City of Atascadero

Notice of Preparation and Notice of Public Scoping Meeting
Eagle Ranch Specific Plan and Annexation

Date: Thursday, May 16, 2013

To: Public Agencies and Interested Parties

From: Warren Frace, Community Development Director, City of Atascadero
Callie Taylor, Senior Planner, City of Atascadero

Subject: Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting for the Eagle Ranch Specific Plan and Annexation

The City of Atascadero will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. The project description, location, and probable environmental effects of the Eagle Ranch Specific Plan are described in the attached materials.

The City of Atascadero is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the EIR, and the environmental issues and alternatives to be addressed in the EIR. Public agencies may need to use the EIR when considering permitting or other approvals that are germane to the agencies’ responsibilities in connection with the project.

Because of time limits mandated by state law, public agencies must submit any comments in response to this notice at the earliest possible date but not later than 30 days after receipt of this notice. The City also will accept comments from other interested parties regarding this notice during this time period. Accordingly, please provide your written response to the address shown below by 5 p.m., Friday, June 14, 2013. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information, please contact the person below.

City of Atascadero
Community Development Department
6907 El Camino Real
Atascadero, CA 93422
Attn: Ms. Callie Taylor
Phone: (805) 470-3448
Fax: (805) 470-3449
Email: ctaylor@atascadero.org

Public Scoping Meeting

A public scoping meeting will be held at 6 p.m., Thursday, June 13, 2013 at the Atascadero City Council Chambers, 6907 El Camino Real, Atascadero, CA 93422. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.
1.1 - Project Location

The Specific Plan area is located in unincorporated San Luis Obispo County, adjacent to the southwestern Atascadero city limits (Exhibit 1). The Specific Plan area encompasses approximately 3,430 acres, generally bounded by the Los Padres National Forest (west), the Atascadero city limits (north), US 101 (east), and grazing land (south) (Exhibit 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).

1.2 - Existing Conditions

1.2.1 - 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 950 feet to 1,400 feet above mean sea level. Oak tree stands are present throughout the Specific Plan area.

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.

- **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.

Eagle Ranch was subdivided into 452 lots of record (Colony lots) as part of the establishment of the original Atascadero Colony in the 1910s. These lots have ownership shares in Atascadero Mutual Water Company and, thus, have the vested right to receive potable water.

1.2.2 - 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,” and several policies contemplate annexation (Policies LOC 1.2.8, 1.2.9, 1.2.10, and 1.2.11). The Atascadero Sphere of Influence was adjusted to include the Specific Plan area in 2003.

1.3 - Project Description

1.3.1 - Development and Land Use Activities

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 3,430-acre project site. The project would be guided by a Specific Plan and the project site would be annexed into the City of Atascadero. Table 1 summarizes the project. Exhibit 3 depicts the conceptual site plan.

Table 1: Project Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential (20,000 square feet</td>
<td>72 lots</td>
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<tr>
<td>– 43,560 square feet [1 acre])</td>
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<tr>
<td>Single Family Residential (1 acre – 5 acres)</td>
<td>387 lots</td>
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<tr>
<td>Single Family Residential (5 acres or more)</td>
<td>35 lots</td>
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<tr>
<td>Single Family Residential – Second Units</td>
<td>The number of second units on the single-family residential lots (1 acre or greater) will be capped at 63; permits will be issued on a “first-come, first-serve” basis.</td>
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<tr>
<td>Multifamily Residential</td>
<td>93 dwelling units; to be located in Village Center and would consist of Multi-Family Housing (including Senior Housing, Affordable Housing, and Workforce Housing)</td>
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<tr>
<td>Resort Hotel</td>
<td>Approximately 42.4 acres; 100 rooms and associated amenities (restaurant, bar, pool, meeting facilities, equestrian center)</td>
</tr>
<tr>
<td>Village Center</td>
<td>Approximately 1.8 acres; 15,000 square feet retail, offices, postal facilities, meeting space, and second floor multi-family residential; intended to serve as public gather place</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>Approximately 15.2 acres; sit-down restaurant; 200-room hotel (2–3 stories); executive suites/cottages; meeting facilities, recreational facilities, events lawn</td>
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<tr>
<td>Public Park</td>
<td>Approximately 10.7 acres; includes small amphitheater</td>
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<tr>
<td>Equestrian Staging Area</td>
<td>Approximately 1.5 acres</td>
</tr>
<tr>
<td>Roads</td>
<td>Approximately 19.8 miles</td>
</tr>
<tr>
<td>Trails</td>
<td>Approximately 16.2 miles</td>
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<tr>
<td>Open Space</td>
<td>Approximately 2,585.1 acres; consisting of Agricultural Open Space, Private Open Space, Public Recreation Areas, Resort Open Space, and the Staging Area</td>
</tr>
</tbody>
</table>

1.3.2 - Circulation

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 4 depicts the circulation plan.

Primary Access

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. This new intersection is anticipated to be signalized.

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.

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 State Route 41 via San Rafael Road.

Secondary Access

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

4. **San Rafael Road (West):** A new secondary access road would extend south from the existing San Rafael Road (West) dead end and would provide access to the central portion of the Specific Plan area and Atascadero Avenue.

5. **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.

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.

**Shared Driveways**

In addition to vehicular access on the new roads and Specific Plan access points, there will be residential lots and shared driveways that take access directly from existing City roads. These lots have frontage or shared driveways accessing directly onto Atascadero Avenue, San Rafael Road (West), and Los Osos Road. On Atascadero Avenue, two new shared driveways (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.

**1.3.3 - 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 comprise the project site have the vested right to receive potable water from Atascadero Mutual Water Company. A Water Supply Assessment will be prepared for the project in accordance with state law.

**Wastewater**

The proposed single-family (20,000 square feet to 1 acre), multi-family, resort hotel, 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) may be served with onsite septic systems if soil conditions are suitable for such systems. If soil conditions are unsuitable, the residences would be required to be served with sewer service.

**Storm Drainage**

The proposed project would install storm drainage infrastructure (inlets, piping, swales, basins, etc.) that would collect and discharge runoff to the three major waterways and their tributaries (Eagle Creek, Atascadero Creek, and Paloma Creek). Recognizing that downstream waterways have existing deficiencies, the City of Atascadero will require that runoff generated by the proposed project would not increase the existing flood hazard to downstream properties during a 100-year storm event.
1.3.4 - Recreational Facilities and Open Space

The project would include a development of approximately 3.9 miles of Class I Multi-Use paved paths, approximately 9.6 miles of unpaved trails, and an approximately 2.7-mile National Forest Service Connector trail easement. The first two types of facilities would be provided near the developed uses within the Specific Plan area and are intended to connect to existing city streets and trails. The latter facility 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 and the Atascadero Land Preservation Society property near State Route 41.

Approximately 2,585.1 acres of the Specific Plan area (approximately 75 percent) would be dedicated for open space use. These areas would include Agricultural Open Space, where the existing Eagle Ranch grazing operations would continue to occur; Private Open Space, which are “no-build” areas within residential lots; the Public Park; Resort Open Space (including an open space area within the Resort Hotel area); and the Staging Area.

1.3.5 - Phasing

The Specific Plan is anticipated to be developed in approximately 10 general phases, summarized in Table 2. Generally, development is anticipated begin in areas closest to existing roadways (e.g., Atascadero Avenue) and then extend further into the ranch. Phases are not required to happen in any specific order, so long as necessary improvements are provided for construction of each phase.

Table 2: Preliminary Phasing Summary

<table>
<thead>
<tr>
<th>Phase</th>
<th>Location(s)</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>South of Atascadero Avenue/Santa Barbara Road; lots adjacent to San Rafael Road (east and west) and Los Osos Road</td>
<td>72 single-family residential lots; highway commercial uses; Atascadero Avenue (south) and San Rafael Road (east) access points; Staging Area</td>
</tr>
<tr>
<td>2</td>
<td>South of Ortega Road and west of Phase 1</td>
<td>109 single-family residential lots; 93 multi-family units; Village Center; public park</td>
</tr>
<tr>
<td>3</td>
<td>West of Phase 2</td>
<td>87 single-family residential lots</td>
</tr>
<tr>
<td>4</td>
<td>Area west of Atascadero Avenue/San Diego Avenue</td>
<td>43 single-family residential lots; Atascadero Avenue (north) access point</td>
</tr>
<tr>
<td>5</td>
<td>West of Phase 4</td>
<td>39 single-family residential lots; San Rafael Road (west) access point</td>
</tr>
<tr>
<td>6</td>
<td>South of San Carlos Road; west of Phase 5</td>
<td>35 single-family residential lots; San Carlos Road access point</td>
</tr>
<tr>
<td>7</td>
<td>West of Atascadero Avenue; north of Phase 4</td>
<td>16 single-family residential lots</td>
</tr>
<tr>
<td>8</td>
<td>South of San Diego Road (west); west of Phases 3 and 6</td>
<td>67 single-family residential lots; San Diego Road (west) access point</td>
</tr>
</tbody>
</table>
Table 2 (cont.): Preliminary Phasing Summary

<table>
<thead>
<tr>
<th>Phase</th>
<th>Location(s)</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>West of Phase 8</td>
<td>26 single-family residential lots</td>
</tr>
<tr>
<td>10</td>
<td>South of Phase 9</td>
<td>Resort hotel</td>
</tr>
</tbody>
</table>


1.4 - Required Approvals and Intended Uses

The proposed project requires the following discretionary approvals:

- General Plan Amendment
- Specific Plan Adoption
- Development Agreement
- Annexation
- Pre-Zoning
- Site Plan Review
- Urban-Reserve Line and Urban Service Line Adjustments
- Vesting 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)

The City of Atascadero has jurisdiction over all of the above-listed approvals. The San Luis Obispo County Local Agency Formation Commission also has jurisdiction over the annexation approval.

1.5 - Environmental Review

1.5.1 - Potential Environmental Effects

The EIR will evaluate whether the proposed projects may potentially result in one or more significant environmental effects. Construction activities (grading, tree removal, off-site improvements, stream, crossings, etc.) and operational activities (traffic, noise, air emissions, light and glare, etc.) will be evaluated in the relevant EIR sections listed below.

- Aesthetics, Light, and Glare
- Agriculture Resources
- Air Quality/Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utility Systems
1.5.2 - Effects Found Not To Be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, the following issue will be addressed in the Effects Found Not To Be Significant section of the EIR.

Mineral Resources

The project site contains grazing land. The project site is not mapped as a “Mineral Resource Zone” by the State of California, the County of San Luis Obispo, or the City of Atascadero. Additionally, the project site has not historically supported mineral extraction operations. This precludes the possibility of the loss of mineral resources of statewide or local importance.

1.6 - Scoping Meeting

A public scoping meeting will be held at 6 p.m., Thursday, June 13, 2013, at the following location:

Atascadero City Council Chambers
6907 El Camino Real
Atascadero, CA 93422

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.
Exhibit 2
Local Vicinity Map
Aerial Base

Legend
Specific Plan Boundaries

Source: Google Earth Pro, 2011.

CITY OF ATASCADERO • EAGLE RANCH SPECIFIC PLAN
NOTICE OF PREPARATION

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