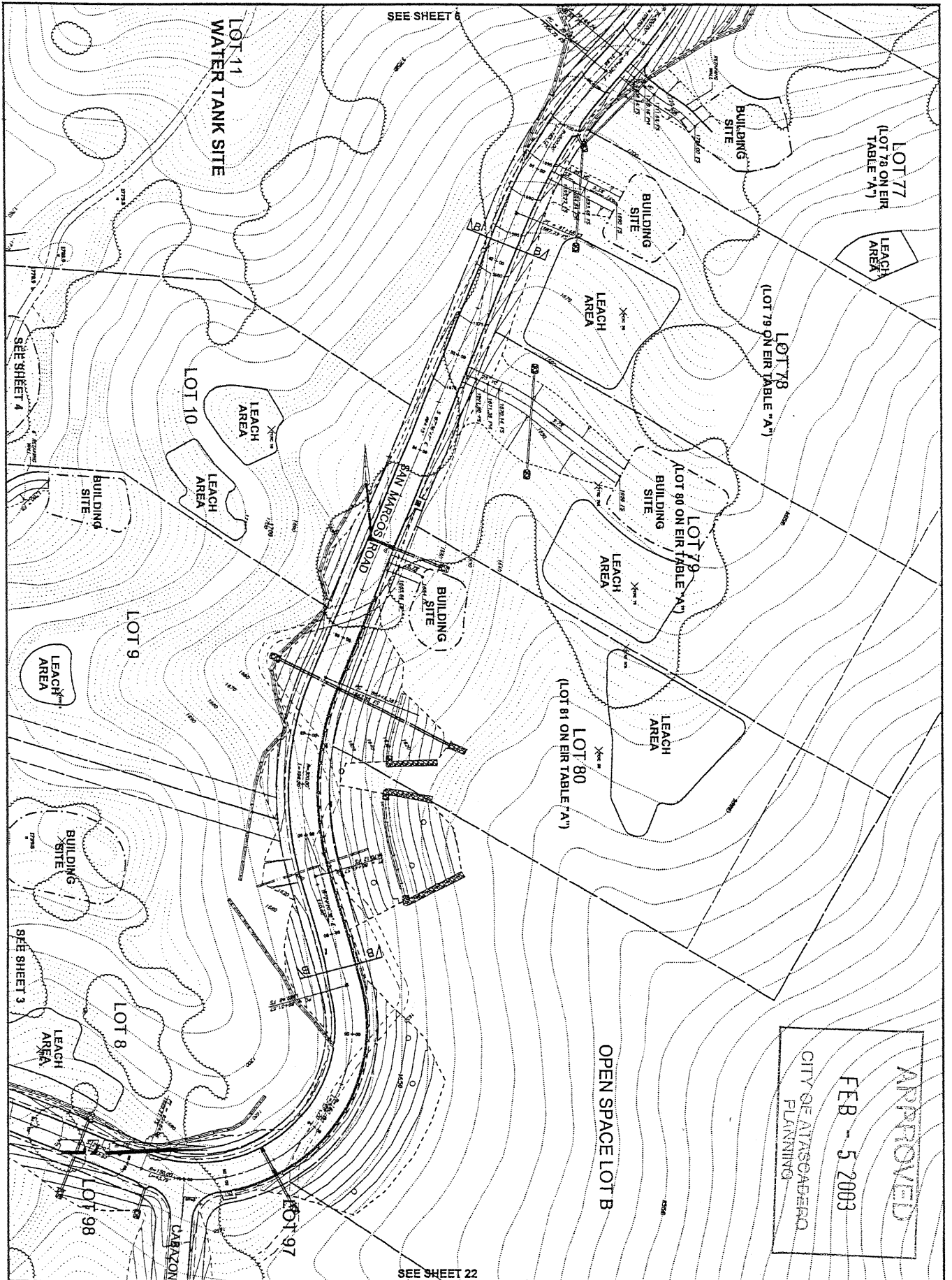
SEE SHEET 5

SEE SHEET 3

SCALE: 1" = 40'
NOVEMBER 14, 2002
JOB NO.: 2-745-002
SHEET 4 OF 39

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 9 - 16

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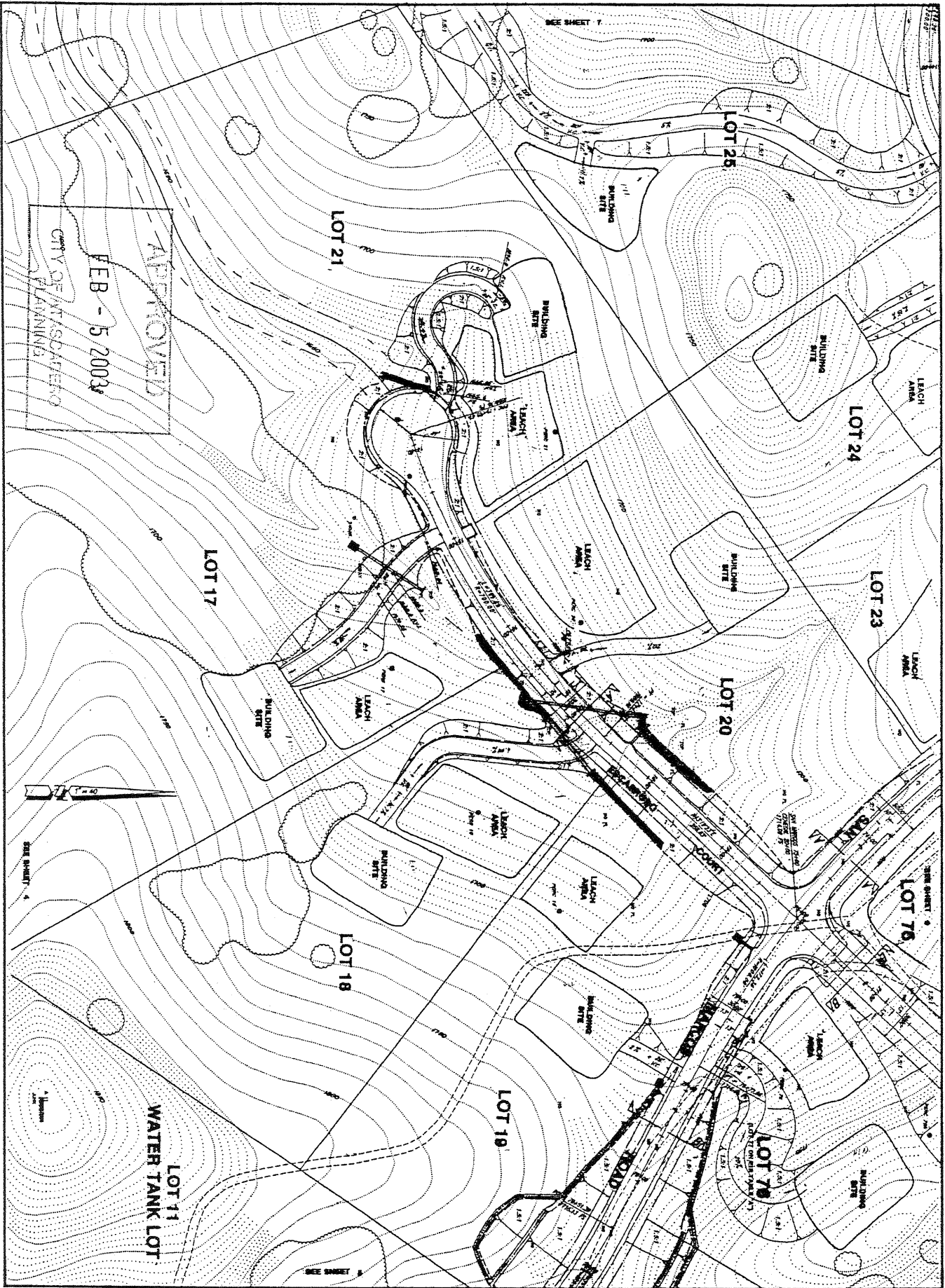


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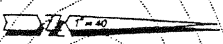
SHEET 8 OF 39  
 JOB NO. 2-2003-002  
 NOVEMBER 14, 2002  
 SCALE: 1" = 40'  
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 8 - 11, 78-81

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SEE SHEET 4

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 17 - 21, 25, 77

SHEET 6 OF 38  
 DATE: 11/10/2002  
 JOB NO.: 3-0406-003

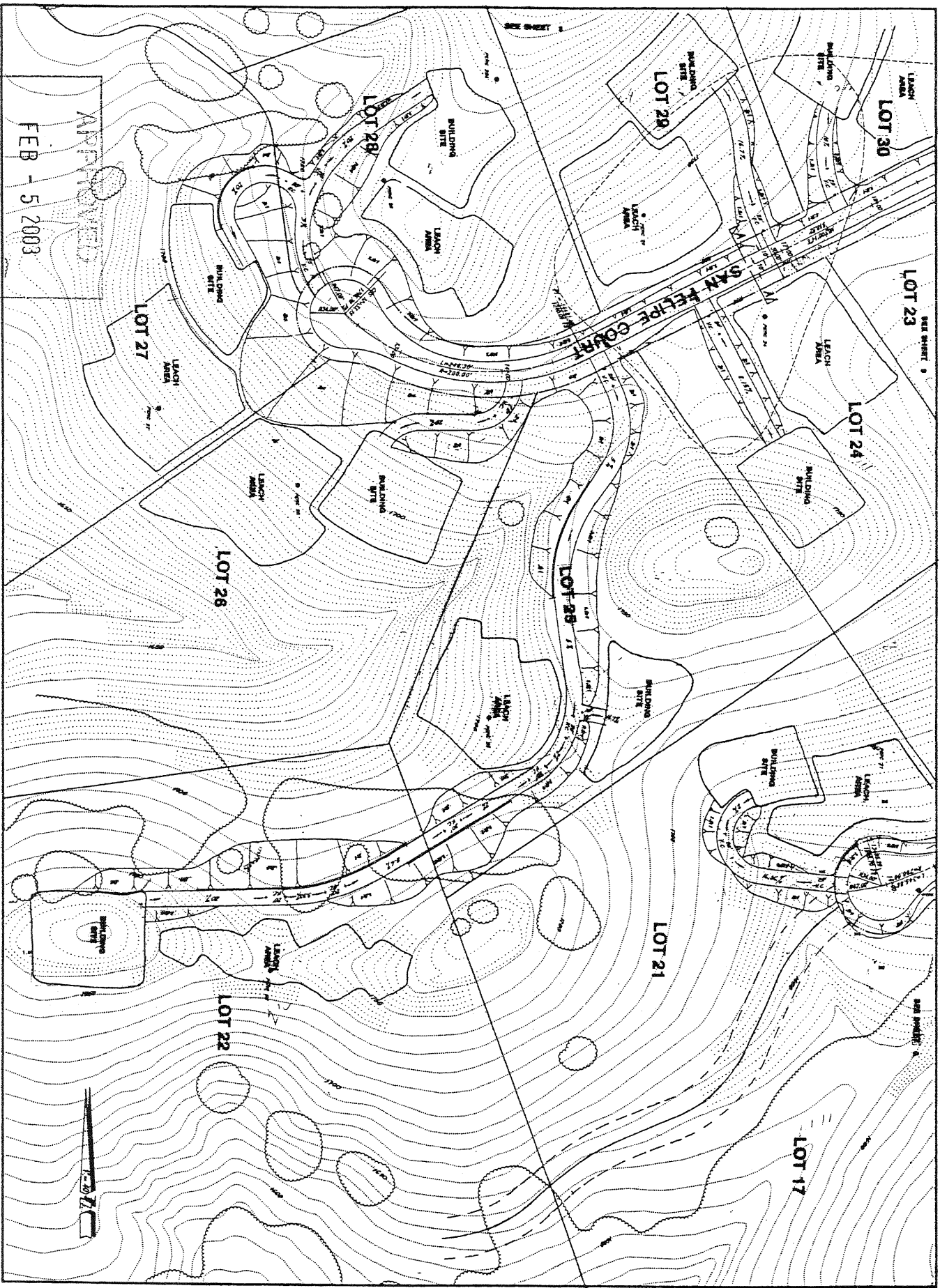
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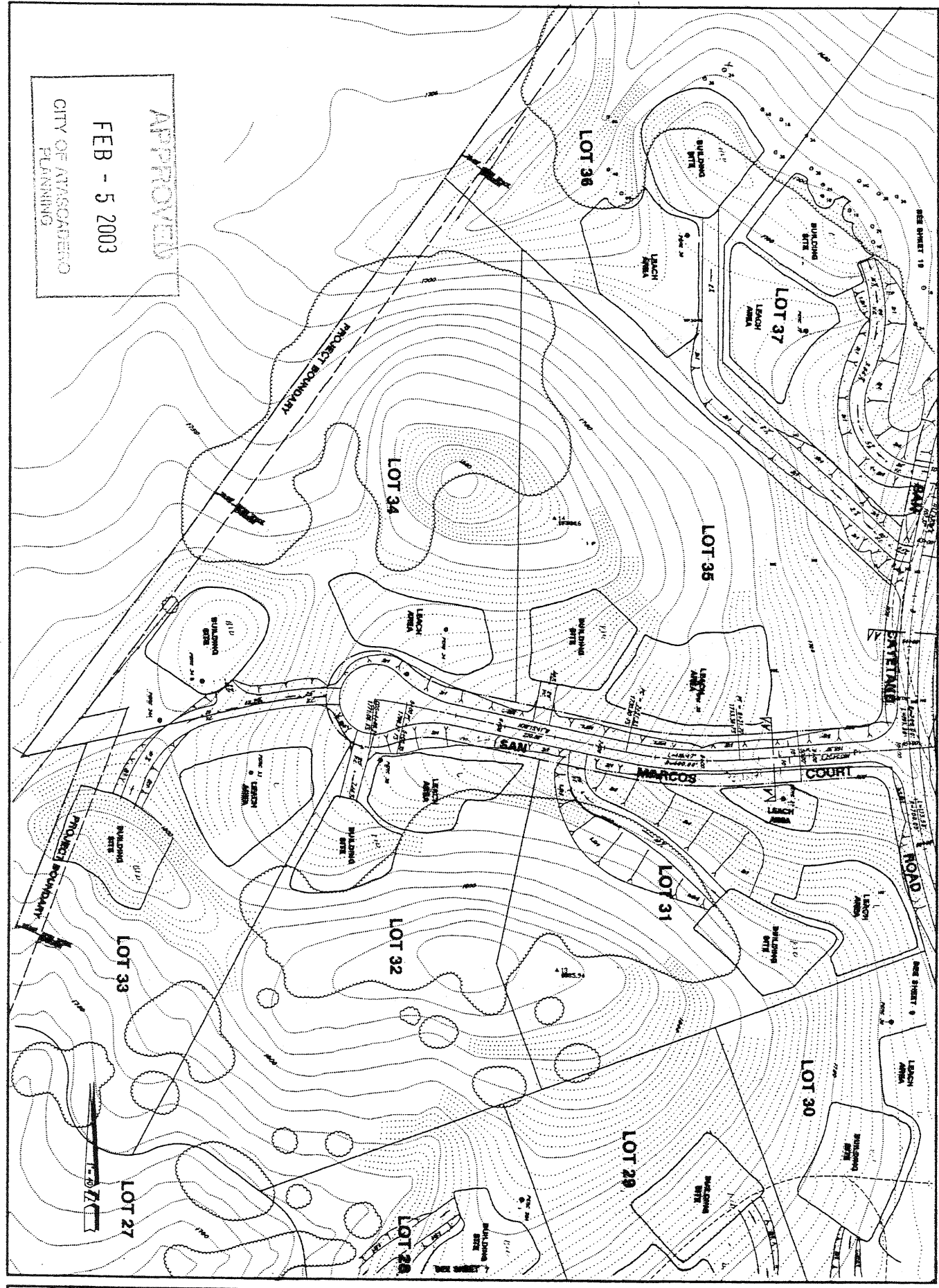


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DATE NOVEMBER 14, 2002
JOB NO. S-248-003
SHEET 7 OF 34

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 17 & 21, 26-30

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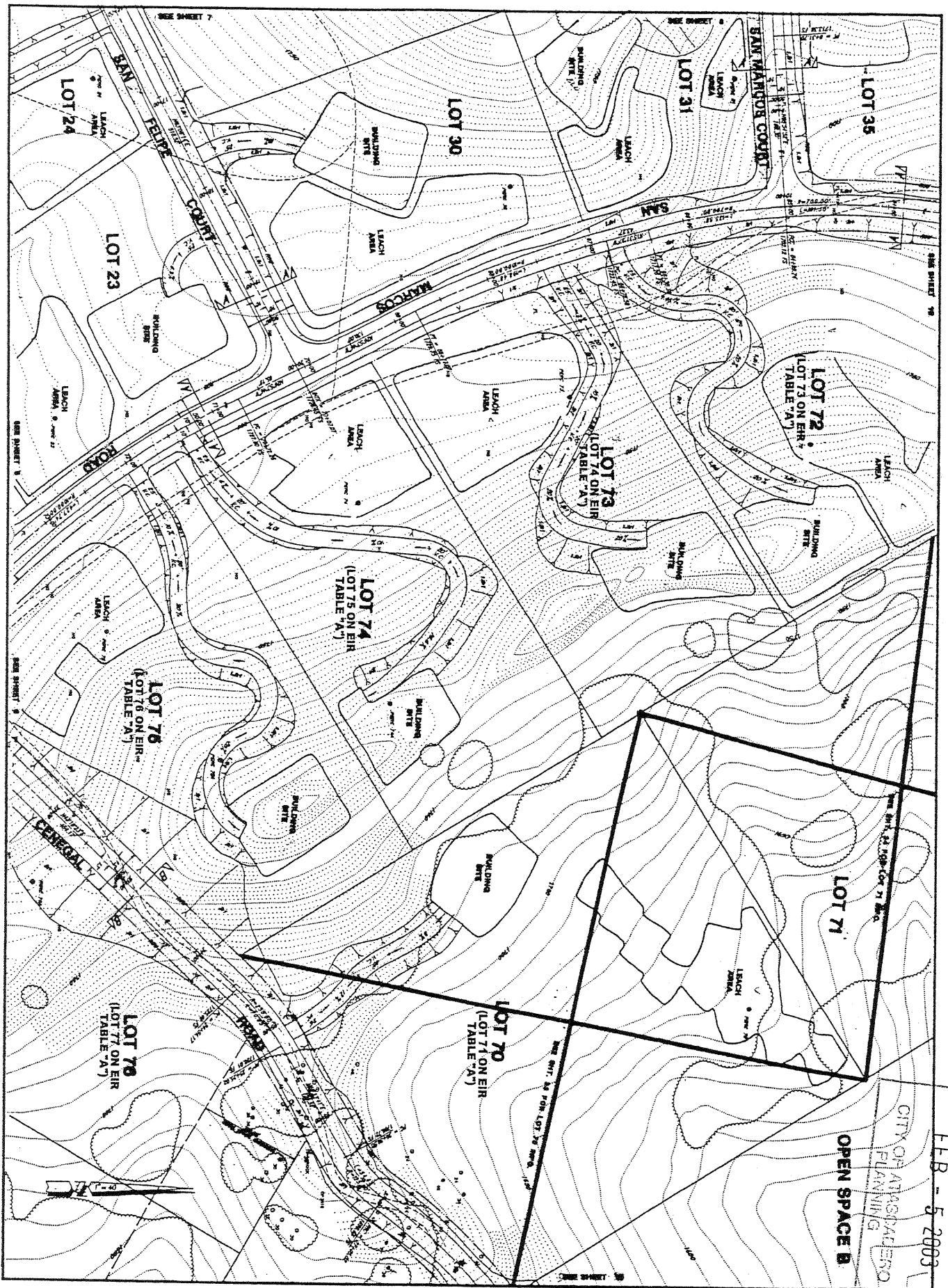


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 SHEET 8 OF 20

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 28 - 37

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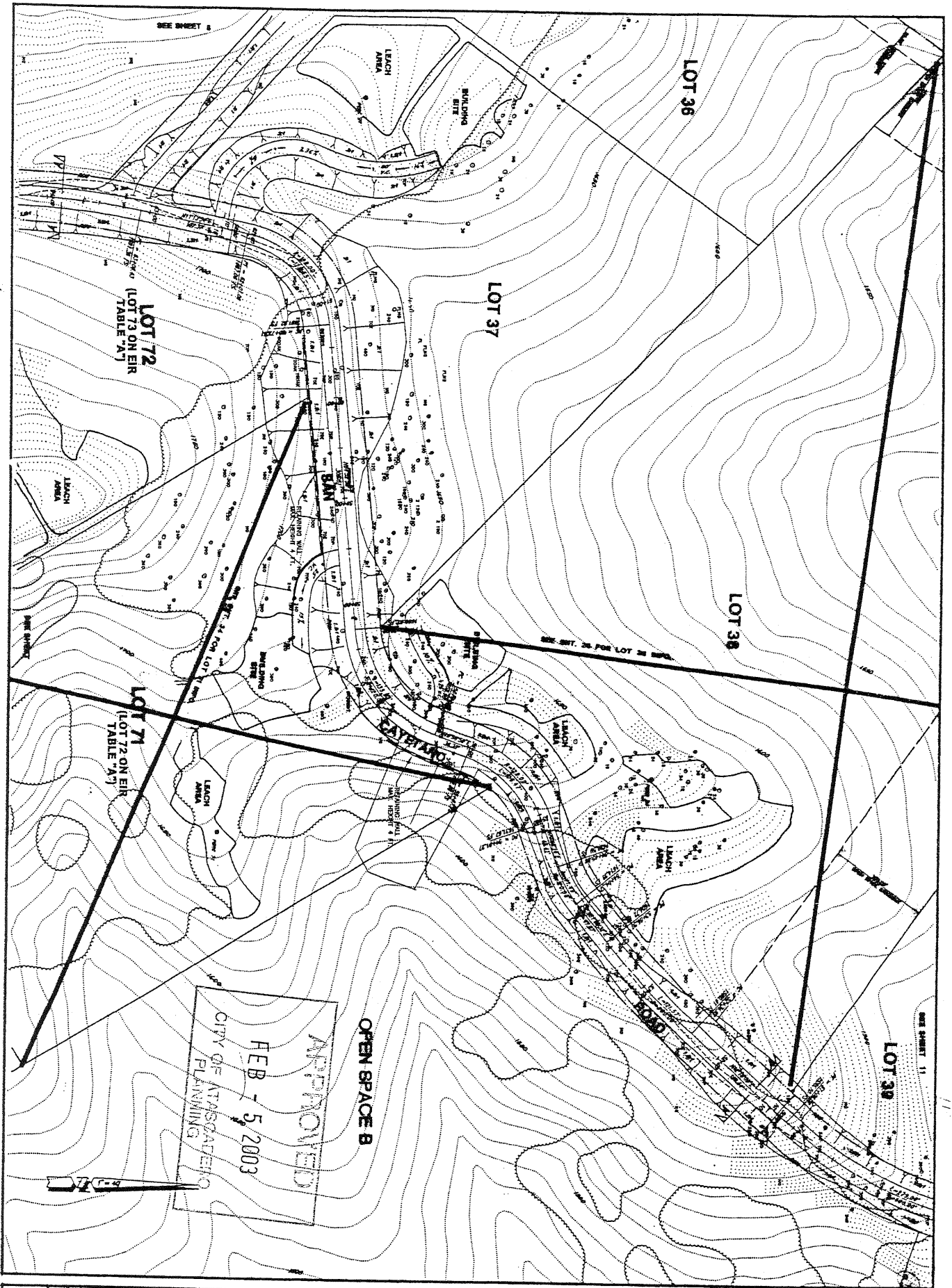
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 PLANNING  
 OPEN SPACE B

DATE: MARCH 14, 2003
JOB NO.: 3-03-003
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**3F-MEADOWS**  
 PRECISE  
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 LOTS 23, 30 & 31, 71, 73, 76

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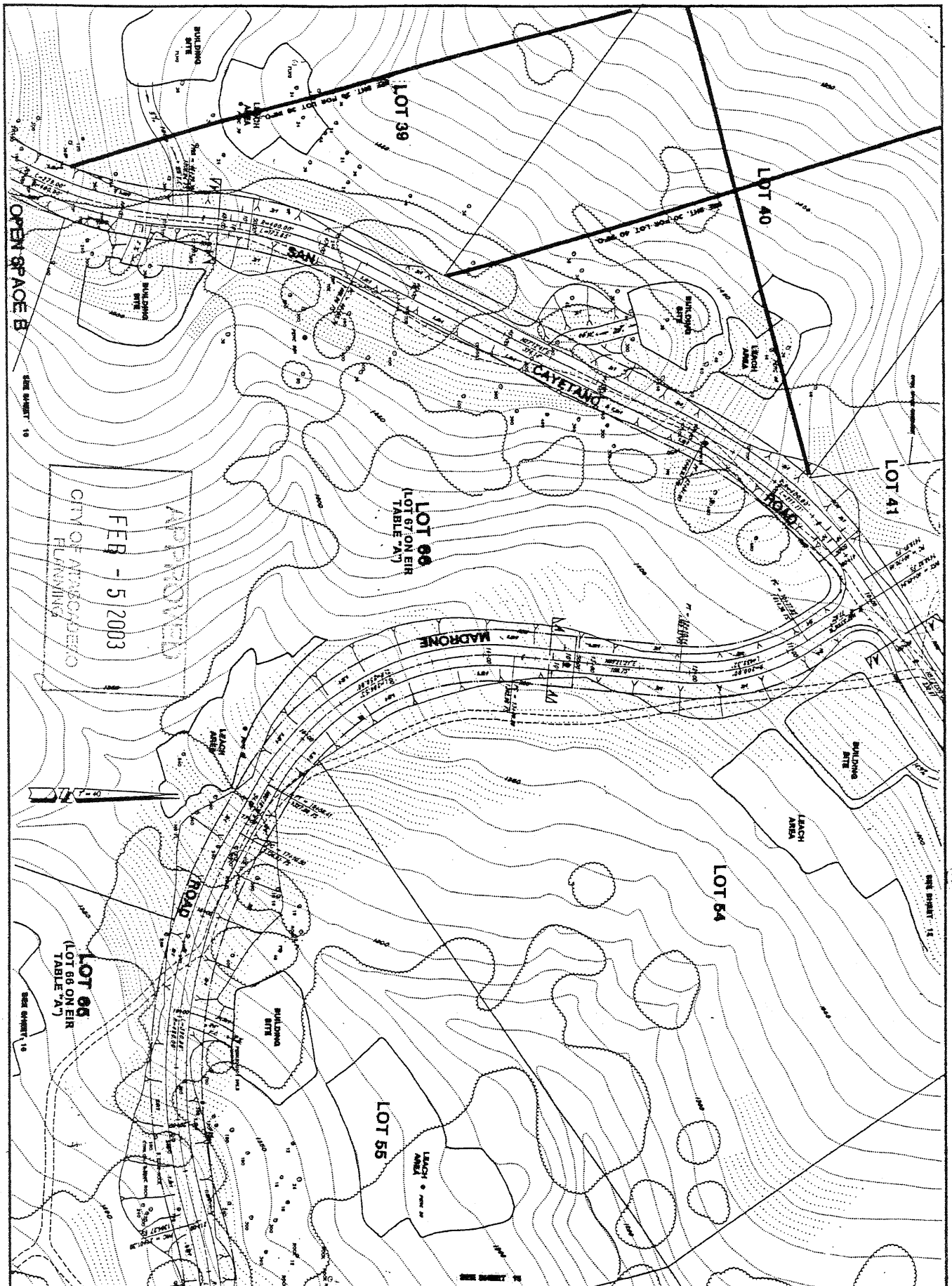
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DATE: NOVEMBER 14, 2002	JOB NO.: 23-888-003
SHEET 12 OF 12	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 72, 71, 37 & 26

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DATE: NOVEMBER 14, 2002	JOB NO: 3-248-02
SHEET 11 OF 15	

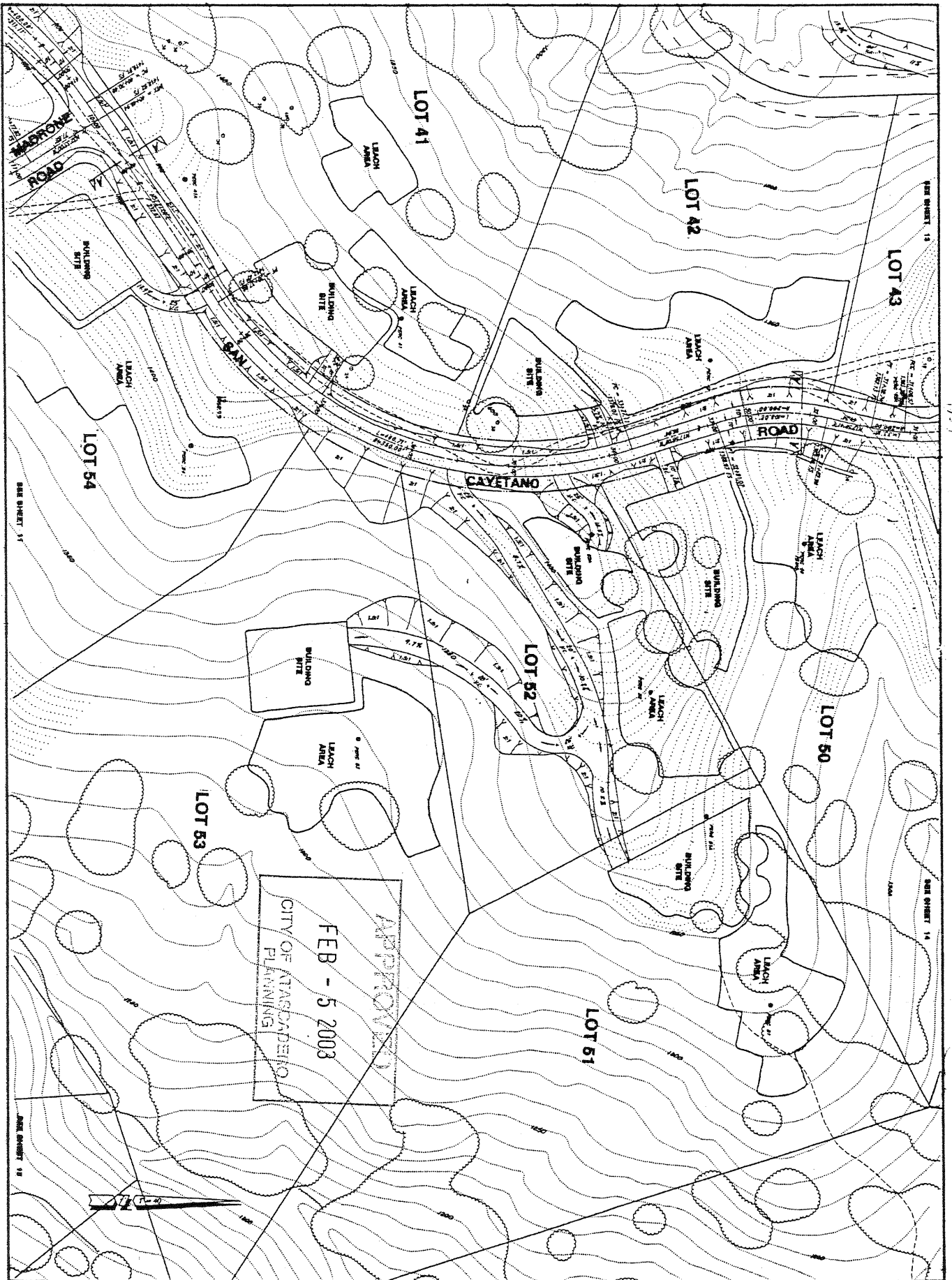
## 3F-MEADOWS

PRECISE  
ROAD ALIGNMENT/LOT GRADING PLAN  
LOTS 39 & 40, 44 & 45, 46

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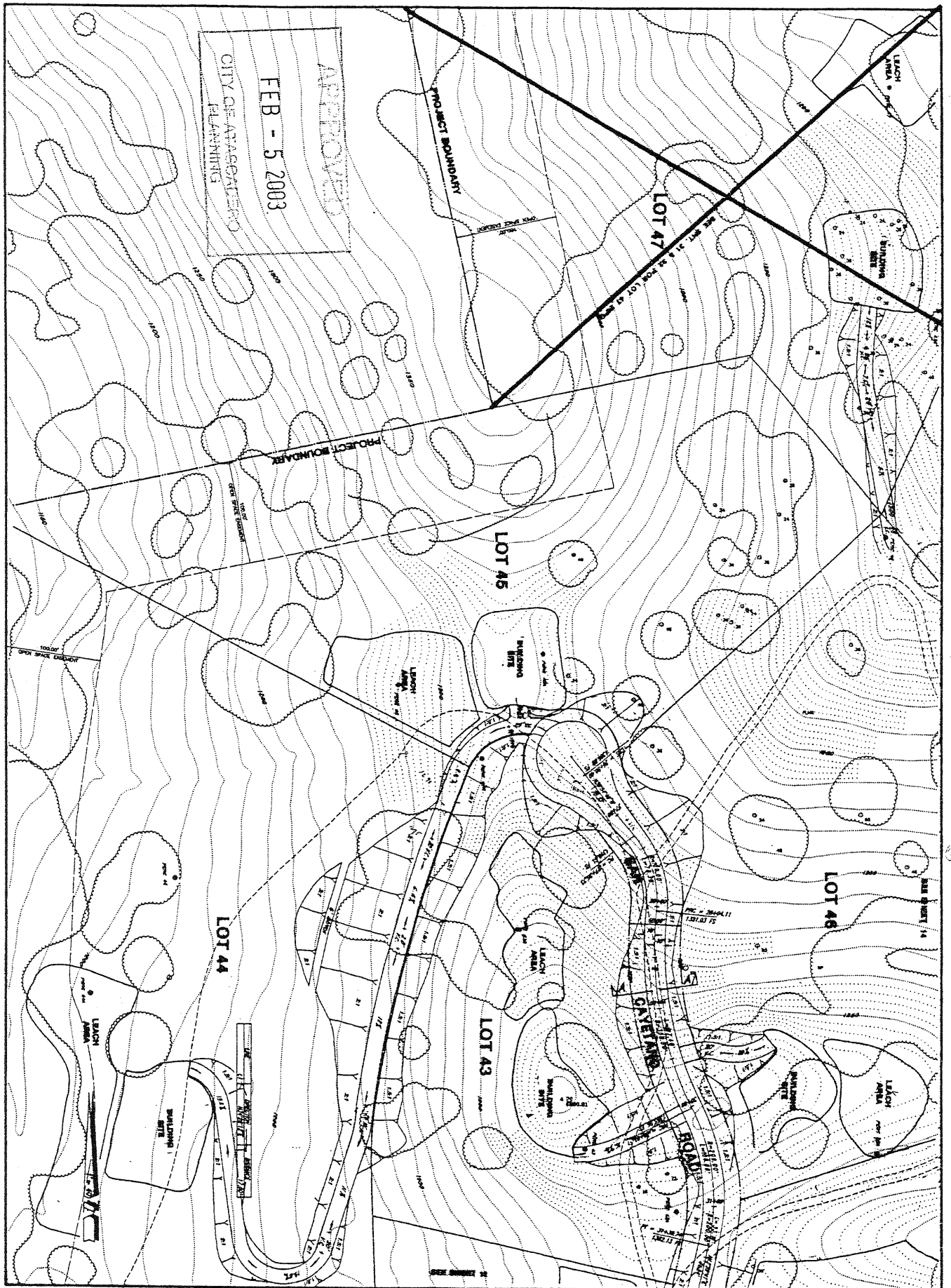
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CHECKED: J. BARBERA	
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PROJECT: 3F-MEADOWS	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 41 & 42, 50 - 54

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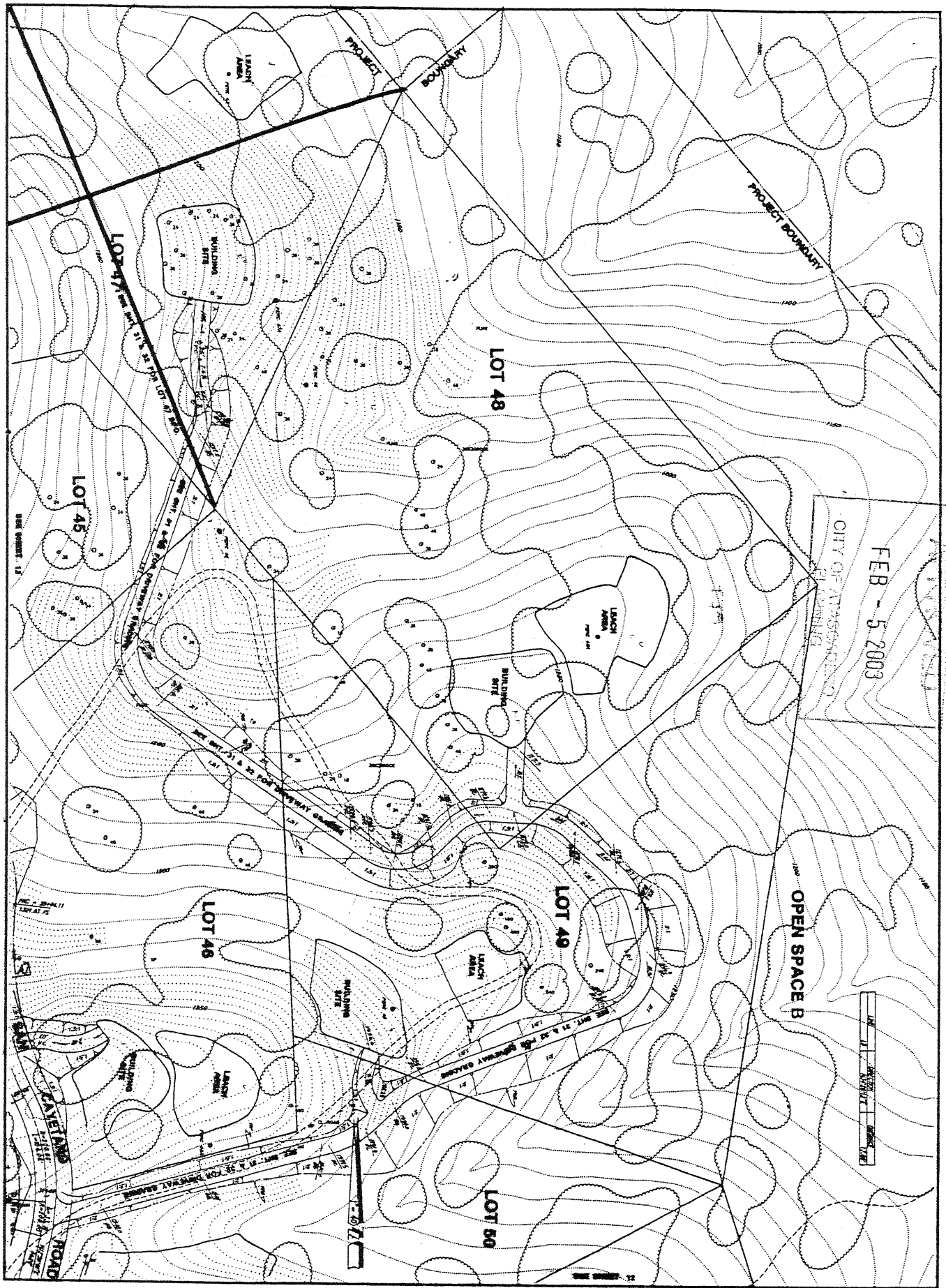
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DATE: NOVEMBER 14, 2002	SCALE: 1" = 40'
JOB NO.: S-1886-002	
PROJECT: 18 OF 89	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 43 - 48

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# 3F-MEADOWS

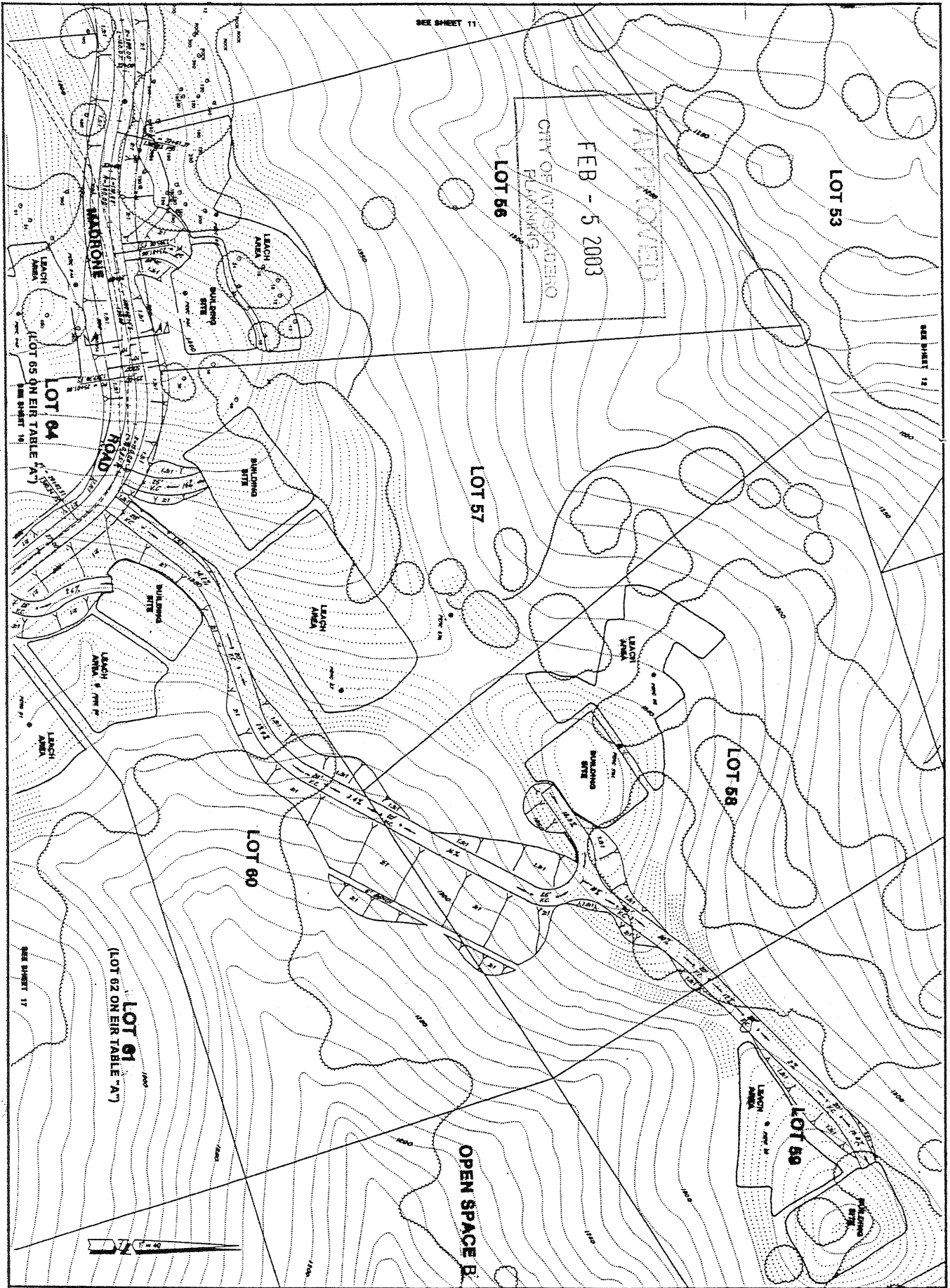
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DATE: FEBRUARY 28, 2003  
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 TOTAL SHEETS: 1111  
 PROJECT NO. 03-001



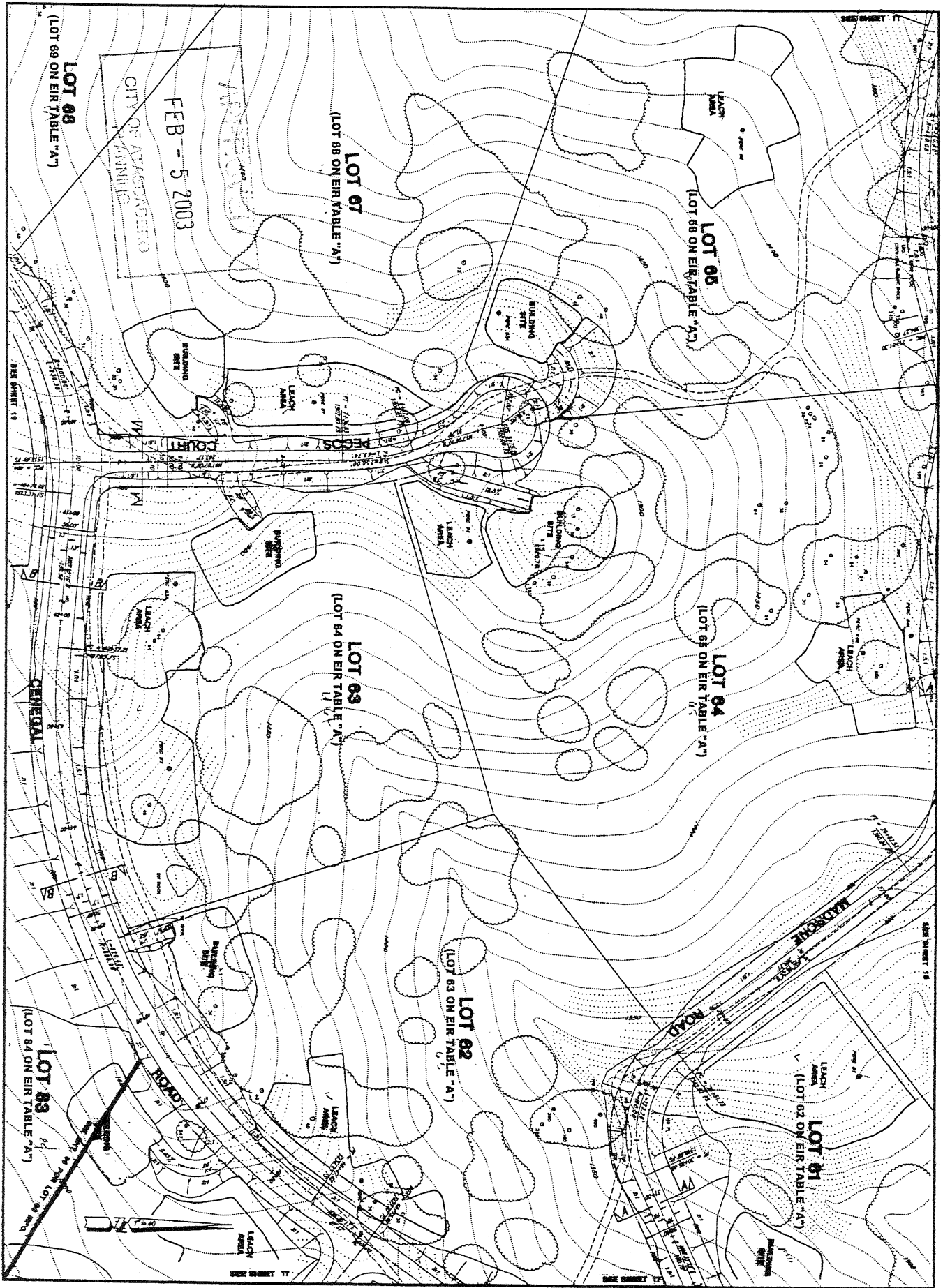


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DATE PREPARED: DEC. 1999
DATE: 02/20/2003
BY: [Signature]
SCALE: 1" = 40'
PROJECT: 15 (02 2003)

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 56-91

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 Civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8653 • email: eda@edainc.com

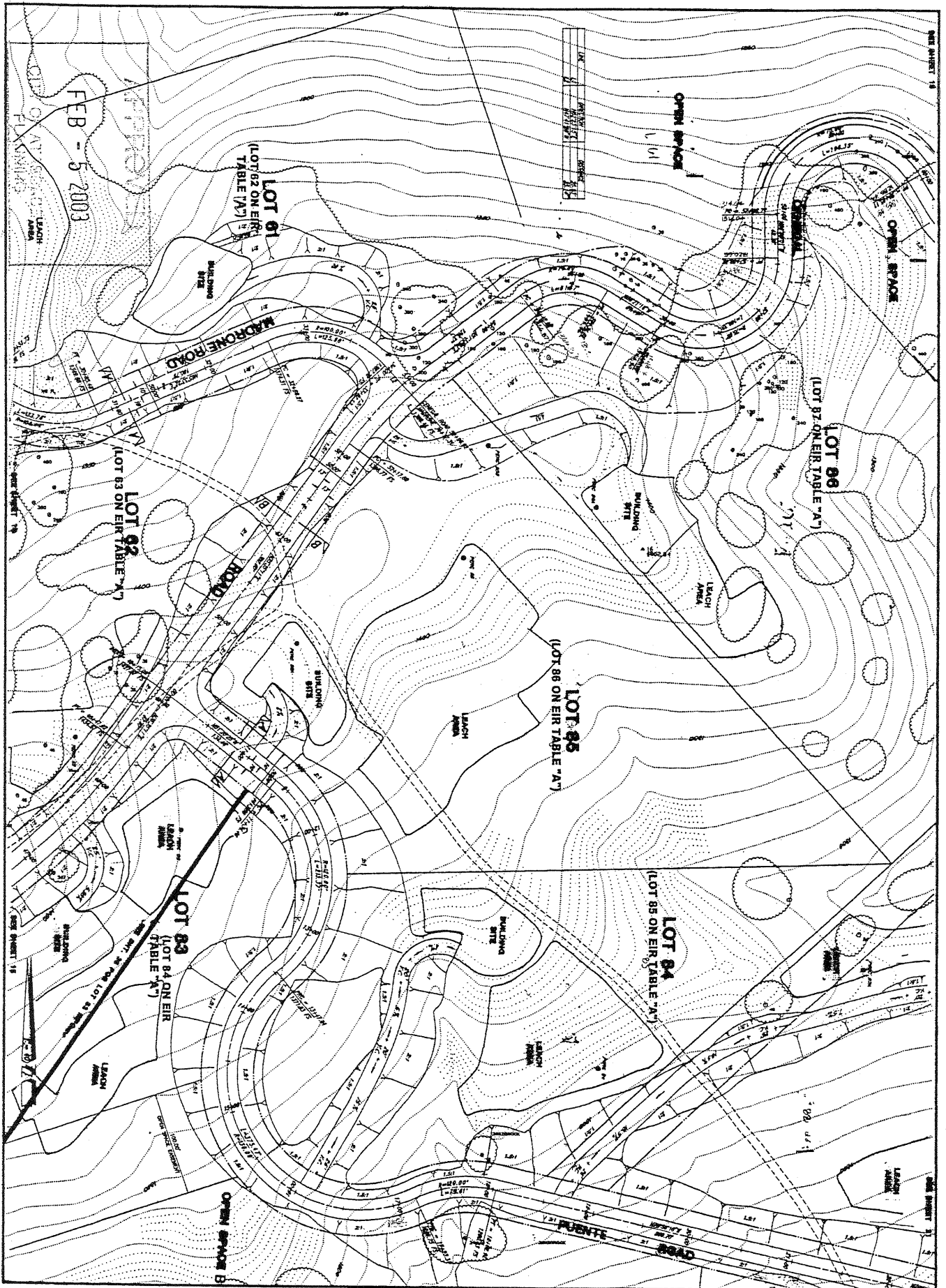


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PROJECT: 3F-MEADOWS	DATE: FEB - 5 2003
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO: 02-1188	SHEET 18 OF 18

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 62 - 68, 66

design  
 professionals  
**eda**  
 civil engineers • land surveyors • land planners  
 1908 santa barbara st • san luis obispo, ca 93401  
 ph: 805/540-8658 • email: eda@edainc.com

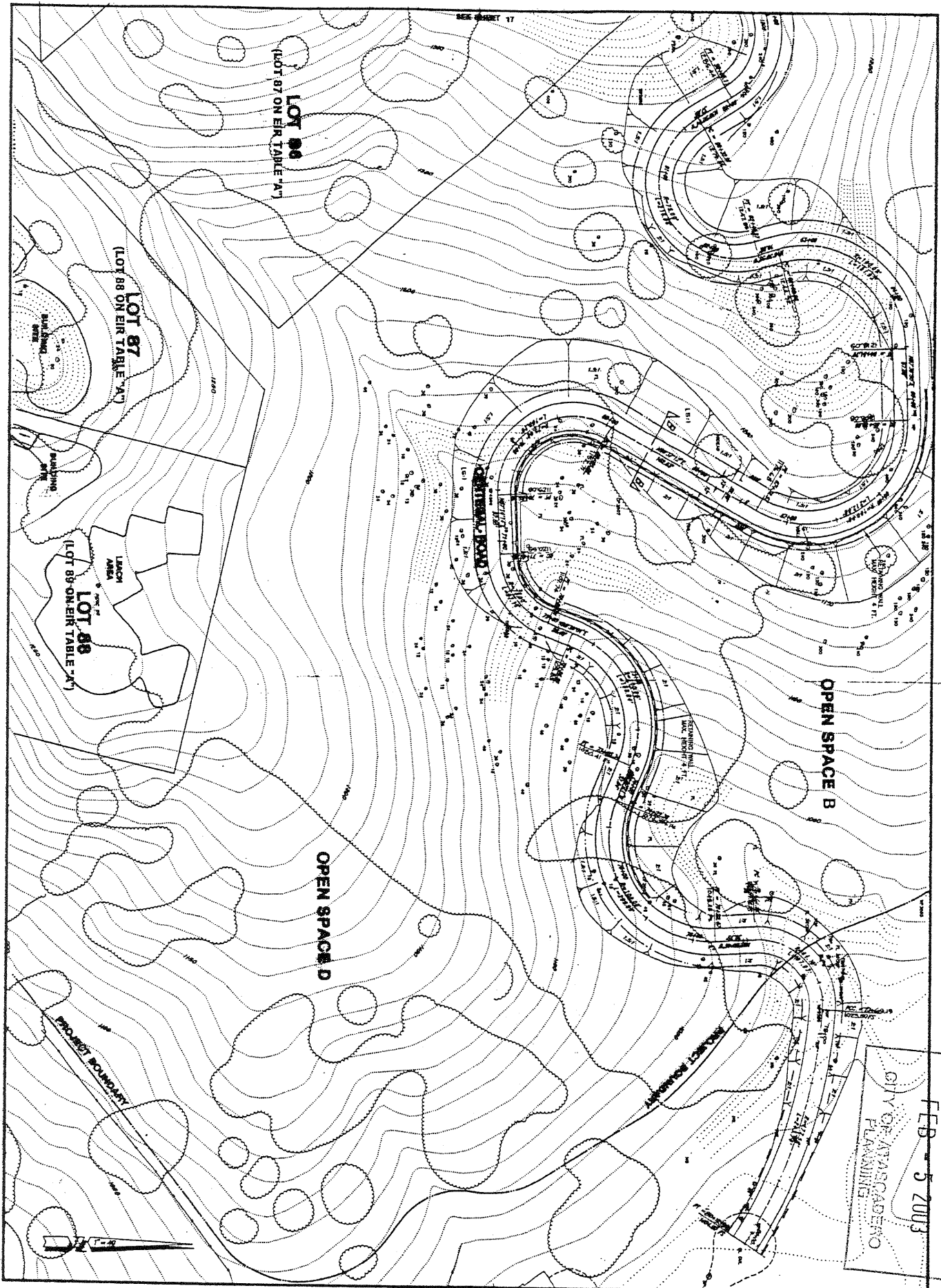




DATE	DESCRIPTION
1998	PRELIMINARY PLAN
2003	FINAL PLAN

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 81 - 83, 84 - 86

**eda** design professionals  
 civil engineers • land surveyors • land planners  
 1996 SANTA BARBARA ST • SAN JUAN CAPISTRANO, CA 92401  
 ph: 805/549-8658 • email: eda@edainc.com



SEE SHEET 17

**LOT 86**  
(LOT 87 ON EIR TABLE "A")

**LOT 87**  
(LOT 88 ON EIR TABLE "A")

**LOT 88**  
(LOT 89 ON EIR TABLE "A")

**OPEN SPACE D**

**OPEN SPACE B**

CITY OF PASADENO  
PLANNING

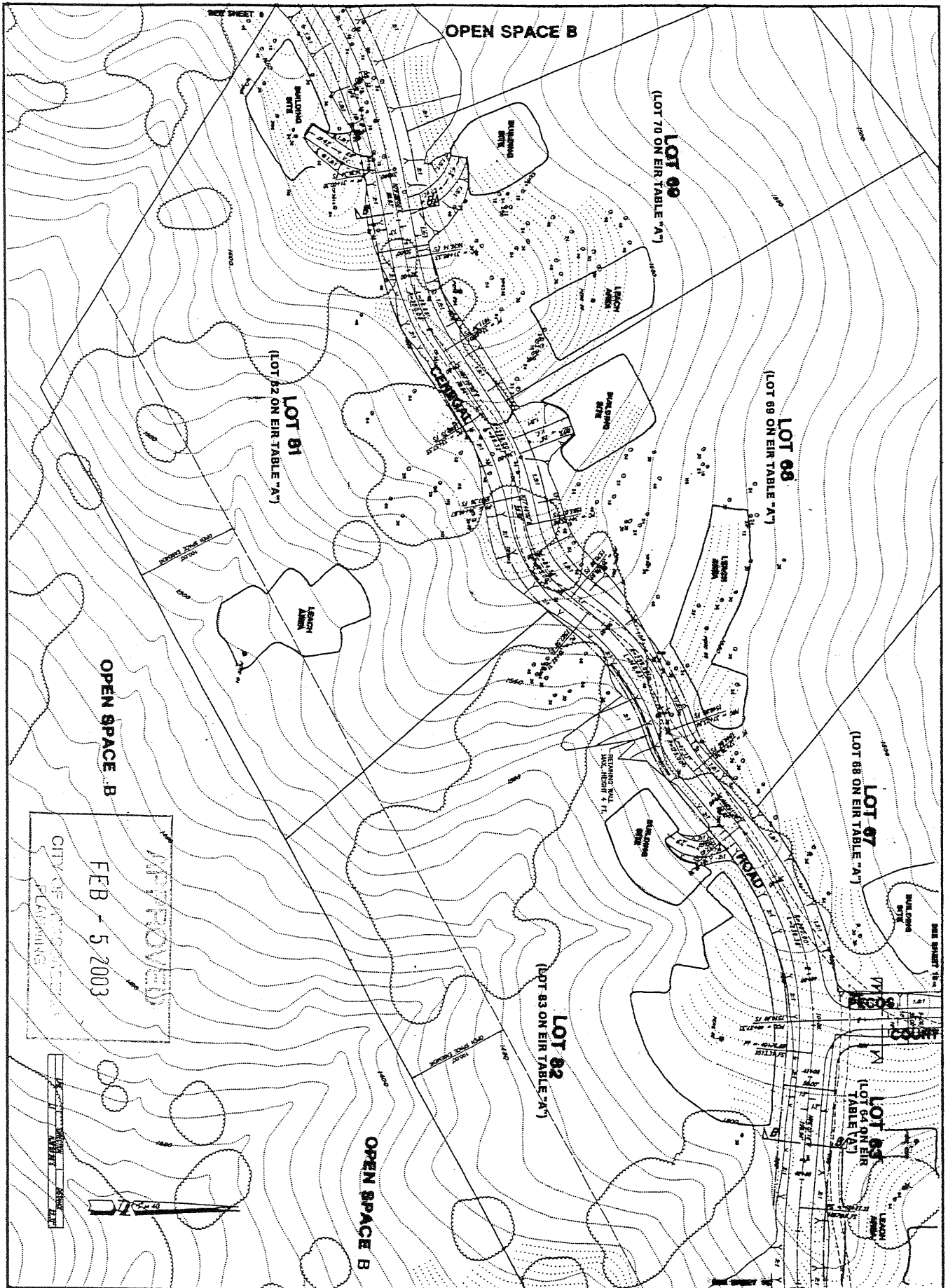
FEB 5 2003

APPROVED

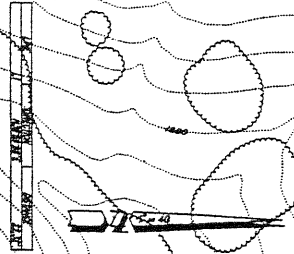
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BY: [Signature]	DATE: 01/20/03
CHECKED: [Signature]	DATE: 01/20/03
APPROVED: [Signature]	DATE: 01/20/03

**3F-MEADOWS**  
PRECISE  
ROAD ALIGNMENT/LOT GRADING PLAN

**eda** design professionals  
civil engineers • land surveyors • land planners  
1998 santa barbara st • san julio obispo, ca 93401  
ph: 805/549-8658 • email: eds@edainc.com



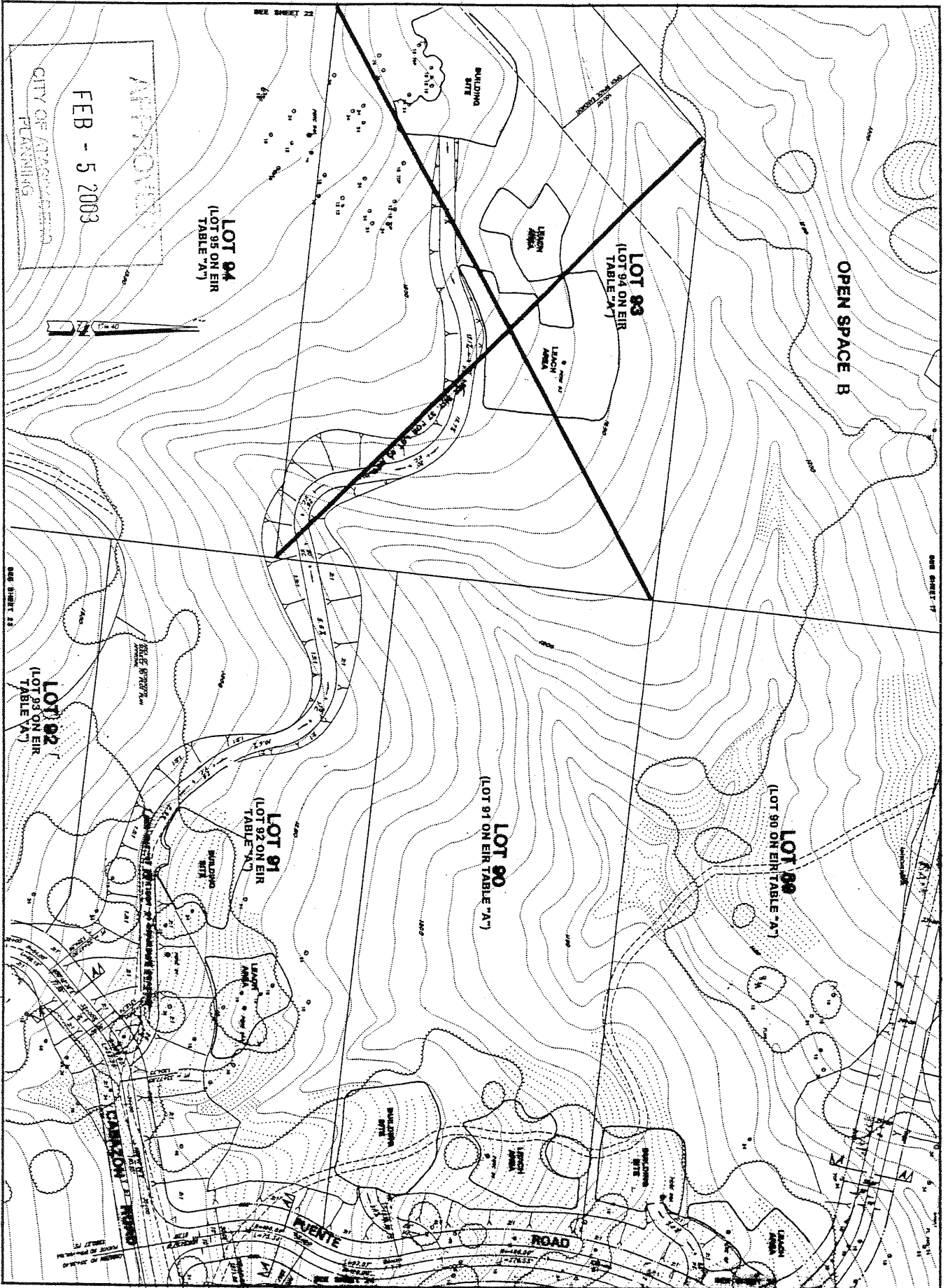
**APPROVED**  
 FEB - 5 2003  
 CITY OF MARIETTA  
 PLANNING



SHEET 1 OF 4  
 DATE: NOVEMBER 14, 2002  
 JOB NO.: 3-338-002

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 82 & 83, 88 & 70

design  
 professionals  
**eda**  
 civil engineers • land surveyors • land planners  
 1804 santa barbara st • san jose obispo, ca 95011  
 ph: 805/549-5653 • email: eda@edainc.com



APPROVED  
 FEB - 5 2003  
 CITY OF ATASCOCITA  
 PLANNING

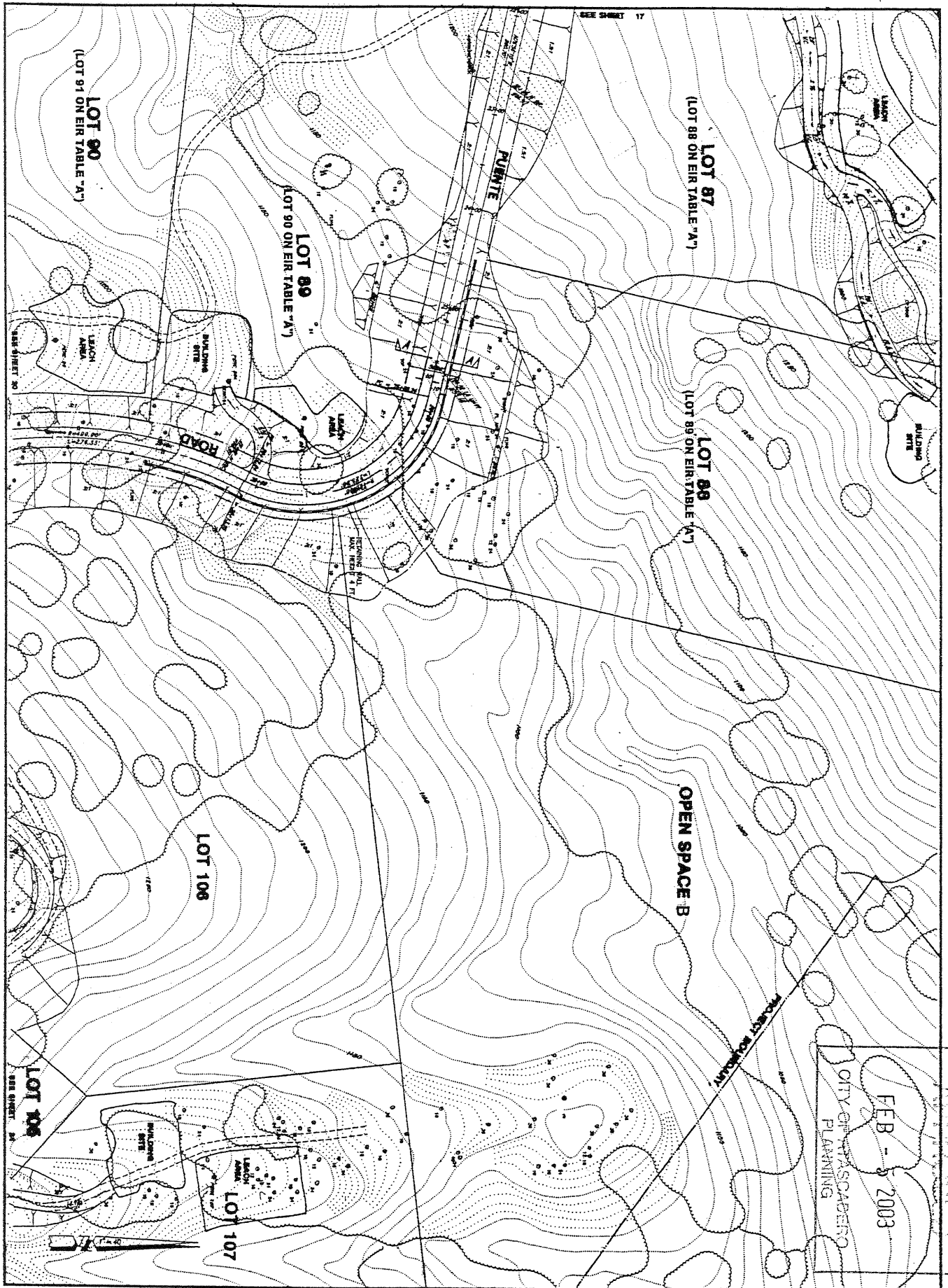
SEE SHEET 22

SEE SHEET 23

DATE NOVEMBER 14, 2002  
 JOB NO. 13486-02  
 SHEET 20 OF 20

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 89 - 93 & 94

**eda** design professionals  
 civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8658 • email: eda@edainc.com



LOT 90  
(LOT 91 ON EIR TABLE "A")

LOT 89  
(LOT 90 ON EIR TABLE "A")

LOT 87  
(LOT 88 ON EIR TABLE "A")

LOT 89  
(LOT 89 ON EIR TABLE "A")

LOT 108

LOT 106  
(SEE SHEET 24)

LOT 107

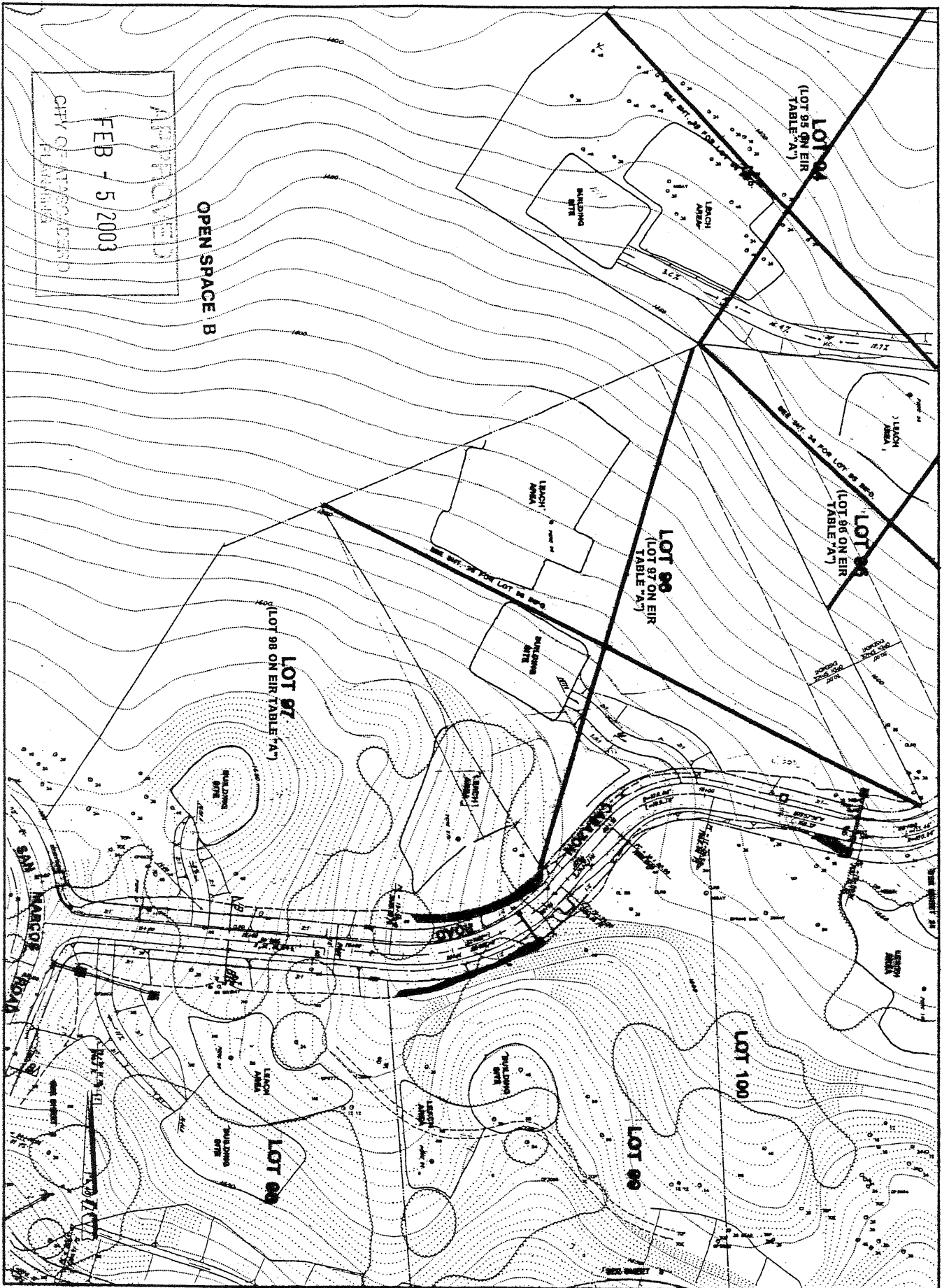
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FEB - 2003  
CITY OF VISALBA, CALIFORNIA  
PLANNING

SCALE 1" = 40'
DATE: NOVEMBER 14, 2002
JOB NO. 2-02-002
SHEET 21 OF 28

**3F-MEADOWS**  
PRECISE  
ROAD ALIGNMENT/LOT GRADING PLAN

**eda** design professionals  
civil engineers • land surveyors • land planners  
1998 santa barbara st • santa luis obispo, ca 93401  
ph: 805/546-5555 • email: eda@edainc.com



APPROVED  
 FEB - 5 2003  
 CITY OF ALBANY/DESIGN PLAN NUMBER

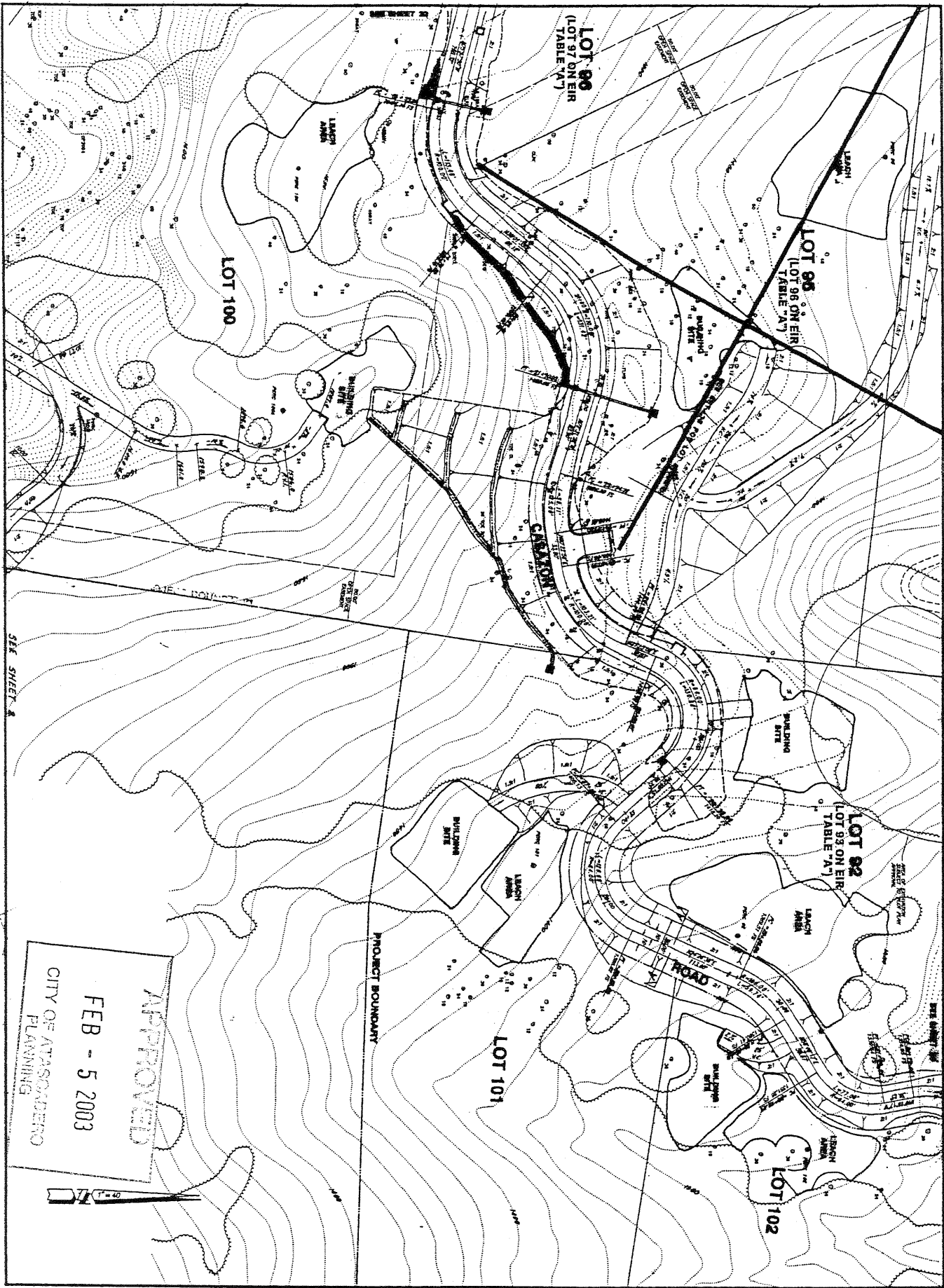
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DATE	DESCRIPTION
02/05/03	PRELIMINARY PLAN
02/05/03	FINAL PLAN
02/05/03	AS BUILT

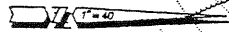
**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 95, 97 - 99

**eda** design professionals  
 civil engineers • land surveyors • land planners  
 1806 santa barbara st • san jose, ca 95128  
 ph: 408/444-6155 • email: eda@edacorp.com





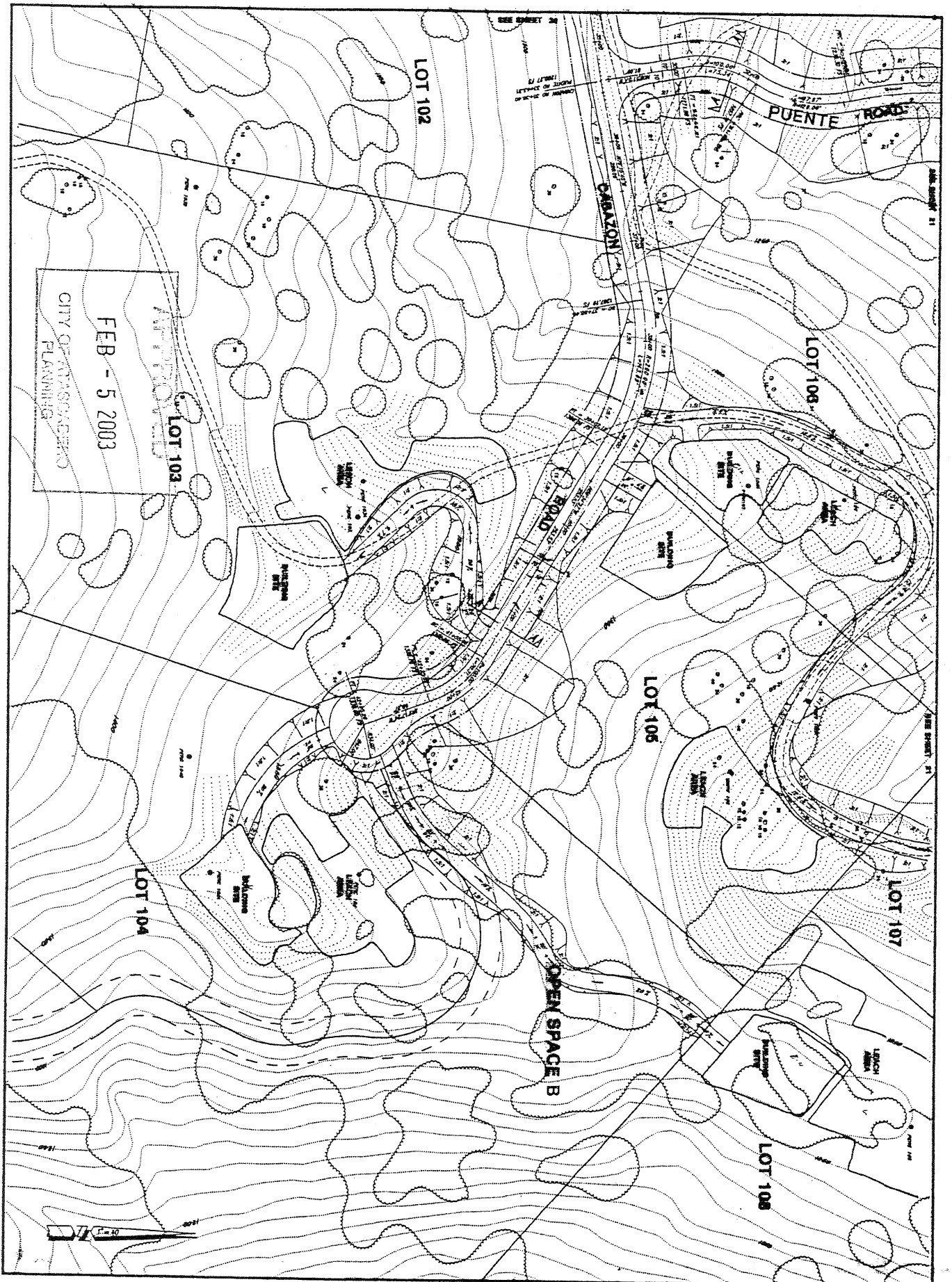
**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



DATE: 11/19/2003
SCALE: 1" = 40'
DRAWN: MONTGOMERY, N. 2003
JOB NO.: J-2004-003
PROJECT: 33 OF 38

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 96, 98, 100 - 102

design professionals  
**eda**  
 civil engineers • land surveyors • land planners  
 1990 santa barbara st • san josé obispo, ca 95041  
 ph: 805540-9558 • email: eda@edatnc.com

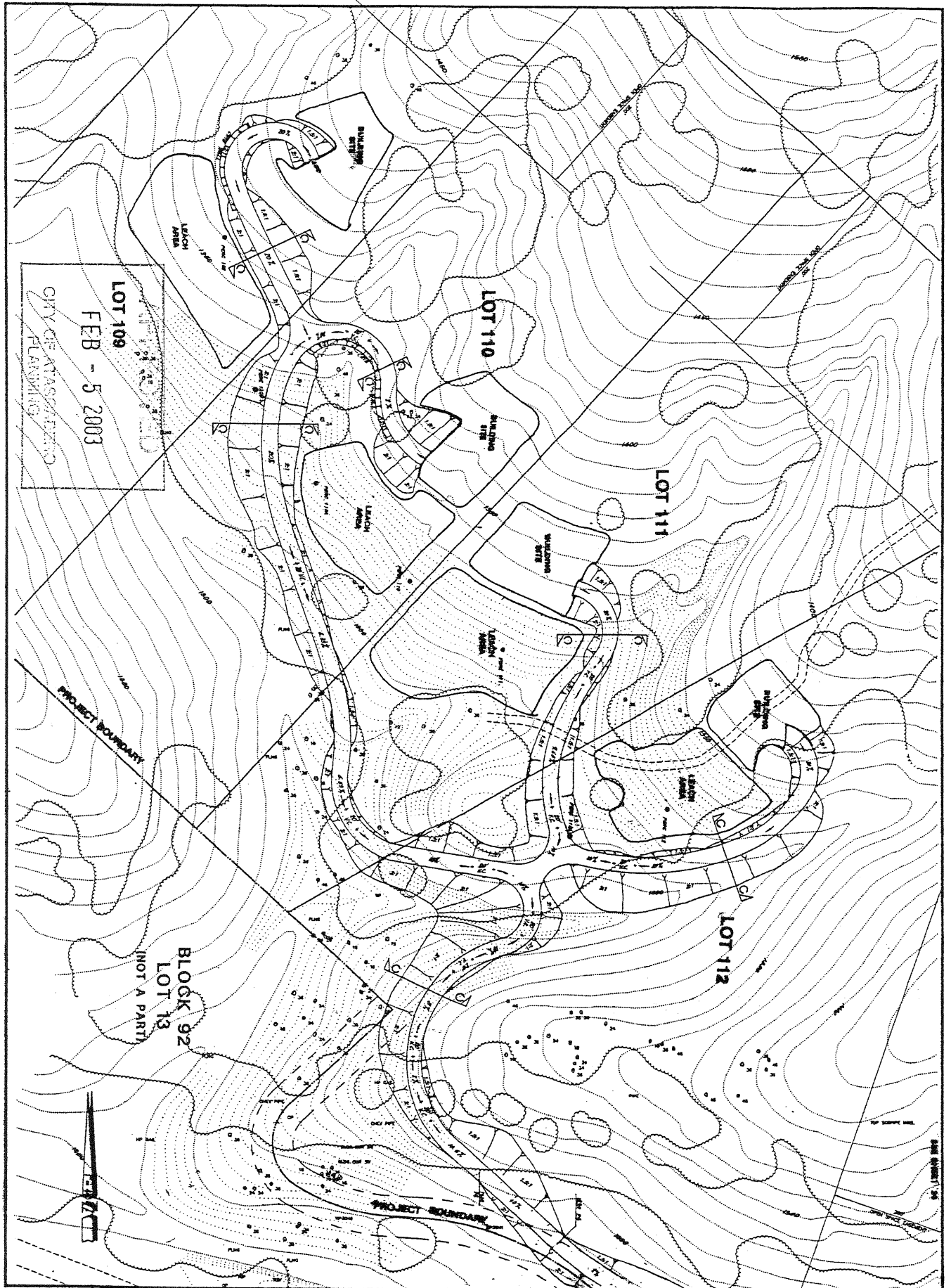


SHEET 24 OF 24 DATE: NOVEMBER 14, 2003 JOB NO. 03000-002	
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**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 SITES 102 - 108

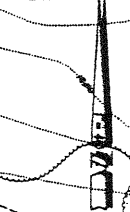
design  
 professionals  
  
 civil engineers • land surveyors • land planners  
 1599 State Street • San Jose, CA 95101  
 ph: 408-281-8888 • email: eda@edatnc.com





LOT 109  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING

BLOCK 92  
 LOT 13  
 (NOT A PART)

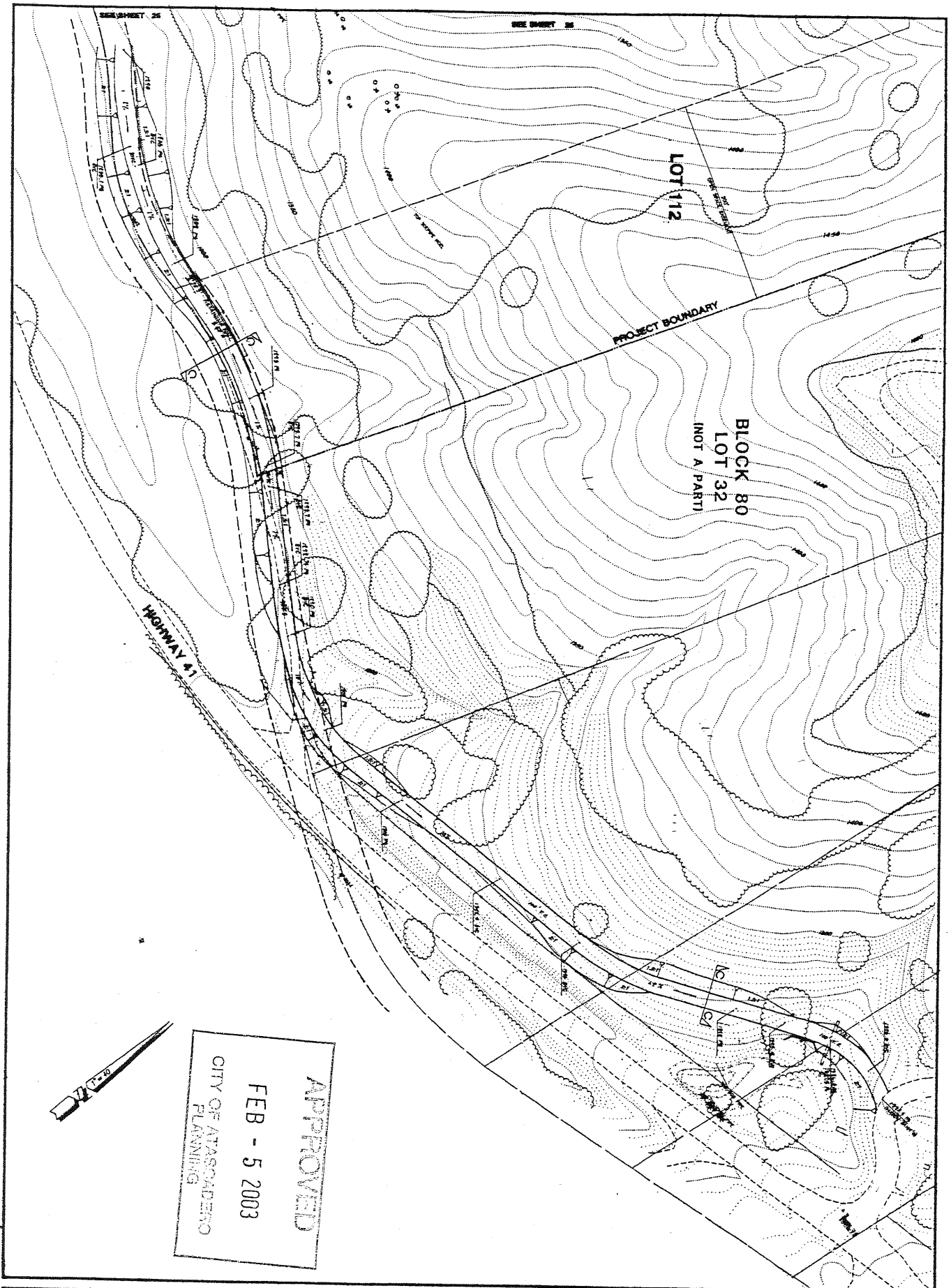


DATE: 11/14/02	BY: [Signature]
DATE: 11/14/02	BY: [Signature]
DATE: 11/14/02	BY: [Signature]
DATE: 11/14/02	BY: [Signature]

### 3F-MEADOWS

PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOTS 109, 110, 111 & 112

**eda**  
 design professionals  
 civil engineers • land surveyors • land planners  
 1560 sunset boulevard st • san jose obispo, ca 95011  
 ph: 865/543-9623 • email: eda@edainfo.com

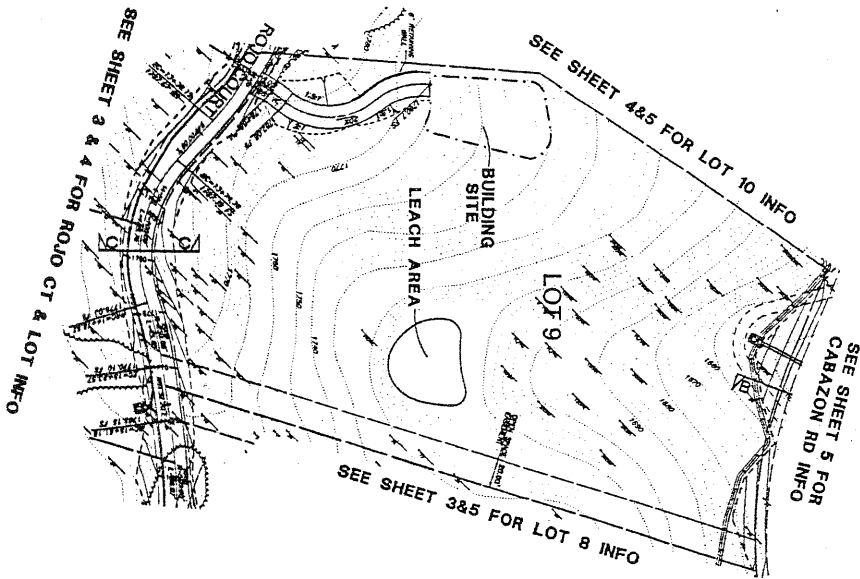


**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING

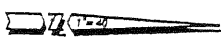
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DATE: NOVEMBER 14, 2002
DATE: MAY 1, 2001

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 32

design professionals  
**eda**  
 civil engineers • land surveyors • land planners  
 1300 south boulevard st • san jose, california, ca 95128  
 ph: 925.546.8558 • email: eda@edainc.com



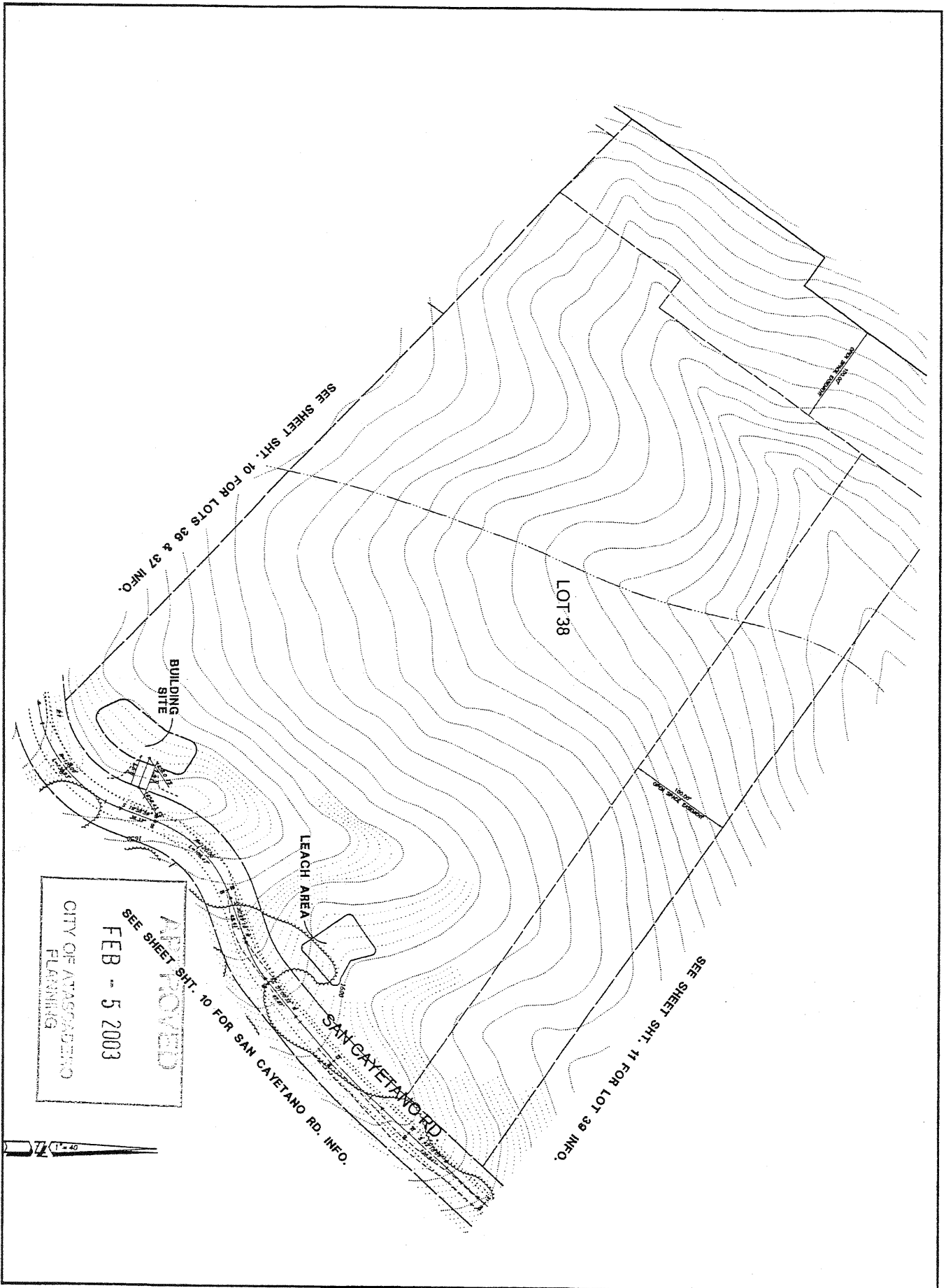
**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



SHEET 27 OF 28  
 DATE: APPROVED BY: [Signature]  
 DATE: [Date]  
 SCALE: 1" = 100'  
 JOB NO.: 03-0000-000

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 9

  
 design professionals  
 civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8658 • email: eda@edainc.com



SHEET 28 OF 30

DATE: 02/05/03

PROJECT: 3F-MEADOWS

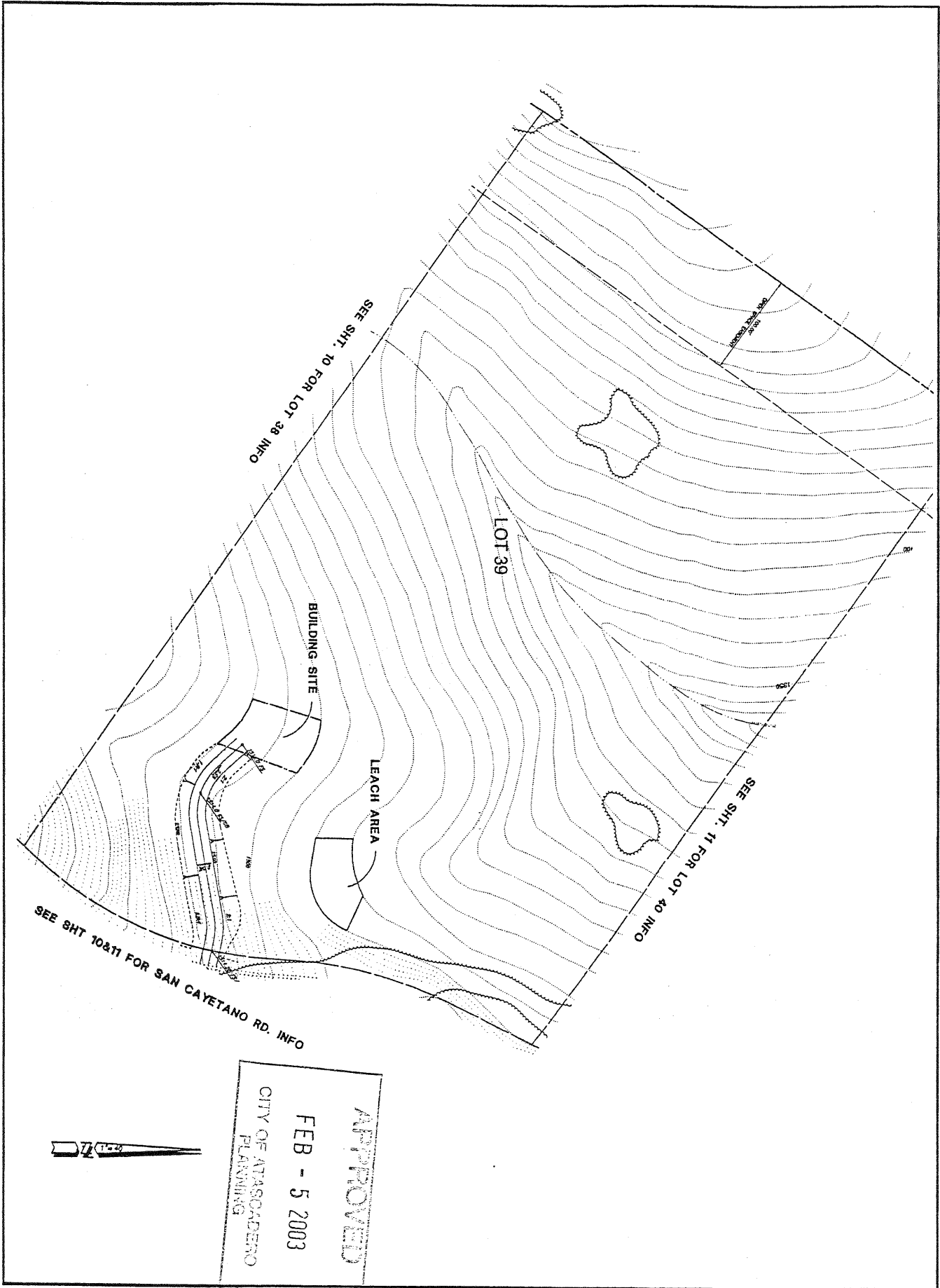
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### 3F-MEADOWS

PRECISE  
ROAD ALIGNMENT/LOT GRADING PLAN  
LOT 38

**eda** design professionals

civil engineers • land surveyors • land planners  
1998 sereno barbers st • san luis obispo, ca 93401  
ph: 805/549-8658 • email: eda@edainc.com



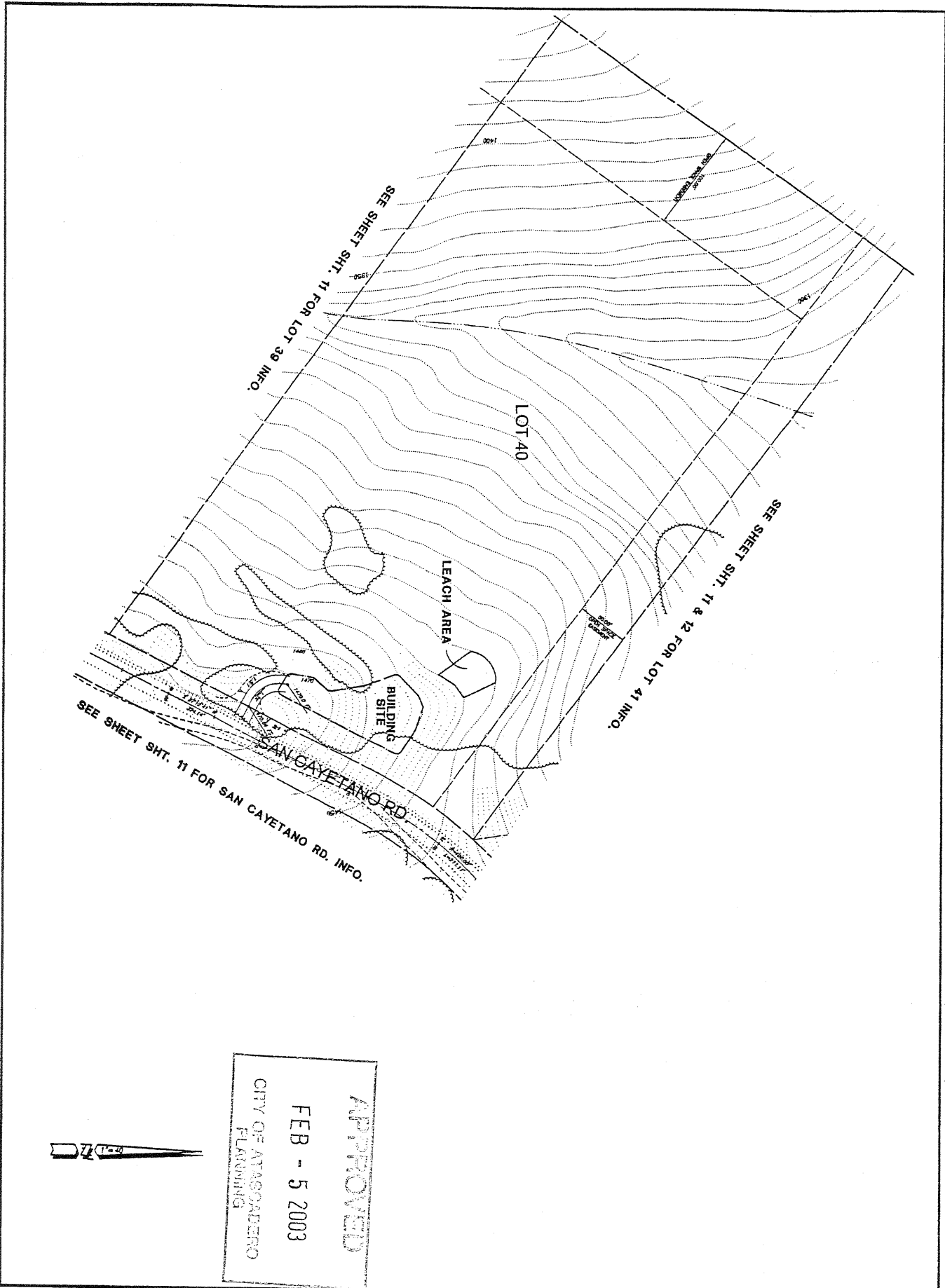
**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



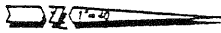
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PROJECT: 3F-MEADOWS	
SHEET 29 OF 89	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 39

  
 design professionals  
 civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8658 • email: eda@edainc.com



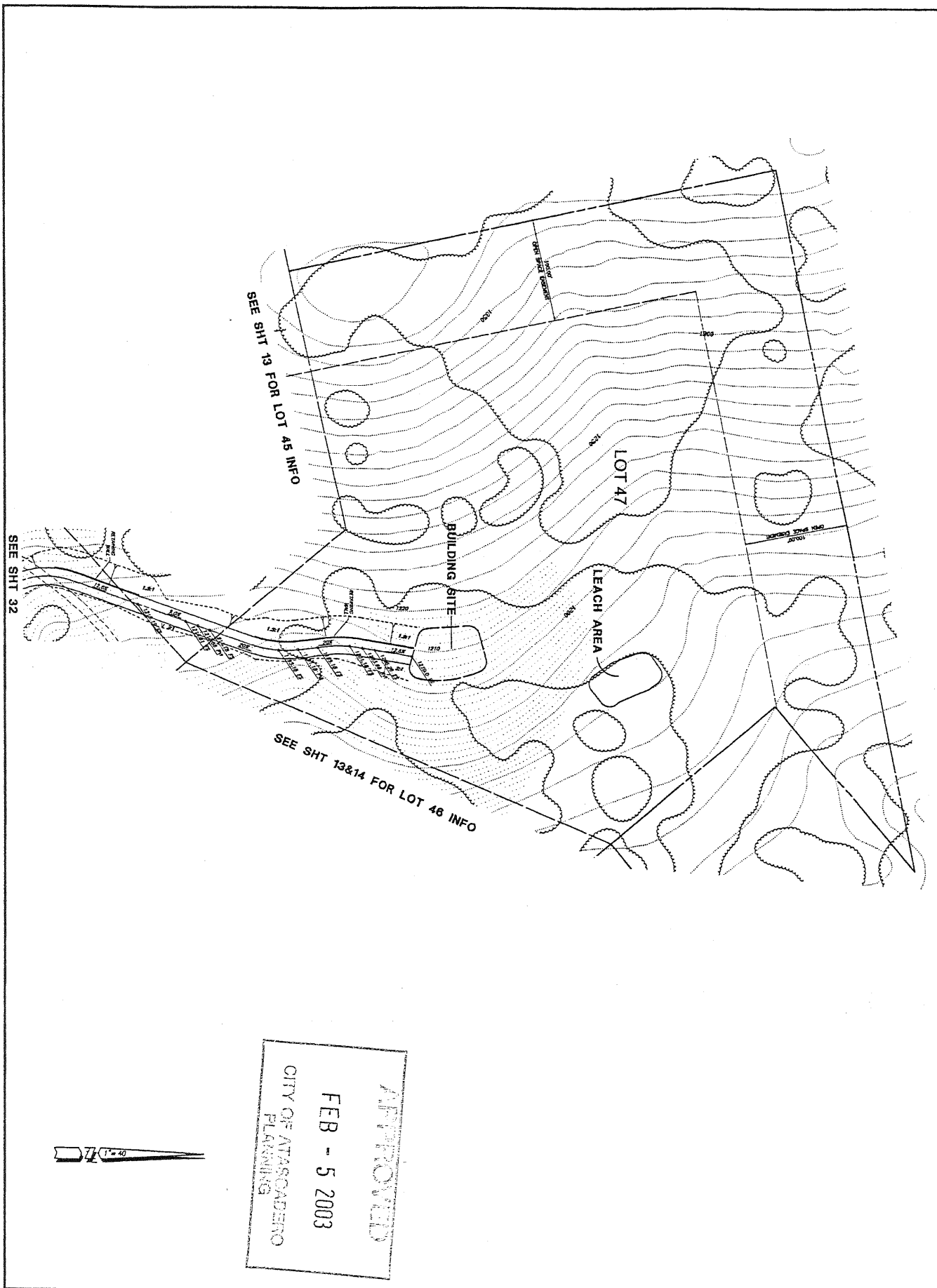
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 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



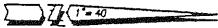
DATE	BY
APPROVED	DATE
DATE	BY
DATE	BY

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 40

**eda** Design professionals  
 civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8658 • email: eda@edainc.com



**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



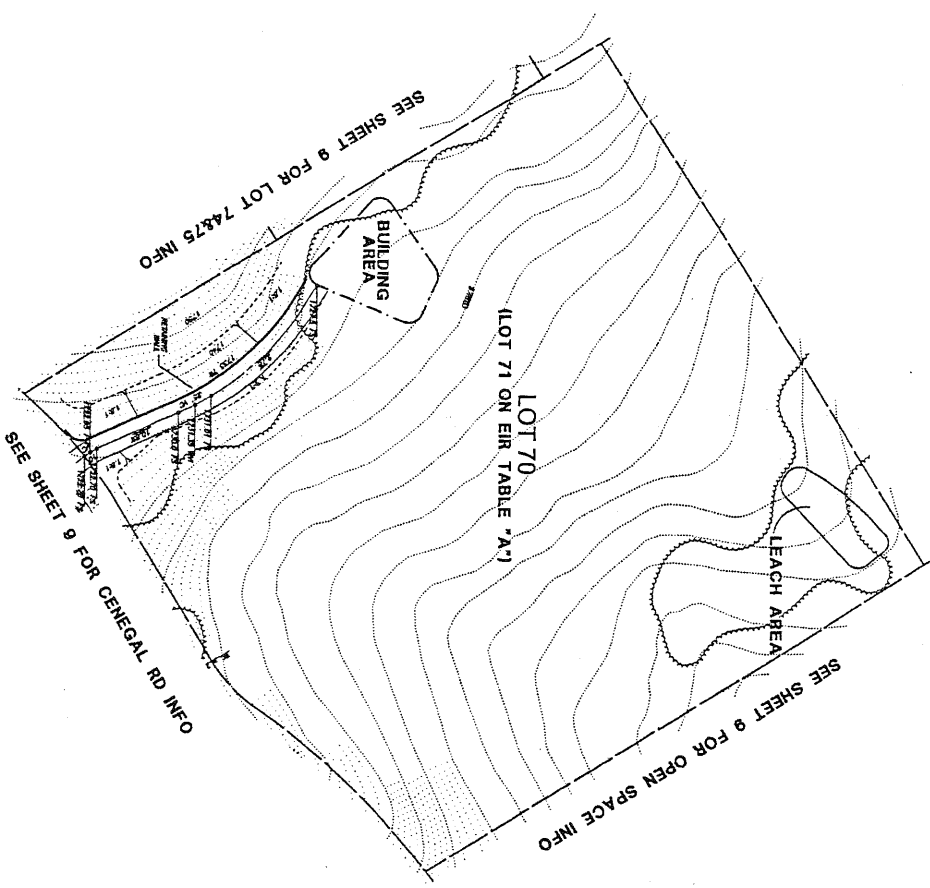
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JOB NO.: 3-3-02-008	
SHEET 31 OF 39	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 47

  
 design professionals  
 civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8858 • email: eda@edainc.com







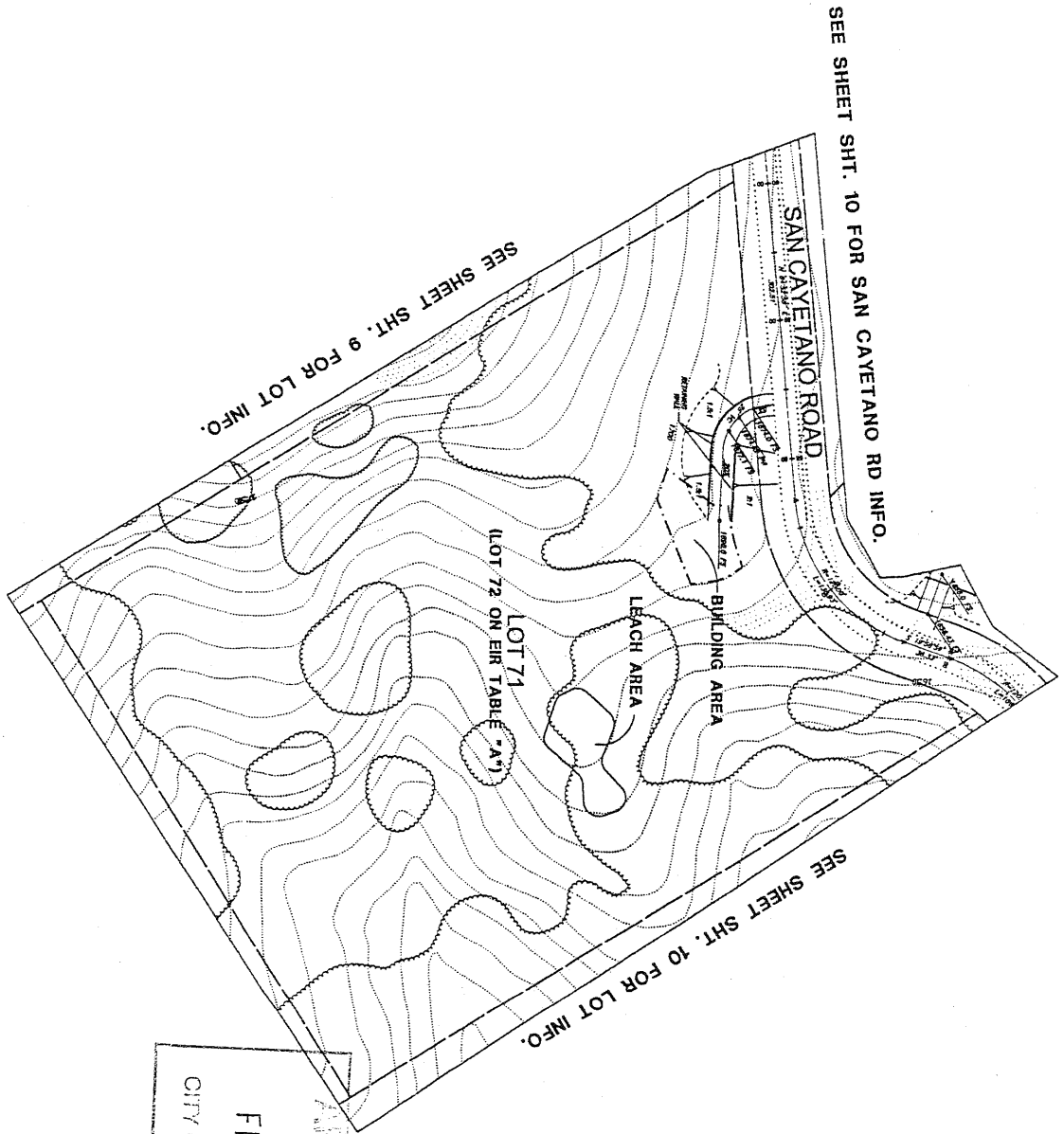
**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



DATE: 12/15/02	DATE: 12/15/02
DATE: 12/15/02	DATE: 12/15/02
DATE: 12/15/02	DATE: 12/15/02
DATE: 12/15/02	DATE: 12/15/02
DATE: 12/15/02	DATE: 12/15/02

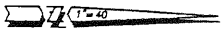
**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 70

  
 design professionals  
 civil engineers • land surveyors • land planners  
 1990 avenue barbara st • san luis obispo, ca 93401  
 ph: 805/548-6658 • email: eda@edainc.com



SEE SHEET SHT. 9 FOR LOT INFO.

APPROVED  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 71

SCALE: 1" = 40'

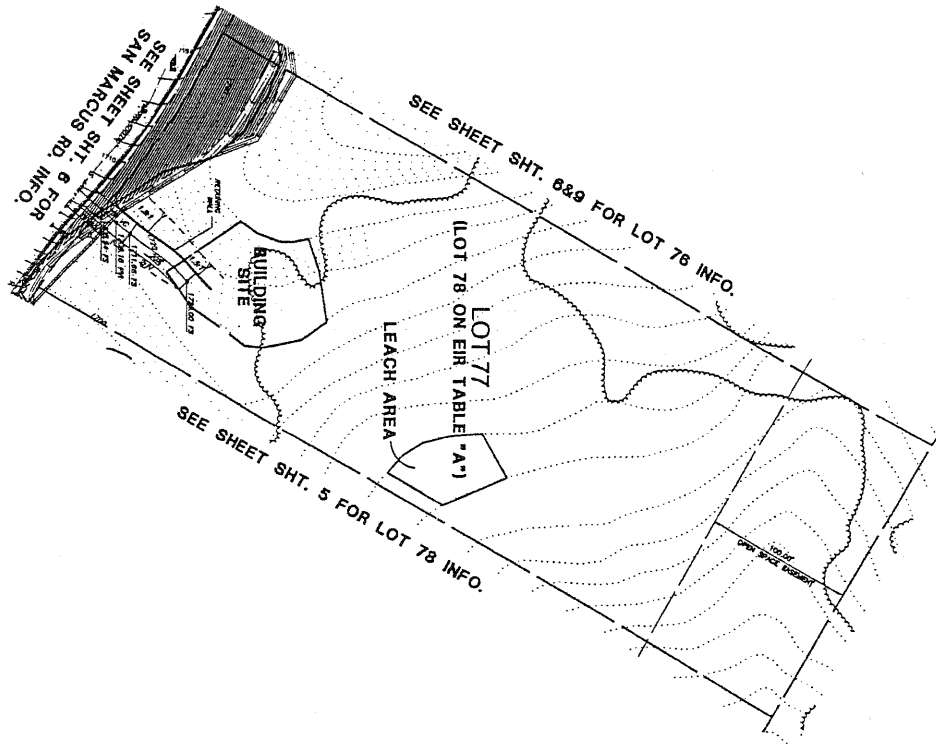
APPROVED 14, 2003

ADD NO.: 8-148-008

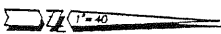
SHEET 34 OF 39

**eda** design professionals

civil engineers • land surveyors • land planners  
 1996 santa barbara st • san luis obispo, ca 93401  
 ph: 805/548-8655 • email: eda@edatnc.com



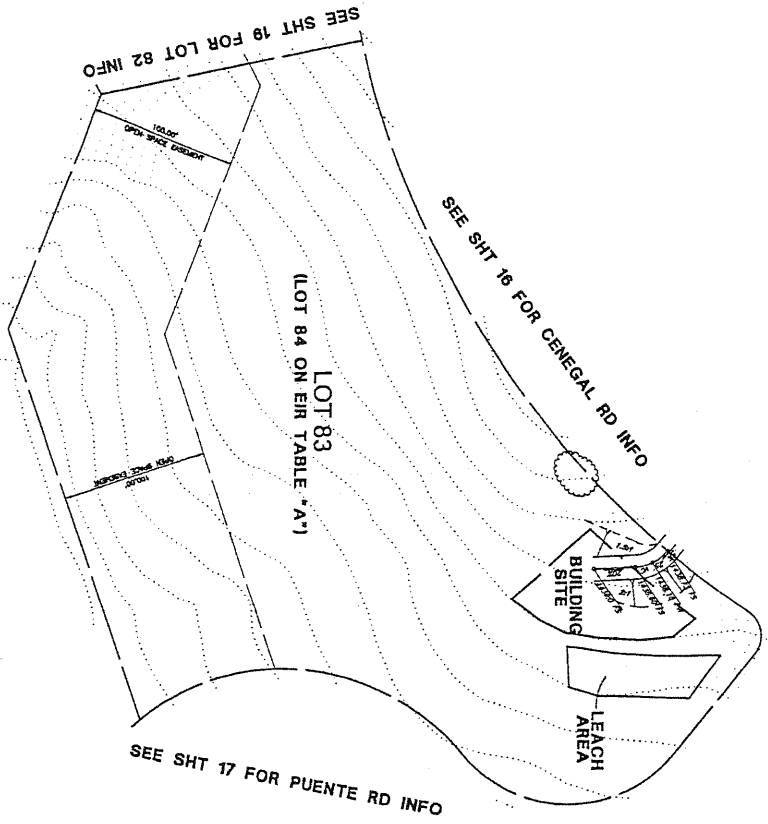
**APPROVED**  
 FEB - 5 2003  
 CITY OF ATASCADERO  
 PLANNING



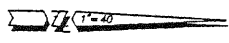
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0' 20' 40' 60'
0' 20' 40' 60'
SCALE 1" = 40'
NOVEMBER 14, 2002
JULY 10, 2002
DOCS 2-28-02
SHEET 36 OF 39

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 77

**eda**  
 design professionals  
 civil engineers • land surveyors • land planners  
 1958 santa barbara st • san luis obispo, ca 93401  
 ph: 805/49-2666 • email: eda@edahc.com



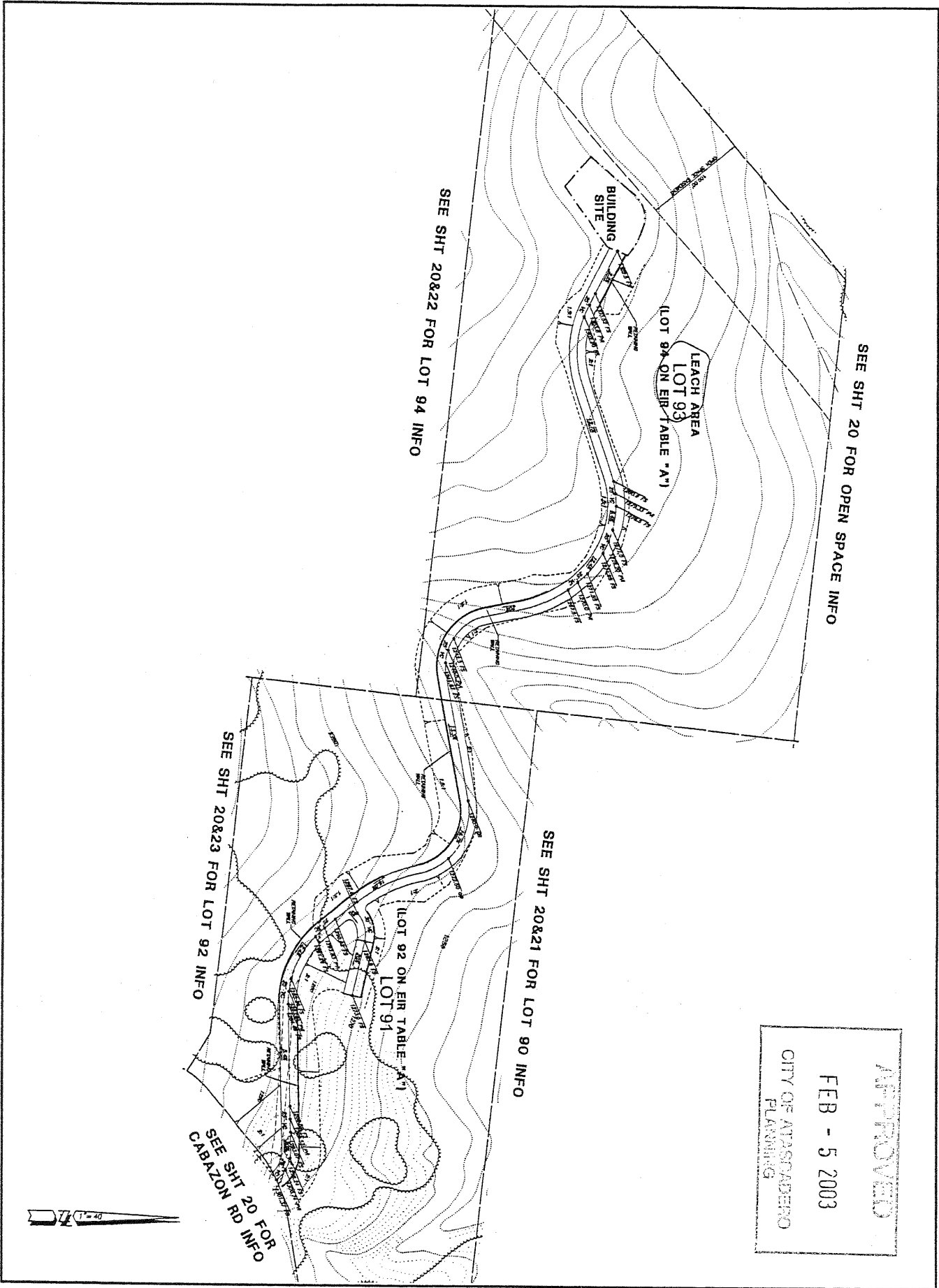
**APPROVED**  
 FEB -- 5 2003  
 CITY OF PASADENO  
 PLANNING



	DATE APPROVED: 14, 2003
	JOB NO.: 34446-003
SHEET 36 OF 39	

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 83

design professionals  
 civil engineers • land surveyors • land planners  
 1998 santa barbara st • san luis obispo, ca 93401  
 ph: 805/549-8558 • email: eda@edainc.com

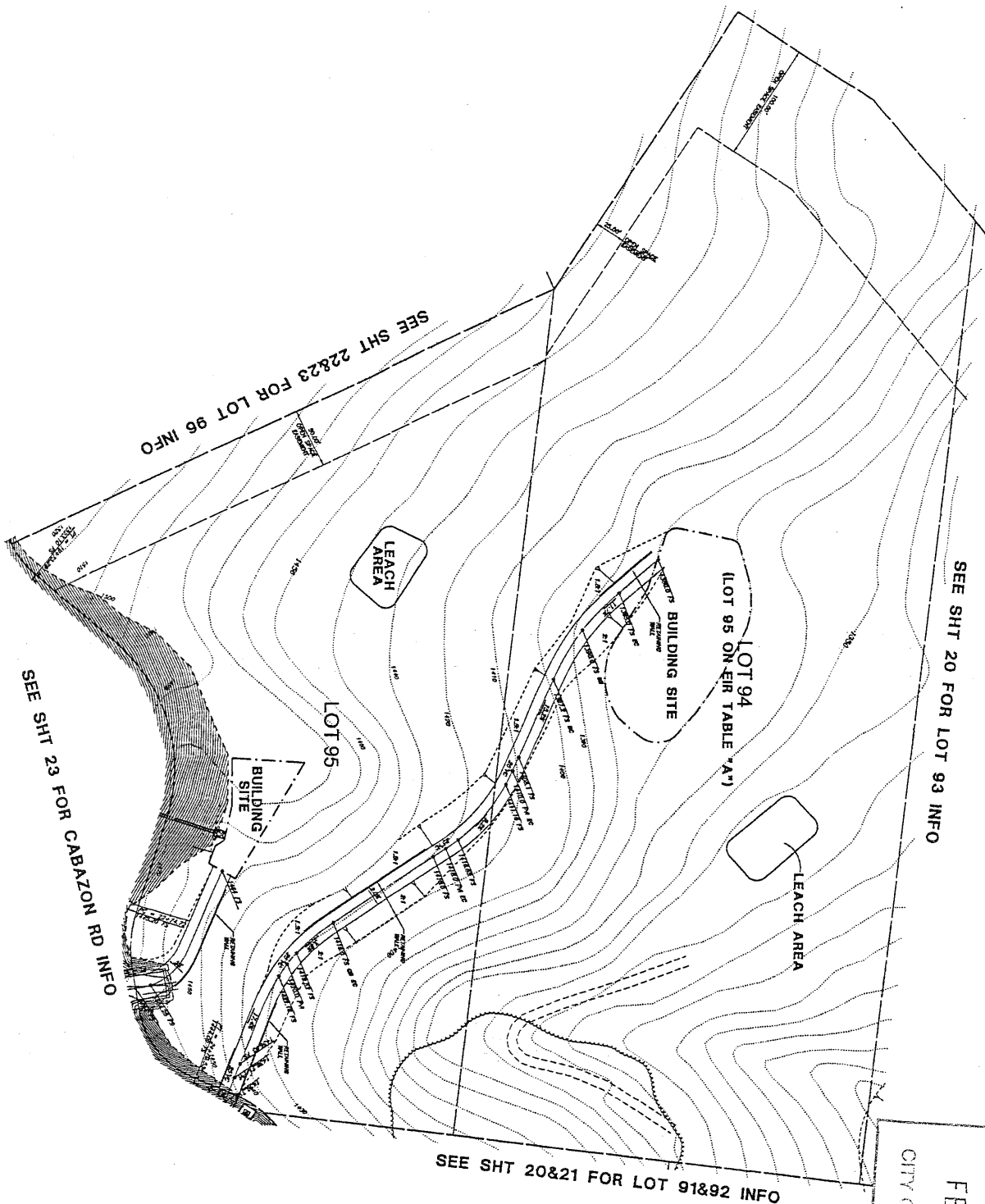


**APPROVED**  
 FEB - 5 2003  
 CITY OF MARIPOSA  
 PLANNING

**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 93 & LOT 91 DRIVEWAY

  
 design professionals  
 civil engineers • land surveyors • land planners  
 1988 santa barbara st • san jose, calif. 95121  
 ph: 805/549-8858 • email: eda@edainc.com

DATE: NOVEMBER 14, 2003  
 JOB NO.: 23484-001  
 SHEET 37 OF 39



SEE SHT 22&23 FOR LOT 96 INFO

SEE SHT 20 FOR LOT 93 INFO

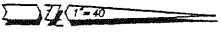
SEE SHT 23 FOR CABAZON RD INFO

SEE SHT 20&21 FOR LOT 91&92 INFO

APPROVED

FEB - 5 2003

CITY OF ATASCADERO  
PLANNING

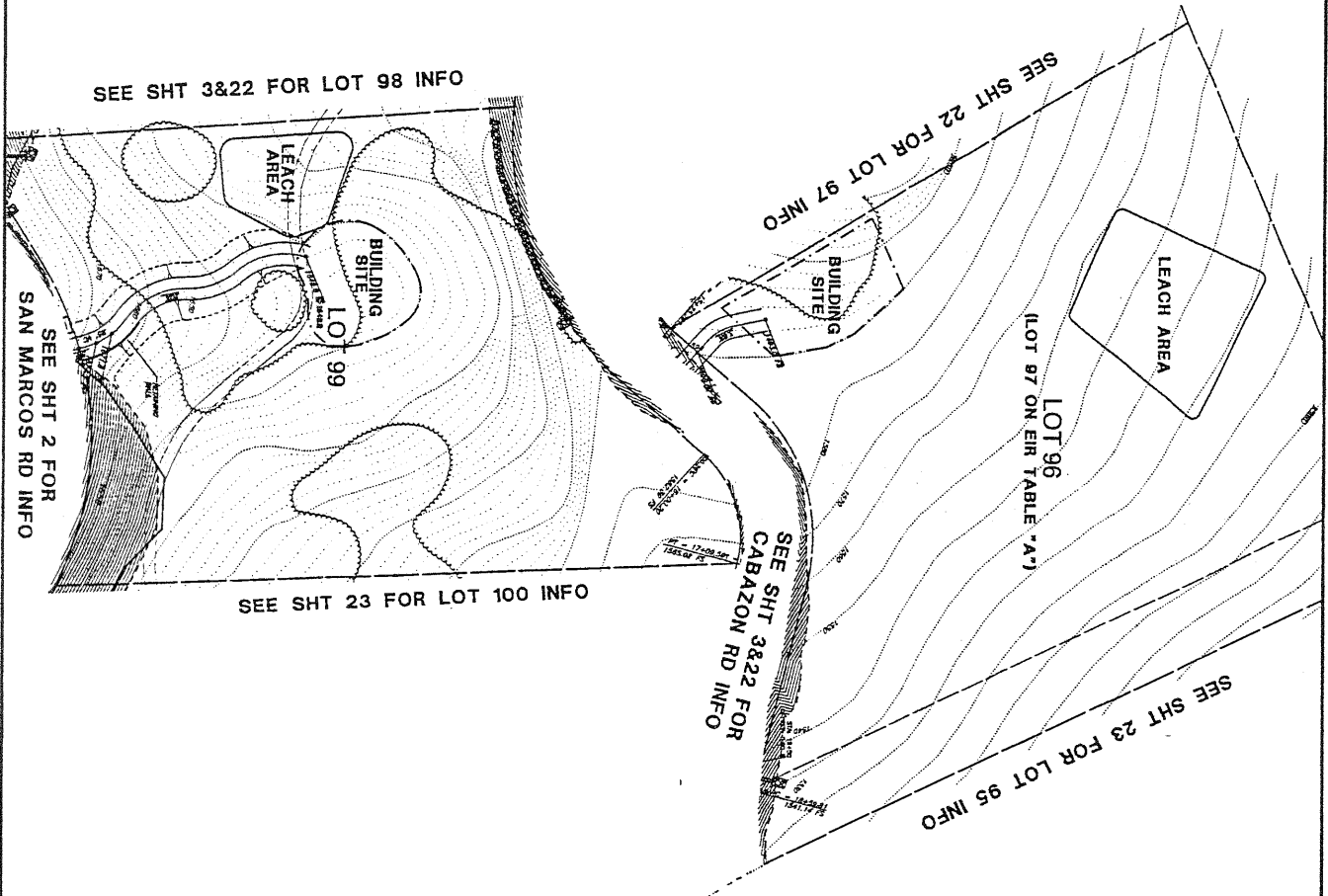


**3F-MEADOWS**  
PRECISE  
ROAD ALIGNMENT/LOT GRADING PLAN  
LOT 94 & LOT 95

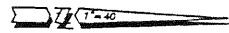
**eda** design professionals  
civil engineers • land surveyors • land planners  
1898 santa barbara st • santa luis obispo, ca 93401  
ph: 805/543-8655 • email: eds@edainc.com

SHEET 38 OF 39

DATE: NOVEMBER 14, 2002  
JOB NO.: 03-008-008



**APPROVED**  
 FEB - 5 2003  
 CITY OF ASTADERO  
 PLANNING



**3F-MEADOWS**  
 PRECISE  
 ROAD ALIGNMENT/LOT GRADING PLAN  
 LOT 96 & LOT 99 DRIVEWAY



SHEET 39 OF 39  
 DATE NOVEMBER 14, 2002  
 JOB NO. 02-008-003

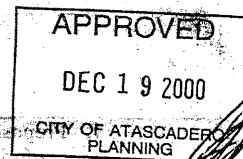


CITY OF ATASCADERO  
COMMUNITY DEVELOPMENT DEPARTMENT

3F Meadows PD-11  
Master Plan of Development Approval / EIR Mitigation Monitoring Program  
February 5, 2003  
Page 9 of 11

**Exhibit 2**  
**Planning Commission Resolution 2000-052 (3 Pages)**

**ORIGINAL**



**RESOLUTION NO. PC 2000-052**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ATASCADERO FINDING  
LOT LINE ADJUSTMENT MAP 2000-0005 (ATAL 00-192)  
IN CONFORMANCE WITH THE PREVIOUSLY APPROVED  
LOT LINE ADJUSTMENT MAP 94005 (ATAL 94-002) AND RECOMMENDING  
THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
APPROVE LOT LINE ADJUSTMENT 2000-0005.  
(3-F Meadows Ranch / EDA)**

**WHEREAS**, the City Council approved Lot Line Adjustment 94005 (ATAL 94-002), Road Abandonment 94-001, and Zone Change 94-0001 on February 28, 1995; and

**WHEREAS**, the City Council certified the Final Environmental Impact Report prepared for the project on February 28, 1995 finding that it is in full compliance with the California Environmental Quality Act; and

**WHEREAS**, the approval of Lot Line Adjustment Map 94005 expired on February 28, 1999; and

**WHEREAS**, Frank and Donna Atkinson, PO Box 1146, Atascadero, CA 93423, (Owner) applied for a Lot Line Adjustment on April 19, 2000 to adjust the lot lines between 115 legal lots consistent with the previously approved and now expired Lot Line Adjustment map 94005; and,

**WHEREAS**, Lot Line Adjustment Map 2000-0005 (ATAL 00-192) has been reviewed and found to be in conformance with Lot Line Adjustment Map 94005 (ATAL 94-002) approved by the City Council on February 28, 1995; and,

**WHEREAS**, the project is in conformance with the prior 3-F Meadows Ranch project approvals including Zone Change 94001 and Road Abandonment 94001; and,

**WHEREAS**, the proposed project is in conformance with the Final Environmental Impact Report prepared for the original project; and,

**WHEREAS**; the Planning Commission of the City of Atascadero reviewed Lot Line Adjustment Map 2000-0005 (ATAL 00-192) at a regular meeting on December 19, 2000; and,

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission finds as follows:





CITY OF ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT

3F Meadows PD-11
Master Plan of Development Approval / EIR Mitigation Monitoring Program
February 5, 2003
Page 10 of 11

- 1. Proposed Lot Line Adjustment Map 2000-0005 (ATAL 00-192) is in conformance with Lot Line Adjustment Map 94005 (ATAL 94-002).

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Atascadero does hereby recommend that the Community and Economic Development Department Director approve Lot Line Adjustment 2000-0005 (ATAL 00-192) as shown on Exhibit A.

On motion by Commissioner Bentz, and seconded by Commissioner Eddings, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: Commissioner Bentz, Eddings, Kelley, Jeanes, Fonzi, Chairman Carden (6)

NOES: (0)

ABSENT: Commissioner Norton (1)

ADOPTED: December 19, 2000 (0)

CITY OF ATASCADERO, CA

Harold L. Carden III, Chairperson

ATTEST:

Handwritten signature of Paul M. Saldana

PAUL M. SALDANA, Planning Commission Secretary



CITY OF ATASCADERO  
COMMUNITY DEVELOPMENT DEPARTMENT

3F Meadows PD-11  
Master Plan of Development Approval / EIR Mitigation Monitoring Program  
February 5, 2003  
Page 11 of 11

Exhibit A: Approved Lot Line Adjustment 2000-0005 (ATAL 00-192)  
3-F Meadows Ranch Property

