SECTION 2: PROJECT DESCRIPTION

This Environmental Impact Report (EIR) analyzes the potential environmental effects of development that could occur pursuant to the Eagle Ranch Specific Plan in Atascadero, California.

2.1 - Project Location and Setting

2.1.1 - Location

The Eagle Ranch Specific Plan area is located in unincorporated San Luis Obispo County, adjacent to the southwestern Atascadero city limits (Exhibit 2-1). The Specific Plan area encompasses approximately 3,457 acres, generally bounded by the Los Padres National Forest (west), the Atascadero city limits (north), US 101 (east), and grazing land (south) (Exhibit 2-2). The project site is located on the Atascadero, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 29 South, Range 12 East, Sections 1, 2, and 3 (Latitude 35°26'00“ North; Longitude 120°39'00“ West).

2.1.2 - Existing Conditions

Land Use

The Specific Plan area consists of rolling topography that has historically been used for grazing purposes. Within the Specific Plan area, elevations range from approximately 920 feet to 1,600 feet above mean sea level. Tarantula Hill, elevation 1,300 feet, is located in the center of Eagle Ranch and serves as a prominent topographical feature.

Vegetation primarily consists of non-native grassland and oak woodland. Generally, the non-native grassland is present on valley floors, and the oak woodland is present on hillsides and ridgelines. Tree species primarily consist of Coast live oak, blue oak, toyon, gray pine, cottonwood, and sycamore. There are an estimated 110,000 existing trees within the boundaries of the Specific Plan area that are 5 inches or greater in diameter at breast height.

A cluster of structures is located in the southern portion of the Specific Plan area. The structures include three single-family residences and several barns and outbuildings associated with grazing operations. Improvements such as corrals, stock ponds, and groundwater wells are also present.

Tributaries of three major drainages are located within the Specific Plan area and are summarized below. All drainages convey runoff to the north and are tributary to the Salinas River.

- **Eagle Creek**: This waterway and its tributaries drain the southern portion of the Specific Plan area and exit the site near Los Osos Road.

- **Atascadero Creek**: This waterway and its tributaries drain the western and central portion of the Specific Plan and exit the site near the Atascadero Avenue/San Diego Road intersection.

- **Paloma Creek**: This waterway and its tributaries drain the eastern portion of the Specific Plan and exit the site near the US 101/Santa Barbara Road interchange.
Several existing utility easements cross Eagle Ranch. These include a 50-foot-wide Pacific Gas and Electricity Company (PG&E) overhead transmission line through the southeastern portion of the ranch, two separate 20-foot-wide AT&T easements (including a fiber-optic line) through the northern and southern portions of the ranch, and an Atascadero Mutual Water Company access and maintenance road easement in the northern portion of the ranch. Additionally, there are three separate park reservations within the ranch.

Exhibit 2-3a and Exhibit 2-3b provide site photographs of the Specific Plan area.

**Existing Subdivision**

Eagle Ranch was subdivided into 452 lots of record (Colony lots) as part of the establishment of the original Atascadero Colony and the subsequent Peabody deed line. Refer to Section 2.2, Project Background for further discussion.

**Land Use Designations**

The San Luis Obispo County General Plan designates the Specific Plan area “Agriculture.” The San Luis Obispo County Zoning Ordinances zones the Specific Plan area “AG (Agriculture).”

The City of Atascadero General Plan designates the Specific Plan area as “Development Area 11,” although this designation is non-binding. (Refer to “Project Background” for further discussion of Development Area 11.) The Specific Plan area is within Atascadero’s Sphere of Influence.

**2.1.3 - Surrounding Land Uses**

**West**

The Los Padres National Forest is located west of the Specific Plan boundaries. The National Forest contains foothills associated with the Santa Lucia Ranch that are vegetated with forest and oak grassland.

**North**

Residential development located within the Atascadero city limits is located north of the Specific Plan boundaries. Development generally consists of large-parcel, rural residential uses of 1 acre or more. In addition, the Atascadero Land Preservation Society (ALPS) property, a private open space area, is located north of the Specific Plan area along State Route 41 (SR-41).

**East**

US 101, a four-lane freeway, and residential development located within the Atascadero city limits are located east of the Specific Plan boundaries. Residential lots range from approximately 8,000 square-feet to 1 acre in area. East of US 101 are large-parcel, rural residential uses and foothills.

**South**

Rugged foothills that are vegetated with forest and oak grassland are located south of the Specific Plan boundaries. This area is owned by the project applicant, is located within unincorporated San Luis Obispo County, and is used for grazing activities. (Note that this land is not part of the project application.) Further south is the Los Padres National Forest.
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View of entrance to Eagle Ranch at Santa Barbara Road.

View of highway commercial area.

View of valley in center of Eagle Ranch.

View of cattle pen in center of Eagle Ranch.

Source: FirstCarbon Solutions, 2013.
View of ranch operations area.

View of northwestern portion of Eagle Ranch.

View of Eagle Ranch looking southeast.

View of Eagle Ranch looking east.

Source: FirstCarbon Solutions, 2013.
2.2 - Project Background

Eagle Ranch was first developed in the late 1870s by Albert Benton. He built a house and operated a cattle and pig ranch on the property. Baron John Henry von Schroder—a recent arrival from Germany—purchased Eagle Ranch from Benton and, beginning in 1883, initiated the first major development program within the ranch that included a residence, barns, storage buildings, and other outbuildings. During this period, von Schroder officially named the property “Eagle Ranch.”

Eagle Ranch was part of the 23,000-acre Atascadero Colony established by E.G. Lewis in 1913. Lewis sought to establish a model community that would provide its residents with the most favorable aspects of urban and rural life. The entire Atascadero Colony was surveyed and subdivided in 1914 and shortly thereafter, construction began on a roadway and water system. Ownership of Eagle Ranch changed hands several times between 1916 and 1919, with Fredrick Forest Peabody emerging as the owner of the property.

Peabody created a number of additional lots via a deed line in the 1920s. In total, the Eagle Ranch subdivision consists of 452 residential lots and three park reservations, as well as a roadway system. All 452 lots have ownership shares in Atascadero Mutual Water Company, and thus have the vested right to receive potable water. To date, the subdivision and associated improvements have not been pursued within Eagle Ranch.

The ranch has historically been used for agricultural-related land use activities for the past century. Grazing has been the primary agricultural activity since the 1870s. Orchards and vineyards were planted for a short period in the early 20th century, but cultivated agriculture did not prove to be viable because of site conditions.

The City of Atascadero adopted a comprehensive General Plan update in 2002. As part of that process, the General Plan designated Eagle Ranch as “Development Area 11” and set forth several policies contemplating annexation of the ranch (Policies LOC 1.2.8, 1.2.9, 1.2.10, and 1.2.11). General Plan Table II-5 notes that (1) this area will require a Specific Plan; (2) the historic Colony lots and roads will need to be reconfigured and clustered to minimize impacts; (3) public open space, trails, and parks will need to be provided; and (4) resort facilities are contemplated. Moreover, the City of Atascadero General Plan Policy LOC 1.2, Program 9 establishes that the City will oppose any development within Eagle Ranch prior to annexation.

Following adoption of the General Plan, the San Luis Obispo Local Agency Formation Commission (LAFCO) adjusted Atascadero’s Sphere of Influence to include Eagle Ranch, signifying that the ranch is ultimately expected to be annexed into the Atascadero city limits within the next 20 years. In 2011, San Luis Obispo LAFCO reaffirmed the City of Atascadero’s Sphere of Influence.

2.3 - Project Characteristics

2.3.1 - Overview

The proposed project consists of a Specific Plan that would guide 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 entire project site would be annexed into the City of Atascadero. Table 2-1 summarizes the project. Exhibit 2-4 depicts the conceptual site plan. A complete plan set is provided in Appendix L.

### Table 2-1: Project Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER-R1 Residential Estate Lots (5.0+ acres)</td>
<td>150.2 acres; 23 dwelling units</td>
</tr>
<tr>
<td>ER-R1: Residential Estate Lots (2.5 to 4.99 acres)</td>
<td>291.2 acres; 87 dwelling units</td>
</tr>
<tr>
<td>ER-R1: Residential Estate Lots (1.0 to 2.49 acres)</td>
<td>497.8 acres; 325 dwelling units</td>
</tr>
<tr>
<td>ER-R2: Residential Graded Pad Lots (0.5 to 1.0 acre)</td>
<td>39.5 acres; 59 dwelling units</td>
</tr>
<tr>
<td>Single Family Residential – Second Units</td>
<td>63 units (estimated as approx. 12.75% of SFR lots)</td>
</tr>
<tr>
<td>ER-MU: Mixed-Use (Multifamily Residential component)</td>
<td>93 dwelling units; located adjacent to Village Center</td>
</tr>
<tr>
<td>ER-MU: Mixed-Use (Village Center component)</td>
<td>Approximately 7.9 acres; 15,000 square feet retail, offices, postal facilities, meeting space; intended to serve as public gather place</td>
</tr>
<tr>
<td>ER-CREC: Resort Hotel</td>
<td>Approximately 44.9 acres; 100-room hotel and associated amenities; includes 31.4 acres of open space</td>
</tr>
<tr>
<td>ER-CREC: Highway Commercial/Hotel</td>
<td>Approximately 15.2 acres; sit-down restaurant; hotel; executive suites/cottages; meeting facilities, recreational facilities, events lawn</td>
</tr>
<tr>
<td>Public Parks</td>
<td>Approximately 7.4 acres at Village Center</td>
</tr>
<tr>
<td>Equestrian Staging Area</td>
<td>Approximately 1.6 acres</td>
</tr>
<tr>
<td>Roads</td>
<td>Approximately 19.1 miles (approximately 104.3 acres of right-of-way)</td>
</tr>
<tr>
<td>Trails</td>
<td>Approximately 16.9 miles (total); Multiuse Paths (4.1 miles); Unpaved trails (10.1 miles); National Forest Service Connection Trail Easement (2.7 miles)</td>
</tr>
<tr>
<td>Open Space and Agriculture</td>
<td>Approximately 2,563 acres (75 percent of the Specific Plan area. Includes areas assigned for agriculture, fuel modification/vegetation management, private open space (No Build Areas), Resort Open Space, and HOA Open Space.</td>
</tr>
<tr>
<td>Water Tank</td>
<td>Approximately 3.9 acres</td>
</tr>
<tr>
<td>Radio Repeater</td>
<td>Approximately 8.0 acres</td>
</tr>
<tr>
<td>Cell Site</td>
<td>Approximately 0.4 acre</td>
</tr>
</tbody>
</table>

The project application would require the following discretionary approvals and actions:

- General Plan Amendment
- Specific Plan Adoption
- Development Agreement¹
- Annexation
- Pre-Zoning
- Site Plan Review
- Urban-Reserve Line and Urban Service Line Adjustments
- Vesting Tentative Parcel Map(s)
- Phased Vesting Tentative/Final Map(s)
- Road Abandonment
- Park Reservation Abandonment
- Facility Funding District Formation
- Tree Removal Permits
- Conditional Use Permit(s)

### 2.3.2 - Proposed Developed Uses

#### Single-Family Residential

The Specific Plan contemplates a maximum of 494 single-family dwelling units. A variety of single-family detached lot sizes is anticipated, varying from approximately 20,000 square feet to more than 5 acres. The following provides a summary of the single-family residential uses:

- **Residential Estate Lots (ER-R1, 5.0+ acres and 2.5 to 4.99 acres):** These lots are intended to provide for the lowest residential density and are composed of individually owned, single-family detached homes on lots ranging from 2.5 acres to approximately 13 acres. Large sites allow homes to be creatively sited, due to slopes and other natural features. The rural residential estate/residential estate parcels are generally adjacent to open space and therefore act as a transition from undeveloped areas to residential development.

- **Residential Estate Lots (ER-R1, 1.0 to 2.49 acres):** These lots provide for very-low-density housing on lots sized from 1.0 to 2.49 acres. The lots may include detached, single-family, one-story, and two-story houses. This designation occupies approximately 498 acres of the Specific Plan area.

- **Residential Graded Pad Lots (ER-R2, 0.5 to 1.0 acre):** This land use designation provides for low-density housing on lots sized from 0.5 to 1 acre. It is expected that these lots are graded and site preparation is completed with the subdivision improvements for the given development phase. The lots may include detached, single-family, one-story, and two-story houses. This designation occupies approximately 39 acres of the Specific Plan area.

¹ A Development Agreement is an elective discretionary approval that is not required in order for the project to be considered by the City of Atascadero. Nonetheless, it is one of the discretionary approvals evaluated in this EIR.
Second Units
Second Residential Units are defined as residential occupancy construction with a kitchen, full bathroom, and HVAC system that is an accessory to the primary unit and intended for permanent occupancy by a second housekeeping unit.

Up to 63 second residential units have been included in the project description and were considered in the traffic study and other analyses. Sixty-three units represents 12.75 percent of the 494 single-family lots, a conservative assumption for the additional future buildout potential for city trends. California Government Code Section 65852.2 requires local governments to process second dwelling units applications ministerially in accordance with applicable development standards.

Multi-family Residential
Up to 93 multi-family residential dwelling units would be located within the Village Center in the Eagle Ranch-Mixed Use zone. These units would include a mix of deed-restricted affordable units, non-deed restricted workforce housing units, second floor residential units above the commercial component at the Village Center, and senior housing units. The project will provide affordable housing units that will be consistent with city requirements.

Resort Hotel
Approximately 44.9 acres are proposed for a resort hotel at the existing Eagle Ranch headquarters location. The applicant has previously commissioned two feasibility studies that indicated that a resort hotel is a viable use, particularly a modest-sized, upscale facility that uses the surrounding open space as an “attractor.” A critical prerequisite for this use is the need for Eagle Ranch to be well-established as a high-quality neighborhood “place” in advance of Resort Hotel development. A second prerequisite is for the City to have a vibrant, active tourism support infrastructure and a track record of frequent successful community events before resort hotel operators will attempt to develop. The resort is currently envisioned to have as many as 100 rooms, suites, or cottages, a restaurant, a bar, meeting spaces, hospitality areas, a pool area, and other associated activities such as horseback riding and hiking. The resort hotel would incorporate the approximately 28,000 square feet of existing ranch buildings. The Specific Plan establishes a maximum building coverage limit of 80,000 square feet of new buildings for these uses. In total, the resort would be allowed to have up to 108,000 square feet of building coverage. The resort acreage would include 31.4 acres of open space.

Village Center
Approximately 1.8 acres are proposed for a Village Center that is intended to serve the daily needs of Eagle Ranch residents. This area is anticipated to contain retail, service, postal facilities, meeting spaces, and other needed functions used by residents on a daily basis. Key objectives of the Village Center are to reduce vehicle trips and provide a central gathering place for Eagle Ranch residents. Buildings at the Village Center may contain up 15,000 square feet of commercial uses, including retail shops, personal and professional services, offices, food services, and meeting facilities. The Specific Plan requires a minimum of 7,500 square feet of commercial uses in the Village Center.
Highway Commercial/Hotel

Approximately 15.2 acres are proposed for highway commercial uses in proximity to the US 101/Santa Barbara Road interchange. Uses include a sit-down restaurant, a 200-room hotel (2–3 stories), executive suites/cottages, meeting facilities, recreational facilities, and an events lawn. The hotel meeting facilities component is intended to address an unmet need that the City of Atascadero has previously identified as part of its economic development strategy. The Specific Plan establishes a maximum building coverage limit of 150,000 square feet for these uses.

2.3.3 - Recreational Facilities and Open Space

Public Parks

An approximately 7.4-acre public park is proposed near the Village Center. The proposed location is within walking distance of the Village Center and multi-family/Senior Housing. The public park is primarily focused on passive recreational activities such as picnic areas, barbeque facilities, children’s play structure, horseshoe pits, an amphitheater, and limited open turf areas to accommodate group and family play.

In addition, a 1.6-acre trail staging area is proposed near the Atascadero Avenue/Santa Barbara Road entry.

Trails

The project would include development of approximately 16.9 miles of trails, including 4.1 miles of paved, multi-use paths, approximately 10 miles of unpaved trails, and an approximately 2.7-mile National Forest Service connector trail easement. The paved, multi-use paths would consist of an 8-foot paved facility and parallel roads such as San Carlos Road, Main Loop A, and Main Loop B.

The unpaved trails would consist of multi-use and single-track facilities and would follow existing unpaved ranch roads, parallel proposed paved roads, or be located within creek corridors. (Note that trails would be located outside of creek channels and floodways.)

The National Forest Service Connector Trail easement would be provided within the far western portion of the Specific Plan and would close a gap in the proposed regional trail network between the Los Padres National Forest boundary and the ALPS property boundary near SR-41. (Note that it is proposed that a third-party organization would be responsible for constructing and maintaining the trail; the project applicant would simply dedicate the easement.)

Agriculture

Approximately 1,468 acres of the Specific Plan area would be dedicated for agriculture use where the existing Eagle Ranch grazing operations would continue to occur.

Open Space

Approximately 816 acres of the Specific Plan area would be dedicated as HOA Open Space, which consists of public areas where trails are provided. Private Open Space, which consists of “no-build” areas within residential lots, includes an additional 238 acres.
2.3.4 - Circulation

Overview

Within the Specific Plan area, three roads would provide primary internal circulation. The “Main Loop Road” would connect the San Carlos, Atascadero Avenue (north), and Atascadero Avenue (south) access points. Two smaller roads would provide connections between the Main Loop Road and San Rafael Road (west) access point and the Main Loop Road and the resort hotel area. A network of local streets would branch off the primary internal circulation roads. Exhibit 2-5 depicts the circulation plan.

Primary vehicular access to the Specific Plan area would be taken at the following locations:

1. **Atascadero Avenue (South):** A new primary access road would connect to the south end of Atascadero Avenue. The access point would be located west of the Eagle Creek neighborhood, approximately 2,000 feet from the US 101/Santa Barbara Road interchange. This connection would provide access to the eastern portion of the Specific Plan area. It is anticipated that traffic control and travel lane modifications would be required at this new intersection to accommodate left turns into the project.

2. **Atascadero Avenue (North):** A new primary access road would connect to Atascadero Avenue at approximately 250 feet north of the existing Atascadero Avenue/San Diego Road/Ortega Road intersection. The development of this access road would result in the realignment of a portion of Atascadero Avenue, to improve safety and modifications to the existing Atascadero Avenue/San Diego Road/Ortega Road intersection that are intended to direct outbound traffic towards the US 101/Santa Barbara Road interchange. This new intersection is anticipated to be controlled by a stop sign with raised crosswalk.

Secondary vehicular access to the Specific Plan area would be taken at the following location:

3. **San Carlos Road:** The existing ranch access road from San Carlos Road would be upgraded to provide primary access to the central portion of the Specific Plan area and Atascadero Road via the Main Loop Road. The connection would provide a through connection to SR-41 via San Rafael Road.

Local vehicular access to the Specific Plan area would be taken at the following location:

4. **San Diego Road (West):** A new secondary access road would extend from the existing San Diego Road (west) right-of-way, and would provide access to the western portion of the Specific Plan area.

5. **San Rafael Road (West):** A new secondary access road would extend south from the existing San Rafael Road (West) dead end.
Emergency Access

All-weather surface Emergency Vehicle Access connections would be provided to the project site at the following locations:

6. **Ortega Road**: The existing dead end at Ortega Road would be extended through the existing road right-of-way to provide an Emergency Vehicle Access connection to the Specific Plan area. A paved road and a system of motorized gates would provide access for authorized vehicles. The connection would be accessible to bicycles and pedestrians.

7. **Atascadero Road (Santa Barbara Road)**: A paved Emergency Vehicle Access connection would be provided near the existing Eagle Creek neighborhood in the approximate location of the existing gated ranch access road. The emergency access point at this location would be restricted by gates and would only be accessible to authorized vehicles. The connection would be accessible to bicycles and pedestrians.

Private Access Easements

In addition to vehicular access on the new roads and Specific Plan access points, there will be residential lots and private access easements that take access directly from existing city roads. These lots have frontage or private access roads accessing directly onto Atascadero Avenue, San Rafael Road (West), and Los Osos Road. On Atascadero Avenue, two new private access easements (cul-de-sacs) would provide access to approximately six lots each. These are located north of the Atascadero Avenue (North) intersection and at the existing Atascadero Avenue/San Rafael Road (East) intersection.

Stream Crossings

The new roadways contemplated by the project would involve new stream crossings. The applicant is proposing to use various types of culverts, including open bottom, pipe, and drop-pipe outlet.

2.3.5 - Utilities

Potable Water

The proposed Specific Plan uses would be served with potable water provided by the Atascadero Mutual Water Company. As previously noted, the 452 lots that make up the project site have a vested right to receive potable water from Atascadero Mutual Water Company.

*Backbone System*

The Specific Plan backbone water system would consist of a 10-inch-diameter main that would connect in eight locations with the existing Atascadero Mutual Water Company distribution system.

*Water Tank*

A water tank would be installed within the northwestern portion of the project. The 3.9-acre tank pad would be located at approximately 1,600 feet above mean sea level. The tank 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 water tank would be constructed concurrently with the Village Center phase.
Wastewater

Approximately 155 single-family lots, the multi-family uses, the village center, and highway commercial uses would be served with sanitary sewer service provided by the City of Atascadero.

The large-lot single-family uses (1-acre or greater) would be served with on-site septic systems if soil conditions are determined to be suitable for such systems.

Backbone System

The Specific Plan backbone sewer system would consist of 6- to 8-inch gravity sewer lines that would convey effluent to a lift station near the Atascadero Avenue (South) access point. The lift station would be sized to serve the peak flow of the proposed project based on the City of Atascadero Wastewater Collection System Master Plan Update. This portion of the system would be privately owned (i.e., by the future homeowners association). Low-pressure force mains of 1.5 to 2 inches in diameter would serve areas where gravity sewer is not available.

Off-site Sewer Line

From the lift station, a 6- to 8-inch-diameter force main would convey effluent to a manhole located on the east side of US 101 at El Camino Real/Cashin Street. Approximately 0.50 mile of sewer line would be installed off-site, and would follow Santa Barbara Road east and then El Camino Real north. This portion of the system would be publicly owned (i.e., by the City of Atascadero).

Storm Drainage

All residential lots will be required to mitigate Regional Water Quality Control Board Post-Construction Stormwater Management flows on-site. For this type of project, the Regional requires the 95th percentile storm runoff from developed area be stored and allowed to percolate into the soil. When developed, each lot will require on-site detention in order to mitigate the RWQCB Post-Construction Stormwater management requirements.

Stormwater runoff from road development will be treated in roadside bio-zone areas. The bio-zones areas will filter road runoff, allow for infiltration, and eventually disperse into natural waterways.

Energy

PG&E would provide electricity, and Southern California Gas Company would provide natural gas service to the project. Distribution lines would installed within the proposed project and service laterals would be extended to metered service connections.

2.3.6 - Radio Repeater

Radio coverage tests that have been performed within Eagle Ranch have determined that the interior portions of the site lack sufficient radio coverage. Accordingly, the Atascadero Fire Department determined that a radio repeater must be installed within Eagle Ranch to ensure that adequate public safety radio coverage is available 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 the 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 would be constructed in conjunction with the first phase of the project that lacks sufficient radio coverage.

2.3.7 - Project Implementation

Phasing

Full development, or buildout, of the Eagle Ranch Specific Plan area is expected to take up to approximately 20 years to complete depending on market conditions. Phases are not required to occur in any specific order, so long as necessary improvements are provided for construction of each phase. It is currently anticipated to be phased generally from east to west with the early phases mostly in the southeast area of the site, the middle phases in the northern area of the site, and the final phases being built in the western portion of the site. Exhibit 2-6 depicts the phasing plan.

For the purposes of providing a conservative evaluation of impacts in this EIR, the development of the proposed project is assumed to occur over 10 non-overlapping phases. Phase 1 will begin in January 2016,² and each of the first three phases is assumed to take 18 months to construct. The remaining seven phases are assumed to take 12 months to construct. The entire project is assumed to be completed by July 2027.

Earthwork and Grading

Earthwork and grading would occur as part of the development of each phase. Table 2-2 summarizes earthwork activities by phase. Overall, cut would exceed fill by 217,399 cubic yards. Excess soil would be deposited elsewhere within Eagle Ranch. Off-site export is not anticipated. Table 2-2 depicts the preliminary grading plan.

<table>
<thead>
<tr>
<th>Phase</th>
<th>Earthwork Activity (Cubic Yards)</th>
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<tr>
<td></td>
<td>Cut</td>
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<tr>
<td>1</td>
<td>181,350</td>
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<tr>
<td>2</td>
<td>243,391</td>
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<td>46,076</td>
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<td>54,249</td>
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<td>5</td>
<td>26,608</td>
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<td>6</td>
<td>22,078</td>
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² Although January 2016 has since passed, the use of this date allows for a “conservative, worst-case” analysis of potential impacts. For example, the CalEEMod air quality model assumes that construction equipment and the motor vehicle fleet get cleaner over time; thus, using a more recent year results in a higher amount of projected emissions.
Table 2-2 (cont.): Preliminary Earthwork Summary

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<thead>
<tr>
<th>Phase</th>
<th>Cut</th>
<th>Fill</th>
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<tbody>
<tr>
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<td>27,724</td>
<td>15,117</td>
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<td>8</td>
<td>51,363</td>
<td>39,296</td>
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<td>9</td>
<td>16,616</td>
<td>15,127</td>
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<tr>
<td>10</td>
<td>60,124</td>
<td>352</td>
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<tr>
<td>Total</td>
<td>729,578</td>
<td>512,179</td>
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</table>


Tree Removal

An estimated 110,000 existing trees within the boundaries of the Specific Plan area are 5 inches or greater in diameter at breast height. RRM, the applicant’s design representative, performed an on-site analysis using 21 sample lots containing existing mature trees, to estimate the density of trees. RRM then estimated the number of trees in the allowable building envelope on each of the proposed 494 single-family residential lots, and estimated how many trees would need to be removed in order to build a 4,500-square-foot residence, outdoor living spaces, driveway, and septic system. RRM also completed on-site surveys in 2014 in coordination with Certified Arborist Dave Ragan to determine how many trees would need to be removed to develop the proposed roadway system and graded commercial and residential pad lots. In total, a “worst-case” estimate of 2,520 trees that are 5 inches or greater in diameter at breast height would be removed as part of the development of the proposed project. All tree removals will comply with City of Atascadero Native Tree Guidelines and Standards, and will obtain a Tree Removal Permit as required by the Community Development Department.

2.3.8 - Agricultural Operations

As previously noted, existing grazing operations would continue within Agriculture areas of Eagle Ranch. The existing ranch operations area is located where the resort is contemplated, which is the final development phase of the Specific Plan. As such, it is anticipated that ranch operations will continue until the resort breaks ground. Although the resort design is conceptual at the time of this writing, it is anticipated that the ranch operations area would be integrated into the resort.

Other grazing-related facilities are located throughout the ranch, including cattle pens, stock ponds, and troughs. To the extent that these existing facilities are located in areas contemplated for development or other non-grazing use, they will be removed prior to grading.

At buildout, all grazing activities would be limited to the western and southern portions of the Specific Plan area. Because of safety concerns, the applicant intends for grazing areas to be fenced and inaccessible to the public. As such, trails are not proposed through these areas, although an exception would be made for the National Forest Service Connector Trail (easement).
PHASING AREAS

- Phase 1: 15 Lots
- Phase 2: 46 Lots
- Phase 3: 103 Lots
- Phase 4: 83 Lots
- Phase 5: 56 Lots
- Phase 6: 47 Lots
- Phase 7: 29 Lots
- Phase 8: 93 Lots
- Phase 9: 22 Lots
- Phase 10: 0 Lots

494 Total Single-Family Lots
2.4 - Project Objectives

The following project objectives reflect the underlying purpose of the Eagle Ranch Specific Plan and were developed by the City of Atascadero and the applicant. The objectives of the proposed Eagle Ranch Specific Plan are to:

1. Positively contribute to the local economy through new capital investment, the creation of new employment opportunities, the expansion of the tax base, and opportunities for tourism, including highway commercial uses and a destination resort hotel.

2. Facilitate the development of land to its highest and best use and provide for logical and orderly growth by ensuring that the project develops under the jurisdiction of the City of Atascadero as contemplated by the General Plan.

3. Cluster roads and lots and relocate development off steep slopes and sensitive areas to reduce environmental impacts in comparison to the existing subdivision, and to create permanent open space and allow continued agricultural operations.

4. Provide a variety of housing types, lot sizes and road designs compatible with the City General Plan concept of “elbow room” and rural character.

5. Provide an area for small scale, complementary neighborhood-serving commercial uses within the project to meet residents’ daily convenience needs as part of a complete neighborhood design and to reduce off-site traffic trips.

6. Provide area for a public park located near the Village Center and focused on passive recreation opportunities.

7. Provide multiple project connections to existing City streets in order to provide for emergency access and evacuation routes, safe and efficient vehicle travel, convenient pedestrian and bicycle access, and to integrate the project into the existing community creating neighborhood connectivity.

8. Implement fuel modification measures to help prevent fires and protect residents by using agricultural grazing operations in open space areas at the perimeter of the project, homeowner’s association maintenance of other open space areas in the interior of the project, and individual homeowner maintenance of defensible space.

9. Ensure that new development pays its fair share for necessary improvements.

10. Establish a system of well-defined public pedestrian and bicycle and equestrian trail routes that facilitate movement into and within Eagle Ranch in a manner that respects and protects environmental resources and is compatible with agricultural operations.

11. Provide a sufficient inventory of single-family detached and multi-family housing opportunities to meet a significant portion of the City’s projected long-term residential growth needs.
2.5 - Intended Uses of this Draft EIR

This Draft EIR is being prepared by the City of Atascadero to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the City of Atascadero is the lead agency for the proposed project and has discretionary authority over the proposed project and project approvals. The Draft EIR is intended to address all public infrastructure improvements and all future development activities that are within the parameters of the proposed project, including those outlined in 2.5.1, Discretionary and Ministerial Actions and 2.5.2, Responsible and Trustee Agencies.

2.5.1 - Discretionary and Ministerial Actions

Discretionary approvals and permits are required by the City of Atascadero for implementation of the proposed project. The project application would require the following discretionary approvals and actions, including:

- General Plan Amendment
- Specific Plan Adoption
- Development Agreement
- Annexation
- Pre-Zoning
- Site Plan Review
- Urban-Reserve Line and Urban Service Line Adjustments
- Vesting Tentative Parcel Map(s)
- Phased Vesting Tentative/Final Map(s)
- Road Abandonment
- Park Reservation Abandonment
- Facility Funding District Formation
- Tree Removal Permits
- Conditional Use Permit(s)

Subsequent ministerial actions would be required for the implementation of the proposed project, including issuance of grading and building permits.

2.5.2 - Responsible and Trustee Agencies

A number of other agencies in addition to the City of Atascadero will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may include but are not limited to the following:

- National Forest Service
- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- California Department of Fish and Wildlife
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- California Department of Transportation
- California Regional Water Quality Control Board, Central Coast Region
- California Department of Forestry and Fire Protection (CalFire)
- County of San Luis Obispo
- San Luis Obispo Local Agency Formation Commission
- San Luis Obispo County Air Pollution Control District

Actions necessary to implement the project that must be taken by other agencies are:

- Approval of Annexation. The San Luis Obispo County LAFCO would be required to approve annexation of Eagle Ranch into the Atascadero city limits.

- Execution of Cooperative Agreement/Issuance of Encroachment Permits. The City of Atascadero and the California Department of Transportation would be expected to execute a Cooperative Agreement to implement improvements to the US 101/Santa Barbara Road interchange. This agreement would be the basis for issuing encroachment permits. Additionally, an encroachment permit would be required for work along SR-41.

- Obtain coverage under the General Construction Permit. Project construction would require coverage under the General Construction Permit issued to the State Water Quality Control Board. A Storm Water Pollution Prevention Plan must be submitted in order to obtain coverage.

- Construction Activity Management Plan. Project construction would require a Construction Activity Management Plan approval to be issued by the San Luis Obispo County Air Pollution Control District.

- Issuance of Clean Water Act Section 404 Permit. Development activities that would fill a Water of the United States would require issuance of a Section 404 permit by the United States Army Corps of Engineers. In conjunction with the Section 404 Permit, the Central Coast Regional Water Quality Control Board would need to issue a Section 401 Water Quality Certification.

- Issuance of Section 1602 Lake and Streambed Alteration Agreement. Development activities that would alter a streambed, channel, or bank of a Water of the State would require issuance of a Section 1602 Lake and Streambed Alteration Agreement by the California Department of Fish and Wildlife.