INFRASTRUCTURE, UTILITIES, AND SERVICES

Eagle Ranch Souvenir
San Luis Obispo County
California

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5.1 INTRODUCTION

This section outlines the major backbone infrastructure and utilities required to support development of the Eagle Ranch Specific Plan (ERSP) area. The utilities described in this section include water, wastewater, stormwater, and dry utilities. This information is presented at a conceptual level in order to provide an overview of the distribution, location, and extent of infrastructure. The proposed infrastructure and utility improvements as shown are to be considered conceptual only, as additional infrastructure may be required to fully develop the Specific Plan area, as well as individual properties. The exact sizing and location of proposed utilities will be determined during the subdivision and improvement plan process, but they should closely follow the conceptual diagrams contained herein.

A significant amount of on- and off-site infrastructure improvements are necessary to ensure the conveyance of water, sanitary sewer, and storm drainage for the Specific Plan area. The costs associated with these improvements and various implementation programs required to construct, manage, and maintain these facilities are described in Section 7 - Implementation.

5.2 WATER

5.2.1 Water Supply

Water will be supplied by the Atascadero Mutual Water Company (AMWC). The AMWC has reviewed the water demands for the project and has determined that the AMWC currently has an adequate and reliable water supply for the complete build-out of the Specific Plan area.

5.2.2 Water Distribution

AMWC will supply the Specific Plan area with water through existing and proposed tank and water lines.

Water tanks supply the water system with volume as well as pressure. The existing water tank in the area is located at the South terminus of San Carlos Road. It is estimated the existing water tank will have enough pressure to serve lots below elevation 1120. Conceptual phasing is shown on Figure 7-1.

Phase 1 lots will be served by existing waterlines in San Carlos Road, San Rafael Road, and Atascadero Road. However, to improve water pressure, a portion of the waterline identified on the applicable Vesting Tentative Map (VTM) will be constructed in Phase 1.

Lots in Phases 3-10 are generally higher than elevation 1120 and cannot directly be served by the existing tank. In order to serve lots in Phases 3 through 10, a new water tank will be located in Phase 8 but will be constructed in Phase 3. A booster pump, located at the base of the existing water tank, will also be constructed during Phase 3 (see Figure 5-1). A temporary water line will be constructed to serve the new water tank. Generally, the temporary waterline will be constructed as part of proposed infrastructure for future phases. In areas where the temporary waterline will not be part of future infrastructure, the temporary waterline will be abandoned in place.

Waterlines will be located in proposed roads or private utility easements. Fire hydrants will be located adjacent to travel ways and spacing will be no greater than 500 feet.
Figure 5-1 Conceptual Water System Plan
5.3 **WASTEWATER**

There are no municipal sewer systems located adjacent to the Eagle Ranch Specific Plan area. Therefore, most of the proposed lots will utilize septic systems. It is anticipated that approximately 156 lots will be served by the City's sewer system. The remaining lots will utilize private septic systems in accordance with City and RWQCB regulations in place at the time of permitting.

5.3.1 **On-site Sewer Disposal Systems**

Septic systems will be located on lots such that the systems will be in compliance with the City of Atascadero Municipal Code. Leach fields will be setback at least 200 feet from project detention basins (see Figure 5-3) and at least 100 feet from designated jurisdictional waters and shall comply with all City standards and RWQCB regulations.

Percolation tests were performed at several locations throughout the Specific Plan area. Four sets of percolation tests were obtained at each location. The percolation results ranged from 10 minutes per inch to 77 minutes per inch. The percolation rates are within the standards specified by the California Regional Water Quality Control Board. It is anticipated the leach fields will be constructed with conventional gravel or with high efficiency infiltrators.

5.3.2 **Sewer Collection and Treatment**

Generally, lots located in the southeast portion of the Specific Plan area will be served by a City sewer system. The determining factors for providing sewer service included lot size and location to water bodies. The sewer system will include both low pressure force mains and gravity mains. Gravity systems will be installed wherever practical. Where it is demonstrated to the City Engineer that it would not be practical to install gravity systems, low pressure systems shall be permitted.

The main gravity line will be located in accordance with the appropriate Vesting Tentative Map (VTM). Sewer mains will be located in proposed road right-of-ways or private utility easements. On-site gravity drains may be accepted by the City and maintained through a non-City funded maintenance mechanism such as an assessment district. The gravity main will drain into a new lift station which may be accepted for ownership and maintenance by the City, with funding provided by an assessment district. Low pressure systems, including force mains and associated pumps, will be privately maintained by property owners and/or the HOA.
Figure 5-2 Conceptual Wastewater Plan

- **Gravity Sewer Line (6”-8”)**
- **Lots Served by Gravity Sewer (44 Lots)**
- **Low Pressure Sewer Force Main (1.5”-2”)**
- **Lots Served by Low Pressure Sewer (112)**
- **Sanitary Sewer Force Main (6”-8”)**
- **Proposed Sewer Lift Station**
- **Proposed Point of Connection to Existing City Sewer Located at Cashin St. and El Camino Real**
- **Individual Septic System Subject to Soils Capability On-Site (348 Lots)**

NOT TO SCALE
Sewer treatment service will be provided by the City of Atascadero. In order for the on-site sewer to reach the nearest Atascadero sewer line, a lift station will be required. The lift station will be located near the northeast portion of the Specific Plan area (see Figure 5-2 and applicable VTM). The force main leaving the lift station will run north along Santa Barbara Road, northeast along Atascadero Avenue, northeast along Santa Barbara Road, then northwest along El Camino Real. The force main will tie into an existing manhole located at the intersection of El Camino Real and Cashin Street (near the Dove Creek neighborhood), or at an alternative location as required by the City Engineer at time of subdivision improvement plans. From the point of connection, flows will be directed to the City treatment facility.

5.4 STORM DRAINAGE

5.4.1 Post Construction Stormwater Mitigation

All lots will be required to mitigate Regional Water Quality Control Board (RWQCB) Post-Construction Stormwater Management flows on-site. For this project, the RWQCB 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.

Storm water runoff from road development will be treated in roadside bio-zone areas. The bio-zone areas will filter road runoff, allow for infiltration, and eventually disperse into natural waterways. See Figures 4-2 to 4-6.

5.4.2 City Stormwater Runoff Mitigation

The City of Atascadero requires that storm water runoff be regulated such that post development peak flows are equal or less than predevelopment flows for 2, 5, 10, 25, and 100 year storm events. In order to meet these requirements two types of stormwater retention facilities will be used, regional basins and individual lot storage.

Regional basins will be located throughout the Specific Plan area to reduce downstream peak flows. The basins will be located in areas where roadways cross natural drainages and in open space areas. The basins are designed to recharge ground water by percolating water into the ground. The percolation will be enhanced with rock filled drywells. Drywells are drilled holes, approximately 20 feet deep, filled with rock and located at the bottom of the basins. Drywells provide more area for water to percolate deeper into the soil.

On-site lot storage will be additional storage to the RWQCB underground detention. The additional storage per lot will be determined by applying factors related to the size of the buildable area and the watershed of the buildable area. Post development stormwater flows flowing off the Specific Plan area will be equal or less than predevelopment flows. Low Impact Design (LID) principles should be applied as appropriate. LID guidelines are provided in Appendix A.
Figure 5-3  Conceptual Storm Drainage Plan
5.5 DRY UTILITIES

In accordance with the City of Atascadero Engineering Standards, power, phone and television cable will be located in a two (2) foot wide common trench. The inside edge of the trench will be located along the outside edge of pavement. The trench will not extend under the travel way but will extend away from the travel way. Gas lines will be located 1 foot from the inside edge of the trench under the travel way. Dry utilities will be located within road right-of-ways and private access easements. Gas pipes will be located a minimum of 30” below the travel way. Underground power lines will be located 26” below the finished grade adjacent to the travel way. Phone and television cable will be located 24” below finished grade.

5.6 UTILITY EASEMENTS

5.6.1 AT&T Easement

Several communication lines exist within the Specific Plan area including one active fiber optic line. The active communication line traverses the Specific Plan area from the southwest to the north and is located in a 20’ wide easement. This active main line is operated by American Telephone and Telegraph Incorporated (AT&T) in an approximately 42” deep easement and cannot be relocated. Therefore, the easement and the communication line must remain in place (see location on applicable VTM). Limitations related to development within the active AT&T easement are as follows and have been confirmed with AT&T staff:

- A maximum of 5’ of fill may be placed over the existing lines;
- Roads, trails, and parking areas crossing the communication easement are acceptable so long as an easement is established and recognized by the HOA;
- Active communication lines within lots is acceptable so long as access to the line is maintained. Separate gate entrances are acceptable;
- A minimum 20’ wide easement shall remain over the active line;
- Access shall be maintained for AT&T over the line.
- Easements on non-active lines shall be quitclaimed and existing buried non-active lines may be removed during the course of construction.

5.6.2 PG&E Easement

Overhead PG&E electric lines enter the property west of the intersection of Atascadero Avenue and Santa Barbara Road and continue southeasterly through the Specific Plan area near the ER-CREC Hotel site. Electric lines and poles are located in a 50’ wide easement and do not cross residential parcels. PG&E has provided the following conditions related to development within the 50-foot easement:

- The 50’ easement shall remain;
- Parking under electric lines is acceptable;
- Grading within the PG&E easement around poles shall be approved by PG&E;
- Access to lines and poles must remain.

Other PG&E easements in the Specific Plan area will be abandoned and replaced with project-related underground service lines.
5.6.3 Miscellaneous Easements

1. An access to the southerly open space and agriculture lands for fire protection has been provided. This easement shall be granted to the City of Atascadero for emergency access vehicles. No development shall occur over this easement.

2. An existing variable width access and maintenance easement dedicated to the Atascadero Mutual Water Company (AMWC) is located at the southerly terminus of San Carlos Road. This easement remains and only AMWC facilities are allowed to be constructed within the easement. A new booster station is planned to be constructed in this easement.

3. A 10-foot-wide pedestrian trail easement dedicated to the City of Atascadero has been located along the southeasterly portion of the Specific Plan area. The trail easement has been located near or adjacent to existing dirt access roads. No development shall be allowed in the pedestrian trail easement.

4. An existing Atascadero Creek and Park Easement Reservation located in the westerly open space shall remain. No development is planned in or near the easement reservation.

5. A 20’ wide access easement for existing lots is located in the southeastern portion of the Specific Plan area. The access easement mostly follows existing dirt roads to existing lots. No development shall be allowed in the easement.

6. A lot has been dedicated to the City of Atascadero for the purposes of establishing a Fire Department Emergency Communications Radio Repeater station. The lot will be owned by the City in fee. Access to the Repeater Site shall be taken from a Private Access Easement which will be in favor of the city as well as private landowners whose parcels front the Access Easement. A trail easement to the Atascadero Land Preservation Society’s Three Bridge trail and open space site is provided at the end of this Private Access Easement (PAE), adjacent to the repeater site on the property to be dedicated to the City. A public access easement shall be dedicated on the PAE to allow the public access to the trail connector via the PAE.

7. A proposed US Forest Service Connector Trail Easement is located along the western portion of the Specific Plan area. The easement shall be located in agriculture land and no development is planned in that area.

8. A 20’ wide ROW easement along a portion of San Rafael Road will remain and an offer to dedicate an additional 5’ of ROW and half the width of a standard City of Atascadero Cul-de-sac will be implemented with the project. The remaining portion of the existing San Rafael Road right-of-way will be abandoned and replaced with a functional equivalent right-of-way shown as Street K and Main Loop B. This replacement route has been termed the “San Rafael Functional Equivalent.”

5.6.4 Detention Basin Easements

The high water elevation surrounding detention basins will be located in Retention Basin Easements. No development will be allowed in the easements. The fill required to create berms for impounding water will also be included in the Retention Basin Easements. The basins are expected to fill from rainfall runoff and either percolate into the ground or slowly release water into the natural drainage course. The basins are planned to be drained within seven (7) days from receiving the last rainfall runoff to prevent standing water. Maintenance of the basins will be the responsibility of the HOA.
5.7 SERVICES

A plan for the provision of adequate services is a primary requirement of the Specific Plan. The Specific Plan area is served by an extension of the City of Atascadero’s existing public facilities and public safety services consistent with the provisions of the City General Plan. This section describes at a conceptual level how and where services shall be extended to serve the Specific Plan area.

5.7.1 Public Schools

Public school services for the Specific Plan area will be provided by the Atascadero Unified School District. The nearest public schools are San Gabriel Elementary School, Santa Rosa Elementary School, Atascadero Junior High School, and Atascadero High School; these schools are located within approximately three (3) miles of the Specific Plan area. The Atascadero Unified School District will determine which school residents of Eagle Ranch will attend. Students may be directed to Santa Margarita Elementary School if San Gabriel or Santa Rosa are impacted and cannot accommodate additional students. No school facilities are proposed within the Specific Plan area. School impact fees shall be paid prior to certificate of occupancy.

5.7.2 Fire Protection

The City of Atascadero Fire Department provides fire protection services to the Specific Plan area. Access will be provided 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 only access points at Ortega Road and Atascadero Road. The connections to Ortega Road and Atascadero Road will have an automatic emergency-access-only gate. Emergency personnel will be able to remotely activate the gate for emergency access. Fire hydrants shall be provided and spaced per City of Atascadero Fire Department standards with the exception of ER-AG lots. A repeater site shall be provided to relay radio signals across the Specific Plan area and beyond (see location on Figure 3-1). No fire protection building facilities are provided within the Specific Plan area.

5.7.3 Police

The City of Atascadero Police Department will provide police services to the Specific Plan area. Emergency access will be provided 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 two (2) gated emergency access points at Ortega Road and Atascadero Road. The connections to Ortega Road and Atascadero Road will have an automatic emergency-access-only gate. Emergency personnel will be able to remotely activate the gate for emergency access. No police building facilities are provided within the Specific Plan area.

5.7.4 Solid Waste

The City will provide solid waste pick-up and curbside recycling service to the Specific Plan area through a franchise agreement with an approved contractor.
5.7.5 Communication and Cable Services

Communications services will be provided, either through direct city provision, contract, or franchise, prior to certificates of occupancy. Telephone service may be provided by authorized service providers. A cellular service facility up to 60-feet-tall may be provided in conjunction with the proposed radio repeater site. Cable television may be provided by authorized service providers.

5.7.6 Electricity and Natural Gas

Electrical services will be provided by Pacific Gas & Electric (PG&E) or other authorized service providers. Natural gas service will be provided by authorized service providers. Natural gas will be provided to lots if the provider facilities are available and adequate.