TO: City Council  
Planning Commission  
Design Review Committee  
Wade McKinney  
RRM Design  

FROM: Warren Frace  
Community Development Director  

SUBJECT: Eagle Ranch Neighborhood Workshop & Public Comments  

DATE: December 21, 2012  

Attached is a compilation of the public comments received since November 15, 2012 regarding the Eagle Ranch Specific Plan design. The following items are included:

1. Summary of comments received during group discussions at the Neighborhood Workshop held December 13, 2012 at City Hall (Notes taken by City staff)
   - Atascadero Ave. /Ortega Rd.  
   - San Diego Rd. (west) /San Dimas Rd.  
   - San Rafael Rd. (west) /San Carlos  
   - Overall discussion of the project

2. Comment cards, letters, & emails received:
   - Doug Peterson  12/3/12  Comment card online  
   - Paul Hyman  12/6/12  Email  
   - Jack and Renee McCabe  12/10/12  Letter received via email  
   - Terence Grebel  12/12/12  Letter and email  
   - Kamle Hustace  12/13/12  Comment card at meeting  
   - Chris Smith  12/13/12  Comment card online  
   - Vincent Pacific  12/21/12  Comment card  
   - Vincent & Sandee Pacific  12/21/12  Letter

(*Note, all public comments received prior to the 11/15/12 DRC meeting have been previously distributed)
Summary of Comments from Group Discussion Tables:

**Atascadero Ave. / Ortega Rd.**

Traffic:
- Neighborhood traffic on San Diego Rd.
- No access on San Diego Rd. is good
- Internal Atascadero Ave. bypass to eliminate proposed San Diego Rd. connection
- “In” only access at San Diego Rd. access (one way options)
- Emergency access only proposed at San Diego Rd.
- Emergency access at Ortega (Limit public access)
- Southbound return traffic seems low (Atascadero Ave. higher)
- School traffic? (Elementary/middle school/ high school)
- San Gabriel Elementary school traffic
- Effect of granny units and hotels on traffic
- Why realign Atascadero Ave?
- Increase speed on Atascadero Ave.
- Road noise at speed table
- Atascadero Ave. traffic disproportionate vs. northern access points

Safety
- Median Safety/ Restriction
- Driveway sight distance/ safety at Santa Barbara Rd. near main entry road
- Pedestrian safety, crosswalks

Interchanges
- Santa Barbara interchange
- Santa Rosa interchange
- New freeway interchange

Character
- Lack of rural character
- Rural atmosphere
- No street lights good
- “San Rafael Ct.” houses - compatibility and character with neighboring lots

Other
- Flooding near Ortega Road and downstream impacts
- Impacts on existing infrastructure (water, sewer, etc.)
- Construction noise and traffic (20 year phased project could have noise for 20 years.)
- Truck service, truck noise
- Golf course neighborhood – noise & visual impacts
- Impact on property values
- Viewscape / nightscape protection
- Wildlife impacts
- Native tree impacts and grading
- Fire safety
- Commercial vs. downtown
- CC&R’s?
- Integration / connection to existing neighborhoods
- Project amenities for existing neighborhood (integration)
- Partial complete project concerns (blight, incomplete improvements)
- 3-D simulation (traffic, trails, existing roads)
- Why not develop in county?
- Keep all development impacts equal to 452 lot projection

SAN DIEGO RD. (WEST) / SAN DIMAS RD.

- Find another entry/exit
  - To allow
    i. Less environmental damage
    ii. Limit trespassing to neighborhood
    iii. Protect property values on San Diego and San Dimas
- Turn around needed for existing end of San Diego west
  - possible signage dead end, no turn around)
- Could San Diego tie in curve on to San Dimas instead of directly into San Diego (possible right turn only)
- Emergency access signage and stripes

#1 Priority
San Rafael Rd. (west) / San Carlos

**Speeding**
- How to deal with speeding on San Carlos/San Rafael
  - Speed bumps? Lights?
- Speeding on Los Osos Rd. and San Rafael to San Gabriel
  - Current speeding at T intersection of Los Osos & san Rafael is a problem; increase in traffic will add to dangerous situation

**Shortcut created through neighborhood**
- Concerned about creating a shortcut to HWY 101 through San Rafael neighborhood - San Rafael to unnamed internal streets to Atascadero Ave. is new direct connection (shortcut)
- Avoid outsiders using San Carlos to U.S. 101 (from SR 41) as a shortcut.

**Road maintenance**
- Maintenance of nearby offsite roads
- Road maintenance of lots fronting San Rafael (near Kelly Gearhart subdivision) and utility maintenance?

**San Carlos traffic increase/improvements**
- Future road improvements on San Carlos needed to handle new traffic (needs to be determined.) Concerned about large increase in traffic on San Carlos specifically.
- What is the percent increase of traffic on San Carlos?

**Maintain walkable neighborhood**
- Traffic study needed to study offsite impacts of increased traffic
  - Impact on walkable streets
  - Need public benefit infrastructure
  - walking paths needed along more active right-of-ways
- Neighborhood is heavily used by pedestrians to walk
- Keep walking on roads
  - Wants walking path along San Rafael (southwest side) along lots

**Los Osos Rd. Lots**
- Los Osos Rd. – need to locate buildable pads
  - Septic systems / driveways / grading required?
  - Lot width/frontage should be compatible with surrounding lots

**Other**
- Concerned about traffic on San Rafael damaging roads and disrupting the area/road for life of project
- Impact on T intersection of San Rafael and San Gabriel Rd.
- People coming to use trails in Eagle Ranch will create added traffic
- What types of utilities will be brought to the site? Prefers underground gas. Can neighbors hook up to this?
- Improvements in the right of way feel like on private front yards.
- San Carlos road improvements (and other roads) should be located on the ranch(as proposed for Atascadero Ave.), not in front of existing lots
- Traffic calming and maintenance San Rafael
OVERALL EAGLE RANCH PROJECT

- Should add internal trails within Ranch to link with the far west trail between ALPS & the National forest (Internal to Alps/National Forest)
  - Include public access to this
- What is the timing of the far west trail connection to the national forest?
  - ALPs trail timing/ Internal trail to ALPs / national forests
- Likes trails and parks proposed
- Should provide smaller lots at village center for young families. (5,000-10,000 square ft lots)
- Review San Gabriel Rd. and Atascadero Ave. traffic impacts?
- Condition trails be constructed as part of implementation of project
- Farm animals on lots?
  - Large lots over a certain size could allow animals
  - Have agricultural & farm animal zoning consistent with rest of city zoning ordinance allowances
- Concern with overall traffic impacts
  - Seems like big volumes – are the traffic report numbers correct?
  - More lots proposed than original colony 452
- Include r-o-w for multi-use trails
- Will sewer, natural gas, underground utilities be provided to Ranch?
  - Will Eagle Creek development be able to hook into natural gas?
- How will Highway hotel be accessed? Need another highway on-ramp
- Who pays to maintain trails? (HOA should)
- Can service organizations help build and maintain trails?
- San Rafael will not be used as a short cut with proposed route discussed
- No small lots being proposed (good)
  - Likes bigger lots (new plan is better). It’s more consistent
- Like variety of housing types proposed
- How many oak trees will be removed?
  - Mitigation measures?
- Why do they need to go through this process?
  - Private property rights? Why can’t they just build?
  - Government fees and long process being required – why so involved?
- Should provide public access to southern conservation easement area
  - May conflict with SLO Land Conservancy rules (Docent led only)
- Will there be dedicated mountain bike trails?
- Water service to the Ranch?
**CITY OF ATASCADERO**

**Eagle Ranch Comment Card**

<table>
<thead>
<tr>
<th>DATE</th>
<th>December 03, 2012 - 10:42 am</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME</td>
<td>Doug Peterson</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>9085 San Rafael Rd</td>
</tr>
<tr>
<td>PHONE</td>
<td>805.438.2022</td>
</tr>
<tr>
<td>EMAIL</td>
<td><a href="mailto:dpeterson@muck.net">dpeterson@muck.net</a></td>
</tr>
<tr>
<td>COMMENTS</td>
<td>I'd like to officially request that the city and the Eagle Ranch planners look at the option of not having an Atascadero Ave interchange, instead funnelling the traffic through the ranch over to Santa Barbara road, which is already the stated goal of the traffic from the Atascadero Ave interchange. I think you'd make a lot of neighbors happy by doing that :)</td>
</tr>
<tr>
<td></td>
<td>Also, I'd like to request that there be restrictions on San Diego, San Rafael Rd (East), and Colorado (and San Gabriel?) during construction, the prevents construction crews from using those side streets. Since the project will be &quot;under construction&quot; for ~30 years, that is possibly more of a concern for me than the residential traffic.</td>
</tr>
<tr>
<td></td>
<td>Thanks!</td>
</tr>
</tbody>
</table>
FYI.
Paul

-----Original Message-----
From: nancyleehyman <nancyleehyman@aol.com>
To: reneemccabe <reneeemccabe@charterc.net>; straith.ss <straith.ss@google.com>; twinvine77
<twinvine77@gmail.com>; tmartin <tmartin@ymail.com>; Wms5 <Wms5@att.net>; westwindcos
<westwindcos@charter.net>; klondikegold <klondikegold@charter.net>; candpdavis <candpdavis@yahoo.com>
tgranvoldconst <tgranvoldconst@sbcglobal.net>; nancyleehyman <nancyleehyman@aol.com>; barclaypj
<barclaypj@yahoo.com>; DDSRod <DDSRod@gmail.com>; dpeterson <dpeterson@muck.net>; fkerr
<fkerr@pacificelements.net>; ggkay <ggkay@charter.net>; Home <Home@ParscalPacific.com>; jfksurf
<jfksurf@yahoo.com>; jody93422 <jody93422@yahoo.com>; jahsayak <jahsayak@yahoo.com>; Jsjr60
<Jsjr60@wildblue.net>; jwastell <jwastell@gmail.com>; kathyredden <kathyredden@yahoo.com>; kedaly
<kedaly@charter.net>; milu <milu@charter.net>; minmanor <minmanor@doshmail.net>; knkpyror
<knnkpyror@gmail.com>; hheesch <hheesch@calpoly.edu>; luaradplascencia <luaradplascencia@gmail.com>
mpgapower <mpgapower@gmail.com>; csmithmai <csmithmai@sbcglobal.net>; adel <adel@learnshareprosper.com>
jcasey <jcasey@bereum3d.com>; mintey <mintey@charter.net>; barely <barely@gmail.com>; acurtis4
<acurtis4@charter.net>; kgrebek <kgrebek@charter.net>; grebelj <grebelj@charter.net>; jack.mccabe
<jack.mccabe@dave.com>; ms1wagner <ms1wagner@aol.com>
Sent: Thu, Dec 6, 2012 12:20 pm
Subject: Neigborhood Meeting

Greetings to all,

As you should know by now there is a meeting scheduled for the Eagle Ranch Project and the residents of the neighborhood. This meeting will be at the City Council Chambers on December 13, 2012, at 6 P.M. The larger venue will allow for a bigger crowd. I hope you will attend and encourage your neighbors to attend as well. If you are inclined, walk your street and inform the property owners that this is an opportunity to have input into a development that will impact everyone.

I am requesting that each of you forward me the areas of concerns that you have about the project (and what you like as well). I will list them and convey to RRM, the developer, and city staff what these issues are for us. Of course, you are not limited by what you send to me or what others may have as issues. Please come forward at the meeting and let your voices be heard. My effort will be to let RRM and the city staff know what issues are being talked about in the neighborhood. I will list for you what I am aware of to date.

Traffic: volume, auto speeds, exits from the ranch, a specific concern is the proposed second exit near San Diego Road and Atascadero Avenue, desire for an internal road on Eagle Ranch bypassing Atascadero Avenue, etc

Parcel numbers: limiting size to the historical entitlement, no granny units, no small lots, etc.

Flooding: increased drainage issues due to development of lots resulting in flooding

Utility issues: concern that overall rates for city services like water, sewer, trash, etc will rise.

Viewscape and nightscape: mandated building envelopes, restrictions on night lights, etc.

Construction phases: noise from nail guns and hammering, truck traffic, blight if lots and houses not sold (i.e., Dove Creek), 20 years of construction impacts, etc
General conformity to existing neighborhoods; still plenty of concern that the project does not reflect the existing neighborhoods with the project having smaller lots, senior housing, commercial center, and hotel.

Please forward to me your concerns, or call me to chat.

Regards,
Paul and Nancy Hyman
466-4753
To: Atascadero City Council Members, Atascadero Planning Commission, City of Atascadero Staff, RRM Design Group, the Smith Family and Atascadero Community Members at Large

From: Jack and Renee McCabe, 10700 Colorado Rd, Atascadero

Date: December 10, 2012

Re: Proposed Design for Eagle Ranch Development

Please accept this written input regarding the proposal to annex and develop the Eagle Ranch property along the Southwest corner of the City of Atascadero. Unfortunately, we will not be able to attend the Community meeting scheduled for December 13, and so have attempted to write up our comments for your consideration and input.

As residents in this area, we are very concerned about this development. The concepts proposed to date by the applicant, including the most recent scaled back version, will have the likely result of many negative impacts on our neighborhood. If approved as proposed we also fear the development will both negatively impact our quality of life and negatively impact our investment in Atascadero by reducing our property value.

Specifically, we are concerned about the following:

- **Scale of project:** the proposed scale is way out of character with the original plan and vision for Atascadero and with the adjacent neighborhoods. We relocated our family and a regional headquarters of an international environmental consulting firm to the City of Atascadero because of its commitment to creating a community that balances rural values with a more urban core along El Camino Real. We would rather see the originally designed lots developed than to have the increased density, additional traffic, commercial uses, etc. as the applicant has proposed.

- **Impacts to adjacent neighborhood:** these include too much traffic, loss of night sky due to more lighting, additional wildlife (wild boars, deer, turkey, bob cats and mountain lions) pushed into town due to loss of habitat, 20 years of phased construction noise and traffic, negative effects to our view, increased flooding, just to name a few.

- **Impacts to taxpayer and utility customer infrastructure:** we are concerned about the impacts to the water and sewer system, impacts to an already fragile school district, increased threat of fire by developing in the wildland urban interface, and that ultimately our rates and taxes will need to increase in order to meet the expanded needs this development would require.

**Vision for the Future**

The development of the Eagle Ranch is a great opportunity. We believe that some development (in the range of 100-150 units, could be done at a scale that is win-win-win for the applicant, the City and the adjacent neighborhoods. This would include parcels similar in size to those on Ortega Rd for the area between East San Rafael and Ortega and San Diego Roads. We think a small residential street similar to Ortega Road could be designed as an extension for San Diego and San Rafael Roads with minimal impact
to the surrounding neighborhood. Additional development at higher densities would be better suited for the Santa Barbara Road access, adjacent to the Eagle Creek development, but we believe a rural estate type development like Varian Ranch in Edna Valley would be a better contribution to our community.

The annexation and development of the Eagle Ranch represents a unique opportunity to create a direct connection between the City of Atascadero and the Los Padres National Forest. We strongly encourage the involvement by the Atascadero Land Preservation Society (ALPS), the San Luis Obispo Land Conservancy, the Nature Conservancy and any other group that can assist the City in purchasing the areas not suitable for development (particularly along the hillsides directly adjacent to the Los Padres National Forest) and create permanent public open spaces that can be used for recreation including hiking, horseback riding and mountain biking. The City of San Luis Obispo has created a model program for open space and land conservation and with this one development, Atascadero could create a large scale park to rival SLO and bring recreation oriented tourists from both within and outside the area to Atascadero.

In short, we support less units and more land preserved. There are ways the community can purchase the land if the Smith family will work with us. This would create a lasting legacy that would benefit the community for generations to follow.

Thank you for your consideration,

Jack and Renee McCabe
Callie and Russ:

I am planning on attending tomorrow evening’s Atascadero Neighborhood meeting to address the neighbors public safety concerns associated with the proposed northern entrance. I have previously indicated the applicant’s proposal has significant safety issues that have not been adequately resolved. In order to help city ensure it maintains a transparent process and gets input from its citizens, I am planning on making a presentation at the meeting on alternatives that effectively mitigate these safety issues. I would appreciate it if two poster stands could be provided for my presentation materials.

To ensure that appropriate city personnel making decisions regarding required mitigation measures to adequately address the public safety issues that I have identified regarding this proposed project I request that this email and its attachment be entered into the public record for this proceeding.
Analysis of Alternatives for the North Atascadero Entrance

Introduction:

On 11/14/12 the developer of the Eagle Ranch project held a meeting with interested neighbors to brief interested parties on changes to the proposed project prior to a meeting with the Design Review Committee (held on November 15, 2012). One of the main topics of discussion was changes to the proposed North entrance. There were approximately 30 members of public present at this meeting.

At this meeting, significant concerns were expressed on a number of issues, including vehicular and pedestrian safety, flooding and alterations to existing access to Atascadero Rd. for residents due to the proposed installation of a median strip which is meant to prevent traffic from Eagle Ranch accessing the freeway via San Diego Road. Residents commented that the proposed northern access would significantly alter traffic flow of residents of Ortega Rd since it would not allow them to go north on Atascadero Rd. In addition the home on the corner of Atascadero Rd and San Diego Rd would not be allowed to travel south on Atascadero Rd. Residents also commented that it is dangerous for pedestrians to cross Atascadero Rd due to the amount and speed of traffic. Because mailboxes are on the east side of Atascadero Rd, this increases public safety risks due to the traffic speed, volume and elevation changes in Atascadero Rd.

Additional traffic alternatives need to be considered given the significant environmental and public safety concerns regarding these proposed changes. Some of the alternatives that should be considered include the appropriate balancing of traffic flow issues with the adverse public safety effects. The following are alternatives which would mitigate the significant public safety and environmental issues from the applicant proposed North entrance road configuration.

These alternatives are as follows:

1. Single inlet to Eagle Ranch at the proposed southern access. This alternative would confine the traffic impacts to the new development. The northern access could be an emergency exit only. A four way stop should also be installed at the northern entrance with cross walks.

2. Elimination of left turn lane at Ortega Rd. Installation of 4 way stop signs at the northern entrance and lowering of the speed limit to 35 mph in the vicinity of the northern access. Installation of crosswalks—this alternative would minimize the environmental impact of the road widening which will require removal of over 50 oak trees some of which are quite mature. Installation of measures such as speed bumps or periodic median trees on San Diego Rd to slow down the traffic and discourage it from using this route to the freeway.

A comparison of these alternatives to the applicant proposed alternative is listed below:
<table>
<thead>
<tr>
<th>Alternative</th>
<th>Pedestrian crossing</th>
<th>Access to San Diego Rd</th>
<th>High traffic speeds</th>
<th>Existing home access</th>
<th>Easement required</th>
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<tbody>
<tr>
<td>Applicant proposal</td>
<td>Significant impact not addressed</td>
<td>Addresses issue</td>
<td>Significant impact not addressed</td>
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<td>Alternative 2</td>
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In summary the applicant proposed northern entrance causes involves significant public safety and environmental issues. The City of Atascadero should evaluate and consider other alternatives which mitigate these issues. As with any public process, the public should be allowed to provide input into the development of alternatives to ensure that the City of Atascadero has adequately considered their concerns and required appropriate mitigation measures. The City should also thoroughly document its rationale for its decision making to ensure a transparent decision making.
Name: 

* Address: 14560 Old Morro Rd West

* Phone: 459-6436

* E-mail: kruschke@att.net

* Please provide contact information if you wish to be notified of future meetings.

Please provide any comments that you have regarding the proposed Eagle Ranch Specific Plan:

1. Growth is more people always complicates the existing environment. It appears you are doing a good job of attempting to keep parcel size consistent in the transition areas.

2. Thanks so much for a dream come true - a connection to the national forest! Excellent trail plan overall.

3. Please keep with the aura of Atascadero - animal and kid friendly!

Return your comments to:
City of Atascadero
Community Development Department
6907 El Camino Real
Atascadero, CA 93422
(805) 461-5000

T# 08 PLNS104N 2006-1280 Eagle Ranch 2011 Nov 15 Community Workshop Comment Card Comment Card Comments CW 11.15.11-ac.docx
CITY OF ATASCADERO

Eagle Ranch Comment Card

DATE December 13, 2012 - 9:23 pm

NAME chris smith

ADDRESS

PHONE

EMAIL csmithmai@sbcglobal.net

COMMENTS THIS NOTE IS FOR CALLIE TAYLOR WHO HOSTED THE LOS OSOS ROAD TABLE AT THE 12/13/12 PUBLIC FORUM:

In addition to slope, tree removal and grading concerns, the configuration of the proposed 6 lots fronting on Los Osos Road are out of scale with the neighborhood in terms of linear feet of road frontage per lot. There are only two to three lots on the north side of Los Osos Road across from where the developers are trying to place 6 lots. These narrow lots are out of character and will seem out of place. Again, it is an indication that this isolated fragment of the ranch along this stretch of Los Osos Road would be better suited to three or four lots maximum.

Please add this to the comments noted in the public forum so it will be addressed in site design evaluation.
Eagle Ranch Specific Plan
Community Workshop
Comment Card

Name:  VINCENT PACIFIC

* Address:  8371 LOS OSOS RD

* Phone:  805 375-5255

* E-mail:  ITSMADENESS@GMAIL.COM

* Please provide contact information if you wish to be notified of future meetings.

Please provide any comments that you have regarding the proposed Eagle Ranch Specific Plan:

I AM HOPING THAT MATURE TREES AND LANDSCAPING WILL BE APART OF THIS DEVELOPMENT, I CAME HERE WITH MY WIFE TO RETIRE AND LEFT BEHIND OVER CROWDED HOUSING. I DO NOT WISH TO SEE "BOXES" AND "RECTANGLES" THAT SOME DEVELOPERS CALL HOMES. ALSO NOISE, I WOULD PUT IN COVENANTS THAT WOULD LIMIT NOISE FROM LAWN MOWER AND LEAF BLOWERS SO THAT ALL RESIDENTS CAN ENJOY THE OUTDOORS, FOR EXAMPLE MONDAY + SATURDAY ONLY OR ELSE YOU COULD HAVE SEVEN DAYS A WEEK OF NOISE.

Return your comments to:
City of Atascadero
Community Development Department
6907 El Camino Real
Atascadero, CA  93422
(805) 461-5000
Eagle Ranch Development

Sir

Myself and my wife have moved to Atascadero to retire and enjoy the quiet surroundings. From your proposed lots, we can see that there are six lots that will be next to our home. I would like to purchase the lot that will be closest to us. This lot would remain in its natural state and will not ever be developed.

To ensure that we would not develop this lot, we are willing to have the deed state that this lot is made apart of our existing lot and that it will run with the land and it is to remain in its natural state. This would insure that ourselves and any successors cannot develop this lot.

Please find your proposed lot plan with the lot that we are referring to marked.

Thank you for your understanding

Vincent and Sandee Pacific
8371 Los Osos Road
Atascadero CA. 93422