2.1 INTRODUCTION

The formation of the Eagle Ranch Specific Plan (ERSP) area is guided by the following objectives and policies. These build upon, and are consistent with the applicable goals of the City of Atascadero General Plan as described in Section 1. An objective is a description of the general desired outcome that the ERSP seeks to create through its implementation. Policies are defined as either a refinement of the related objective, or function as tools used to implement that objective.

In general, these objectives and policies reflect the structure of the sections of the Specific Plan that follow, and should be used as the basis for determining whether any aspect of a future project within the planning area is consistent with the intent of the Specific Plan. Once a determination of consistency with the policy framework is made, the land use development standards included in Section 3 of this Specific Plan are then applied; those standards function as the “zoning ordinance” for future development under the Specific Plan, superseding the City's existing zoning requirements within the Specific Plan area.

2.1.1 Land Use

Objective

Objective LU-1

Create a new residential neighborhood that responds to the goals set forth in the City’s General Plan.

Policies

LU - 1. Proposed development shall include a mix of residential uses including single- and multifamily uses up to a maximum of 587 primary residential dwelling units. Residential densities within individual land use areas may vary, so long as the number of units falls within the allowable density for the Specific Plan area. Residential second units on single-family lots are not counted toward the maximum number of units.

LU - 2. Residential neighborhoods shall be developed in a manner that respects the character of the site, the environment, and the goals of the City of Atascadero.

LU - 3. A majority of the Specific Plan area shall be retained as agriculture or open space for use by wildlife and for trail access.

LU - 4. A variety of high quality residential opportunities shall be provided including estate homes, single-family housing, and multifamily housing.

LU - 5. A complete residential neighborhood area and environment shall be provided that supports Atascadero’s “elbow room” character and include areas for passive recreation such as walking, jogging, and bicycling.

LU - 6. A Village Center that is high quality, convenient, and easily accessible shall be provided.

LU - 7. A commercial development area shall be provided that will be economically beneficial to the City of Atascadero.

LU - 8. A minimum of 21 deed-restricted affordable housing units may be provided within the Specific Plan area. These units may be a combination of condominiums, rental apartments, and mixed-use residential units (for sale or rent). If required to be constructed, a master development plan for the Village Center will identify the location of these affordable units.

LU - 9. For affordable housing units, actual sales price and rental price limits shall be set consistent with City Policy.

LU - 10. If required to be constructed, deed-restricted affordable housing shall be constructed prior to issuance of any building permits of Phase 4, 8, or 9.

LU - 11. Mixed-use affordable housing units shall be constructed simultaneously with commercial building in the proposed Village Center.
LU - 12. The provision of hooved animals shall be permitted based on developable lot size (excluding No-Build areas).

LU - 13. Development shall be respectful of No-Build areas.

2.1.2 Circulation

Objective

Objective C-1

Provide a safe and convenient circulation system that accommodates automobiles, bicyclists, and pedestrians on rural streets and trails.

Policies

C - 1. All streets and circulation routes shall be consistent with the Circulation Plan (Figure 4-1).
C - 2. Street widths shall be consistent with the street sections indicated in Figures 4-2 to 4-7 (Street Sections).
C - 3. All circulation improvements shall be financed and installed by the developer(s) of the subdivision(s) within the plan area.
C - 4. All improved streets shall be offered for dedication to the City of Atascadero.
C - 5. The emergency/fire accesses at Ortega Road and Atascadero Road shall be approved by the City of Atascadero Fire Department.
C - 6. Funding for maintenance of lighting, street improvements, special paving surfaces, and hardscape shall be provided by the HOA, or other non-city funded maintenance mechanism.
C - 7. A public trail system consistent with Figure 4-11 Trail Network Plan shall be implemented within Eagle Ranch consistent with protection of open space and agricultural operations.
C - 8. Street turning radii shall be subject to City Standard Engineering Plans and Specifications and fire department standards except as noted on tract maps approved pursuant to the Specific Plan.
C - 9. Paved trails (multiuse paths) shall be maintained by the Eagle Ranch HOA within the Specific Plan area boundary.
C - 10. Unpaved trails within Eagle Ranch Open Space (ER-OS) areas shall be maintained by the HOA.
C - 11. The unpaved trail within the Eagle Ranch Agriculture (ER-AG) land adjacent to Highway 101 shall be maintained by the ranch operator.
C - 12. The National Forest Service (NFS) Connector Trail on Eagle Ranch property shall be installed and maintained by a governmental or non-governmental organization (NGO).
C - 13. The water tank site trail that leads to the ALPS property shall be maintained by a governmental or non-governmental organization (NGO).
C - 14. Street lighting shall be located in areas consistent with the intent of what is shown on Figure A-2 of Appendix A in the Design Guidelines.
2.1.3 Infrastructure

Objectives

Objective INF - 1
Provide the necessary utilities to meet the needs of Specific Plan area residents.

Objective INF - 2
Conserve resources through the use of energy efficient utility systems and technologies.

Objective INF - 1
Provide the necessary public facilities and services to adequately serve the Specific Plan area and maintain existing city-wide levels of service.

Policies

INF - 1. Water conservation measures, required by State law and Atascadero Mutual Water Company, shall be incorporated into all development proposals. Such measures shall include:
- Use of water conservation devices such as low-flow shower heads, faucets, and toilets.
- Use of water conserving irrigation systems in public rights-of-way, the public park, and recreation areas, consistent with the California plumbing code.
- Use of drought tolerant plant species as the predominant palette.

INF - 2. Parks, public open space areas, and agricultural areas shall incorporate water conservation methods to the maximum extent practical.

INF - 3. No building development shall occur until all required infrastructure determined to be necessary to support the development is in place, consistent with the phasing requirements of the Specific Plan.

INF - 4. Developers shall coordinate with the appropriate service provider to identify the timing of required improvements, each phase’s proportionate responsibility for necessary improvements, and the provider’s approach to funding such improvements.

INF - 5. Consistent with State guidelines for storm water management and the rural image of the Specific Plan area, the use of permeable surface drainage and runoff detention/infiltration systems are encouraged. The use of swales and detention basins is encouraged as a means of minimizing the increase in the rate and volume of stormwater runoff associated with new urban development, maximizing the potential for groundwater recharge, and filtering the urban pollutants that get carried into the major drainage channels.

INF - 6. In order to minimize the visual impact on the area’s open rural character, new development utilities shall be placed underground except within lands designated Agriculture (ER-AG).

INF - 7. Utility structures shall be screened from public right-of-ways to the extent practical.

INF - 8. Construction and grading activities shall comply with Best Management Practices and Storm Water Pollution Prevention Plan policies per applicable controls, standards, and Regional Water Quality Control Board.
INF - 9. Public school services shall be provided by Atascadero Unified School District.

INF - 10. Prior to the issuance of building permits for development within the Specific Plan area, the applicant shall pay school impact fees.

INF - 11. Fire protection services shall be provided to the Specific Plan area by the City of Atascadero Fire Department.

INF - 12. Fire hydrants within developed areas shall be located in accordance with City of Atascadero Fire Department requirements. This excludes ER-AG designated lands.

INF - 13. In order to ensure adequate emergency fire access at project build-out, vehicular access shall be maintained via the two (2) main entrances along Atascadero Avenue, the main entrance at San Carlos Road, the secondary access point at upper San Diego Road, as well as the two (2) gated emergency access points at Ortega Road and Atascadero Road.

INF - 14. Police services shall be provided to the Specific Plan area by the City of Atascadero.

INF - 15. Solid waste pick-up and curbside recycling shall be provided by the City’s designated waste service provider.

INF - 16. Communications services shall be provided, either through direct city provision, contract, or franchise, prior to certificates of occupancy.

INF - 17. Electrical services shall be provided by Pacific Gas & Electric (PG&E) or other authorized service providers.

INF - 18. Natural gas service shall be provided by authorized service providers. Natural gas shall be provided to lots if the provider facilities are available and adequate.

INF - 19. Telephone service may be provided by authorized service providers.

INF - 20. Cable television shall be provided by authorized service providers.

INF - 21. Maintenance of improved roads, HOA Open Space, trails, entry features, the park, and landscaping shall be funded by the Eagle Ranch HOA, or other non-City funded maintenance mechanism, within the Specific Plan area.

INF - 22. Septic systems shall be located on lots such that the systems will be in compliance with City and any applicable RWQCB regulations. Leach fields shall be setback at least 200 feet from a regional drainage basin and at least 100 feet from jurisdictional waters.
2.1.4 Conservation and Open Space

**Objectives**

**Objective COS - 1**

Provide open space areas for the protection and conservation of riparian corridors, significant topographic features, oak woodlands, to enhance recreational amenities, and for rural neighborhood character.

**Objective COS - 2**

Provide a centrally located neighborhood park and recreational trail facilities within the Eagle Ranch Specific Plan area that are linked to adjacent neighborhood areas that promote pedestrian and bicycle usage.

**Policies**

**COS - 1.** Open space areas may contain roadway landscaping, trails, agricultural operations, and pathways. Open space areas may also contain staging areas, resort open space, ranchland open space, public park(s), and private open space (No-Build areas).

**COS - 2.** Sufficient parkland shall be provided to meet Quimby Act and Atascadero Municipal Code requirements of five (5) acres of parkland per 1,000 residents.

**COS - 3.** Applicable public recreation areas, shall count toward parkland requirements (Quimby Act credit).

**COS - 4.** Open space areas may contain public utility facilities, stormwater detention/detention facilities, and water quality structures, where necessary. New public utility facility structures shall be sited to avoid sensitive plant and wildlife habitat areas to the extent practical.

**COS - 5.** Open space areas may contain wetland, tree, and vegetation mitigation areas where appropriate. Potential on-site mitigation areas shall be approved by the City Community Development Director or designated staff.

**COS - 6.** A neighborhood public park shall be established adjacent to the Village Center.

**COS - 7.** The park plan shall include a lighting plan. All park lighting shall be consistent with Dark Sky Association lighting standards and recommendations.

**COS - 8.** Lighting within open space areas shall be limited to trailheads and public facilities that may need low-level lighting for safety purposes. Additional lighting shall be prohibited unless it is necessary for public safety or agricultural purposes.

**COS - 9.** Trail locations shall take into consideration agricultural operations, topographic features, significant tree locations, and other environmental features. Designated trails shall be located in areas where they will have the least amount of impact on agricultural operations and open space to the extent practical.

**COS - 10.** California native plants and trees, or other city-approved non-invasive drought-tolerant species, shall be planted within open space areas requiring revegetation.

**COS - 11.** Buildings and other developments adjacent to open space areas shall maintain a fuel modification/vegetation management area in conformance with City fire safety standards.

**COS - 12.** Oak trees shall be protected to the extent practical. Oak tree removal shall be processed and mitigated through the requirements of the Atascadero Municipal Code Native Tree Ordinance, and as further articulated within the development standards included in this Specific Plan.

**COS - 13.** Public access to HOA Open Space shall be limited to trails identified in this Specific Plan.
COS - 14. Development shall be set back from jurisdictional waters (creeks and wetlands), a minimum of twenty (20) feet from the ordinary high-water mark or in compliance with any conditions that may be required as part of the permitting process for state and federal agencies that have jurisdiction over these resources. Water or wetland crossings to allow for access, including encroachment for improvements such as bridges and driveways, shall require additional environmental review through the City. Proposed encroachments may include drainage outlets, minor landscape features, native landscape restoration, and trails. Any necessary permits for these encroachments shall be obtained from the City and other jurisdictional agencies. Improvements not permitted within the setback include, but are not limited to, parking areas, structures, retaining walls, and septic systems.

COS - 15. Creek crossings may be provided as either culverts or bridges. Crossing type shall be determined based on biological assessment and agency permitting requirements.

COS - 16. Excluding areas designated Agriculture (ER-AG), no grazing or keeping of animals within creek corridors or wetlands shall be permitted except for fire fuel modification where such animals do not degrade the natural resource.

COS - 17. Drainage from development may not enter the creek as a concentrated flow or increase the velocity.

COS - 18. Trail maintenance shall be evaluated on an annual basis by the Eagle Ranch HOA. Trails are to be maintained in conformance with trail standards included in this Specific Plan.

COS - 19. No-Build areas shall be designated to protect environmentally sensitive areas.

2.1.5 Neighborhood Design

As concepts, these Objectives apply to all components associated with development within the Specific Plan area, including streets, open spaces, and buildings. The architectural styles, residential design guidelines, and landscape design guidelines in Appendix A of the Specific Plan further articulate these objectives, and should be used as guidance for new development.

Objectives

Objective ND-1
Establish a sense of place and design identity.

Objective ND-2
Embrace the City of Atascadero’s “elbow room” quality as a desired neighborhood characteristic.

Objective ND-3
Encourage landscape design that complements and enhances both the appearance and function of the streetscape.

Objective ND-4
Provide a comfortable, functional, and aesthetic streetscape that unifies the character of the Specific Plan area.

Objective ND-5
Create a streetscape design that promotes a walkable environment, traffic safety, and sustainability while providing thematic consistency throughout the Specific Plan area.
Objective ND-6
Strengthen the character and sense of place within the Specific Plan area by providing wayfinding signage to orient residents and visitors to their surroundings.

Policies
ND - 1. When preparing project designs, environmental and open space resources within the Eagle Ranch Specific Plan area shall be protected to the extent practical.
ND - 2. Residential design shall incorporate “360 degree” architecture meaning that all facades shall be articulated with varying wall planes and roof forms.
ND - 3. Residential design shall be one of the encouraged architectural characters identified in Appendix A.
ND - 4. Functional and usable outdoor areas, such as porches, patios, courtyards, or other areas for the use of building residents shall be provided for multifamily buildings.
ND - 5. Accessory structures and residential second units shall exhibit the same level of design, quality, and architectural detail as the home they accompany.
ND - 6. Mansard roof styles are prohibited.
ND - 7. Mirror glass is prohibited.
ND - 8. Specific plant palettes for different land uses shall incorporate native drought tolerant plant species, including those listed on the Atascadero Mutual Water Company Water Conserving Plants for North County Landscapes brochure, within Appendix A of this Specific Plan, or as otherwise approved by the City.
ND - 9. Sustainable landscape practices shall be applied to medians, gateways, and park areas to the extent practical.
ND - 10. Well-designed streetscape and front yard landscaping shall be provided in both single-family and multifamily neighborhoods (see landscaping standards in Table 3.5).
ND - 11. Landscape materials selected for the hardscape such as pavements, pavers, street furnishings, and fixtures shall be uniform and complementary throughout the Specific Plan area.
ND - 12. Turfgrass lawn area for single-family residential lots shall be limited to functional use areas and conform to City standards and be consistent with the State Master Water Efficiency Landscape Ordinance (MWELO) unless otherwise noted in Table 3.5.
ND - 13. Turfgrass lawn area for multifamily residential developments shall be provided per the standards identified in Table 3.19 and shall be designated as usable recreation space.
ND - 14. Turfgrass lawn area for non-residential areas shall be prohibited with an exception for usable commercial recreation purposes such as hotel area events lawn, resort, and parks.
ND - 15. Palm trees are prohibited in all projects.
ND - 16. All common area landscaping shall be maintained to ensure plants are healthy and visually attractive.
ND - 17. Irrigation systems shall comply with the California Department of Water Resources Water Efficient Landscape Ordinance, and shall be consistent with applicable City ordinance requirements.
ND - 18. All single-family detached housing shall be constructed with a weather and/or moisture based irrigation controller per CALGreen or other equivalent standards. Where possible, subsurface drip irrigation is recommended.
ND - 19. Low-flow, efficient irrigation heads shall be used for water conservation when applying water to plants and lawns.

ND - 20. Irrigation heads shall be adjustable to minimize overspray and runoff.

ND - 21. Irrigation systems shall be fitted with a master flow valve to detect line breakage and to shut off the supply.

ND - 22. Manufacturer’s specifications and/or cut sheets for all proposed exterior light fixtures shall be provided with HOA ARC submittal and/or building permit applications. Applicant shall prepare an exterior lighting cut sheet as part of the HOA ARC review process.

ND - 23. Except for ambient string lights, exterior lighting shall shield the light bulb so it cannot be seen from adjacent residential development or from public viewpoints. Flood lights that illuminate public areas or neighboring properties are prohibited.

ND - 24. Lighting fixtures shall contain extension shields to minimize glare and light source visibility.

ND - 25. The design of gateway monuments and signage, neighborhood landmarks, and focal areas shall be coordinated to reinforce their prominence.

ND - 26. Gateways into the Specific Plan area shall receive special, character-defining treatments and landscaping with natural materials and colors.

ND - 27. Infrastructure and appropriate planting shall be provided to facilitate efficient stormwater drainage and management.

ND - 28. Trash and recycling cans shall be enclosed or screened from public view with landscaping and fencing or within a structure, such as the garage.

ND - 29. Above-grade utility components and boxes, and other site elements and structures that detract from the overall visual aesthetics of the specific plan area shall be screened using plants or other screen material or structure that is compatible with utility company requirements and with the overall landscape design and project character.

ND - 30. Distinguish the streetscape design in commercial areas from the streetscape design in residential areas, while maintaining a consistency in character throughout the Specific Plan area.

ND - 31. Meandering sidewalks shall be provided where practical.

ND - 32. Trails and open space areas shall be provided to enhance neighborhood quality of life.
2.1.6 Implementation

**Objectives**

**Objective IMP - 1**

Ensure development of the Specific Plan area is implementable and enforceable by the City of Atascadero and project Developer(s).

**Policies**

**IMP - 1.** Construction of streets shall be the responsibility of the developer(s) within the Specific Plan area. Public street improvements will be offered for dedication to the City and maintenance will be provided by the HOA, or other non-City funded maintenance mechanism. The HOA shall maintain all project facilities, including public streets, curb/gutter/sidewalk, signage, striping, sewer system, storm drain system, functional parts of the detention basins, and the emergency egress gates, park, trailhead, and applicable pedestrian/bike trails, unless specific improvements are accepted for maintenance by the City. The City shall not be responsible for installation or maintenance of low-pressure systems.

**IMP - 2.** Eagle Ranch developers shall be responsible for the financing and construction of the required improvements and shall install certain off-site street improvements and intersection upgrades in accordance with the Specific Plan phasing requirements, Environmental Impact Report, and any subsequent Development Agreement or Tentative Tract Maps that are associated with the Specific Plan area.

**IMP - 3.** The proposed Specific Plan area is located within the service boundary of Atascadero Mutual Water Company (AMWC) and shall be served by AMWC. AMWC has prepared a water supply assessment in accordance with State law and has issued a valid can and will serve letter in anticipation of providing services to the Eagle Ranch Specific Plan area and anticipated uses therein.

**IMP - 4.** The developer(s) of Eagle Ranch will be responsible for the financing and construction of the sanitary sewer system mainline from the nearest point of connection within the Specific Plan area.

**IMP - 5.** The sanitary sewer system mainline shall be built with sufficient capacity to accommodate development within portions of the Specific Plan area that may be served by sewer. The City may assume maintenance responsibilities for sewer facilities, including gravity trunk lines and lift stations. The costs for maintenance of the additions to the sanitary system may be required to be funded through an assessment district. Low-pressure systems which lead to the sanitary system trunk line shall be privately maintained by homeowners or the HOA, and will not be maintenance or accepted by the City.

**IMP - 6.** The proposed single-family residential (ER-R2), multifamily residential (ER-MU), hotel (ER-CREC), and Village Center (ER-MU) uses will be served with sanitary sewer service provided by the City of Atascadero.

**IMP - 7.** Storm drainage infrastructure (e.g., inlets, piping, swales, basins, etc.) shall be installed that would collect and discharge runoff to the three major waterways and their tributaries (Eagle Creek, Atascadero Creek, and Paloma Creek). The Specific Plan area shall not increase the existing flood hazard to downstream properties during a 100-year storm event.

**IMP - 8.** Maintenance of the storm drain system and the functioning elements of the basins shall be provided by the HOA, or other non-City funded maintenance mechanism.
IMP - 9. Construction of all utilities infrastructure shall proceed in conjunction with development within the Specific Plan area consistent with the Phasing plan included Chapter 7 herein. The need for utility systems within the Specific Plan area will be triggered by implementation of the final maps and improvement plans for the residential subdivisions or commercial uses. Prior to the recording of final maps, detailed improvement plans and funding mechanisms shall be prepared and approved by the City. The developer shall design and install all needed infrastructure; impact fee credits and reimbursements shall apply as appropriate if oversizing is required. The City may assume maintenance responsibilities for portions of the sanitary sewer.

IMP - 10. Streetlights are not permitted except at commercial areas, primary intersections, the parks, and select open space areas or in special circumstances to improve safety conditions. Street lighting shall be funded as part of the street improvements. Maintenance of all lighting shall be the responsibility of the HOA, or other non-City funded maintenance mechanism.

IMP - 11. Home Owners Association (HOA) Open Space is open space that is owned and maintained by the HOA. HOA Open Space includes oak woodlands, natural grassy areas, trails, native revegetated slopes, and non-functional areas of detention basins. These areas shall be dedicated for protection and limited public access via a designated trail system.

IMP - 12. Common Open Space maintenance, including annual defensible space maintenance, HOA fencing, entry gateways, and trash cleanup, shall be provided using HOA funds.

IMP - 13. The Eagle Ranch developer(s) shall maintain and monitor replanted native trees and native revegetated areas within designated mitigation banks for a period of five (5) years or until established, which will be determined by a qualified City-approved biologist.

IMP - 14. The trail staging area, and public park area shall be offered for dedication to the City and shall be maintained by the HOA, or other non-City funded maintenance mechanism.

IMP - 15. Trees and fencing on private lots shall be maintained by lot owners.

IMP - 16. Each property owner, including the Eagle Ranch HOA, shall adhere to City regulations regarding clearance of vegetative growth in order to reduce fire hazards.