3.12 - Public Services and Recreation

3.12.1 - Introduction

This section describes the existing public services and recreation setting and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section is based on consultation with public service providers and the Fire Safety Review. The Fire Safety Review is provided in Appendix F and copies of correspondence with public service providers are provided in Appendix I.

3.12.2 - Environmental Setting

Fire Protection and Emergency Medical Services

The Atascadero City Fire Department (Fire Department) is an “all risk” Fire Department that responds to emergencies such as medical aids, structure fires, wildland fires, vehicle traffic collisions, hazardous materials incidents, technical rescues, and public service assists.

Fire Stations and Apparatus

The Fire Department operates two fire stations, summarized in Table 3.12-1. The Fire Department’s apparatus consists of six fire engines, two command vehicles, a ladder truck, a special operations vehicle, and a quick attack vehicle.

Table 3.12-1: Atascadero Fire Station Summary

<table>
<thead>
<tr>
<th>Station</th>
<th>Address</th>
<th>Distance From Project Site</th>
<th>Staffing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (Headquarters)</td>
<td>6005 Lewis Avenue</td>
<td>4.3 miles</td>
<td>3 firefighters</td>
</tr>
<tr>
<td>2</td>
<td>9801 West Front Road</td>
<td>2.0 miles</td>
<td>2 firefighters</td>
</tr>
</tbody>
</table>

Note: Staffing represents the minimum number of firefighters assigned to each station 24 hours a day, 7 days a week.
Source: City of Atascadero, 2014.

Staffing

The Fire Department staff consists of a Fire Chief, a Fire Marshal, an administrative assistant, six Fire Captains, 19 regular sworn personnel, 18 reserve firefighters, and six seasonal firefighters. As noted in Table 3.12-1, Fire Station 1 is staffed by a minimum of three firefighters and Station 2 is staffed by a minimum of two firefighters 24 hours a day, 7 days a week.

Aid Agreements

The Fire Department participates in the California Mutual Aid System called Master Mutual Aid. The Fire Department maintains a contract for service with the United States Forest Service, an auto aid contract with the San Luis Obispo County Fire Department, and automatic aid agreements with Atascadero State Hospital Fire Department, Templeton Fire Department, and Paso Robles Fire Department.
Police Protection

The Atascadero Police Department (Police Department) provides a full range of law enforcement services to the community. Responsibilities include criminal apprehension, crime prevention, traffic safety, assistance to victims and injured persons, and youth development. Additionally, all patrol cars are equipped with Automatic External Defibrillators. The Police Department is headquartered at 5505 El Camino Real, one block north on El Camino Real from the intersection with Traffic Way. The police headquarters are 4.2 miles from the project site. All police services are centralized at this location, as there are no satellite stations located elsewhere in the City.

Staffing

The Police Department currently employs 38 full-time employees, 1 part-time employee, and 32 volunteers. The breakdown of employees is as follows:

- 28 Sworn Personnel
- 10 Civilian Employees
- 26 Volunteers
- 6 Police Explorers

Organization

The Police Department consists of those operating under the supervision of the Commander and Chief of Police. The Support Services Supervisor answers directly to the Chief of Police. Those under the Support Services Supervisor include Support Services Lead Technicians, Support Services Technicians, and Volunteers. The Commander answers directly to the Chief of Police. Those under the Commander include the Detective Unit and Patrol. The Detective Unit consists of the Detective Sergeant, Detectives, and Property/Evidence Technicians. The Patrol Division includes Sergeants, Corporals, Patrol Officers, and Cadets.

Schools

The project site is located within the Atascadero Unified School District, which serves the City of Atascadero and the unincorporated communities of Carrisa Plains, Creston, Pozo/Parkhill, and Santa Margarita. The School District consists of 12 schools: seven K-6 elementary schools, two middle schools, two high schools, and a K-12 alternative school. Table 3.12-2 summarizes the enrollment and student/teacher ratios for the schools in the Atascadero Unified School District.

<table>
<thead>
<tr>
<th>School</th>
<th>Grades</th>
<th>Enrollment</th>
<th>Student/Teacher Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atascadero High School</td>
<td>9–12</td>
<td>1,331</td>
<td>21.6</td>
</tr>
<tr>
<td>Atascadero Middle School</td>
<td>6–8</td>
<td>806</td>
<td>21.4</td>
</tr>
<tr>
<td>Carrisa Plains Elementary School</td>
<td>K–5</td>
<td>28</td>
<td>14.6</td>
</tr>
<tr>
<td>Creston Elementary School</td>
<td>K–6</td>
<td>92</td>
<td>19.6</td>
</tr>
<tr>
<td>Del Rio Continuation High School</td>
<td>11–12</td>
<td>63</td>
<td>18.5</td>
</tr>
</tbody>
</table>
Table 3.12-2 (cont.): Atascadero Unified School District Summary (2012–2013)

<table>
<thead>
<tr>
<th>School</th>
<th>Grades</th>
<th>Enrollment</th>
<th>Student/Teacher Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fine Arts Academy School</td>
<td>4–8</td>
<td>207</td>
<td>24.3</td>
</tr>
<tr>
<td>Monterey Road Elementary School</td>
<td>K–5</td>
<td>392</td>
<td>21.5</td>
</tr>
<tr>
<td>San Benito Elementary School</td>
<td>K–6</td>
<td>522</td>
<td>24.6</td>
</tr>
<tr>
<td>San Gabriel Elementary School</td>
<td>K–6</td>
<td>530</td>
<td>24.1</td>
</tr>
<tr>
<td>Santa Margarita Elementary School</td>
<td>K–6</td>
<td>292</td>
<td>25.5</td>
</tr>
<tr>
<td>Santa Rosa Road Academic Academy</td>
<td>K–5</td>
<td>347</td>
<td>22.5</td>
</tr>
<tr>
<td>West Mall Alternative School</td>
<td>K–12</td>
<td>90</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Note: N/A = Not available

Facility Modernization Program
The School District is undertaking a $117 million facility modernization program funded by a 2010 voter-approved ballot measure (Measure I-10). Capital improvements including new construction, renovations, upgrades, and other enhancements are being made to six schools: Atascadero High School, Atascadero Junior High School, Carrisa Plains Elementary School, Monterey Road Elementary School, San Gabriel Elementary School, and Santa Rosa Academic Academy.

Libraries
San Luis Obispo County Library System operates 15 public libraries and one bookmobile. The closest library to the project site is the Atascadero Public Library at 6555 Capistrano Avenue. The library moved into its current location in 2014 and provides 20,000 square feet of space. The library is open 36 hours per week.

Parks and Recreation Facilities
The City of Atascadero, the County of San Luis Obispo, and the United States Forest Service each own and maintain park and recreational facilities within and adjacent to Atascadero. Each agency’s facilities are discussed separately below.

City of Atascadero
The City of Atascadero owns and maintains park and recreational facilities that are summarized in Table 3.12-3.
### Table 3.12-3: Parks and Recreational Facilities Summary

<table>
<thead>
<tr>
<th>Name</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-Town Skate and BMX Park</td>
<td>Skate and BMX ramps and rails</td>
</tr>
<tr>
<td>Apple Valley Park</td>
<td>Open fields, BBQ areas, walking paths</td>
</tr>
<tr>
<td>Atascadero Lake Park</td>
<td>Walking path, bike path, playground, BBQ area, horseshoe pits, sand volleyball court, Freedom Veterans Memorial, Charles Paddock Zoo</td>
</tr>
<tr>
<td>Chico Road Park</td>
<td>6 acre public park</td>
</tr>
<tr>
<td>Famous Sunken Gardens</td>
<td>Walkways, gardens, fountain, sculpture</td>
</tr>
<tr>
<td>Paloma Creek Park</td>
<td>Sports fields, playground</td>
</tr>
<tr>
<td>Stadium Park</td>
<td>Hiking trails</td>
</tr>
<tr>
<td>Traffic Way Park</td>
<td>Softball fields, playground, basketball courts, covered BBQ/picnic area</td>
</tr>
</tbody>
</table>

Source: City of Atascadero, 2004

### San Luis Obispo County

The County of San Luis Obispo owns and maintains seven parks within the County. One of these, Heilmann Park, is located within the City of Atascadero.

**Heilmann Park**

Heilmann Park, located near Chalk Mountain Golf Course, contains three regulation-sized tennis courts, group picnic areas, and a disc golf course.

### United States Forest Service

**Los Padres National Forest**

Los Padres National Forest encompasses 2,969 square miles in Monterey, San Luis Obispo, Santa Barbara, and Ventura Counties. The National Forest contains 1,257 miles of maintained trails, which provide both day-use and extended backpacking and hiking opportunities. Approximately 48 percent of the forest is designated wilderness.

From the Atascadero area, the National Forest can be accessed by traveling west on State Route 41. The nearest recreational facility is the Cerro Alto Campground located along the East Fork of Morro Creek, approximately 7 miles west of Atascadero.

### 3.12.3 - Regulatory Framework

#### State

**California Fire Code and California Building Code**

The International Fire Code and the International Building Code established by the International Code Council (ICC) and amended by the State of California; prescribe performance characteristics and materials to be used to achieve acceptable levels of fire protection.
Leroy F. Greene School Facilities Act of 1998
The California State Legislature enacted the Leroy F. Green School Facilities Act of 1998 (Senate Bill 50), which made significant amendments to existing state law governing school fees. Senate Bill 50 prohibited state or local agencies from imposing school impact mitigation fees, dedications, or other requirements in excess of those provided in the statute. The legislation also prohibited local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any project.

California Building Standards Code
Title 24 of the California Code of Regulations, also known as the California Building Standards Code, is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national and international model codes.
- Building standards that have been adopted and adapted from the national and international model code standards to meet California conditions.
- Building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns.

California Occupational Safety and Health Administration
In accordance with California Code of Regulations, Title 8 Sections 1270 “Fire Prevention” and 6773 “Fire Protection and Fire Equipment,” the California Occupational Safety and Health Administration (Cal OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include but are not limited to guidelines on the handling of highly combustible materials, fire hosing sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

California Health and Safety Code
State fire regulations are set forth in Sections 13000, et seq. of the California Health and Safety Code, which includes regulations for building standards (as set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise building, childcare facility standards, and fire suppression training.

Quimby Act
The Quimby Act (California Government Code Section 66477) was established by the California legislature in 1965 to preserve open space and parkland in the rapidly urbanizing areas of the State. This legislation was in response to California’s increased rate of urbanization and the need to preserve open space and provide parks and recreation facilities for California’s growing communities. The Quimby Act authorizes local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two.
The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is greater than 3 acres per 1,000 persons, then the community may require dedication based on a standard of up to 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its General Plan Recreation Element if it is to adopt a parkland dedication/fee ordinance.

Both the County and the City collect Quimby Act in-lieu fees. These fees contribute to a fund that would be used to acquire properties for parkland. The City's standards for parkland dedication under the Quimby Act are provided in the discussion of local regulations below.

Local

City of Atascadero

General Plan

The General Plan establishes the following goals and policies relevant to public services:

- **LOC Goal 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.
- **LOC Policy 13.2**: Facilitate convenient location of goods and services needed by local residents.
- **LOC Goal 15**: Provide adequate public services for high quality, orderly and sensible growth.
- **LOC Policy 15.1**: Growth should be directed to areas where services can be provided in a cost effective manner.
- **LOC Policy 15.3**: Ensure that adequate service capacity and facilities exist prior to approving new development.
- **LOC Policy 15.4**: Extend services only when the City has funding for additional improvements identified in the CIP.
- **LOC Policy 15.5**: Two tiers of public service will be provided within the City based on the Urban Services Line (USL).
- **LOC 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.
- **LOC Policy 15.7**: Continue to support effective regional planning for solid and hazardous waste.

Municipal Code

Atascadero Municipal Code Section 4-7 consists of the 2010 California Fire Code and 2009 International Wildland-Urban Interface Code. Section 4-7 includes local amendments to both documents.

3.12.4 - Methodology

FCS evaluated potential impacts on public services and recreation through review of the City of Atascadero General Plan, Atascadero Municipal Code, aerial photographs, and applicable state laws. In
addition, FCS consulted with the Atascadero Police Department and Atascadero Unified School District. Copies of correspondence with the Police Department and School District are provided in Appendix I.

Citygate Associates, LLC prepared a Fire Safety Review for Eagle Ranch that evaluated (1) project roadways and Emergency Vehicle Access (EVA), (2) firefighting water system, and (3) Wildland-Urban Interface wildfire safety and vegetation management requirements. Citygate staff met on-site with Atascadero Fire Department staff to tour the existing road system and to review the conditions and terrain of the proposed design and discuss fire service issues in person. The complete report is provided in Appendix F.

### 3.12.5 - Thresholds of Significance

According to the CEQA Guidelines’ Appendix G Environmental Checklist, to determine whether environmental effects to public services are significant, the following questions are analyzed and evaluated.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?
b) Police protection?
c) Schools?
d) Parks?
e) Other public facilities?

According to the CEQA Guidelines’ Appendix G Environmental Checklist, to determine whether impacts to recreation are significant environmental effects, the following questions are analyzed and evaluated.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

### 3.12.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.
**Fire Protection**

**Impact PSR-1:** The proposed project may result in a need for new or expanded fire protection facilities that could result in physical impacts on the environment.

**Impact Analysis**

The proposed project consists of the development of residential, resort, recreational, highway commercial, small retail, agricultural, and open space uses, as well as associated infrastructure, on the 3,457-acre project site. Citygate Associates evaluated the fire safety requirements of the proposed project in a Fire Safety Review, provided in its entirety in Appendix F.

**Fire Safety Review**

Overall, Citygate concluded that the proposed project could be developed within the requirements of the adopted City of Atascadero development codes and policies. The project is located in steep terrain with limited access and will mix residential single-family, hotel/resort complex and retail buildings with wildfire-prone native vegetation. Citygate also determined that the challenges can be safely mitigated to a level of insignificance by the proper application of various City-adopted Fire Code and development standards. By connecting the existing public streets and firefighting water storage system to the project, appropriate Fire Code and policy requirements can be achieved. Citygate made a number of recommendations associated with emergency response, fire water supply/suppression, and wildland-urban interface abatement that are reflected in Mitigation Measures HAZ-4a, HAZ-4b, HAZ-4c, HAZ-4d, HAZ-4e, HAZ-4f, HAZ-5a, HAZ-5b, and HAZ-5c. Refer to Section 3.7, Hazards and Hazardous Materials for detailed discussion of these issues.

**Station 2 Staffing and Modification**

The City of Atascadero is already difficult to serve using only two fire stations because of its topography and historic road network design. Given no state or federal minimums for the duration of response times for fire services, communities maintain the level of fire services that they can afford. Thus, Atascadero provides two fire stations with a minimum career staff of five firefighters per day, supplemented with paid call and auxiliary staff. There are three 40-hour employees: a Fire Chief, a Fire Marshal, and a Secretary.

The daily career staff of a minimum of five (three firefighters at Station 1 and two at Station 2) is insufficient by itself to control a serious building or wildland fire. At any given time, it is not possible to expect that a significant number of paid-call or auxiliary firefighters will respond.

The Eagle Ranch project further stretches this thin force by introducing large residential buildings, people, and automobiles into a rolling set of hills containing grasses and trees susceptible to wildfire. Urbanizing these ranch lands and annexing them to the City means that the City Fire Department area of responsibility will increase upon annexation. A serious wildfire can become very expensive if it requires the use of hand crews, bulldozers, and aircraft.

Humans tend to cause wildfires; open grazing lands do not usually combust for natural reasons. A wildfire in Eagle Ranch with a southwest to west wind behind it will threaten the existing city. The best mitigation for this hazard, after the preemptive fuel abatement program, is the response of an
adequate force to quickly suppress a small, emerging fire. The response of an initial two-firefighter team from Station 2 is only adequate for a single-patient medical emergency or small, incipient fire.

Additionally, proposals for a section of the multi-family portion of the project have considered up to 80 senior units. Such complexes will definitely generate more emergency medical calls, further straining the City Fire Department’s limited staffing.

Citygate recommended that Fire Station 2 should have its staffing increased from two to three career firefighters per day to achieve parity with Station 1, as well as most other suburban fire stations in the State. The City of Atascadero funds a portion of Fire Department staffing from a Community Facilities District. Eagle Ranch would be annexed into a Community Facilities District as part of annexation into the City of Atascadero in order to provide funding for the additional firefighter at Fire Station 2. It is anticipated that Station 2 will need modifications to accommodate a third firefighter. Modifications will include additional living quarters and facility upgrades associated with the increased Fire Department staffing; however, the full extent of the modifications has not yet been determined.

Mitigation Measure PSR-1a requires the project to provide funding for the modification of Fire Station 2 to accommodate additional staffing, which is required to serve the project.

**Radio Repeater**

Radio frequency propagation tests were performed within Eagle Ranch by City of Atascadero Fire Department staff in June 2013. These radio frequency propagation tests determined that the interior portions of the site lack sufficient radio coverage. Accordingly, the Fire Department has determined that a radio repeater must be installed within Eagle Ranch to ensure that adequate public safety radio coverage is provided throughout the site. The Fire Department identified a site in the western portion of the Specific Plan area as being suitable for a radio repeater. The 8-acre site is located at approximately 1,700 feet above sea level near a proposed water tank site. The radio repeater facilities would consist of a concrete pad with a small, concrete masonry block structure that would house electronic equipment. A 60-foot antenna would extend upward from the structure. A radio repeater site would be accessed via an all-weather, 20-foot-wide access road that would extend from the end of a residential cul-de-sac. The all-weather access road would be gated. The radio repeater is part of the proposed project, and its environmental effects are evaluated in this EIR.

Exhibit 3.12-1 depicts radio frequency propagation under existing conditions (without repeater) and Exhibit 3.12-2 depicts frequency propagation with the proposed Eagle Ranch repeater site.

Mitigation Measure PSR-1b has been included to require that the project fund an emergency communications radio repeater station in order to provide public safety radio coverage throughout the project site at the time determined necessary by the City to serve the project.

**Community Facilities District**

A Community Facilities District would be established in conjunction with the proposed project to provide additional funding for public service providers, including the Fire Department. Funding
would be used for staffing and other operational expenses, including additional staffing at Fire Station 2.

**Conclusion**

Development contemplated by the Eagle Ranch Specific Plan would require additional fire protection resources, including facilities and personnel. To minimize undue demand on Fire Department resources, mitigation measures are proposed requiring the project to provide adequate roadways, fire suppression systems, and wildland-urban interface abatement measures. Additionally, Fire Station 2 will be modified to accommodate additional staffing, and the proposed project would provide an emergency communications radio repeater to ensure that adequate public safety radio coverage is available throughout the project area. Overall, these project features and mitigation measures would reduce impacts to a level of less than significant.

**Level of Significance Before Mitigation**

Potentially significant impact.

**Mitigation Measures**

Implement Mitigation Measures HAZ-4a, HAZ-4b, HAZ-4c, HAZ-4d, HAZ-4e, HAZ-4f, HAZ-5a, HAZ-5b, and HAZ-5c, and:

- **MM PSR-1a** The project requires and shall fund modifications to Fire Station 2 to accommodate additional living quarters and facility upgrades associated with the increased demand in the Fire Department staffing as a result of the project.

- **MM PSR-1b** The project requires and shall fund an emergency communications radio repeater station to be installed in the location identified in the Eagle Ranch Specific Plan in order to provide public safety radio coverage throughout the project site. Communications coverage shall be required at the time determined by the City.

**Level of Significance After Mitigation**

Less than significant impact.

**Police Protection**

**Impact PSR-2:** The proposed project may result in a need for new or expanded police protection facilities that could result in physical impacts on the environment.

The proposed project consists of the development of residential, resort, recreational, highway commercial, small retail, agricultural, and open space uses, as well as associated infrastructure, on the 3,457-acre project site. The project would involve the annexation of the Specific Plan area into the City of Atascadero. The Police Department was consulted about the proposed project’s potential impacts on police protection. The Police Department provided a written response, dated August 12, 2013, which identified several concerns it had regarding the proposed project. The concerns are summarized as follows, and the written response is provided in Appendix I.
Sources: City of Atascadero, 2016

Exhibit 3.12-2
Radio Frequency Propagation Map – With Eagle Ranch Communications Site
THIS PAGE INTENTIONALLY LEFT BLANK
The Police Department estimated the anticipated number of calls for service the project would generate based on the average of 0.82 call per resident/year in the City over the previous 2 years. The project is expected to increase the population by as many as 1,590 residents at buildout. This would represent an increase in the number of calls for service by 1,304 per year, assuming current levels.

The Police Department had three main concerns with the proposed project. These concerns are summarized below:

- **Increase in Call Volume:** Because of the increase in residents, and the assumed increase in calls for service, the Police Department anticipates that it will need to hire 2.5 additional police officers and 0.5 support staff to handle the increased workload and maintain current service levels. This impact would be mitigated through the payment of development impact fees.

- **Response Times:** The Police Department is concerned about the distance of the proposed project from existing police stations, but stated that given the current configuration and size of the department, off-site police substation-type facilities are not a reasonable alternative to mitigate the response time issue. This impact would be mitigated through a combination of payment of development impact fees and a Community Facilities District that would be established in conjunction with the proposed project to provide additional funding for public serve providers.

- **Support and Maintenance Costs:** The topography of the land on the project site would result in increased “wear and tear” on emergency vehicles. This impact would be mitigated through the payment of development impact fees.

- **Multifamily Residential Unit Designs:** Historically, there has been a higher level of calls of service to these types of residential locations within the City of Atascadero. In order to minimize the potential impacts to law enforcement, the project would implement “Crime Prevention Through Environmental Design” measures (Mitigation Measure PSR-2).

These recommendations are reflected in Mitigation Measure PSR-2.

**Police Facilities**

A 2011 Municipal Service Review prepared for the City of Atascadero Sphere of Influence indicated that the Police Department headquarters was adequate to serve future growth. Therefore, no new or expanded police facilities would be necessary to serve Eagle Ranch. Note that the project applicant will pay police-related development impact fees to the City of Atascadero that would be used for capital improvements and equipment upgrades.

**Community Facilities District**

A Community Facilities District would be established in conjunction with the proposed project to provide additional funding for public service providers, including the Police Department. Funding would be used for staffing and other operational expenses.

**Level of Significance Before Mitigation**

Potentially significant impact.
Mitigation Measures

MM PSR-2 Prior to issuance of building permits for the multi-family residential uses, the project applicant shall prepare and submit site and building plans to the City of Atascadero that depict Crime Prevention Through Environmental Design measures intended to deter and minimize criminal activity. The Police Department shall have the opportunity to review and comment on the plans. Examples of measures that may be employed include but are not limited to:

- Adequate lighting for visibility on streets, walkways, alleys, and property entrances
- Landscaping that allows visibility of streets and open space and prevents blind spots
- Signage to distinguish public space from private space, provided that signage is consistent with Specific Plan design guidelines
- Signage identifying exit routes, streets, and buildings
- Use of transparent fences rather than high walls when feasible
- Use of walkways and landscaping features to guide visitors to the proper entrance
- Placement of front doors to be at least partially visible from the street
- Making street addresses on the property and on the curb clearly visible and easily read from the street
- Centrally locating elevators and stairwells where many users can watch them

Level of Significance After Mitigation

Less than significant impact.

Schools

Impact PSR-3: The proposed project may result in a need for new or expanded school facilities or adverse impacts on education.

Impact Analysis

The proposed project consists of the development of residential, resort, recreational, highway commercial, small retail, agricultural, and open space uses, as well as associated infrastructure, on the 3,457-acre project site. The project would involve the annexation of the Specific Plan area into the City of Atascadero.

The project would involve the construction of as many as 494 new single-family units and 93 multi-family units. Assuming that each dwelling unit contributes 0.5 student to K-12 enrollment, the project has the potential to increase the student population of the Atascadero Unified School District by 294 students over a period of 10 years.¹

The Atascadero Unified School District was consulted about the proposed project’s potential impacts on education and enrollment. The School District provided a written response, dated August 14,

¹ Note that the 93 multi-family dwelling units may include senior housing units that would not be expected to generate students who would enroll in AUSD.
2013, which identified several concerns it had regarding the proposed project. The concerns are summarized below, and the written response is provided in Appendix I.

- The proposed project affects mainly Santa Rosa Academic Academy, San Gabriel Road Elementary School, Santa Margarita Elementary School, and potentially Atascadero Middle School and Atascadero High School.

- The closest elementary schools to the project site are Santa Rosa Academic Academy and San Gabriel Road Elementary School, which are both either at or close to capacity.

- The School District would consider adjusting school boundaries to send any new elementary school students within Eagle Ranch to Santa Margarita Elementary School.

- The School District recommended that the proposed project reserve a school location within the site if the District is unable to secure another location outside of the Eagle Ranch Specific Plan area. (In a follow-up communication, the School District indicated that Eagle Ranch no longer needs to reserve a site, as another future school site has been reserved in the Santa Margarita area).

In light of the School District’s comments, it is expected that Eagle Ranch students would attend Santa Margarita Elementary School, Atascadero Middle School, and Atascadero High School. Developers of residential dwelling units would be required to pay school development fees in accordance with the latest adopted fee schedule to the School District at the time building permits are sought. Note that state law (Government Code Section 65995) establishes that payment of adopted fees is the only method by which school impacts can be mitigated; additional mitigation cannot be imposed. With the payment of development fees, the impacts would be less than significant. Finally, the School District would be required to undertake environmental review of any new or expanded school facilities.

**Level of Significance Before Mitigation**

Less than significant impact.

**Mitigation Measures**

No mitigation is necessary because the project will pay adopted school fees.

**Level of Significance After Mitigation**

Less than significant impact.

**Parks and Recreational Facilities**

**Impact PSR-4:** The proposed project would not result in a need for new or expanded parks, recreation, or other public facilities, or increase use such that a physical deterioration of the facility would occur or be accelerated.

**Impact Analysis**

The proposed project consists of the development of residential, commercial, resort, recreational, highway commercial, and open space uses, as well as associated infrastructure, on the 3,457-acre...
project site. The project would involve the annexation of the Specific Plan area into the City of Atascadero.

**Specific Plan Park and Recreational Facilities**

The Specific Plan contemplates park, open space, and trail facilities as follows:

- **Public Park:** An approximately 7.4 acre neighborhood public park is proposed. Its size will reflect the City parklands standards and requirements. The proposed location is within walking distance of the Village Center and multi-family housing. The public park is primarily focused on passive activities (picnic, BBQ, etc.) and will include children’s play structures, horseshoes, and limited open turf areas to accommodate group and family play. A small amphitheater is also proposed within the public park.

- **Equestrian Staging Area:** A 1.6-acre equestrian staging area is proposed near Santa Barbara Road. The staging area would be open to the public.

- **Open Space:** Approximately 816 acres of the Specific Plan area would be dedicated for open space use. These areas would include Private Open Space, which are “no-build” areas within residential lots. (Note that 1,468 acres that would be used for agriculture are not included in the 816-acre total).

- **Trails:** The project would include development of approximately 16.9 miles of trails including 4.1 miles of multi-use paved paths, 10.1 miles of unpaved trails, and an approximately 2.7-mile National Forest Service connector trail easement.

The City of Atascadero General Plan Policy 11.1.4 establishes an objective of 5.0 acres of parkland per 1,000 persons. The proposed project is expected to increase population by up to 1,584 persons and, thus, would need to provide 7.92 acres of parkland to meet the established standard. The development of the proposed 7.4-acre public park and 1.6-acre equestrian staging area would exceed the 5.0-acre/1,000-person standard.

Note that this EIR evaluates the environmental effects of the aforementioned park and recreational facilities.

**Los Padres National Forest**

The Los Padres National Forest borders the western boundary of the Specific Plan area. The portion of the Specific Plan area that interface with the National Forest contain rugged, steeply sloping terrain and would be protected as private agricultural land. These areas would continue to be used for grazing activities. Public access would be restricted to these areas due to safety concerns.

The Specific Plan contemplates the establishment of an easement for future 2.7-mile National Forest Service Connector Trail within the far western portion of the Specific Plan area, which would close a gap in the proposed regional trail network between the Los Padres National Forest boundary and the Atascadero Land Preservation Society property boundary near SR-41. (Note that a third-party organization would be responsible for constructing and maintaining the trail; the project applicant
would simply dedicate the easement.) This would be the only point of connection between the Specific Plan area and the National Forest.

Use of the Los Padres National Forest would not be expected to significantly increase as a result of the future trail connection because (1) the trail would cross 2.7 miles of rugged terrain, and (2) use would be limited to hikers and equestrians; use of motorized vehicles would be prohibited. Additionally, National Forest users would be required to obtain permits for recreational activities, which would partially offset the cost of use. For these reasons, the establishment of the trail connection would not be expected to substantially increase the use of existing National Forest facilities such that physical deterioration would occur. Impacts would be less than significant.

City Park Facilities
A 2011 Municipal Service Review prepared for the City of Atascadero Sphere of Influence indicated that City park facilities were adequate to serve future growth. Therefore, no new or expanded City park facilities would be necessary to serve Eagle Ranch.

Community Facilities District
A Community Facilities District would be established in conjunction with the proposed project to provide additional funding for staffing and other operational expenses, including the park maintenance staffing at facilities throughout the City.

Level of Significance Before Mitigation
Less than significant impact.

Mitigation Measures
No mitigation is necessary because the project will pay adopted City development impact fees and community facilities district fees.

Level of Significance After Mitigation
Less than significant impact.

Libraries and Other Facilities

| Impact PSR-5: | The proposed project would not result in a need for new or expanded library facilities or adverse impacts on related services. |

Impact Analysis
The proposed project consists of the development of residential, resort, recreational, highway commercial, small retail, agricultural, and open space uses, as well as associated infrastructure, on the 3,457-acre project site. The project would involve the annexation of the Specific Plan area into the City of Atascadero.

The new Atascadero Public Library opened in 2014. As discussed in Impact POP-1, the project would increase population by up to 1,484 persons and is considered planned growth. With the payment of development impact fees, impacts to libraries and other facilities would be less than significant.
Library Facilities
In 2014, the library moved into a 20,000-square-foot space at 6555 Capistrano Avenue. This new space provided 12,000 square feet of additional space relative to its previous location on Morro Road. This facility is anticipated to provide sufficient space for future growth in Atascadero. Therefore, no new or expanded library facilities would be necessary to serve Eagle Ranch.

**Level of Significance Before Mitigation**
Less than significant impact.

**Mitigation Measures**
No mitigation is necessary provided that the project pays adopted City development impact fees.

**Level of Significance After Mitigation**
Less than significant impact.