IMPLEMENTATION

Excerpt from the “Log of Eagle Ranch”


March 9th, 10th, 11th—Wet woodshed completed. Contract let for alterations to horse barn. March 16—Rain & Earthquake 3 P.M.

Pump house painted. Pipeline fixed to new dam.

22-29—New white truck delivered. Started laying cement pipe in alfalfa field. 31st—New Stock Barn commenced.

Finished willow and stone chimney tunnels. John Graham reported 29.74 rain to date (end March). April 1st, 1922—Finished seeding Kathleen Valley. 55° + 6c rain & hail.

Emory wheel & grind Stone fitted Blacksmith shop.

April 8, 1922—Pierce brought in mountain Lion skin. Shot on Ranch property by his son.

April 11th—Grand party to celebrate K. & F. Peabody 2nd Anniversary of April 5th, 1920.
7.1 INTRODUCTION

Government Code §65451 states that a specific plan shall include a program of implementation measures necessary to carry out the proposed land uses and development as outlined in the Specific Plan. This section addresses the measures by which the Eagle Ranch Specific Plan (Specific Plan) will be implemented, and includes a discussion on phasing.

The Specific Plan is a tool to be used by City staff in reviewing and approving development plans within the Specific Plan area. The Specific Plan includes implementation measures that will help guide the development and build-out of the Specific Plan area. Responsibility for the interpretation of the measures and standards contained herein rests with the City of Atascadero. Implementation of the Specific Plan is to be administered by the City of Atascadero in concert with the City’s General Plan and other implementing documents.

The preceding sections of this Specific Plan provide the objectives, policies, and development standards for the orderly development of the Eagle Ranch Specific Plan area. Additional conceptual direction for development is provided by the Design Guidelines included in Appendix A. This section sets forth a variety of implementing steps and regulatory and organizational procedures to implement the Specific Plan.

The following is a sequential list of key implementing measures recommended for the City of Atascadero (City) to effectively implement this Specific Plan.

**Implementation Measures**

1. Certify the Eagle Ranch Specific Plan Environmental Impact Report (EIR SCH No. 2013051039)
2. Adopt findings, mitigation measures, and monitoring program as required by the California Environmental Quality Act (CEQA)
3. Approve General Plan Amendment
4. Adopt the Eagle Ranch Specific Plan
5. Adopt prezoning for the Specific Plan area
6. Negotiate and adopt development agreements
7. Work through LAFCO process to annex unincorporated Specific Plan area into the City
8. Review and approve Tentative Subdivision Map(s)
9. Review and approve Conditions, Covenants, and Restrictions (CC&R’s)
10. Set up financing mechanisms (assessment districts, impact fee ordinance, etc.)
11. Review and approve Public Improvement Plans and bonds for each Subdivision Map
12. Approve Final Subdivision Maps
IMPLEMENTATION

7.2 PUBLIC AND QUASI-PUBLIC FACILITY FINANCING AND IMPROVEMENTS

7.2.1 Infrastructure Financing

Construction of City Public and Quasi-Public Infrastructure and Facilities are expected to be financed by; Developer Funding, Developer “Fair Share” contributions to infrastructure project costs, or payment of City wide fees and/or mitigation fees as applicable to the specific infrastructure project. Another potential financing mechanism that may be used for Infrastructure financing is “Special District” financing through the creation of a Special District such as a Community Facilities District (“CFD”), Infrastructure Financing, or Enhanced Infrastructure Financing district. Such a Special District would be applicable only to the properties subject to the Eagle Ranch Specific Plan requirements. Special District funding typically includes a special tax collected from the affected property owners annually as a part of property tax collection. The amount to be levied would be fully disclosed to each Eagle Ranch buyer with a signed disclosure statement. The Special District would issue tax exempt bonds to finance the improvements; the bonds would be supported by the special tax collections and secured by a lien (on parity with the property tax lien) on the Eagle Ranch properties. The bonds would not be the financial responsibility of the City of Atascadero.

For certain Infrastructure projects needed for the project but provided by an agency other than the City of Atascadero such as Atascadero Mutual Water Company (AMWC) costs are expected to be financed by the payment of connection and/or impact fees paid to the agency.

Appendix D includes a comprehensive list of the anticipated public and quasi-public improvements needed to develop Eagle Ranch. Improvements include the following categories:

- Roads, bicycle and pedestrian facilities (both on-site and off-site)
- Water System
- Sewer System
- Radio Repeater Station
- Temporary Park & Ride Lot
- Fire Department Facility Improvement

The categories above are divided into specific improvements. The developer shall be responsible for financing, installing, and/or maintaining the improvements except as identified.
7.2.2 Infrastructure Maintenance

Maintenance of identified Public Infrastructure and Facilities is expected to be financed by:

1. The City of Atascadero for such off-site items as the sanitary sewer gravity main trunk line and lift station and off-site roadways. Assessment districts may be required to fund ongoing maintenance of sewer system improvements.

2. The Homeowners Association, or other non-City funded maintenance mechanism for improvements within the Specific Plan area such as on-site roads, private and low-pressure sewer lines, the public park, trails, entry monuments and landscape areas.

3. The responsible agency associated with the specific infrastructure - example Atascadero Mutual Water Company for water tanks, pumps, and water supply and distribution lines.

4. Regional or State Agencies will maintain regional facilities such as improvements within the right-of-way of Highway US 101 and Highway 41.

The Homeowners Association will collect fees from property owners within the Specific Plan area. These fees are typically known as Homeowners Association (HOA) fees and are collected monthly. The HOA has the ability to lien property that is included in the HOA in order to assure collection of fees.

7.2.3 Public Services Costs

The costs for provision of City services to the Eagle Ranch Specific Plan area are expected to be paid through payment of property taxes by property owners as well as other revenues accruing to the City as a result of development of the property. If costs for provision of select City services to Eagle Ranch are known to exceed the amount of revenues collected by the City, additional revenue to the City may be created through the formation of a CFD to fund services. The CFD would be applicable only to property owners within the Eagle Ranch Specific Plan area and would “make up the difference” between City actual costs and the revenues received from the City as a result of the development (including property tax revenues). The use of a CFD may be used to finance ongoing costs for services such as Police and Fire protection services.
7.3 PHASING PLAN

Full development, or build-out, of the Eagle Ranch Specific Plan area is expected to take up to twenty (20) years to complete depending on market conditions. 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.

Figure 7-1 illustrates the conceptual phasing within the Specific Plan area. Phasing shall remain flexible as long as infrastructure supporting the phase or sub-phase is present prior to construction of residential/non-residential lots.

7.3.1 Phasing Plan Components

The following components are envisioned to be constructed in conjunction with their respective phase. Phases may be developed out of order as long as the associated infrastructure is in place prior to construction of residential/non-residential lots. For example, if a qualified developer wanted to construct the Resort Hotel prior to Phase 10, he/she would be permitted as long as the associated road and utility infrastructure was in place prior to the commencement of building construction. Triggers for the installation of the associated infrastructure improvements are described in the Development Agreement and conditions of approval associated with various project components.

**Phase 1**
- 15 Single-Family Residential Lots

**Phase 2**
- 46 Single-Family Residential Lots
- Highway Commercial
- Repeater Site
- Water Tank Site
- Equestrian Staging Area

**Phase 3**
- 103 Single-Family Residential Lots
- 93 Multifamily/Senior/Workforce Units
  (Note Land Use Policies at right)
- Village Center (Note Land Use Policies at right)
- Public Park

**Phase 4**
- 83 Single-Family Residential Lots

**Phase 5**
- 56 Single-Family Residential Lots

**Phase 6**
- 47 Single-Family Residential Lots

**Specific Plan Policies Regarding Phasing**

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.
Phase 7
• 29 Single-Family Residential Lots

Phase 8
• 93 Single-Family Residential Lots

Phase 9
• 22 Single-Family Residential Lots

Phase 10
• Resort Hotel

Figure 7-1 Phasing Plan