EAGLE RANCH
SPECIFIC PLAN

DRAFT
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1.1 INTRODUCTION

1.1.1 Preface

In 2002 the City of Atascadero’s General Plan identified a 3,457-acre portion of Eagle Ranch as a future expansion area subject to preparation of a Specific Plan, as it was located within the City’s Urban Reserve Line and Sphere of Influence (SOI). The Specific Plan portion of Eagle Ranch was previously subdivided into 452 lots in 1914 by E.G. Lewis & Co. as part of the Atascadero Colony (refer to Figure 1-3). The existing lots have certificates of compliance and have been bought and sold over the years. Instead of developing the existing lots along existing roads, the Specific Plan reconfigures and clusters development to provide a more implementable framework for future development, while preserving the overall density set forth in the existing entitlements. The Specific Plan provides a blueprint for development of Eagle Ranch, but also contains objectives and policies that build from those included in the City’s General Plan, which form the regulatory basis for such development. Potential land uses include a variety of housing types, village commercial uses, highway commercial uses, a park, trails, open space, agriculture, and resort facilities.

1.2 PROJECT VISION

Eagle Ranch is rich in history, reflecting a long-standing family ownership rooted in a rural tradition. New development within the Specific Plan area will reflect this legacy by protecting oak trees, clustering residential development to maintain large contiguous areas of open space, and using natural materials that preserve the rural ambiance of the site. A variety of housing types will be offered to support the City’s General Plan requirements, with sizes ranging from one half-acre lots to homes on 13-acre parcels to multifamily units in Eagle Ranch’s Village Center.

In keeping with the long rural heritage of the site, a primary goal is to create a project that retains agricultural uses and offers trails and open space alongside a variety of residential options. All aspects of the project are designed to reflect this vision. Infrastructure, particularly roads, have been designed to maintain a look and feel consistent with the Atascadero Colony. In many respects, Eagle Ranch reinforces the existing community’s sense of openness with homes located on sizable lots—a notion existing residents refer to as “elbow room.”

It is anticipated that Eagle Ranch will have a Village Center with amenities such as a central postal center, neighborhood-serving businesses such as a clubhouse/recreation center, deli/restaurant, and an office meeting facility to serve the needs of residents and visitors.

The City of Atascadero is interested in creating a project that enhances the economy of Atascadero. In order to achieve this, a dude ranch with spa facilities is proposed, as well as a second hotel to be located near Highway 101, which will potentially include a maximum of 200 rooms along with meeting space. Even with residential and commercial uses proposed, the Specific Plan’s land use/zoning plan retains approximately 74 percent of the ranch in permanent agriculture and open space.

“Eagle Ranch will be a low-density, environmentally sensitive residential development that reflects and builds upon the unique Atascadero rural landscape, and is consistent with the City’s General Plan.”

- Greg and Jeff Smith
Ranch Owners
1.3 **SPECIFIC PLAN AREA LOCATION**

The subject property is located in a mountainous area of the northern portion of San Luis Obispo County, California. It is west of U.S. Highway 101, twelve miles inland from the Pacific Ocean, immediately southwest of and adjacent to the City of Atascadero, and lies on the northern side of the Cuesta Ridge. The Eagle Ranch Specific Plan area is bound by Atascadero Avenue on the east, and by San Rafael Road, Los Osos Road, and San Diego Road on the north. Open space borders the Specific Plan area to the south and west. See *Figures 1-1* and *1-2*. 

*Figure 1-1* Specific Plan Area Regional Context Map

Images by Google Maps
Las Padres National Forest

Atascadero Ave.
San Rafael Rd.
San Diego Rd.
Los Osos Rd.
101

Specific Plan Area

Las Padres National Forest

Figure 1-2 Specific Plan Area Vicinity Map
Ranch History/Ownership

The Ranch was founded over a century ago by Baron John Henry von Schröder and was named for a pair of eagles von Schröder found nesting on a steep cliff near the waterfall on the Ranch. For ten years following his original purchase, the Baron added parcels to create the 2,400 acre Eagle Ranch. Additional parcels were added by subsequent owners.

- Prehistoric and Historic Native American Era (Up to 1769)
- Spanish – Mexican Era (1770 – 1880)
- Baron John Henry von Schröder Era (1882 – 1919)
- Peabody/Hale/Price Era (1919 – 1964)
- Smith Era (1964 – Present)
1.4 SCOPE AND LEGAL AUTHORITY FOR THE SPECIFIC PLAN

Eagle Ranch is designated as an expansion area under the City’s General Plan. The General Plan requires that a Specific Plan for Eagle Ranch be adopted prior to annexation of any portion of that area, pursuant to the following General Plan policies and programs:

*Policy 1.1, Program 9. Require the approval of specific plans consistent with Government Code Section §65450 for single-family residential projects of 100-units or greater.*

*Policy 1.1, Program 10. Require the comprehensive master planning of large development projects to minimize environmental impacts and maximize community compatibility. Projects identified in Table II-5 and Figure 2-4 shall be required to have an approved Master Plan of Development prior to any site development. The Master Plan of Development may be approved in the form of Conditional Use Permit, Planned Development, or Specific Plan.*

*Table II-5 of the General Plan identifies Eagle Ranch as Overlay Area 11, and requires a Specific Plan be implemented to guide future development at that location.*

The Eagle Ranch Specific Plan provides a comprehensive land use program to guide future public and private development in the planning area in conformance with the requirements set forth in California Government Code Sections §65450 through §65457.

The Specific Plan provides a bridge between the City’s General Plan and detailed plans such as development plans and subdivisions. It directs all facets of future development within the Eagle Ranch area including:

- Designation of land uses;
- Designation of required access and circulation elements;
- Location and sizing of infrastructure;
- Phasing of development;
- Financing methods for public improvements; and
- Establishing standards of development.
As with a general plan, the authority for adoption of the specific plan is vested with the local legislative body pursuant to §65453(a). However, unlike the general plan, which is required to be adopted by resolution (§65356), two options are available for the adoption of a specific plan: 1) adoption by resolution, which is designed to be policy driven, or 2) adoption by ordinance, which is regulatory by design. In the case of the Eagle Ranch Specific Plan, the intent is to adopt portions of the document by resolution and portions of the document by ordinance, since it encompasses both regulatory and design features. The adoption of a specific plan is a legislative act similar to adoption of a general plan or zoning ordinance.

A specific plan must meet the minimum requirements of the statute listed above in order to be legally adequate. Among the key features that must be included are:

- Maps, diagrams or descriptions to adequately describe the distribution, location, extent, and size of the major infrastructure components needed to serve the project.
- A thorough discussion of the implementation measures necessary to carry out §65451(a)(1-4).
- A discussion of the methods to be used for infrastructure financing and a program for implementation.
- A detailed statement of the relationship of the specific plan to the general plan, including consistency between both plans and a comparison of goals, objectives, and policies.
- A discussion of how the specific plan implements the policies of the general plan.
1.5 RELATIONSHIP TO THE CITY OF ATASCADERO 2025 GENERAL PLAN

Together, the City’s General Plan and the Eagle Ranch Specific Plan provide a framework to guide future land use and development decisions in the Specific Plan area. The Specific Plan is consistent with the City of Atascadero General Plan and functions as both a policy and regulatory document. When development proposals for the Specific Plan area are brought before the City, the planning staff will use the Specific Plan as a guide for project review. Likewise, projects brought before Eagle Ranch’s Homeowner’s Association Architectural Review Committee (HOA ARC) will also need to show compliance with this Specific Plan. Projects will be evaluated for consistency with Specific Plan policies and for conformance with development standards and design guidelines. For projects within the Eagle Ranch Specific Plan area, policies and standards in the Specific Plan will take precedence over more general policies and standards applied throughout the rest of the city. In situations where policies or standards relating to a particular subject have not been provided in the Specific Plan, the existing policies and standards of the City’s General Plan and Zoning Ordinance will continue to apply.

The objectives and policies throughout this Specific Plan are consistent with those of the City’s General Plan. The following policies and programs are taken from the City of Atascadero’s General Plan Land Use, Open Space, and Conservation Elements and address the planning of Eagle Ranch directly:

**Policy 1.2, Program 8** - Cooperate with LAFCO and the County to incorporate the Eagle Ranch into the City’s Sphere of Influence for eventual annexation.

**Policy 1.2, Program 9** - It is the City’s position that Eagle Ranch shall be developed within the City and any development of the site prior to annexation will be opposed.

**Policy 1.2, Program 10** - Prior to the annexation of Eagle Ranch, a Specific Plan shall be approved by the City which will provide a comprehensive development plan for the property that addresses issues including, clustering of Colony lots, public facilities, circulation facilities, parks, open space, conservation easements, and a fiscal analysis of service costs.

**Policy 1.2, Program 11** - Update and maintain the Zoning Ordinance to designate the Eagle Ranch property as a future Specific Plan area to be subject to future environmental and site-specific review prior to annexation.

**Policy 11.1, Program 11** - Future development of the Eagle Ranch property shall include a system of parks, recreation facilities, trails, and equestrian facilities.

**LOC 1.2.8** — incorporate the Eagle Ranch into the City’s SOI for eventual annexation.

**LOC 1.2.9** — Eagle Ranch shall be developed within the City and any development of the site prior to annexation will be opposed.

**LOC 1.2.10** — a Specific Plan shall be approved by the City which will provide a comprehensive development plan ...

**LOC 1.2.11** — Zoning Ordinance [shall be amended] to designate the Eagle Ranch property as a future Specific Plan area ...

Additional General Plan goals, policies, and programs also apply to development of Eagle Ranch and have been addressed by various components of the Specific Plan including land use, circulation, parks and recreation, open space, conservation, and safety.
Implementation of the General Plan
The goals set forth in the City of Atascadero General Plan are implemented by the objectives, policies, development standards, and design guidelines found in this Specific Plan. The definitions of these implementation tools are as follows:

**GOAL**
Found in the City of Atascadero General Plan, goals are a general statement of desired community outcome.

**OBJECTIVE**
Objectives are found in Section 2 of this Specific Plan. Objectives are a subset of a goal, are more specific, and provide measurable strategies.

**POLICY**
Policies are found after the Objectives in Section 2 of this Specific Plan. Policies are actions that various entities will undertake to meet the objectives. Policies typically include the word “shall.”

**DEVELOPMENT STANDARD**
Found in Section 3 of this Specific Plan, development standards are also referred to as the zoning code for the Specific Plan area. Development standards are required regulations that apply to the built environment. Development standards typically include the words “shall,” “minimum,” “maximum,” “must,” “required,” or “will.”

**DESIGN GUIDELINES**
Design guidelines are found in Appendix A of this Specific Plan. Design guidelines guide development of the built environment and are intended to serve as a guide for developers, architects, and designers when preparing development plans. Flexibility in interpretation of the design guidelines is permitted as long as the intent is followed.
1.6 OTHER REGULATORY COMPLIANCE CONSIDERATIONS

Project Level Consistency
All projects approved within the Eagle Ranch Specific Plan (ERSP) area, including, but not limited to, subdivision maps, vesting tentative subdivision maps, use permits, rezoning, and public works projects shall be consistent with the ERSP and all objectives, policies, development standards, and design guidelines contained herein. In situations where objectives or standards relating to a particular subject have not been provided in the ERSP, the City of Atascadero Municipal Code will prevail. For plan amendments or modifications, refer to Section 8.

Severability Clause
In the event that any regulation, condition, program or portion of the ERSP is held invalid or unconstitutional by a California or federal court or other jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and the validity of such provisions shall not affect the validity of the remaining provisions thereof. In such an event, the City of Atascadero’s Community Development Director may determine if an amendment to the ERSP is required. This amendment will replace the stricken provision with an alternative regulation, condition, program, or portion of the ERSP in order to maintain consistency of the Specific Plan with the General Plan’s goals and policies, and to maintain internal consistency with the remaining ERSP, objectives, policies, development standards, and/or design guidelines.
1.7 HOW TO USE THIS SPECIFIC PLAN

The following Figure (Figure 1-4) provides a conceptual overview regarding how to apply the contents of this Specific Plan to a proposed development project within the Eagle Ranch Specific Plan area.

Refer to applicable recorded Map, identify lot, identify if No-Build area is present or if supplemental City Planning process (AUP, CUP, or Precise Plan) is required

Identify applicable Development Standards or if supplemental City Planning process (AUP, CUP, or Precise Plan) is required (Section 3)

Apply Design Guidelines (Appendix A)

SINGLE-FAMILY RESIDENCE

Submit Schematic Plans to HOA ARC for design review and submit Building Permit plans and any supplemental Planning applications to City (See Process in Section 8, Figure 8-1)

NON-RESIDENTIAL or MULTIFAMILY RESIDENTIAL

Submit Conditional Use Permit application to City for review and processing of master plan of development of the site (See Process in Section 8, Figure 8-2)

HOA ARC = Homeowner’s Association Architectural Review Committee
City DRC = City Design Review Committee
AUP = Administrative Use Permit
CUP = Conditional Use Permit

Figure 1-4 Conceptual Implementation Diagram
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.
OBJECTIVES AND POLICIES

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.
ZONING/LAND USE AND DEVELOPMENT STANDARDS

ZONING/LAND USE AND DEVELOPMENT STANDARDS

DRAFT
ZONING/LAND USE AND DEVELOPMENT STANDARDS

Historic ranch photo - ranch house
3.1 INTRODUCTION

The City’s General Plan Land Use Map designates Eagle Ranch as a major residential expansion area in the City’s Sphere of Influence and anticipates annexation of this area into the City prior to development proceeding under the Specific Plan. Based on the policy framework established in Section 2 of this Specific Plan, this section describes the overall development program. The Zoning/Land Use Plan, as shown in Figure 3-1, illustrates the relationships between land uses within the Specific Plan area.

The land use and development standard tables establish customized zoning designations that enable development to occur within the Specific Plan area. This section defines various zoning/land use designations within the Specific Plan area and specifies detailed development standards and permitted uses for each designation. The zoning/land use designations included herein supersede the City’s zoning ordinance that applies to similar designations elsewhere in the City, except where specifically referenced or where the Specific Plan is silent. In such cases, existing City zoning standards apply.
3.2 VISION FOR ZONING/LAND USE

Eagle Ranch is envisioned to be a low-density, environmentally sensitive, primarily residential development that reflects and builds upon the unique Atascadero rural landscape and is consistent with the City’s General Plan. The careful placement of various land uses in conjunction with the physical characteristics of Eagle Ranch is a critical first step in achieving this vision. The Zoning/Land Use Plan, as shown in Figure 3-1, illustrates the relationships between land uses within the Specific Plan area and embodies the City’s General Plan concept of “elbow room.”

The formation of the Zoning/Land Use Plan (Figure 3-1) was a melding of five factors: (1) incorporating oak woodlands and other natural topographical features into an extensive open space network that is interwoven throughout the Specific Plan area for the benefit of all residents, (2) respecting existing neighbors surrounding the Specific Plan area in terms of lot size and lot placement, (3) ensuring that a majority of the lots are larger than one acre in order to reflect a sense of elbow room, (4) providing commercial uses to serve local residents and tourists, and (5) retaining agriculture lands for continued ranch operations.
3.3 ZONING /LAND USE

Land use represents the intended future use of each parcel of land with the Specific Plan area. Zoning describes the associated development standards applied to each parcel. Within the ERSP area, the zoning designation and land use designation are the same. Table 3.1 represents the various land uses proposed within the Eagle Ranch Specific Plan area. This summary allows for a comparative analysis of the development and corresponds to the Zoning/Land Use Plan (see Figure 3-1). The ERSP includes the following land use/zoning designations:

**Residential Land Use Zones**
- ER-R1 - Residential Estate Lots
- ER-R2 - Residential Graded Pad Lots
- ER-MU - Mixed-Use

**Non-Residential Land Use Zones**
- ER-CREC - Commercial Recreation
- ER-REC - Public Recreation
- ER-OS - Open Space
- ER-AG - Agriculture
- ER-MU - Mixed-Use
- P - Public Facilities

Where the Specific Plan is silent on certain zoning standards and/or regulations, the Community Development Director shall make a determination on which land-use standard(s) shall apply based on the most similar zoning or land use identified in the City’s Municipal Code or General Plan.

Note: The total amount of open space is approximately 74.2% of the Specific Plan area. This includes ER-OS, ER-AG, ER-REC, Resort Open Space, and Private Open Space. See Table 3.1.
### Table 3.1 Zoning/Land Use Summary Table

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<td>ER-MU*** (Mixed-Use)</td>
<td>7.9</td>
<td></td>
<td>93</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>7.9</td>
<td></td>
<td>93</td>
<td></td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-REC (Public Recreation - Park)</td>
<td>7.4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-REC (Public Recreation - Equestrian Staging Area)</td>
<td>1.6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-CREC-Resort** (Commercial Recreation - Open Space)</td>
<td>31.4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-OS (HOA Open Space)</td>
<td>816.3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-AG (Agriculture)</td>
<td>1,468.4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>2,325.1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-R1 and ER-R2 (Private Open Space - No-Build area)</td>
<td>238.5*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Public Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P (Public Facilities - Repeater Site, Cell Site, and Water Tank)</td>
<td>12.3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>12.3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Roads</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Roadways (Right-of-Way)</td>
<td>104.3</td>
<td>18.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>104.3</td>
<td>18.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Trails</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiuse Path</td>
<td></td>
<td>4.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unpaved Trails</td>
<td></td>
<td>10.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NFS Connector Trail Easement/ALPS Connector Trail</td>
<td>2.7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td></td>
<td>16.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3,457</td>
<td>587</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Residential lots include a total of 238.5 acres of private open space (No-Build area). This acreage is shown under the Open Space land use designation but not included in the subtotal (to avoid double-counting). However, it is counted as open space when calculating the overall percentage of open space for Eagle Ranch (approximately 74.2%).

**13.5 acres represents the potential development area. The balance (31.4 ac) will remain as open space.

***The Mixed-Use (MU) land use designation includes multifamily residential units.
3.3.1 Specific Plan Zoning/Land Use Descriptions Summary

**ER-R1 (Residential Estate Lots)**

This designation includes residential lots that are one (1) acre or larger. Lot sizes range from one acre to approximately thirteen (13) acres. The range of lot sizes are intended for individually owned, single-family detached homes with allowable accessory agricultural and livestock uses. These lots allow for homes to be creatively sited due to slopes and other natural features. Second dwelling units may be permitted within this designation based on zoning standards. There are 435 ER-R1 lots proposed.

**ER-R2 (Residential Graded Pad Lots)**

The ER-R2 designation provides for low-density housing on graded lots sized from 0.5 to 0.99 acres. The lots may include detached, single-family, one-story and two-story houses. These lots will be served by city sewer. There are 59 ER-R2 lots proposed which occupy approximately 39.5 acres of the ERSP area.
**ER-MU (Mixed-Use)**

The Mixed-Use designation, also referred to as the Village Center, provides for a variety of land uses in a village atmosphere. Uses include a combination of residential and commercial spaces that are linked together with sidewalks, paths, public spaces, and landscaping. Residential units may be included above commercial spaces or elsewhere within the Village Center. Allowable commercial uses include, but are not limited to, general store, restaurant, retail stores, small offices, recreational uses and other neighborhood-serving uses such as a community mail center.

**ER-CREC (Commercial Recreation)**

The Commercial Recreation designation includes two areas within Eagle Ranch: the Highway Commercial/Hotel area and the Resort. The ER-CREC Highway Commercial/Hotel area is located in close proximity to the Highway 101 Santa Barbara Road interchange and is intended to provide for the needs of traveling motorists and tourists. Appropriate uses include, but are not limited to, hotels, restaurants, meeting facilities, and temporary events. These uses need to be well-designed as they are visible from Highway 101 and function as a city gateway from the south. The Commercial Recreation designation also allows for the provision of a dude ranch/resort hotel further west within the Specific Plan area. The two Commercial Recreation areas within the Specific Plan area occupy approximately 60 acres and accommodate overnight uses, open space areas, and associated recreational amenities.

**ER-REC (Public Recreation)**

Public Recreation land use applies to the approximately 9 acres of parkland near the Village Center. The park is located within walking distance to residential units located within the mixed-use Village Center and focuses on passive recreational activities such as picnic areas, barbecue facilities, a children’s play structure, horseshoes, an amphitheater, and limited open turf areas to accommodate group and family play. In addition, a 1.6-acre trail staging area is proposed near the Atascadero Avenue/Santa Barbara Road entry.

**ER-OS (Open Space)**

Open Space is broken into three categories: HOA Open Space, Private Open Space (No-Build area), and Resort Open Space. HOA Open Space is indicated as ER-OS on Figure 3-1, is 816.3 acres, and will be maintained by the Eagle Ranch HOA. Private Open Space (No-Build area) is indicated as Private Open Space (on individually owned residential lots) on Figure 6-3, is 238.5 acres, and will be maintained by property owners. Resort Open Space includes 31.4 acres of open space within the ER-CREC-Resort zoning area. Public access may be provided within the HOA Open Space via designated marked public trails for pedestrians, bicyclists, and equestrians.

**ER-AG (Agriculture)**

Agriculture is a significant component of Eagle Ranch both in terms of its history as well as its future viability. The Specific Plan area includes approximately 1,468.4 acres of Agriculture-zoned land which is intended primarily for animal grazing. Agricultural lands are located towards the eastern, southern, and western Specific Plan area boundaries. Public access will generally be prohibited except for marked trails.

**P (Public Facilities)**

Approximately 12.3 acres of Public Facilities-zoned land is designated to accommodate a tank, cellular service facility, and emergency communications repeater site.
3.4 RESIDENTIAL ZONING DESIGNATIONS AND LAND USES

3.4.1 Residential Zoning/Land Use Summary

A maximum of 494 single-family lots and 93 multifamily units are proposed and will provide housing types that accommodate a range of housing objectives, buyer needs, and affordability. Planned housing types include custom homes, production homes on graded lots, attached homes, and apartments. It is expected that once fully developed, Eagle Ranch will accommodate a population of approximately 1,321 persons.\(^1\)

\(^1\) Assumes 2.25 persons per unit. Source: Atascadero Municipal Code Section 11-7.05.
The vision for single-family residential development is to emulate the rural character of Atascadero by providing residents elbow room on lots sized similarly to existing lots neighboring Eagle Ranch. Residential neighborhoods have been clustered to maximize exposure to open spaces areas, protect highly wooded areas, and avoid areas with steep slopes.

Multifamily residential development consists of 93 units proposed within the Mixed-Use (ERSP-MU) zone. Three product types are envisioned within this density range including apartments, townhouses, and mixed-use units located above commercial/office space within the Village Center.

The Residential Zoning/Land Use Plan (Figure 3-2) illustrates the five basic residential zones that will allow this diverse range of housing types to be placed within the Specific Plan area. These housing densities and zoning categories are described in Table 3.2.

<table>
<thead>
<tr>
<th>Designation</th>
<th>Lot Size</th>
<th>Acres</th>
<th>Proposed Lots/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER-R1</td>
<td>1.0 - 2.49 acres</td>
<td>497.8</td>
<td>325</td>
</tr>
<tr>
<td>ER-R1</td>
<td>2.5 - 4.99 acres</td>
<td>291.2</td>
<td>87</td>
</tr>
<tr>
<td>ER-R1</td>
<td>5.0 + acres</td>
<td>150.2</td>
<td>23</td>
</tr>
<tr>
<td>ER-R2</td>
<td>0.5 acre minimum</td>
<td>39.5</td>
<td>59</td>
</tr>
<tr>
<td>ER-MU</td>
<td>NA</td>
<td>7.9</td>
<td>93</td>
</tr>
</tbody>
</table>

1 The number of proposed lots were established for planning purposes. Minor variations to lot sizes/configurations may be permitted as long as the total number of single-family lots do not exceed 494 and multifamily units do not exceed 93.

2 Does not include second units, which may be established on ER-R1 lots as permitted by development standards.
Table 3.3 Residential Designation By Lot Size

<table>
<thead>
<tr>
<th>Zoning/Land Use Designation</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER-R1 5.0+ Acres and ER-R1 2.5-4.99 Acres</td>
<td><img src="image1" alt="Example Image" /></td>
</tr>
<tr>
<td>These lot sizes provide for the lowest residential density and are composed of individually owned, single-family detached homes on lots ranging from 2.5 acres to approximately 13 acres. These large sites will allow for homes to be creatively sited due to slopes and other natural features. Many lots are adjacent to open space and act as a transition from undeveloped areas to residential development.</td>
<td></td>
</tr>
<tr>
<td>ER-R1 1.0 - 2.49 Acres</td>
<td><img src="image2" alt="Example Image" /></td>
</tr>
<tr>
<td>This lot size provides for very low-density housing on lots sized from 1.0 to 2.49 acres. Lots may be developed with detached, single-family, one-story, and two-story houses. This designation includes 497.8 acres of the ERSP area.</td>
<td></td>
</tr>
<tr>
<td>ER-R2</td>
<td><img src="image3" alt="Example Image" /></td>
</tr>
<tr>
<td>The ER-R2 designation provides for low-density housing on lots sized from 0.5 to 0.99 acres. The lots may include detached, single-family, one-story, and two-story houses on graded pad lots. This designation includes 39.5 acres of the ERSP area.</td>
<td></td>
</tr>
<tr>
<td>ER-MU</td>
<td><img src="image4" alt="Example Image" /></td>
</tr>
<tr>
<td>The Mixed-Use designation, also referred to as the Village Center, provides for a variety of land uses in a village-type atmosphere. Uses will include a combination of residential and commercial spaces that are linked together with sidewalks, paths, public spaces, and landscaping. Residential units may be included above commercial spaces, or elsewhere within the Village Center. Allowable commercial uses include, but are not limited to, general store, restaurant, retail stores, small offices, and other neighborhood-serving uses such as a community mail center.</td>
<td></td>
</tr>
</tbody>
</table>
3.4.2 Permitted and Conditionally Permitted Uses

Table 3.4 indicates uses permitted within each residential land use designation within the Eagle Ranch Specific Plan area. The table also lists conditional uses that require a use permit.

The uses shown in Table 3.4 as Permitted (P) are acceptable anywhere in the land use designation in which they are located. It should be noted that additional use permits may be required for exceptions to certain development standards as listed in Table 3.5.

Several uses are shown as Conditionally Permitted (C) as a result of potentially incompatible characteristics. Conditional uses require special consideration so they may be properly located with respect to their effects on surrounding properties. Conditionally permitted uses may require special conditions to make them acceptable at particular locations. This may be because of their hours of operation or their potential nuisance aspects such as litter, light, odors, glare, or noise. Uses that are conditionally permitted must submit a Conditional Use Permit application to the City. This application is obtainable from the Community Development Department or the City’s website. Conditional Use Permits are subject to public review through processes set by the Atascadero Municipal Code and therefore require a Planning Commission hearing.

Uses that are not permitted are indicated with an “N.” Uses not identified on Table 3.4 are not permitted within the ERSP area. Some uses include a reference to the Atascadero Municipal Code as additional provisions of the code may apply.
Table 3.4 Residential Permitted Uses

<table>
<thead>
<tr>
<th>Residential Land Uses and Definitions</th>
<th>ER-R1 5.0+ Acres</th>
<th>ER-R1 2.5 - 4.99 Acres</th>
<th>ER-R1 1.0 - 2.49 Acres</th>
<th>ER-R2 0.5 acre min.</th>
<th>ER-MU Village Center (res. only)</th>
<th>Atascadero Municipal Code Reference/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Accessory Structure</td>
<td>P 2,000 sf max</td>
<td>P 1,000 sf max</td>
<td>P 500 sf max</td>
<td>N</td>
<td>N</td>
<td>Deed notification required. Refer to Table 3.6</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>Carport</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Detached Garage</td>
<td>P 1,200 sf max.</td>
<td>P 1,200 sf max.</td>
<td>P 1,200 sf max.</td>
<td>p&lt;sup&gt;1&lt;/sup&gt; 700 sf max. attached garage</td>
<td>N</td>
<td>Shall comply with Chapter 9-6.112 and Table 3.6 herein.</td>
</tr>
<tr>
<td>Farm Animal Raising</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;2&lt;/sup&gt; N</td>
<td>N</td>
<td>Shall comply with Chapter 9-6.112 and Table 3.6 herein.</td>
</tr>
<tr>
<td>Hobby Agriculture</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;2&lt;/sup&gt; N</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P&lt;sup&gt;3&lt;/sup&gt; P</td>
<td>P</td>
<td>Shall comply with Chapter 9-6.105</td>
</tr>
<tr>
<td>Large Hooved Animals</td>
<td>Per Table 3.15</td>
<td>Per Table 3.15</td>
<td>Per Table 3.15</td>
<td>N</td>
<td>N</td>
<td>Shall comply with Chapter 9-6.112</td>
</tr>
<tr>
<td>Motorized and Non-Motorized Recreation Tracks</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>-</td>
</tr>
</tbody>
</table>

P = Permitted   C = Conditionally Permitted   N = Not Permitted   Not Listed = Not Permitted

<sup>1</sup> Only permitted if provided in-lieu of attached garage.

<sup>2</sup> One (1) animal equivalency unit maximum permitted as defined per AMC 9-6.112. Note Figure 3-9 that prohibits animals on selected lots less than 1 acre.
## Table 3.4 Residential Permitted Uses Continued

<table>
<thead>
<tr>
<th>Residential Land Uses and Definitions</th>
<th>ER-R1 5.0+ Acres</th>
<th>ER-R1 2.5 - 4.99 Acres</th>
<th>ER-R1 1.0 - 2.49 Acres</th>
<th>ER-R2 0.5 acre min.</th>
<th>ER-MU Village Center (res. only)</th>
<th>Atascadero Municipal Code Reference/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Multiple Family Dwellings</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>Attached Second Residential Units are Permitted on ER-R1 lots</td>
</tr>
<tr>
<td>Two (2) or more attached units located on a single lot, each occupied by a single housekeeping unit, includes buildings or groups of buildings designated as apartments, duplexes, triplexes and condominiums, but not including hotels, resorts, or senior citizen housing.</td>
<td>ER-R1</td>
<td>5.0 + Acres</td>
<td>ER-R1 2.5 - 4.99 Acres</td>
<td>ER-R1 1.0 - 2.49 Acres</td>
<td>ER-R2 0.5 acre min.</td>
<td>ER-MU Village Center (res. only)</td>
</tr>
<tr>
<td><strong>Parking Lot</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>A privately owned and maintained area where cars or other vehicles may be left for day-use purposes. Must be associated with the primary use. Residential parking lots may allow overnight parking</td>
<td>ER-R1</td>
<td>5.0 + Acres</td>
<td>ER-R1 2.5 - 4.99 Acres</td>
<td>ER-R1 1.0 - 2.49 Acres</td>
<td>ER-R2 0.5 acre min.</td>
<td>ER-MU Village Center (res. only)</td>
</tr>
<tr>
<td><strong>Public Utility Transmission Facilities</strong></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>Shall be provided under ground</td>
</tr>
<tr>
<td>Utility transmission lines and distribution facilities, including substations for electric, gas, other energy sources, water, cable television and telephone; does not include lines serving individual customers.</td>
<td>ER-R1</td>
<td>5.0 + Acres</td>
<td>ER-R1 2.5 - 4.99 Acres</td>
<td>ER-R1 1.0 - 2.49 Acres</td>
<td>ER-R2 0.5 acre min.</td>
<td>ER-MU Village Center (res. only)</td>
</tr>
<tr>
<td><strong>Residential Accessory Structures/Studios</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>Excludes detached garages</td>
</tr>
<tr>
<td>A non-habitable structure that is constructed or used solely for noncommercial hobbies; for maintenance of the principal structure or yards; maintenance or mechanical work on vehicles owned by the occupants; for an approved home occupation; or for studios intended for artistic endeavors such as painting, photography or sculpture. Studios are defined as any type of residential occupancy construction with no kitchens, no overnight stays, no cooking facilities, and no bathing facilities (one [1] water closet is permitted). Studios shall be limited to four hundred fifty (450) square feet and may include heating and cooling systems. Studios greater than four hundred fifty (450) square feet shall be considered second units. Deed restrictions shall be required for any proposed studio with a water closet limiting the use of the studio.</td>
<td>ER-R1</td>
<td>5.0 + Acres</td>
<td>ER-R1 2.5 - 4.99 Acres</td>
<td>ER-R1 1.0 - 2.49 Acres</td>
<td>ER-R2 0.5 acre min.</td>
<td>ER-MU Village Center (res. only)</td>
</tr>
<tr>
<td><strong>Residential Care Facility for the Elderly</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>C for more than 6</td>
</tr>
<tr>
<td>A housing arrangement chosen voluntarily by the residents or the residents’ guardians, conservators or other responsible person(s) where the following occurs: where seventy-five (75) percent of the residents are at least sixty-two (62) years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary. Uses may include basic services and community space including the following: 1) Assisted Living Facility - A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services. 2) Independent Living Center/Senior Apartment - Independent living centers and senior apartments are multifamily residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.</td>
<td>ER-R1</td>
<td>5.0 + Acres</td>
<td>ER-R1 2.5 - 4.99 Acres</td>
<td>ER-R1 1.0 - 2.49 Acres</td>
<td>ER-R2 0.5 acre min.</td>
<td>ER-MU Village Center (res. only)</td>
</tr>
</tbody>
</table>

P = Permitted          C = Conditionally Permitted          N = Not Permitted        Not Listed = Not Permitted
### Table 3.4 Residential Permitted Uses Continued

<table>
<thead>
<tr>
<th>Residential Land Uses and Definitions</th>
<th>ER-R1 5.0+ Acres</th>
<th>ER-R1 2.5-4.99 Acres</th>
<th>ER-R1 1.0-2.49 Acres</th>
<th>ER-R2 0.5 acre min.</th>
<th>ER-MU Village Center (res. only)</th>
<th>Atascadero Municipal Code Reference/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roadside Stands</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Open structures for the retail sale of agricultural products (except hay, grain and feed sales which are included under “Farm Equipment and Supplies”) which are located on the site or in the area of the property where the products being sold were grown.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Second Residential Unit (Granny Unit)</strong></td>
<td>P 1,200 sf max</td>
<td>P 1,200 sf max</td>
<td>P 1,200 sf max</td>
<td>N</td>
<td>N</td>
<td>Max sf is exclusive of garage</td>
</tr>
<tr>
<td>Second residential units are defined as residential occupancy constructions with a kitchen and full bathroom that is an accessory to the primary unit and intended for permanent occupancy by a second housekeeping unit. Manufactured homes are prohibited.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Senior Citizen Housing</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>Age restricted housing, including either residential multifamily or single-family units. Occupancy is restricted based on age to allow for only residents fifty-five (55) and older. May be in a community setting where social activities are provided. Does not include meal service or other services listed in Residential Care.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Single-Family Dwelling</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>An attached or detached building not to contain more than one (1) kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit. Manufactured homes are prohibited.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Temporary Commercial Events</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>Shall comply with Chapter 9-6.177</td>
</tr>
<tr>
<td>Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities; events include: art shows, rodeos, farmers’ market, outdoor movie nights, outdoor festivals and concerts. Temporary events may occur over 12 days maximum per calendar year. A 48 hour set-up/take-down period is permitted per event and does not count towards the maximum 12 days.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Temporary Dwellings or Offices</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Includes the temporary use of a mobile home or recreational vehicle as a dwelling unit or office, following the issuance of a building permit for a permanent primary residence or commercial building while the permanent residence is under construction; temporary dwelling shall be removed upon expiration of the building permit or within 12 months of building permit issuance, whichever comes first.</td>
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<tr>
<td><strong>Utility Pipelines</strong></td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>Shall be provided under ground</td>
</tr>
<tr>
<td>Facilities primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other commodities, excluding natural gas.</td>
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</tr>
</tbody>
</table>

P = Permitted          C = Conditionally Permitted          N = Not Permitted        Not Listed = Not Permitted
3.5 RESIDENTIAL DEVELOPMENT STANDARDS

Residential development standards ensure that new development is consistent with Atascadero’s community values and character and provide direction to developers, property owners, architects, and designers. These standards serve as the zoning code for residential development within the Specific Plan area. These are the primary development criteria that the Eagle Ranch Homeowners’ Association Architectural Review Committee (HOA ARC), City staff, the DRC, the Planning Commission, and City Council will use to evaluate project proposals. The standards expedite the planning review process by clearly stating expectations for quality design of new development. Consistency with community character, compatibility with surrounding properties and uses, livability, and long-term viability will guide the evaluation of residential development proposals. These may be supplemented by project covenants, conditions, and restrictions (CC&Rs).
### Table 3.5 Residential Development Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>ER-R1</th>
<th>ER-R2</th>
<th>ER-MU Res Only</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5.0 + acres</td>
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<tr>
<td>2.50 - 4.99 acres</td>
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<tr>
<td>1.0 - 2.49 acres</td>
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</tr>
<tr>
<td>0.5 acre min.</td>
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</tr>
</tbody>
</table>

#### Property Development Standards

<table>
<thead>
<tr>
<th>Lot Size Range</th>
<th>5.0+ acres</th>
<th>2.5 - 4.99 acres</th>
<th>1.0 - 2.49 acres</th>
<th>0.5 acre min.</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Lot Width</strong></td>
<td>100’</td>
<td>65’</td>
<td>50’</td>
<td>50’</td>
<td>25’</td>
</tr>
<tr>
<td><strong>Minimum Cul-De-Sac Frontage</strong></td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>N/A</td>
</tr>
</tbody>
</table>

- Measured at property line.

- Minimum access way width including unpaved and landscaped areas. Other flag lot regulations per AMC.

| Flag Lot Access way Width | 30’ | 30’ | 30’ | N/A | N/A |

| **Minimum Lot Depth** | 100’ | 100’ | 100’ | 100’ | 50’ |

| **Maximum Building Coverage** | 5% | 10% | 20% | 25% | 35% |

1. Refer to applicable tentative tract map.
2. Refer also to Section 6.3.2 in this Specific Plan.
3. No development shall be provided past the No-Build area line including, but not limited to, residential second units, pools, storage, decks, sheds, art studios, BMX courses, patios, outdoor showers, irrigated crops, greenhouses, driveways, and garages.
4. Keeping or permanent grazing of hooved animals is not permitted within the No-Build area.
5. Permitted uses/activities are limited to natural surface/dirt walking trails, landscaping, temporary grazing (3 months per year) for fire suppression purposes and pedestrian crossings to developable portions of the property.

- Lots that have developable areas separated by a No-Build area may not provide an improved crossing. Unpaved/natural trails permitted.

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9.
These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
## ZONING/LAND USE AND DEVELOPMENT STANDARDS

### Table 3.5 Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>ER-R1</th>
<th>ER-R2</th>
<th>ER-MU</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
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<tr>
<td>Lot Size</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5.0 + acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.50 - 4.99 acres</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1.0 - 2.49 acres</td>
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</tr>
<tr>
<td>0.5 acre min.</td>
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</tr>
</tbody>
</table>

| Building Height                       |                 |       |       |       | Building height shall be measured from the average natural grade of the proposed development area to the highest point on the roof. |
| 1. The maximum overall height of a structure shall be measured from the average slope of area within the building footprint. |                 |       |       | Building height shall be measured from the average natural grade of the proposed development area to the highest point on the roof. |
| 2. Lots with average slopes less than fifteen percent (15%) shall limit building height to thirty feet (30') tall. See Figure 3-3. |                 |       |       | Building height shall be measured from the average natural grade of the proposed development area to the highest point on the roof. |
| 3. Lots with average slopes greater than fifteen percent (15%) shall limit building height to forty feet (40') tall. See Figure 3-3. |                 |       |       | Building height shall be measured from the average natural grade of the proposed development area to the highest point on the roof. |
| **Buildings on Height Restricted Lots** |                 |       |       |       |                                                                      |
| 1. 18’ max. (Refer to Section 3.9)  |                 |       |       |       |                                                                      |
| **Lots Requiring Precise Plan (PPN)** |                 |       |       |       |                                                                      |
| 1. Lots with driveways that cross jurisdictional waters. |                 |       |       |       |                                                                      |
| 2. Lots where building construction is proposed on portions of the lot with slopes greater than 20%. Excludes driveways. |                 |       |       |                                                                      |
| **Notes**                            |                 |       |       |       |                                                                      |
| 25’ max.                             |                 |       |       |       |                                                                      |
| 30’ max.                             |                 |       |       |       |                                                                      |

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.

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**Figure 3-3 Building Height**

**Note:** Height is measured from average slope of building footprint (measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the finish grade).
*See Table 3.5 Residential Development Standards for specific setback numbers and zoning.*

**Figure 3-4 Residential Development Setbacks for ER-R1 and ER-R2 lots**
### ZONING/LAND USE AND DEVELOPMENT STANDARDS

#### Table 3.5 Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>ER-R1</th>
<th>ER-R2</th>
<th>ER-MU Res Only</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.0 + acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.50 - 4.99 acres</td>
<td>1.0 - 2.49 acres</td>
<td>0.5 acre min.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Zoning Category</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-R1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-R2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ER-MU Res Only</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Notes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Setback Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Street Yard Setback</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>25’</td>
<td>25’</td>
<td>20’</td>
<td>10’</td>
</tr>
<tr>
<td>Minimum Garage Setback</td>
<td>5’ behind street facing façade of primary residence.</td>
<td>5’ behind street facing façade of primary residence.</td>
<td>5’ behind street facing façade of primary residence.</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>20’</td>
</tr>
<tr>
<td>Minimum Accessory Buildings Separation</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td>Minimum Separation Between Residential Structures</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
</tr>
</tbody>
</table>

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9.
These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.5 Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>Lot Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Septic Setback From No-Build area</td>
<td>ER-R1</td>
<td>0’ unless creeks or other waterways are present.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>ER-R2</td>
<td>0’ unless creeks or other waterways are present.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>ER-MU</td>
<td>0’ unless creeks or other waterways are present.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Res Only</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Leach field Setbacks</td>
<td></td>
<td>200’ min. from drainage basins.</td>
<td>100’ min. from jurisdictional waters.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Off-Street Parking Standards</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Unit</td>
<td>See Table 3.7</td>
<td>3 garage spaces</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>See Table 3.7</td>
<td>3 garage spaces</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>See Table 3.7</td>
<td>3 garage spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Second Residential Unit</td>
<td></td>
<td>2 garage spaces</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 garage spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Guest Parking</td>
<td></td>
<td>2 uncovered spaces</td>
<td>2 uncovered spaces</td>
</tr>
<tr>
<td>Residential Care</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Mixed-Use (Res. Only)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Multifamily</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Recreational Vehicles and Farm Equipment</td>
<td>1. Shall be stored in an enclosed attached or detached garage with a utility door. May temporarily be located outside for no more than 48 hours.</td>
<td>N/A</td>
<td>2. Inoperable vehicles and equipment are not permitted to be parked/stored outside of garage/barn/accessory structure for more than 48 hours.</td>
</tr>
<tr>
<td></td>
<td>3. Detached garage shall not be located within property setback areas.</td>
<td>N/A</td>
<td>Note: Includes motor homes, rv’s, boats, ATVs, trailers, horse trailers, campers, tent trailers, golf carts, tractors (and attachments), bulldozers, riding lawn mowers, or other item that has integral wheels for towing or can be mounted on a motorized vehicle.</td>
</tr>
</tbody>
</table>

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Zoning/Land Use and Development Standards

#### Table 3.5 Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>ER-R1</th>
<th>ER-R2</th>
<th>ER-MU</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.0 + acres</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2.50 - 4.99 acres</td>
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<td></td>
</tr>
<tr>
<td>1.0 - 2.49 acres</td>
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</tr>
<tr>
<td>0.5 acre min.</td>
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</tr>
</tbody>
</table>

#### Miscellaneous Standards

- **Landscaping**
  1. Shall be equal to or greater than the size of total residential structure footprint (including garage).
  2. Shall be a minimum of 50% of all accessory structure footprint(s).
  3. Shall be installed prior to occupancy.
  4. Turf grass is limited to the size of the building footprint square feet for the primary unit up to a maximum of 2,000 sf, whichever is less.
  5. Each front yard shall have at least one (1) new 15 gallon irrigated native oak tree on the property per 30 feet of street frontage at the time of occupancy. Except for the Village Center, required trees shall be planted in clusters vs. regularly spaced.
  6. Landscape plan is required to be submitted with building permits.
  7. Use of vinca, palm trees, cape ivy and invasive species are prohibited.
  8. Red colored mulch and red or white hued lava rocks are prohibited.
  9. Landscaping for the common and public areas of any given phase of development shall be completely installed prior to completion of the phase or other timing trigger required by the City.

- **Trash**
  1. Each single-family unit and multifamily project shall have an area for trash and recycling storage that is screened from public view (public roadways, park, and trails) with landscaping and fencing or within a structure, such as a garage.

- **Fuel Modification/Vegetation Management Plan**
  1. Per AMC 6.13.04.
  2. Per Policy IMP-16 in Section 2 herein.
  3. See also, Section 6.6 Fuel Modification/Vegetation Management.

- **Residential Retaining Walls**
  1. Exposed surface of retaining walls shall be no higher than an average of six (6) feet.
  2. Walls higher than six (6) feet require an Administrative Use Permit (AUP). An AUP may be approved if the applicant can demonstrate the need for a higher average retaining wall height in order to protect environmental resources (e.g. near creeks, protected native trees) or at corners.
  3. Subsequent walls shall be set back a minimum of five (5) feet or equal to or greater than the height of the preceding retaining wall, whichever is greater. Exposed setback terraces shall be landscaped.
  4. Retaining wall materials shall be limited to stone or tumbled gravity wall materials. Concrete block walls that are covered with plaster or are used for retention may be permitted subject to HOA ARC approval.
  5. Retaining walls shall be divided into terraces with variations in plane and include landscaping to break up the length of walls and to screen them from view.
  6. Retaining walls shall incorporate a three-foot recessed offset feature every thirty (30) feet, or other methods of articulation.

- **Swimming Pools and Hot Tubs**
  1. Shall be located behind street facing facade of primary residence.
  2. Above ground swimming pools are prohibited.
  3. Above ground hot tubs are limited to a maximum of 12’x12’. Above ground hot tubs are not permitted in visible side yards or front yards.

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.5 Residential Development Standards *Continued*

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porches</td>
<td></td>
<td>1. All wraparound porches and visible side yard facades shall maintain an architectural design consistent with the front facade.</td>
</tr>
<tr>
<td></td>
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<td>2. When proposed, wraparound porches shall wrap a minimum of ten (10) feet onto the corner side facade.</td>
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<td>4. Minimum dimension shall be six (6) feet in any direction.</td>
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<td>5. Shall not extend into setback area.</td>
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<tr>
<td></td>
<td></td>
<td>4. A porch shall be provided where the primary facade faces a street. The porch shall occupy a minimum of fifty percent (50%) of the facade width, not including the garage.</td>
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<tr>
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<td></td>
<td>5. Such porches should have a minimum depth of six (6) feet.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6. Shall not extend into setback.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Porches required on ER-R2 lots, and units within the ER-MU Village Center that have an exterior facing entry on the first floor.</td>
</tr>
<tr>
<td>Roofs</td>
<td>1. Mansard roofs are prohibited.</td>
<td></td>
</tr>
<tr>
<td>Architecture Plan Minimums</td>
<td>The following standards apply to ER-R1 and ER-R2 lots when a developer purchases five (5) or more lots.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1. Product types shall include at least one (1) single-story floor plan, used on approximately 25% of the lots.</td>
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<tr>
<td></td>
<td>2. A minimum of four (4) floor plans shall be provided. Floor plans may be mirrored but do not count towards the minimum number of floor plans.</td>
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<tr>
<td></td>
<td>3. A minimum of three (3) elevations with unique facade treatments shall be provided per floor plan.</td>
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</tr>
<tr>
<td></td>
<td>4. No two identical floor plans may occur next to each other.</td>
<td></td>
</tr>
<tr>
<td>Architectural Styles</td>
<td>1. The following architectural styles are not in character with the area, and are prohibited:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. A-Frame</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Geodesic Dome</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Log home</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Pre-manufactured</td>
<td></td>
</tr>
<tr>
<td>Building Materials</td>
<td>1. Knock down, lace finish, and skip trowel plaster applications are prohibited.</td>
<td></td>
</tr>
</tbody>
</table>

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
Table 3.5 Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>ER-R1</th>
<th>ER-R2</th>
<th>ER-MU Res Only</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1. Prohibited within side setbacks unless the applicant can demonstrate the need via AUP process by proposing an environmentally superior location.</td>
<td></td>
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</tr>
<tr>
<td>2. The alignment of the residential driveway shall not traverse slopes in excess of thirty (30) percent.</td>
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</tr>
<tr>
<td>Surfacing</td>
<td></td>
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</tr>
<tr>
<td>1. Shall comply with current Fire Department standards.</td>
<td></td>
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</tr>
<tr>
<td>Width</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1. Private residential lot driveways shall have a minimum width of twelve (12) feet when serving one or two residences.</td>
<td></td>
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</tr>
<tr>
<td>2. When providing access to more than one lot, a paved surface of eighteen (18) feet with 1’ wide shoulders (20’ wide easement) shall be provided.</td>
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<tr>
<td>Vertical Clearance</td>
<td></td>
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</tr>
<tr>
<td>1. Private driveways shall have a vertical clearance of fourteen (14) feet.</td>
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</tr>
<tr>
<td>Design</td>
<td></td>
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</tr>
<tr>
<td>1. Driveways that access primary or secondary collector roads shall incorporate internal turn-arounds, loops, or hammer heads to allow vehicles to enter collector roads in a forward manner.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Primary driveway entrance is permitted two (2) columns (see Table 3.10).</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. There shall be sufficient level space in front of any garage to allow for safe parking of vehicles.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>4. No cut or fill for driveway construction shall exceed eight feet (8’) in depth or height except as necessary to enter the lot from the road prism. Approval of an AUP may allow these limits to be exceeded based on a finding that proposed design solutions will mitigate environmental and engineering problems.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5. Emergency vehicle turnarounds shall be provided as required by fire department standards. Required parking shall not be located in turnaround areas.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Lot Entry Gates</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Permitted at individual lot entrances.</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2. 20’ minimum setback from edge of right-of-way.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Chain link materials prohibited.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Archways or gateways that extend over the driveway are prohibited.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Per AMC 9-4.137:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Lighting shall be downward focused except for ambient string-style patio lights.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Off-site glare shall be minimized through the provision of cut-off-style fixtures.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Motion sensor/security lighting shall be downward focused.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Outdoor lighting shall not exceed 150 watts.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Cut-off lighting shall be provided at street intersections.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Street lighting shall not exceed minimum state safety guidelines.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
## Table 3.5 Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ER-R1</td>
<td></td>
</tr>
<tr>
<td>Lot Size</td>
<td>ER-R2</td>
<td></td>
</tr>
<tr>
<td>5.0 + acres</td>
<td>2.50 - 4.99 acres</td>
<td>1.0 - 2.49 acres</td>
</tr>
</tbody>
</table>

Hillside grading standards will help ensure protection of hilltops, minimize grading and visible cuts, and minimize environmental and visual impacts. Development on slopes over fifteen percent (15%) shall take into consideration the following design factors:

### A Hillside Driveways
1. See “Driveways” for construction standards

### B Retaining Walls
1. Retaining walls shall be incorporated into cuts, fills and along driveways to minimize grading and reduce native tree removals
2. See “Residential Retaining Walls” for construction standards

### C Excavations and Grading - Development on slopes over fifteen percent (15%) shall adhere to the following standards:
1. Construction shall not occur where slope of natural grade exceeds thirty percent (30%).
2. Construction on slopes of 21% to 30% natural grade shall be required to incorporate stepped foundation walls to minimize grading and protect native trees. Graded flat building pads (cut and fill pads) shall not be permitted on these slopes. Stem walls and/or stepped foundations shall be utilized to so that the foundations conform with natural grade of the hillside.
3. If stepped foundations are not feasible, alternative designs may be considered subject DRC review and supplemental environmental review (Precise Plan application.) Padded cut and fill grading shall only be permitted on slopes of 21% to 30% where the finding can be met that building envelope conforms with and is suitable for the existing topography of the site.
4. Newly graded flat yard areas shall be minimized. Cut and fill pads shall be reasonably related to the house footprint.
5. Existing trees and native vegetation shall be retained to the extent possible to stabilize hillsides, reduce erosion and to preserve the natural scenic beauty of Eagle Ranch.
6. Landscape and irrigation plans shall be prepared by a licensed landscape professional for all resulting cut and fill slopes. Exposed graded slopes shall be landscaped and/or hydro seeded prior to issuance of an occupancy permit for the residence.
7. Slopes created by grading of the site shall not exceed 2:1.
8. Final contours and slopes shall generally reflect existing landforms and be compatible with existing grades on adjoining property.
9. The edges of cut and fill slopes shall be rounded to eliminate sharp corners.
10. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, e.g., cut and fill slopes.

### D Design

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.6 Summary of Potential Structures on a Residential Lot

<table>
<thead>
<tr>
<th>Structure Type*</th>
<th>ER-R1 5.0 + acres</th>
<th>ER-R1 2.50 - 4.99 acres</th>
<th>ER-R1 1.0 - 2.49 acres</th>
<th>ER-R2 0.5 acre min.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Residence</td>
<td>See Building Coverage in Table 3.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second Residential Unit</td>
<td>1,200 sf max</td>
<td>1,200 sf max</td>
<td>1,200 sf max</td>
<td>Not Permitted</td>
<td>May be attached to Primary Residence or Detached Garage. Only one second unit is allowed and may only be constructed if there is sufficient room on the developable portion of the lot.</td>
</tr>
<tr>
<td>Residential Accessory Structure</td>
<td>450 sf max*</td>
<td>450 sf max*</td>
<td>450 sf max*</td>
<td>450 sf max*</td>
<td>* Exempt structures - Structures under 120 sf are exempt from obtaining a permit and do not count towards the maximum number of structures permitted on a lot.</td>
</tr>
<tr>
<td>Detached Garage</td>
<td>1,200 sf max</td>
<td>1,200 sf max</td>
<td>1,200 sf max</td>
<td>700 sf max</td>
<td>ER-R1 lots are permitted to have 1 detached garage in addition to the attached garage for the primary residence. ER-R2 lots are permitted to have only one (1) attached OR detached garage.</td>
</tr>
<tr>
<td>Agricultural Accessory Structure</td>
<td>3,000 sf max</td>
<td>1,000 sf max</td>
<td>950 sf max</td>
<td>Not Permitted</td>
<td></td>
</tr>
</tbody>
</table>

Each lot may have one (1) of the following type of structures up to a maximum of five (5) structures except as noted. See Table 3.4 for land use definitions.

Note: Accessory structures in the ER-MU designated areas may be provided per master development plan (CUP)
3.6 SECOND RESIDENTIAL UNITS

Second Residential Units are defined as residential occupancy construction with a kitchen, full bathroom, and HVAC system that is an accessory to the primary unit and allows for permanent or temporary occupancy by a second housekeeping unit.

<table>
<thead>
<tr>
<th>Table 3.7 Second Residential Unit Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Second Residential Unit</td>
</tr>
</tbody>
</table>

*Second units shall be subject to all development standards of the ER-R1 zoning district.*

**Floor Area**
1. The total floor area of a second unit shall not exceed one thousand two hundred (1,200) square feet.
2. All development on a lot, including second units, must conform to the development standards of the underlying zoning district, including, but not limited to, setbacks, building separations, maximum lot coverage, grading limitations, and native tree protection.

**Height**
1. Twenty five (25) feet maximum.

**Setbacks**
1. A second unit shall maintain the setbacks required in the underlying zoning district for a primary dwelling.

**Building Separation**
1. A minimum separation of ten (10) feet shall be maintained between the primary dwelling and a detached second unit.

**Off-Street Parking**
1. Off-street parking for the second unit shall be provided as follows and in addition to any required parking for the primary unit:
   a. One (1) covered or uncovered parking spot for the first bedroom; and one (1) additional uncovered or covered parking spot is required for any additional bedrooms. Maximum of 2 spaces. Attached garage size shall be a maximum of 500 sf.
   b. The off-street uncovered parking spaces for second units must be on a paved surface, measure nine (9) feet in width and eighteen (18) feet in depth.
   c. Parking spaces for second units may not occupy driveways and back-up areas that serve garages for the primary dwelling, nor may they occupy circular drives or hammerhead turnarounds that serve the primary unit (which are intended to provide means by which vehicles can enter a street headfirst).

**Unconditioned Spaces**
1. Garages attached to second units shall be accessory to the second residential unit and shall be limited to an additional five hundred (500) square feet.

**Architectural Design**
1. The design of the second unit shall be compatible with the design and scale of the primary dwelling (using substantially the same landscaping, color, materials, and design on the exterior).

**Attached Second Units**
1. If the second unit is attached to the primary dwelling, each shall be served by separate outside entrances. The interior wall(s) of an attached unit which separate it from the main unit shall be fire-rated according to the most recent Building Code. (Ord. 552 § 2, 2010; Ord. 454 § 3, 2004)

**Water Service**
1. Second units shall be served by AMWC (no wells permitted).

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
Table 3.7 Second Residential Unit Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Category</th>
<th>ER-R1</th>
<th>ER-R2</th>
<th>ER-MU MU Res Only</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>Zoning Category</td>
<td>ER-R1</td>
<td>ER-R2</td>
<td>ER-MU MU Res Only</td>
<td>Notes</td>
</tr>
<tr>
<td>Lot Size</td>
<td></td>
<td>5.0 + acres</td>
<td>2.50 - 4.99 acres</td>
<td>1.0 - 2.49 acres</td>
<td>0.5 acre min.</td>
</tr>
<tr>
<td>Septic System</td>
<td>1.</td>
<td>Second units are not required to utilize the same septic system as the primary residence - shall be per plumbing code and City standards.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Meters</td>
<td>1.</td>
<td>Separate utility meters shall be installed for second units.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle</td>
<td>1.</td>
<td>Recreational vehicles shall not be used as second units.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.

3.7 RESIDENTIAL FENCING

Tables 3.8 to 3.14 include fencing development standards applicable to all ER-R1 and ER-R2 lots. These standards are intended to foster visual harmony in residential areas by ensuring a consistent character and expectation. **Property line fencing is the only required fencing and shall be installed prior to occupancy of the primary residential unit.** All other fencing types are optional, however, they must conform to the standards herein when constructed. The following standards are divided among permitted fencing types and include standards for location, height, setbacks, and materials.

**Village Center Mixed-Use**
Residential fencing in the ER-MU designation shall be reviewed and permitted through the CUP process to ensure adequate setbacks and consistency with future development master development plans for this site.

**Prohibited Fencing**
Concrete block walls, stone walls, chain link, razor wire, vinyl fencing, solid wood fencing at property line, temporary fencing except construction related fencing. Concrete block walls that are covered with plaster or are used for retention may be permitted subject to HOA ARC approval.
Table 3.8 Property Line Fencing

Fencing Standards (See Figures 3-3-5, 3-6, 3-7, 3-8)

<table>
<thead>
<tr>
<th>Intent</th>
<th>The intent of property line fencing is to delineate the property boundary. However, the vision for Eagle Ranch is to create a sense of openness so ER-R1 property line fences will be limited to rail type fencing (see Figure 3-5) on the side and rear yards consistent with the locations identified on Figure 3-7. ER-R2 property line fences will be limited to solid type fencing on side yards and open style fencing adjacent to open space (see Figure 3-6 and Figure 3-7). This creates a sense of openness adjacent to the street. Property line fences are required to be constructed prior to occupancy of the primary residential unit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Fencing</td>
<td>1. Property line fencing is the only required fencing and shall be installed prior to occupancy of the primary residential unit. Fencing plan shall be submitted with the building permit application for the primary residence.</td>
</tr>
</tbody>
</table>
| Height | 1. ER-R1 Lots:  
   a. Four (4) feet minimum, Six (6) feet maximum  
   2. ER-R2 Lots:  
      a. Five (5) feet minimum/maximum. Excludes post cap. |
| Setbacks | 1. All property line fencing shall follow the property line. A connection from the property line to the primary residence may be provided and shall be setback 5’ from the primary street facing facade. Property line fencing allowed adjacent to No-Build area.  
   2. Fencing within the street yard setback is prohibited.  
   3. Fencing shall be setback 20’ minimum from jurisdictional waters consistent with Policy COS-14 in Section 2 herein. |
| Materials | 1. ER-R1 Lots (see Figure 3-7):  
   a. Three (3) to five (5) rail fence.  
   b. Shall be constructed of pressure-treated wood or comparable quality product.  
   c. Square/rectangular lumber shapes only.  
   d. Dark color paint/stain required; Sherwin-Williams SW 3524 (Chestnut) recommended or similar.  
   e. Four by four (4x4) fence post attached on outside of railing.  
   f. Two by six (2x6) railing.  
   g. Fence posts shall be spaced eight (8) feet apart.  
   h. Two by four (2x4) grid wire fencing may be attached on inside of fencing.  
   2. ER-R2 Lots (see Figure 3-8):  
      a. Shall be a solid wood fence (see Figure 3-6) along side-yard property lines as well as the connection from the property line to the primary residence (setback 5’ from the primary street facing facade).  
      b. Shall be the same as property line fencing for ER-R1 lots at rear-yard property line. |
| No-Build area | 1. Fencing prohibited within No-Build area except along a property line where it is adjacent to a No-Build area (see Figure 3-7). In such cases fencing is optional, but if installed it shall consist of barbless 3-wire fencing with metal T-posts only. T-posts shall be painted green or brown only with optional white painted top. No obstructive fencing can be installed across a creek or waterway. |

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.

Figure 3-5 Property Line Fencing for ER-R1 lots

Post Cap = Optional
Post = 4” x 4”
Boards = 1” x 6”
2”x4” wire mesh = Optional
Color = Sherwin Williams “Chestnut” 3524 or similar

Note: This fence is required on ER-R1 property lines and ER-R2 rear property lines when adjacent to open space. This fence can be use as a privacy fence or adjacent to No-Build areas.
Table 3.9 Privacy Fencing

Fencing Standards (See Figures 3-5, 3-6, 3-7, 3-8)

<table>
<thead>
<tr>
<th>Intent</th>
<th>The intent of privacy fencing is to create private yard areas or to create areas for animal retention. Privacy fences are optional. The following standards apply to ER-R1 and ER-R2 lots.</th>
</tr>
</thead>
</table>
| Location | 1. Privacy fencing may be located at the side yard and/or rear yard and must be adjacent to the primary residence, residential second unit, or accessory structure.  
2. For ER-R1 and ER-R2 lots, privacy fencing shall extend a maximum of 75’ from the side and/or rear facade of the primary residence. |
| Height | 1. Five (5) feet-tall maximum |

<table>
<thead>
<tr>
<th>Privacy Fencing Setbacks</th>
<th>ER-R1 5.0 + acres</th>
<th>ER-R1 2.50 - 4.99 acres</th>
<th>ER-R1 1.0 - 2.49 acres</th>
<th>ER-R2 0.5 acre min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Privacy Fence Setback from Street Property Line</td>
<td>30’ min.</td>
<td>30’ min.</td>
<td>30’ min.</td>
<td>30’ min.</td>
</tr>
<tr>
<td>Privacy Fence Setback from Side Yard Property Line</td>
<td>20’ min.</td>
<td>20’ min.</td>
<td>15’ min.</td>
<td>0’ min.</td>
</tr>
<tr>
<td>Privacy Fence Setback from Rear Yard Property Line</td>
<td>20’ min.</td>
<td>20’ min.</td>
<td>20 min.</td>
<td>10’ min.</td>
</tr>
<tr>
<td>Privacy Fence Setback from Primary Residence Street Facade</td>
<td>5’ min.</td>
<td>5’ min.</td>
<td>5’ min.</td>
<td>5’ min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No-Build area</th>
<th>1. Privacy fencing adjacent to No-Build areas shall be the same as property line fencing.</th>
</tr>
</thead>
</table>
| Materials | 1. Permitted types include property line fencing, solid wood (see Figure 3-6), wrought iron, plaster, stone, and split rail.  
2. Shall incorporate a pilaster approximately every twenty-four feet (24’). Excludes animal retention fencing around devegetated area.  
3. Pilaster shall be developed per the standards in Table 3.14. |

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.

---

Figure 3-6 Property Line Fencing for ER-R2 lots

Post Cap = Required
Fence Cap = Required
Trim = Required
Post = 4” x 4”
Boards = 1” x 6”
Trim = Required
Color = Sherwin Williams “Chestnut” 3524 or similar

Note: This solid fence is required on side property lines for ER-R2 lots. This fence style may also be used on ER-R1 lots as a privacy fence.
Table 3.10 Driveway Fencing

Fencing Standards (See Figure 3-5, 3-7)

| Intent | 1. Driveway fencing is allowed on ER-R1 lots; not permitted on ER-R2 lots.  
|        | 2. Only permitted with construction of an entry driveway gate.  
|        | 3. Driveway fencing is intended to allow residents who wish to have an entry gate the ability to have a continuous fenced in area that extends from the side yard to the street.  
|        | 4. Driveway fences shall match the property line fence and may extend along the driveway from the entry gate to the primary residence. This fence shall connect to the side yard privacy fence or property line fence at the nearest residential corner. See Figure 3-7 |
| Height | 1. 5’ tall maximum |
| Setbacks | 1. In order to allow for proper vegetation maintenance, driveway fencing shall be setback a minimum of 3’ and a maximum of 10’ from the paved driveway surface.  
|        | 2. Driveway fencing at entry gate shall be set back a minimum of 20’ from the street right-of-way/property line. |
| Materials | 1. Same as property line fence in Table 3.8. |

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.

Table 3.11 Garden Fencing

Fencing Standards (See Figure 3-8)

| Intent | 1. Garden fencing is allowed on ER-R1 and ER-R2 lots.  
|        | 2. The intent of garden fencing is to protect fruit bearing trees, vegetables, and crops from deer and other animals. Also referred to as “deer fencing.” |
| Height | 1. 7’ tall maximum. |
| Setbacks | 1. 20’ from all property lines. |
| Location | 1. Allowed in rear-yard and side-yard areas, excluding setbacks. Not allowed in street-facing yard areas or No-Build areas. |
| Materials | 1. Permitted types include wire mesh that is a minimum of 80% open.  
|        | 2. Wood or metal support columns permitted  
|        | 3. Chain link fence prohibited  
|        | 4. Metal “T” posts prohibited |

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.12 Pool Fencing

**Fencing Standards**

<table>
<thead>
<tr>
<th>Intent</th>
<th>Pool fencing is allowed on ER-R1 and ER-R2 lots. Pool fencing must comply with building code.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>1. Per Building Code</td>
</tr>
<tr>
<td>Setbacks</td>
<td>1. Per Building Code. Must meet setbacks identified in Table 3.5 herein.</td>
</tr>
</tbody>
</table>
| Materials | 1. Per Building Code  
2. Chain link prohibited.                                                                       |

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.

### Table 3.13 Hooved Animal Fencing

**Fencing Standards (see Figure 3-7 and 3-10)**

<table>
<thead>
<tr>
<th>Intent</th>
<th>Fencing to retain hooved animals within a devegetated or round corral. May be provided in conjunction with an Agricultural Accessory Structure such as a barn. Only permitted on ER-R1 lots.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>1. 5’ max.</td>
</tr>
<tr>
<td>Setbacks</td>
<td>1. Must meet property line setbacks identified in Table 3.5 herein.</td>
</tr>
</tbody>
</table>
| Devegetated Area | 1. Shall be fenced  
2. See Table 3.15 for size standards  
3. See Figure 3-10                                                                                                                  |
| Round Corral | 1. Shall be fenced  
2. See Table 3.15 for size standards  
3. See Figure 3-10                                                                                                                  |
| Materials | 1. Round, metal pipe fencing required.  
2. Color shall be dark brown.                                                                                                       |

For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
Table 3.14 Entry and Privacy Fencing Pilasters

<table>
<thead>
<tr>
<th>Fence Type</th>
<th>Regulations and Example</th>
</tr>
</thead>
</table>
| Column/ Pilaster Regulations | 1. Pilasters are permitted at the primary driveway entrance; they are also required along privacy fences at 24’ on-center, except at corners where the distance may be less between a fencing pilaster and the corner pilaster.  
2. Permitted on ER-R1 lots only.  
3. Five- (5-) foot maximum height.  
4. Materials are limited to the three (3) examples shown below.  
5. Entry gate pilasters shall be set back a minimum of 20’ from the street right-of-way/property line for vehicle queuing out of the street right-of-way. |

Stone Column - shown with Eldorado Stone - Rustic Ledge (Pinetop) and Eldorado Stone Cap and Trim Stone Base. Similar stacked stone facing permitted (no river rock).

Stucco Column - shown with Eldorado Stone Cap and Trim Stone Base.

Board and Batten Siding Column - shown with Eldorado Stone Cap and Trim Stone Base.

Eldorado Stone Cap  
Address numbers shall be 5” high minimum. Numbers may be internally illuminated and shall have a strong contrast between numbers and background.

Mortarless, stacked stone  
Base shall be 3’ wide. Column shall be 2’ wide.

Plaster to match home exterior color.

Eldorado Stone Cap  
Address numbers shall be 5” high minimum. Numbers may be internally illuminated and shall have a strong contrast between numbers and background.

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
Fencing Legend

- Ranch Fence
- Privacy Fence
- Property Line Fence
- Driveway Fence
- Garden Fence
- No-Build Area Fence

Legend

- Privacy Fence Area
- Setback Area
- No-Build Area
- Devegetated Area

Figure 3-7 Fencing Location and Standards for ER-R1 Lots
Figure 3-8 Conceptual Fencing Location for ER-R2 Lots
ZONING/LAND USE AND DEVELOPMENT STANDARDS

3.8 FARM ANIMALS

The provision of farm animals is permitted on select lots within the Eagle Ranch Specific Plan area. Parcels one acre or larger are permitted one hooved farm animal per acre (excluding No-Build area). All other animals are regulated by the Atascadero Municipal Code. The intent is to permit farm animals without creating large devegetated areas that are unsightly and erosive. Therefore the size of area used to keep animals is also regulated. Figure 3-9 identifies the estimated number of hooved animal permitted on each lot, however property owners shall determine the actual number based on final parcel size.

<table>
<thead>
<tr>
<th>Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted Lots</strong></td>
<td>1. Figure 3-9 identifies lots where hooved animals are permitted and not permitted. See Atascadero Municipal Code farm animal raising section for minimum lot sizes for non-hooved animals.</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
<td>1. Hooved Animals - 1 per acre; rounded down to the nearest whole acre. No-Build area shall be excluded from lot acreage calculation for the purpose of determining hooved animal permitted density. Maximum number of hooved animals allowed per lot shall not exceed eight.</td>
</tr>
<tr>
<td></td>
<td>2. Other Farm Animals (excluding household pets) - Per Atascadero Municipal Code.</td>
</tr>
<tr>
<td><strong>Prohibited Farm Animals</strong></td>
<td>1. Roosters</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>1. All buildings used to house farm animals including livestock and poultry buildings, barns, stables, lofts, coops, and similar accessory structures are subject to the setback requirements of Table 3.5 or Atascadero Municipal Code, whichever is greater.</td>
</tr>
<tr>
<td></td>
<td>2. All other animal enclosures including corrals, pens, feed areas, paddocks, uncovered stables and similar enclosures are subject to the setback requirements found in Table 3.5 or Atascadero Municipal Code Section, whichever is greater.</td>
</tr>
<tr>
<td></td>
<td>3. Setbacks shall be measured from the nearest property line.</td>
</tr>
<tr>
<td><strong>Grazing</strong></td>
<td>1. Grazing not permitted in No-Build area.</td>
</tr>
<tr>
<td></td>
<td>2. Grazing area shall be adequately fenced.</td>
</tr>
<tr>
<td></td>
<td>3. Alternatively, animal(s) shall be securely restrained.</td>
</tr>
<tr>
<td><strong>Devegetated Area</strong></td>
<td>1. First hooved animal is permitted a maximum 600 sf devegetated area. Additional hooved animals are permitted a maximum 300 sf devegetated area each.</td>
</tr>
<tr>
<td></td>
<td>2. Occasional grazing (3 months per year max) and keeping of hooved animals shall be permitted in other areas of property, provided these areas do not become devegetated.</td>
</tr>
<tr>
<td><strong>Round Corral</strong></td>
<td>1. Permitted on lots ≥ 2.5 acres</td>
</tr>
<tr>
<td></td>
<td>2. One (1) round corral ≤ 60’ diameter is permitted.</td>
</tr>
<tr>
<td><strong>Animal Waste and Odor Standards</strong></td>
<td>The following regulations shall apply to all lands on which livestock are permitted.</td>
</tr>
<tr>
<td></td>
<td>1. Manure shall be removed in a regular and reasonable manner or otherwise composted or spread in such a manner as to protect surface and groundwater and to minimize the breeding of flies and to control odors. Manure shall not be buried.</td>
</tr>
<tr>
<td></td>
<td>2. Manure piles shall be set back a minimum distance of 100’ from any lot line or designated jurisdictional waters of the US.</td>
</tr>
<tr>
<td></td>
<td>3. Animals shall not be allowed to create excessive odor problems or present a health hazard to surrounding lands.</td>
</tr>
<tr>
<td></td>
<td>4. Adequate drainage facilities or improvements shall be provided by the landowner and constructed to protect any adjacent land or jurisdictional waters of the US from runoff containing contaminants such as sediment or organic waste.</td>
</tr>
</tbody>
</table>
Figure 3-9 Estimated Number of Permitted Hooved Animals Per Lot

Figure 3-10 Devegetated Area

Note: The number of allowed hooved animals per lot is determined by subtracting the No-Build area from the total lot size and then comparing the resulting acreage to the minimum requirements above.
3.9 HEIGHT RESTRICTED PARCELS

Parcels identified on Figure 3-11 restrict development to a maximum height of eighteen feet (18’). This applies to all structures on the parcel. Applicants shall utilize Figure 3-11 in conjunction with the appropriate Vesting Tentative Map (VTM) and applicable Table 3.5 Residential Development Standards. Lot boundaries may change between Figure 3-11 and the VTM but the general location of height-restricted lots shall be applied to the extent possible. This restriction is in place to prevent silhouetting against hillsides. Exceptions to this restriction may be possible through approval of a CUP. In this case, the applicant must provide visual simulations, sections, and site plan(s) that illustrate the ability to locate the structure on a lower elevation or other superior option that would eliminate silhouetting from public or private viewsheds.

Figure 3-11 Residential Height-Restricted Lots
3.10 OUTPARCELS AND ADJACENT PARCELS

Outparcels
Outparcels are parcels of land located to the south of the Eagle Ranch Specific Plan boundary and are not owned by Eagle Ranch. Existing access easements to the outparcels shall be retained.

Adjacent Parcels
There are three parcels adjacent to the Specific Plan area located between the northern boundary of the Specific Plan/Annexation boundary and the existing City limits. These parcels will be included within the project annexation area. However, they are not subject to the regulations of the Eagle Ranch Specific Plan. There are two parcels adjacent to the Specific Plan area at the southern boundary and one additional parcel that is owned by the Atascadero Mutual Water Company. Existing access easements to these two adjacent parcels shall be retained.

3.11 AFFORDABLE HOUSING

The California State Department of Housing and Community Development (HCD) states that affordable housing is subsidized housing for people of lower incomes in which rent or mortgage costs exceed 30% of gross household income. This is based on a family gross income within their county of residence. Median income is determined by HCD. The purchase price or rental price of a home varies based on family size, unit size, associated homeowners’ association (HOA) dues, utility allowances and other factors as determined by HCD.

A minimum of nineteen (19) deed-restricted affordable units are required within the Specific Plan area at the ER-MU Village Center. If provided, these shall include:

Deed Restricted
• 4 very-low income units
• 15 low income units

If not constructed, in-lieu fees shall be provided consistent with City regulations.

Non Deed Restricted
Non deed restricted housing units are typically smaller in size than market-rate units and are targeted to households with incomes above those required for typical affordable housing units. These units are “for-sale” units that are affordable to households with incomes up to 120 percent of the Area Median Income (AMI), adjusted for household size. These housing units may be attached or detached. Non-deed restricted housing units are envisioned within the ER-MU Village Center.
3.12 SENIOR HOUSING

During the planning phases of this Specific Plan, it was envisioned by the City Council, City Staff, and the design team that senior citizen housing may be provided within the ER-MU Village Center (Village Center). One type of planned senior units may be rental apartments or ownership condominiums for independent living. Another type could be rentable, assisted living-type units where services are limited to medication management, meals, bathing, and grooming. An assisted living facility would be subject to Conditional Use Permit review and the additional cost for City emergency services would be required to be offset by a supplemental assessment district or CFD.

Within the Village Center, a maximum of 93 units are permitted. A maximum of 79 (60 multifamily senior housing and 19 affordable senior housing) attached apartment-style units may be permitted as senior housing. It should be noted that senior housing is not required and is one of several residential product types permitted within the Village Center.

Images representing the desired architectural character, articulation, massing, and materials for potential senior housing projects.
3.13 NON-RESIDENTIAL ZONING DESIGNATIONS AND LAND USES

3.13.1 Non-Residential Zoning/Land Use Summary

Several non-residential land uses are located within the Specific Plan area, including Commercial Recreation (ER-CREC), Public Recreation (ER-REC), Mixed-Use (ER-MU), and Open Space (ER-OS). Land uses zoned ER-CREC, and ER-MU total approximately 68.0 acres. ER-REC, ER-AG, and ER-OS land uses total approximately 2,293.7 acres with an additional open space overlay on ER-CREC-Resort of 31.4 acres (see Figure 6-2). Commercial sites are concentrated in three locations throughout the ERSP area, including adjacent to Highway 101 near Santa Barbara Road, the ER-MU Village Center, and the Resort.
## ZONING/LAND USE AND DEVELOPMENT STANDARDS

### Table 3.16 Non-Residential Zoning/Land Use

<table>
<thead>
<tr>
<th>Non-Residential Zoning/Land Use</th>
<th>Intended Use</th>
<th>Acres</th>
<th>Building Square Feet / Max Units</th>
<th>Maximum # of Overnight Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER-CREC (Hotel)</td>
<td>Hotel, Restaurant</td>
<td>15.2</td>
<td>220,000 sf max</td>
<td>200 ¹</td>
</tr>
<tr>
<td>ER-CREC (Resort)</td>
<td>Resort</td>
<td>44.9/13.5 ²</td>
<td>120,000 sf ³ max 28,000 sf existing structures</td>
<td>100</td>
</tr>
<tr>
<td>ER-REC (REC)</td>
<td>Park, Staging Area</td>
<td>15.7</td>
<td>No maximum</td>
<td>N/A</td>
</tr>
<tr>
<td>ER-MU (MU)</td>
<td>Mixed-use</td>
<td>7.9</td>
<td>Commercial uses = 7,500 sf min, 15,000 sf max</td>
<td>N/A</td>
</tr>
<tr>
<td>ER-OS (OS)</td>
<td>Open Space</td>
<td>809.6</td>
<td>No permanent structures except as allowed by CUP</td>
<td>N/A</td>
</tr>
<tr>
<td>ER-AG (AG)</td>
<td>Agriculture</td>
<td>1,468.4</td>
<td>See applicable VTM for lot locations. Lot 76 = 2 primary dwelling units max. Lot 195 = 1 primary dwelling unit max. Lot 285 = 1 primary dwelling unit max. Lot 555 = 1 primary dwelling unit max. Lot 553 = 0 dwelling units. Lots with primary dwelling unit are permitted one Caretaker’s residence max. 1,200 sf</td>
<td>N/A</td>
</tr>
</tbody>
</table>

¹ Number of rooms may increase based on an overall reduction in the number of PM traffic trips identified in the EIR.

² 13.5 acres represents the potential development area. The balance will remain as open space.

³ Excludes existing structures and AG buildings.

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Village Center mail example

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DRAFT
Table 3.17 Non-Residential Zoning/Land Use Categories

<table>
<thead>
<tr>
<th>Non-Residential Land Use</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ER-MU  Mixed-Use</strong></td>
<td></td>
</tr>
<tr>
<td>The Mixed-Use designation also referred to as the Village Center is intended to provide for a variety of land uses in a village-type atmosphere. Uses may include a combination of residential and commercial spaces that are linked together with sidewalks, paths, public spaces, and landscaping. Residential units may be included above commercial spaces or elsewhere within the Village Center. Allowable commercial uses include, but are not limited to, general store, restaurant, retail stores, small offices, HOA facility and/or recreation center, and other neighborhood-serving uses such as a community mail center. A minimum of 7,500 sf of commercial space is required to ensure the vision of a centrally located community gathering place is realized.</td>
<td><img src="image" alt="Mixed-Use example" /></td>
</tr>
<tr>
<td><strong>ER-CREC Commercial Recreation</strong></td>
<td></td>
</tr>
<tr>
<td>The Commercial Recreation designation is further divided into two categories: Commercial Recreation Hotel and Commercial Recreation Resort. The Commercial Recreation Hotel is envisioned to include a 200 room hotel with amenities such as a restaurant, event lawn, ball courts, executive suites, and a meeting/conference facility. The Commercial Recreation Resort allows a dude ranch/resort hotel. This approximately 45-acre area (including open space) accommodates overnight uses and associated recreational amenities. Maximum square feet are identified in Table 3.16.</td>
<td><img src="image" alt="Commercial Recreation example" /></td>
</tr>
<tr>
<td><strong>ER-REC Public Recreation</strong></td>
<td></td>
</tr>
<tr>
<td>Public Recreation land use applies to the approximately 7.4 acres of park land near the Village Center. The park is located within walking distance to the residential units located within the Village Center and focuses on passive recreational activities such as picnic areas, BBQ facilities, children's play structure, horseshoe pits, an amphitheater, and limited open turf areas to accommodate group and family play. In addition, a 1.6-acre trail staging area is proposed near the Atascadero Avenue/Santa Barbara Road entry.</td>
<td><img src="image" alt="Public Recreation example" /></td>
</tr>
<tr>
<td><strong>ER-OS Home Owner’s Association Open Space</strong></td>
<td></td>
</tr>
<tr>
<td>The Open Space area applies to approximately 23% of the ERSP area. Public access will be provided to these areas via designated public trails for pedestrians, bicyclists, and equestrians.</td>
<td><img src="image" alt="Open Space example" /></td>
</tr>
<tr>
<td><strong>ER-AG Agriculture</strong></td>
<td></td>
</tr>
<tr>
<td>The Specific Plan includes approximately 1,468 acres of land zoned AG which is intended primarily for animal grazing. Agricultural lands are located towards the eastern, southern, and western Specific Plan area boundaries. Public access will generally be prohibited except for marked trails.</td>
<td><img src="image" alt="Agriculture example" /></td>
</tr>
</tbody>
</table>
3.13.2 Permitted and Conditionally Permitted Uses

Table 3.18 indicates uses permitted within each non-residential land use/zoning designation within the Eagle Ranch Specific Plan area. The table also lists conditional uses that require a use permit.

The uses shown in Table 3.18 as Permitted (P) are those which are deemed acceptable anywhere in the land use designation to which they are located. It should be noted that additional permitting may be required based on any allowable exceptions or modifications to certain development standards as listed in Table 3.19.

Several uses are shown as Conditionally Permitted (C) as a result of potentially incompatible characteristics. Conditionally permitted uses require special consideration so they may be properly located with respect to their effects on surrounding properties. Conditionally permitted uses may require special conditions to make them acceptable at particular locations. This may be because of their hours of operation or their potential nuisance aspects such as litter, light, odors, glare, or noise. Uses that are conditionally permitted must submit a Conditional Use Permit application to the City. This application is obtainable from the Community Development Department or the City’s website. Conditional Use Permits are subject to public review and therefore require a Planning Commission hearing.

Uses that are not allowed are indicated with an “N.” Uses not identified on Table 3.18 are not permitted within the ERSP area. Uses that require administrative approval are indicated as “AUP” or Administrative Use Permit. An AUP approval requires the applicant to obtain and complete a Planning Application from the Community Development Department. Some uses include a reference to the Atascadero Municipal Code as additional provisions of the code apply.
Table 3.18 Non-Residential Permitted Uses

<table>
<thead>
<tr>
<th>Non-Residential Land Use</th>
<th>ER-CREC</th>
<th>ER-REC</th>
<th>ER-OS</th>
<th>ER-MU (Non Res)</th>
<th>ER-AG</th>
<th>Atascadero Municipal Code Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Storage</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>P</td>
<td>Section 9-6.103</td>
</tr>
<tr>
<td>The indoor or outdoor storage of various materials on the same site as a principal building or land use other than storage, which supports the activities or conduct of the principal use.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>The science and art of farming, producing crops for food and fibre, grazing, floriculture, horticulture, and animal husbandry. In addition, equestrian facilities, including riding academies, stables, and exhibition facilities are permitted where applicable.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture Operations and Accessory Buildings</td>
<td>P</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>An uninhabited structure, designed and built to store farming animals, implements, supplies, or products. Multiple structures may be constructed.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar/Tavern/Micro Brewery/Distillery/Wine Making</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Establishments where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant; includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages; may also include beer brewing as part of a micro brewery, wine making, spirit distilling, hard-cider making, and other beverage tasting facilities limited to a maximum of 6,000 sf; does not include adult entertainment businesses.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Transient lodging establishments primarily engaged in providing overnight or otherwise temporary lodging for the general public (Such establishments provide limited meal service, generally breakfast, for lodgers).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>1,2</td>
<td>2</td>
</tr>
<tr>
<td>A permanent residence that is secondary or accessory to the principal use activity occurring on a property. A caretaker dwelling is used for housing a caretaker employed on the site of any nonresidential use where a caretaker is needed for security purposes or to provide twenty-four [24-] hour care or monitoring of plants, animals, equipment, or other conditions on the site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Section 9-6.104</td>
</tr>
<tr>
<td>Cell Phone Tower</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>AUP</td>
<td>-</td>
</tr>
<tr>
<td>A cellular telephone site where antennae and electronic communications equipment are placed. Concealed or stealth cell sites are preferred.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation Center</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Office and educational displays associated with agriculture and open space management.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eating and Drinking Places</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Restaurants and other establishments selling prepared foods and drinks for consumption on the premises, as well as facilities for dancing and other entertainment which are secondary and subordinate to the principal use of the establishment as an eating and drinking place; also includes lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption; does not include establishments with drive-through facilities. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food and Beverage Retail Sales</td>
<td>C *</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Retail trade establishments primarily engaged in selling food for home preparation and consumption such as a bakery, olive oil, and coffee roasting, as well as the retail sale of packaged alcoholic beverages for consumption on-off the premises.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

P = Permitted, C = Conditionally Permitted, N = Not Permitted, AUP = Community Development Director Approval Required, Not Listed = Not Permitted

* Shall be considered in conjunction with hotel/resort master plan.
1 Permitted above commercial/retail in the village center.
2 Refer to Table 3.16 for ER-AG units.
3 Grazing is permitted on a temporary basis for weed abatement.
Table 3.18 Non-Residential Permitted Uses  

<table>
<thead>
<tr>
<th>Non-Residential Land Use</th>
<th>ER-CREC</th>
<th>ER-REC</th>
<th>ER-OS</th>
<th>ER-MU (Non Res)</th>
<th>ER-AG</th>
<th>Atascadero Municipal Code Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Merchandise Stores</td>
<td>P *</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Hotel/Resort</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Mail Center</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Offices (as a primary use)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Outdoor Dining</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Park</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Personal Services</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>AMC Section 9-3.701</td>
</tr>
<tr>
<td>Public Utility Pipelines</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>Shall be provided underground</td>
</tr>
<tr>
<td>Public Assembly and Entertainment</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>-</td>
</tr>
<tr>
<td>Recreation Services and Facilities - Private</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>AMC Section 9-6.123</td>
</tr>
<tr>
<td>Recreation Services and Facilities - Public</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>AMC Section 9-6.123</td>
</tr>
</tbody>
</table>

P = Permitted, C = Conditionally Permitted, N = Not Permitted, AUP = Community Development Director Approval Required, Not Listed = Not Permitted
### Table 3.18 Non-Residential Permitted Uses  Continued

<table>
<thead>
<tr>
<th>Non-Residential Land Use</th>
<th>ER-CREC</th>
<th>ER-REC</th>
<th>ER-OS</th>
<th>ER-MU (Non Res)</th>
<th>ER-AG</th>
<th>Atascadero Municipal Code Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sports and Group Facilities</strong></td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Establishments supporting special group activities such as: archery; dude ranches; health</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>resorts including outdoor hot spring, spa or hot tub facilities; hunting and fishing clubs;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>recreational camps; group or organized camps; incidental, and seasonal camping areas.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Temporary and Seasonal Sales</strong></td>
<td>AUP</td>
<td>C</td>
<td>N</td>
<td>P</td>
<td>C</td>
<td>AMC Section 9-6.174</td>
</tr>
<tr>
<td>Retail trade establishments primarily engaged in the sale of fireworks; produce; Christmas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>trees or other seasonal items; or semiannual sales of art or handcrafted items in conjunction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>with community festivals or art shows.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Temporary Events</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>AMC Section 9-6.177</td>
</tr>
<tr>
<td>Any use of a structure or land for an event for a limited period of time where the site is</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>not to be permanently altered by grading or construction of accessory facilities; events include:</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>art shows, rodeos, farmers’ market, outdoor movie nights, outdoor festivals and concerts.</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Temporary events may occur over 12 days maximum per calendar year except farmer’s markets which may occur weekly. A 48 hour set-up/take-down period is permitted per event and does not count towards the maximum 12 days.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Temporary Offices</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>AMC 9-6.176</td>
</tr>
<tr>
<td>A mobile home, recreational vehicle or portable modular building in conformity with the Uniform Building Code may be used as a temporary office. Only permitted during construction when permits have been issued for permanent facilities up to a maximum 18 months.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utility Transmission Lines, Communication Facilities, Other Public Utilities</strong></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Includes emergency communications repeater station.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Vocational School</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>A secondary school at which students are trained in a trade or skill to be pursued as a career.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

P = Permitted, C = Conditionally Permitted, N = Not Permitted, AUP = Community Development Director Approval Required, Not Listed = Not Permitted
3.14 NON-RESIDENTIAL DEVELOPMENT STANDARDS

The purpose of the non-residential development standards is to ensure new development is consistent with Atascadero’s community values and character and to provide a clear set of standards to developers, property owners, architects, and designers. These standards serve as the zoning code for non-residential development within the Specific Plan area. The standards are the primary design criteria that the City’s Design Review Committee (DRC), City staff, and the Planning Commission CUP process will use to evaluate project proposals. Development standards expedite the planning review process by clearly stating the community’s expectations for quality design of new development. Consistency with community character, compatibility with surrounding properties and uses, livability, and long-term vitality will guide the evaluation of non-residential development proposals. These may be supplemented by project covenants, conditions, and restrictions (CC&Rs).

Parks (ER-REC) and Open Space (ER-OS) designations are subject to minimal development standards as described on Table 3.19. Agriculture (ER-AG) lot development standards are described in Table 3.16, Table 3.19, and in Section 6 - Conservation and Open Space.
# Zoning/Land Use and Development Standards

## Table 3.19 Non-Residential Development Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>ER-CREC Resort/Hotel</th>
<th>ER-MU Commercial Uses Only</th>
<th>ER-OS</th>
<th>ER-AG</th>
<th>ER-REC</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Development Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>Hotel = 220,000 sf</td>
<td>Resort = 120,000 sf + existing structures</td>
<td>15,000 sf max.</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Setback From Street</td>
<td>20’</td>
<td>20’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>20’</td>
<td>20’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>20’</td>
<td>10’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>Distance Between Buildings</td>
<td>15’</td>
<td>15’</td>
<td>25’</td>
<td>25’</td>
<td>10’</td>
<td></td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>See AMC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height/Stories</td>
<td>Hotel: Three- (3-) story max. Resort: Two- (2-) story max.</td>
<td>25’ max.</td>
<td>25’ max.</td>
<td>Cell tower 60’ max.</td>
<td>25’ max.</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>1. Shall be equal or greater than the size of total non-residential footprint and installed prior to occupancy. 2. ERSP Resort/Hotel areas shall be screened from adjacent residential properties with evergreen shrubs and trees. 3. Screening shall be placed no further than 10’ away from the property line where adjacent to a residential property. 4. Turfgrass is prohibited except for hotel/resort event lawn(s) and recreational areas. 5. No lawn area shall be less than 8’ wide. 6. Palm trees, red colored mulch, and lava rocks are prohibited. 7. Landscape plan shall be reviewed with CUP. Refer also to AMC commercial site landscape standards</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>1. Exposed surface of retaining walls shall be no higher than an average of six (6) feet. 2. Walls higher than 6’ require an Administrative Use Permit (AUP). An AUP may be approved if the applicant can demonstrate the need for a higher average retaining wall height in order to protect environmental resources (e.g. near creeks, protected native trees) or at corners. 3. Subsequent walls shall be set back a minimum of five feet (5’) or equal to or greater than the height of the preceding retaining wall, whichever is greater. Exposed setback terraces shall be landscaped. 4. Retaining wall materials shall be limited to stone or tumbled gravity wall materials. Concrete block walls that are covered with plaster or are used for retention may be permitted subject to HOA ARC approval. 5. Retaining walls shall be divided into terraces with variations in plane and include landscaping to break up the length of walls and to screen them from view. 6. Retaining walls shall incorporate a three-foot recessed offset feature every thirty (30) feet, or other methods of articulation.</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

All numbers are minimums unless otherwise noted. For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9. These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.19 Non-Residential Development Standards  
Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>ERSP Land Use/Zoning Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>ER-MU, ER-CREC (Hotel) and Eagle Ranch Streets</strong></td>
</tr>
<tr>
<td></td>
<td>Pole and Bracket Shown = Philips LUMEC</td>
</tr>
<tr>
<td></td>
<td>DOS, PC-1A-TS, AM8W-14</td>
</tr>
<tr>
<td></td>
<td>Luminaire shall be downward-facing</td>
</tr>
<tr>
<td></td>
<td>Fixture shall be black</td>
</tr>
<tr>
<td></td>
<td>Maximum lumens = 9,500</td>
</tr>
<tr>
<td></td>
<td>12’ minimum to light source</td>
</tr>
<tr>
<td></td>
<td>Developer shall match or use similar</td>
</tr>
<tr>
<td></td>
<td>Street lights shall feature a full cutoff or fully shielded design to control night sky light pollution.</td>
</tr>
<tr>
<td></td>
<td>See Figure A-2 in Appendix A for conceptual street lighting locations.</td>
</tr>
</tbody>
</table>

### Architectural/landscape Lighting

1. Upward-aimed building façade lighting shall not exceed nine hundred (900) lumens.
2. All upward-aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
3. Building façade lighting shall be fully shielded, and mounted as flush to a wall as possible.
4. Building façade lighting shall be fully contained within the vertical surface of the wall being illuminated.
5. Outdoor dining areas, bars, patios, and hotel event lawns may provide ambient string lighting with exposed bulbs.
6. No visible light source, except string lights

### Building Materials

1. Knock down, lace finish, and skip trowel plaster applications are prohibited. Refer to Appendix A for other encouraged and discouraged materials.

All numbers are minimums unless otherwise noted.
For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9.
These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.19 Non-Residential Development Standards Continued

<table>
<thead>
<tr>
<th>Standard</th>
<th>ERSP Land Use/Zoning Category</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Monument Signage</strong></td>
<td>ER-CREC (Hotel and Resort)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Standard</strong></th>
<th><strong>Details</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Maximum sign area for hotel monument sign = 120 square feet. Sign face limited to 50 square feet.</td>
</tr>
<tr>
<td>2.</td>
<td>Maximum five (5) monument signs permitted per ER-CREC designated area (includes on- and off-site). See Figure A-11 for conceptual locations.</td>
</tr>
<tr>
<td>3.</td>
<td>Required elements/dimensions identified in the following graphic:</td>
</tr>
<tr>
<td><strong>Wayfinding, Directional, Gateway, Street Signs</strong></td>
<td>1. Shall comply with the intent of the design guidelines provided in Appendix A.</td>
</tr>
<tr>
<td><strong>Wall Signs</strong></td>
<td>1. Maximum 300 sf total wall sign area</td>
</tr>
<tr>
<td>2.</td>
<td>Shall be individual letters that may be internally lit.</td>
</tr>
<tr>
<td>3.</td>
<td>Maximum 36&quot; tall letters</td>
</tr>
<tr>
<td>4.</td>
<td>Maximum of two (2) wall signs permitted.</td>
</tr>
<tr>
<td><strong>Hotel Pylon Sign</strong></td>
<td>1. 12-sided pylon sign is permitted with visual analysis proving visibility from southbound 101 based on the proposed location.</td>
</tr>
<tr>
<td>2.</td>
<td>Maximum 50’ tall.</td>
</tr>
<tr>
<td>3.</td>
<td>Maximum 150 sf per sign face (excludes base structure) (maximum 2 sign faces per highway facing side).</td>
</tr>
<tr>
<td>4.</td>
<td>Internally lit signs shall be designed so that only the logo and copy are illuminated.</td>
</tr>
<tr>
<td>5.</td>
<td>Copy shall be limited to logo and name.</td>
</tr>
<tr>
<td>6.</td>
<td>Materials shall be consistent with the architectural character/design of the hotel.</td>
</tr>
</tbody>
</table>

All numbers are minimums unless otherwise noted.
For regulations not covered in this code, refer to the City of Atascadero Municipal Code Title 9.
These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
3.15 NON-RESIDENTIAL FENCING

The following tables include fencing development standards applicable to non-residential areas. These standards are intended to foster visual harmony and ensure compatibility between agriculture, open space and residential properties.

**Prohibited Fencing**

Concrete block walls, stone walls, chain link, razor wire, vinyl fencing, solid wood fencing at property line, pipe rails, temporary fencing except construction related fencing. Concrete block walls that are covered with plaster or are used for retention may be permitted subject to HOA ARC approval.

---

### Table 3.20 Ranch Fencing

**Fencing Standards** *(See Figure 3-7)*

<table>
<thead>
<tr>
<th>Intent</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ranch fencing is permitted within the ER-AG designated areas.</td>
<td>Ranch fencing is intended to separate private property from ranch property. Fence is offset from residential property line to discourage animals from pushing against private property fences and/or eating vegetation on residential lots. Fence shall be installed and maintained by the ranch operator.</td>
</tr>
<tr>
<td>2. Ranch fencing is intended to separate private property from ranch property. Fence is offset from residential property line to discourage animals from pushing against private property fences and/or eating vegetation on residential lots. Fence shall be installed and maintained by the ranch operator.</td>
<td></td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>5’ tall maximum</td>
</tr>
<tr>
<td><strong>Setbacks</strong>                                                               1. 3’ minimum setback from residential property line, street rights-of-way, public access easements, and trails.</td>
<td></td>
</tr>
<tr>
<td><strong>Materials</strong>                                                              1. 3- or 4-strand barbed wire with metal T-posts.</td>
<td></td>
</tr>
<tr>
<td>2. Split-rail wood</td>
<td>These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.</td>
</tr>
</tbody>
</table>

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### Table 3.21 HOA Open Space and Recreation Fencing

**Fencing Standard**

<table>
<thead>
<tr>
<th>HOA Open Space Fencing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Applies to ER-OS and ER-REC designated areas.</td>
<td></td>
</tr>
<tr>
<td>2. Fencing shall be reviewed by the HOA ARC.</td>
<td></td>
</tr>
<tr>
<td>3. Not required along roadways or trails. However, HOA may choose to provide fence.</td>
<td></td>
</tr>
<tr>
<td>4. Fencing shall not be used to gate trails or prohibit public access.</td>
<td></td>
</tr>
<tr>
<td>5. Trail and ER-REC fencing shall follow standards identified in ER-R1 property line fencing - <em>Table 3.8 and Figure 3-5.</em></td>
<td></td>
</tr>
<tr>
<td>6. Other fencing shall follow standards identified in ranch fencing - <em>Table 3.20.</em></td>
<td></td>
</tr>
</tbody>
</table>

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
### Table 3.22 Hotel/Resort/Village Center Fencing

<table>
<thead>
<tr>
<th>Fencing Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applies to ER-CREC and ER-MU (non-residential)</strong></td>
</tr>
<tr>
<td>1. Fences shall be subject to appearance review through CUP</td>
</tr>
</tbody>
</table>

**Hotel Fencing**
1. Fencing shall be reviewed as part of the Conditional Use Permit.
2. Fencing shall have same architectural character as the primary hotel structure.
3. Pool fencing shall be provided (if applicable).
4. Hotel fencing, where provided, shall be consistent with the fencing requirements identified in Tables 3.8 - 3.14.

**Resort Fencing**
1. Fencing shall be reviewed as part of the Conditional Use Permit.
2. Resort fencing, where provided, shall be consistent with the fencing requirements identified in Tables 3.8 - 3.14.

**ER-MU Village Center Fencing**
1. Fencing shall be reviewed as part of the Conditional Use Permit.
2. 6’ tall maximum solid wood fencing may be permitted around private yard.
3. Fencing shall be setback ten (10) feet minimum from sidewalk.

These Development Standards shall prevail where it conflicts with the City of Atascadero Municipal Code.
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4.1 INTRODUCTION

The Eagle Ranch Specific Plan circulation system is designed to provide a functional and efficient circulation network for automobiles, bicyclists, pedestrians, and equestrians. The intent is to provide a rural streetscape character with narrow roads, gravel shoulders, landscaped medians (where appropriate), and trails. The street system is comprised of a network of collector and local residential streets designed to accommodate traffic generated by future residents. All interior roads within the Eagle Ranch Specific Plan area will be maintained by the Eagle Ranch Homeowners’ Association (HOA). The Circulation Plan (Figure 4-1) has been incorporated into the Eagle Ranch Specific Plan (ERSP) consistent with § 65451(a)(2) of the State Government Code.

Based on the policy framework established in Section 2 of this Specific Plan, this section describes the overall circulation plan and standards.

4.2 CIRCULATION PLAN

A hierarchy of connected streets, ranging from primary collectors to local residential streets and private access easements (PAE), will meet the circulation needs of the community. Non-motorized modes of travel, including bicycle and pedestrian travel, are realized by a network of trails and paths. The Circulation Plan (Figure 4-1) illustrates the motorized circulation routes identified for the Specific Plan area.

4.3 ROADWAY CLASSIFICATIONS AND SECTIONS

A variety of street widths and designs within the Specific Plan area will accommodate the range of anticipated traffic volumes and physical conditions. Streets will generally be curvilinear in design to maintain consistency with the overall design theme of the Specific Plan area and the character of the topography. Existing natural features will be incorporated into the right-of-way landscape design and may be augmented by the installation of additional landscape features.

Descriptions and street sections for each street design are provided. All public and private street cross-sections are included in Figures 4-2 to 4-6. The following roadway designations are planned and shall act as the street standards for the Specific Plan area:

- Primary Rural Collector (Main Loop Road)
- Secondary Rural Collector (Resort Loop Road)
- Primary Rural collector with Median (Main Loop Road)
- Local Road
- Private Access Easement (PAE)
4.3.1 Primary Rural Collector (Main Loop Road)

Primary rural collector roads serve as the circulation spine for Eagle Ranch. Two primary rural collectors are proposed, with the first connecting Atascadero Avenue to San Carlos Road and a second east-west connection to Atascadero Avenue (see Figure 4-1). A typical street section consists of a 60-foot minimum right-of-way with one (1) 11-foot-wide paved travel lane in each direction. The remainder of the right-of-way includes a 4-foot-wide minimum or 2-foot-wide minimum unpaved shoulder (see Figures 4-2 and 4-3 for shoulder widths), an 8-foot-wide paved multiuse path, a minimum 5-foot-wide biozone separating the multiuse path from the paved travel lane, and landscaping. Where a primary rural collector includes a median, the remainder of the right-of-way includes 2-foot-wide unpaved shoulders, a minimum 5-foot-wide biozone separating the multiuse path from the paved travel lane, a variable width drainage swale separating the two (2) paved travel lanes, an 8-foot-wide paved multiuse path, and landscaping.
Street right-of-ways and cross-sections can separate and/or flare near intersections to accommodate project entry features and turn lanes as necessary. Curve widenings will be included, as deemed necessary, and will be part of the final design. In order to retain the rural character of the street, no curbs or gutters are provided. Biozones are proposed in place of turf planting strips in order to collect runoff, filter pollutants, allow for infiltration, and provide visual interest. Median trees shall be limited to a palette of small-diameter trees. Residential lots that take access off of a primary rural collector are required to enter the street in a forward manner. This will require private driveways to incorporate a hammer-head, semi-circular, or other design solution that allows for vehicles to turn around on the property prior to entering the primary rural collector.

Figure 4-2 Primary Rural Collector (Main Loop Road)

Figure 4-3 Primary Rural Collector with Median (Main Loop Road)
4.3.2 Secondary Rural Collector (Resort Loop)

Secondary rural collectors are streets that are intended to collect vehicles from local streets and then distribute them to primary rural collector roads. A typical street section for secondary rural collector streets consists of a 50-foot-wide right-of-way with one (1) 11-foot-wide paved travel lane in each direction. The remainder of the right-of-way includes 4-foot-wide minimum unpaved shoulders (see Figure 4-4). Street right-of-way and street cross-sections can flare near intersections to accommodate neighborhood gateways and turn lanes as necessary. Curve widenings will be included, as deemed necessary, and will be part of the final design. In order to retain the rural character of the street, no curbs or gutters are provided. Bicycles shall be permitted to utilize travel lanes on secondary rural collectors within the Specific Plan area.

*Figure 4-4 Secondary Rural Collector (Resort Loop)*
4.3.3 Local Road

Local roads provide direct access to individual homes and private access easements. These streets are designed to discourage through-traffic and promote low speeds. A typical street section consists of a 50-foot-minimum right-of-way, with one (1) 10-foot-wide travel lane in each direction and a 4-foot-wide shoulders. The remaining right-of-way can be asymmetrically distributed on either side of the street, with a minimum of 5 feet on one (1) side (Figure 4-5). To maintain the rural character of the roadways, curbs and gutters are generally discouraged. However, curbs shall be permitted on all streets as needed to control drainage. Curve widenings will be included, as deemed necessary, and will be part of the final design. Pedestrians are permitted on right-of-way shoulders. Bicycles shall be permitted to utilize travel lanes on local roads.

Figure 4-5 Local Road
4.3.4 Private Access Easement (PAE)

Private Access Easements (PAE) provide direct access to clusters of not more than fifteen (15) residential lots, but they do not provide for through-traffic. A typical cross-section consists of a 30-foot-wide minimum easement with a 18-foot-wide paving section and 1-foot drivable shoulders allowing for a minimum 9-foot-wide paved travel lane in each direction. Ortega Road shall include a 20-foot wide paved section. A 5-foot wide biozone will be provided on one side to improve water run-off quality (*Figure 4-6*). Each PAE will end in either a cul-de-sac or “T”-shaped (or hammerhead-shaped) paved turnaround area that may also provide access for private driveways to individual lots. The determination of the use of cul-de-sac or hammerhead at the end of each PAE will depend on construction feasibility including slope, preservation of native trees, and other site constraints. Circular cul-de-sacs shall be installed whenever feasible, as determined on a case by case basis by the City Engineer. An illustration with minimum standard dimensions for these turnaround areas is found in *Figure 4-7*. Corner lots shall take access off of the PAE. PAE’s are privately owned and maintained by the HOA.

*Figure 4-6 Private Access Easement (PAE)*

*Slope, paved width, and material standards identified on applicable vesting tentative map*
4.3.5 Private Driveways

Private driveways provide access through an owner’s lot to their residence from any of the Specific Plan area roadways previously described. Maintenance of private driveways will be privately funded. Private driveways are subject to design review and shall be reviewed by the HOA ARC. Private driveway development standards are found in Table 3.5 and design guidelines are found in Appendix A.

4.3.6 Ranch Roads

Several miles of unpaved ranch roads exist within the Specific Plan area. It is the intent to use portions of these roads for continuing agricultural operations and for fire/maintenance access if needed. These roads will not be open/accessible to the public. No improvements beyond general ranch maintenance are proposed for these roads. Select roads may be used as trails where marked by signage.
4.3.7 Emergency/Fire Access

Two emergency/fire access roads are proposed within the Specific Plan area. The first provides access from the primary rural collector to Ortega Road. The second provides access to Atascadero Road. Both access points will be gated and closed off to through-vehicle traffic. Pedestrian and non-motorized traffic will be permitted. Turnarounds at each side of the gates shall meet minimum Fire Department standards. The Eagle Ranch HOA shall maintain emergency access roads located within the Eagle Ranch Specific Plan area.

4.3.8 Off-Site Roads

Some project frontage roads, such as San Rafael Road and Atascadero Avenue, may require improvements such as shoulders, pedestrian pathways, bikeways, and curve widening or overlay to meet current City standards. Final road improvements will be developed in accordance with current City Standard Engineering Plans and Specifications as practical. Refer to Appendix D for a list of public and quasi-public improvements.
4.3.9 Roundabouts

Roundabouts are intersection control devices that aid in calming traffic and reducing pollution emissions by reducing idling vehicles. They also can reduce traffic delays and movement through intersections (otherwise controlled by stop sign or signalization). These circular intersections are designed to channel vehicles in a counter-clockwise direction through an intersection without the use of traffic signals or stop signs. Traffic speeds are typically reduced to 15 mph to 20 mph or less without compromising safety or efficiency.

There are three (3) roundabouts proposed within the Specific Plan area. Their locations are referenced on the Circulation Plan (Figure 4-1). An illustration of a roundabout is shown below in Figure 4-9.

Figure 4-9 Roundabout Illustration
4.3.10 Gateways and Access Points

Eagle Ranch lots will be accessible by a combination of 10 access points and gateways. This includes emergency access, driveway access to lots via existing roads, primary gateways, and secondary gateways.

The Specific Plan area is accessible from the following locations that connect to the City’s existing circulation system:

- The Atascadero Avenue south entry (primary) - includes entry monumentation - see Figure A-5
- The Atascadero Avenue north entry (primary) - includes entry monumentation - see Figure A-4, A-8
- The San Carlos Road entry (secondary) - includes entry monumentation - see Figure A-6, A-9
- The upper San Diego Road entry (local) - includes entry monumentation - no design proposed in Specific Plan
- The San Rafael Road entry (local) - no design proposed in Specific Plan

Appendix A includes conceptual direction regarding the location and design features associated with project site gateways and access.
4.4 TRAIL NETWORK

Consistent with the Circulation Element's goal of promoting alternative modes of transportation, this Specific Plan includes bicycle, pedestrian, and equestrian circulation routes which provide access throughout the interior of the planning area and connect to the existing pedestrian and bicycle network outside the area. Approximately 17 miles of trails will be accessible to the public and Eagle Ranch homeowners. The ERSP includes four (4) different trail classifications as described below. The conceptual trail network is shown in Figure 4-11 Trail Network Plan. The following section describes planned walking, biking, and equestrian trails in more detail.
Multiuse Path

A multiuse path provides bicycle and pedestrian travel on a paved right-of-way, separated from any street. Equestrians are not permitted on multiuse paths. Approximately 3.7 miles of multiuse paths are proposed within the Specific Plan area and will be located adjacent to a primary rural collector. Multiuse paths include an 8-foot-wide paved travel surface and 2-foot-wide shoulders on both sides, or a 2’ shoulder on one side and a 5’ minimum biozone on the other side (refer to Figures 4-12, 4-13, and 4-14.) The Eagle Ranch HOA will be responsible for maintaining multiuse paths within the Specific Plan area.
**Figure 4-13** Trail Section: Multiuse Path Adjacent to Unpaved Trail

**Pedestrian/Equestrian Divider Fence**

To improve safety for trail users on multiuse paths adjacent to unpaved trails, a pedestrian/equestrian divider fence should be provided. This fence should be placed between the two trails when they are closer than eight (8) feet apart. Pedestrian/equestrian divider fences shall be comprised of a 36” high wood post and rail fence that includes two (2) wood rails. The specific location of trail fencing will be determined during the implementation of trails, which will be in connection with maps recorded as part of development under the Specific Plan.
Figure 4-14  Trail Section: Multiuse Path and Unpaved Trail Adjacent to Roadway
Unpaved Trails

An unpaved trail permits a variety of users including equestrians, mountain bikers, walkers, and joggers. Unpaved trails are provided within open space areas and connect residential neighborhoods to Specific Plan area amenities such as the Village Center. Approximately 10.1 miles of unpaved trails are proposed. When the trail location corresponds to the location of an existing ranch road/trail, the existing improvement will stay. Dirt trails within the Eagle Ranch HOA Open Space will be maintained by the HOA. In sensitive areas, trails may be reduced to 3-feet wide. The ALPS Connector Trail (see Figure 4-11) is an unpaved trail within the Agriculture (ER-AG) zone that will also be maintained by the HOA. The Hwy 101 Trail (see Figure 4-11) is an unpaved trail located within the Agriculture (ER-AG) zone that will be maintained by the ranch operator.

Figure 4-15 Typical Trail Section: Unpaved Trail
Multiuse Path Along Atascadero Avenue

A multiuse path, including an 8-foot-wide paved travel surface and 2-foot-wide shoulders on both sides, will be provided along western portions of Atascadero Ave (the project side of the street) between San Rafael Road and Santa Barbara Road. Figure 4-16 illustrates a typical section for these portions of Atascadero Avenue. Equestrians are not permitted on multiuse paths.

Figure 4-16  Trail Section: Multiuse Path Along Portions of Atascadero Avenue Looking South
National Forest Service Connector Trail Easement

An approximately 2.7-mile trail easement through Eagle Ranch, referred to as the National Forest Service (NFS) Connector Trail Easement, is proposed within the northwestern portion of the Specific Plan area (Figure 4-11). This trail will link to the Los Padres National Forest. This unpaved trail should be three (3) feet in width or less in order to navigate steep terrain and sensitive areas. To keep the trail as maintenance-free as possible, it should be designed to have a grade/slope of five (5) percent or less and not exceed grades greater than twelve (12) percent where a steeper grade is necessary. The trail may require a pedestrian bridge for a creek crossing and should blend in with the site character and slopes as much as possible. Only the easement dedication is proposed as part of the Eagle Ranch Specific Plan. The National Forest Service Connector Trail on Eagle Ranch property will be installed and maintained by a governmental or non-governmental organization (NGO). Precise trail easement to be prepared at time of trail construction and should be located within the area identified by the NFS Connector Trail Easement Corridor Boundary (see Figure 4-11).

Figure 4-17  Trail Section: National Forest Service Connector Trail Easement
**Trail Implementation**
The following steps for construction and maintenance of the trails at Eagle Ranch shall be followed:

1. Developer builds trail system (except the National Forest Service Connector Trail).
2. Developer offers City a trail easement.
3. City accepts offer of easement dedication within 60 days.
4. HOA maintains the trail (except NFS Connector Trail).
5. City indemnifies the underlying land owner to protect the HOA and Ranch against claims for accidents or injury occurring on a public amenity.

### 4.4.1 Trail Staging/Park and Ride Area

A trail staging area is proposed near the Atascadero Avenue/Santa Barbara Road entry (see Figure 4-18). This public staging area is intended to accommodate equestrians, bicyclists, and walkers who wish to access the 16.5 miles of trails within Eagle Ranch. The staging area may include amenities such as pull-through equestrian vehicle parking, standard-sized vehicle parking, hitching posts, fencing, trail signage, and 20 Park & Ride spaces. Required trail staging amenities are listed below Figure 4-18. Overnight parking is not permitted.
Required Trail Staging Amenities

- Minimum 20 car parking spaces
- Minimum 6 trailer parking spaces
- Trail signage map
- Non-paved parking surface
- Picnic tables
- Single-stall restroom
- Trash cans
- Drought-tolerant landscaping
- Perimeter fencing
- “Mutt Mitt” dispenser
- Minimum 20 designated “Park and Ride” spaces
- Minimum 4 Bike racks/lockers
- Water connection and meter

Figure 4-18  Trail Staging Area Conceptual Illustration
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INFRASTRUCTURE, UTILITIES, AND SERVICES
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

**MAP FEATURES**
- Proposed Water Line (8")
- Existing Water Line (varies from 6" to 12")
- Temporary Water Line (8")
- Lots Served by Existing Water Lines
  - Proposed Water Tank
  - Existing Water Tank
  - Point of Connection
  - Proposed Booster Pump (constructed during Phase 3)

*NOT TO SCALE*
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.
INFRASTRUCTURE, UTILITIES, AND SERVICES

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.
- No buildings or structures shall be allowed over the easement. Landscaping, except for trees or deep rooted vegetation, is permitted over the easement.

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.
CONSERVATION AND OPEN SPACE
Adapted from the Santa Lucia Preserve
6.1 INTRODUCTION

The Eagle Ranch Specific Plan (ERSP) incorporates a significant amount of open space and parkland area for the use and enjoyment of local residents (refer to Figure 6-2). These areas create visual tranquility and provide a sense of calm, while the park and trail systems provide opportunities to promote a healthy community through exercise, play, and social interaction. The characteristics and elements included within these areas are described in the following sections.

6.2 PARKLAND

The City of Atascadero Municipal Code requires a minimum of five (5) acres of parkland per 1,000 residents (Section 11-7.05). The same is true for the Atascadero General Plan under Goal LOC 11, Policy 11.1, Program 4. Based on the estimated 587 Specific Plan area dwelling units at 2.25 people per unit, a total of 6.6 acres of parkland is required. The Specific Plan area meets this requirement by providing approximately 19 acres of parkland in the form of a neighborhood park (7.4 acres), equestrian and bicycle staging area (1.4 acres - excludes park-and-ride lot), and multiuse paths (3.6 acres). Parkland facilities (ER-REC) are illustrated in Figure 6-1. Final sizing and location of parkland facilities will be determined during the Tentative and Final Mapping stages.

One centrally located public park will be offered for dedication to the City of Atascadero and will serve as a neighborhood focal point and provide recreational opportunities. This privately maintained public park is intended for passive uses that tend to be more subdued, such as limited turf areas, walkways and paths, picnic and seating areas, restroom, parking, a small amphitheater, and a playground. Parking for this area may be located at the Village Center and as on-street parking on surrounding collector and local roads. A dog waste bag (mutt-mit) dispenser should be installed in the public park to reduce pollutants in stormwater runoff and also at the northern and southern Atascadero Avenue entries, the San Carlos entry, the entry at upper San Diego Road, and any other appropriate locations along the multiuse path (HOA-maintained). See Figure 6-1 for a conceptual illustration of the public park and §6.2.1 for required program elements.

<table>
<thead>
<tr>
<th>Total Permitted Specific Plan Units</th>
<th>Average Persons Per Unit</th>
<th>Total People</th>
<th>Municipal Code Dedication Requirements (5 ac/1,000 ppl)</th>
<th>Parkland &amp; Other Public Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>587 Primary Units</td>
<td>2.25 people/unit¹</td>
<td>1,321 people</td>
<td>6.6 acres</td>
<td>12.4 acres* (7.4-acres park, 1.4-acres staging area, 3.6 -acres multiuse paths)</td>
</tr>
</tbody>
</table>

¹Source: Atascadero Municipal Code Section 11-7.05

*Excludes unpaved trails and staging area park-and-ride lot
6.2.1 Public Park

The neighborhood park serves the Specific Plan area and the following amenities shall be included as part of program (as shown in Figure 6-1 above):

**Required Park Program Elements**

- Parking - minimum of 15 spaces and 1 ADA space. May be provided on-street, within the park, and/or joint use with adjacent commercial.
- Public restroom (2 flush toilets minimum)
- Group picnic area with shade structure that accommodates 4 picnic tables and a group bbq
- 7 additional picnic tables throughout park
- Playground with equipment for ages 2-5 years and 5-12 years
- Bike racks and trash receptacles.
- Two separate turf areas for passive recreation.
- Provision of an ADA accessible path around the playground and turf areas
- Entry signage, split-rail fencing along street frontages, and landscaping
- Trailheads and signage for pedestrian-only hiking trails.
6.3 OPEN SPACE AND AGRICULTURE

The majority of the 3,457-acre Eagle Ranch Specific Plan (ERSP) area is proposed to remain as open space and agricultural operations. Approximately 74.2%, or 2,563.6 acres, of open space is proposed throughout the Specific Plan area.

Open space within the Specific Plan area includes passive open space, agricultural operations, woodlands, open grassland, seasonal creeks, slope areas, scenic vistas, and No-Build areas. Agriculture areas will also include activities such as cattle and sheep grazing, and equestrian facilities. Tree replacement and wetland mitigation may also occur within open space areas where appropriate.

Central to the design of the Specific Plan area is the attempt to maximize the number of lots that have direct visual access to adjoining open space. In addition, visual corridors have been reserved at street ends and where practical, internal roadways have been aligned to maximize views of the surrounding open space from within the development area.

Open Space Interface

Open space areas are a visual amenity. Open space viewsheds have been maintained by placing roadways adjacent to open space boundaries when appropriate. Accessibility to open space areas will be provided via designated pathways and trails allowing these areas to be enjoyed by residents and visitors. Fencing along open space boundaries and through open space areas, such as along unpaved trail corridors, shall be an open view-type to maintain the visual open character of these areas per Table 2.1.

Permanent open space is broken primarily into two categories within the Specific Plan area. These areas include:

- Homeowners’ Association Open Space (HOA Open Space)
- Private Open Space (No-Build area)

6.3.1 Homeowners’ Association Open Space (ER-OS)

Homeowners’ Association Open Space (HOA Open Space) refers to open space lands that are owned and maintained by the Eagle Ranch HOA. These open space areas are comprised of 809.6 acres. Residents and the general public will have limited access to these lands via a network of trails throughout the Specific Plan area. The HOA will be responsible for fuel modification and trail maintenance. Figure 6-2 illustrates the location of ER-OS open Space.
6.3.2 Private Open Space (No-Build area)

Private open space consists of land within a private parcel that is subject to specific development restrictions and will be retained as open space by the property owner in perpetuity (see Figures 6-2 and 6-3). These areas are identified as “No-Build” areas. Development standards for No-Build areas are identified in Table 3.5.

The No-Build area regulates the developable portion of a lot in order to protect woodland habitat, riparian habitat, and steep slopes. Consistent with Table 3.5 of the Specific Plan, property owners are not permitted to develop or grade any portion of the property past the No-Build area line including, but not limited to, second residential units, pools, solid fences, storage sheds, farm animal pens, chicken coops, art studios, BMX courses, patios, outdoor showers, irrigated crops, decks, greenhouses, driveways, and garages. Hooved animals are also prohibited in the No-Build area except for the specific purpose of weed abatement for fuel modification/fire suppression; for this purpose only they are permitted in the No-Build area for a maximum of three (3) months per year. Permitted uses/activities are limited to natural surface/dirt walking trails and landscaping. Pedestrian crossings may be permitted to developable portions of the property if it is determined to be consistent with the requirements of appropriate state and federal resource regulatory agencies with jurisdiction over applicable resources. Waterway and wetland crossings may require additional environmental or supplemental City review processes.
6.3.3 Agriculture (ER-AG)

Part of the vision for the ERSP is to continue agricultural ranching operations on Eagle Ranch. Continued grazing is permitted within designated Agriculture (ER-AG) areas throughout Eagle Ranch (Figure 6-2). Grazing will be contained through a series of fences that will be installed and maintained by Ranch operators, including the placement of barbed-wire fencing adjacent to the rear property line (setback 3’ minimum) of residential lots adjacent to Agriculture. Public access through areas designated as Agriculture (ER-AG) shall be limited to the National Forest Service Connector Trail easement, the ALPS Connector Trail, and the Hwy 101 Trail (see Figure 4-11). These limitations are in order to maintain the integrity of ranching operations, to avoid trespass enforcement issues, and to discourage damage to ranch facilities and fences. See Table 3-16 for a list of permitted residential units allowed in the ER-AG zone.
6.4 NATIVE TREE REMOVAL

To protect the rural character of the Eagle Ranch community, and consistent with City General Plan policies, development within the Specific Plan area aims to protect the existing native trees and native woodlands to the greatest extent practical.

Except as otherwise noted below, native tree removal requirements and identified protected tree species shall be in accordance with City standards (Atascadero Municipal Code (AMC), Native Tree Ordinance).

6.4.1 Vacant Lots and Native Tree Removals for Construction

a. Residential Single Family Estate Lots (ER-R1):

1. Native tree removals for ER-R1 zoned residential estate lots within the Specific Plan area will be reviewed by the Community Development Department staff and/or the City Planning Commission at time of building permit or special use permit submittal. Tree removal permits shall be processed in accordance with the Atascadero Municipal Code Native Tree Ordinance. Early consultation with Community Development staff regarding tree removal is strongly encouraged.

2. When considering tree removal requests the City shall take into consideration the recommended maximum removals as identified in Appendix B of the Specific Plan. The number of potential tree removals noted on this map in Appendix B has been estimated based on tree coverage on each lot and shall serve as a guideline only. Efforts shall be made to protect native trees and minimize native trees impacts whenever practical.

3. Native trees shall not be removed from vacant lots unless and until a tree removal permit has been approved and issued by the City of Atascadero, and mitigation has been determined.

4. Native tree removals shall be mitigated in accordance with the Atascadero Native Tree Ordinance through either payment of mitigation fees or replanting. In order to provide flexibility for individual lot owners, native tree mitigation bank areas will be identified on the Eagle Ranch property and may be used to meet mitigation requirements for trees removed within the Eagle Ranch Specific Plan area, including residential lot development.

b. A tree removal permit processed in conjunction with the Eagle Ranch Vesting Tentative Tract Map shall authorize the removal of native trees associated with collector and local roads, and graded pad development including the Village Center, Highway Commercial site (ER-CREC-Hotel), and the ER-R2 graded pad lots.

1. Trees authorized for removal with the Tentative Tract Map shall not be removed from the site until subdivision improvement plans have been issued for grading and construction of improvements for that phase.

2. Efforts shall be made to preserve native trees and minimize native trees impacts whenever practical.

3. Any additional removals not approved with the Tentative Tract Map grading plans are subject to a tree removal permit in accordance with the Atascadero Native Tree Ordinance. This includes tree removals associated with the Private Access Easement roads, any substantial modifications to road locations, and any additional grading in areas not previously approved with the Tract Map.

4. Minor modifications to road prisms shown on the Tentative Tract Map may be necessary during the development of construction documents in order to provide superior design. Tree removals in the adjusted road prisms may be permitted by City staff provided that the total number of removals is in substantial conformance with the Tree Removal Permit approved by City Council with the Tentative Map.
5. Native tree removals shall be mitigated in accordance with the Atascadero Native Tree Ordinance through either payment of mitigation fees or replanting. Replanting shall be done either on the subject site of the removal, or within tree mitigation banks on the Eagle Ranch property.

6. Required replacement planting is permitted to occur within Eagle Ranch within a designated native tree mitigation bank. The location of the mitigation bank will be located within ER-OS area(s). The precise location shall be identified by a certified arborist and shall have water availability. Mitigation banks shall be maintained and monitored for a period of five (5) years to ensure required survival rates are met for new trees.

7. Replacement planting shall be bonded for prior to removal, and installation of new trees shall be completed within one (1) year of the tree removal.

6.4.2 Post-Construction Native Tree Removals

Existing native trees found within the Specific Plan area are viewed as a major contributing factor of the rural character envisioned for the Eagle Ranch community. To ensure the continuation of this rural character, residential single family property owners shall meet the following requirements regarding post-construction native tree removals:

a. No property owner within Eagle Ranch shall be allowed to remove native trees on their property without first acquiring a Tree Removal Permit from the City, including a plan for mitigation of the removed tree. This requirement for obtaining Tree Removal Permits will continue to be enforced after the initial development of the parcel. Post-construction tree removals are subject to the same requirements as pre-construction removals.

b. Any property owner found to have removed a native tree on their property without acquiring the proper Tree Removal Permit(s) from the City, will be required to mitigate with double fees or double replantings, in addition to payment of tree removal permit fees established by the City.

6.5 CREEKS

Several creeks/watercourses are located within the Specific Plan area. These small watercourses are unnamed and often appear insignificant, but are an integral component to the overall watershed network. They also absorb significant amounts of rainwater and runoff that are vital to groundwater recharge, pollution reduction, wildlife habitat, and flood control.

Properties on Eagle Ranch with jurisdictional waters located outside of the No-Build area, or where a watercourse runs within a No-Build area but could be impacted by development, may be subject to additional development regulations and additional permits. As determined to be appropriate by the City, these areas may be extended to include all jurisdictional waters through a full Jurisdictional Determination conducted by a qualified biologist. Therefore, 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. Leach fields will be setback at least 200 feet from regional drainage basins and at least 100 feet from streams designated as jurisdictional waters.
6.6 FUEL MODIFICATION/VEGETATION MANAGEMENT

Property owners shall implement a fuel modification/vegetation management plan in order to provide a minimum of 100 feet of defensible space from any structure, 50 feet of defensible space from all property lines, and 10 feet from all driveways or access easements (see Figure 6-4). This distance may be increased at the discretion of the Fire Department, due to slope, fuel type, or other condition where it is determined that 100 feet does not provide an adequate separation between a structure and vegetative fuels. These 100-foot fuel management zones are measured from the building(s) and must be maintained by the property owner, Ranch operator, or the Homeowners’ Association. Additionally, access easements may need to be provided between lots located at the end of certain shared driveway turnarounds in order to allow access to open space areas by the Fire Department. These are identified on the applicable vesting tentative map.

Creating and maintaining defensible space is essential for increasing a home’s chance of surviving a wildfire. It is the buffer between a structure and the plants, brush, and trees or other items surrounding the structure that could catch fire. This space is needed to slow the spread of wildfire and improves the safety of firefighters defending a home.

Creating defensible space through vegetation management does not include removal of native trees. Trees shall be protected and only dead branches or limbs in close proximity to structures shall be removed. Creeks, wetlands, and sensitive habitats shall be protected. Vegetation removal shall not be done in sensitive environments such as creek banks or wetlands, unless permits from reviewing agencies are obtained prior to any removal of vegetation in jurisdictional areas.

Private open space (No-Build areas) are subject to the same requirements for maintenance of defensible space in proximity to structures, property lines, and accessways. Grasses and other ladder fuels shall be removed, provided that the area is not in sensitive habitats such as creeks and wetlands. Creeks banks, wetlands, and other jurisdictional areas are protected and therefore not required to meet standard fuel management specifications.

The following guidelines should be implemented by property owners to create defensible space in addition to the requirements set forth in Atascadero Municipal Code:

3. Remove dead plants, grass, and weeds.
4. Remove dead or dry leaves from yard, roof, and rain gutters.
5. Remove dead branches that hang over roofs. Keep branches ten (10) feet away from chimneys.
6. Relocate exposed woodpiles away from any structure unless they are completely covered in a fire-resistant material.
7. Remove or prune flammable plants and shrubs near windows.
8. Remove vegetation and items that could catch fire from around and under decks.
9. Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, swing sets, etc.
10. Cut or mow annual grass down to a maximum height of four (4) inches.
11. Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of four (4) inches if erosion control is an issue.
12. Mow before 10 a.m., but never when it is windy or excessively dry.
13. Protect water quality. Do not clear vegetation near waterways to bare soil. Vegetation removal can cause soil erosion, especially on steep slopes.
A fuel management plan shall be required to be developed for the ER-OS open space areas. The HOA, developer, and ranch owner shall work in conjunction with the City’s Fire department to develop a plan for ongoing vegetation management. This may include grazing of farm animals or annual clearance of specific areas in order to ensure fuel breaks are maintained where necessary.

Figure 6-4 Example of Large Residential Lot with Weed Abatement Areas
Excerpt from the “Log of Eagle Ranch”

Jul 24, 1922—Work progressing on new pump house.
Paid $857 for work on County Road.
Contract let to W. C. Liefeld for 10,000 Shetland and 500 Suffolk.
Contract let to Hutter for laying drain pipe
Contract let for meat Safe and Milk house.
Tile drained field at Horse Barn.
March 7: Contract let to Morgan, Paso Robles for new Barn.
March 9th 10th 11th wet woodshed completed.
Contract let for alterations to horse barn.
March 10 rain & earth quake 3 p.m.
Pump house painted.
Pipeline fixed to new dam.
27 ton new white truck delivered.
Started laying current pipe in alfalfa field.
31st New Stock Barn commenced.
Finished masonry and stone chimney tunnel (st. John Graham reported 29.79 rain in date (end March).
April 4, 1922 finished seeding Kathleen Valley.
5/5 6/5 rain & hail.
Emory wheel & grindstone 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 R. E. peabody's 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
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

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**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
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SPECIFIC PLAN ADMINISTRATION
8.1 INTRODUCTION

The process described below applies to all development proposed within the Specific Plan area. Figures 8-1 through 8-3 are graphic illustrations of this process from design concept to approval of the building permit. Each element of the permit process is described in greater detail in state law, the Atascadero Municipal Code, and applicable City standards.

8.2 DEVELOPMENT REVIEW, PERMIT, AND APPROVAL PROCESS

All development within the Specific Plan area must be consistent with the objectives, policies, development standards, and guidelines of this Specific Plan as well as the City's General Plan. Should inconsistencies arise, the standards and regulations set forth in this Specific Plan shall prevail.

8.2.1 Development Agreements

Development Agreements provide assurances and certainty to both the City and the project applicant that the project may proceed for a specified time in accordance with the policies, rules, and regulations in place at Agreement adoption. Development Agreements are intended to strengthen the public planning process, encourage private participation in comprehensive planning, and provide mutual assurances. A Development Agreement is a legislative act that is approved by resolution. A Development Agreement must be consistent with the General Plan and the Eagle Ranch Specific Plan.

8.2.2 Specific Plan Environmental Review (CEQA)

The Eagle Ranch Specific Plan constitutes a “project” under the California Environmental Quality Act (CEQA), and has been evaluated for its potential to create adverse effects on the environment. To meet CEQA requirements, an Environmental Impact Report (EIR) has been prepared to assess the potential direct and indirect environmental effects associated with the development proposed for the area.

Although the EIR analysis is included in a separate document, it is important to note that the environmental review process has been an integral component of the planning process from the very beginning to ensure the Specific Plan’s sensitivity to environmental concerns. To keep this Specific Plan as concise as possible, much of the environmental data has not been included. For additional information relating to the EIR environmental foundation prepared for the Specific Plan, one should refer to the Eagle Ranch Specific Plan EIR SCH No. 2013051039 (First Carbon Solutions, 2017). A copy of the EIR is available for review at the City of Atascadero Planning Department.

The EIR addresses the development of the Eagle Ranch Specific Plan area as a single project which is projected to be developed in increments over a period of many years. This approach enables the City to comprehensively evaluate the cumulative impacts of the Specific Plan and consider alternatives and mitigation measures prior to adoption of the Specific Plan.
The environmental review of the Specific Plan is also intended to expedite the processing of future projects that are consistent with the Specific Plan. If, when considering subsequent development proposals, the City determines that the proposed development will not result in new effects or require additional mitigation, the City can approve the project without additional environmental review. Or, if there are significant changes proposed to the approved Specific Plan that the City concludes may result in new impacts, any additional environmental review need focus only on those specific areas or topics affected by the change.

Development within the Specific Plan area shall comply with all conditions of approval and mitigation measures identified in the certified Specific Plan EIR (Eagle Ranch Specific Plan EIR SCH No. 2013051039 (First Carbon Solutions, 2017). and any subsequent CEQA document (e.g., Mitigated Negative Declaration, Subsequent EIR, or Supplemental EIR). All residential development consistent with the certified CEQA documents is exempt from any further CEQA analysis pursuant to California Government Code §65457 and CEQA Guidelines §15182. Note that this exemption does not apply if any of the conditions set forth in CEQA Guidelines §15162-64 occur that would trigger the need for a Subsequent EIR, including:

1. Substantial changes are proposed in the project which require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes that occur with respect to circumstances under which the project is undertaken that require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or shows any of the following: The project will have one or more significant effects not discussed in the previous EIR;
   • The project will have one or more significant effects not discussed in the previous EIR;
   • Significant effects previously examined will be substantially more severe than shown in the previous EIR;
   • Mitigation measures or alternatives previously found not to be practical would in fact be practical and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
   • Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
   • Development of lots requiring an Administrative Use Permit or Precise Plan to review impacts to environmentally sensitive areas. Examples of development proposals requiring supplemental review by the City include potential creek crossings, potential for development on steep slopes in excess of 20% when not adhering to hillside grading standards, or other environmental constraints as outlined in Section 3. Development designs for these individual residential lots were unknown during the processing of the Specific Plan EIR, and therefore supplemental review shall be done at time of building permits if deemed necessary by the Community Development Department to mitigate impacts not identified in the EIR.
8.2.3 Subdivision and Vesting Tentative Map (VTM) Process

The subdivision process within the Specific Plan area shall be governed by the City of Atascadero’s Subdivision Ordinance and Municipal Code as well as the State Subdivision Map Act (California Government Code Sections 66410 et. seq.). Processing procedures, submittal requirements, and findings required by the City’s Subdivision Ordinance will be regulated as set forth therein. The Eagle Ranch Specific Plan and associated EIR sets forth maximum densities throughout the Specific Plan area. No additional subdivisions of land shall be permitted beyond the number of lots indicated in this Specific Plan without first amending the Specific Plan and completing all necessary environmental analysis associated with such a request. The Community Development Director or his/her designee may exempt subdivision of commercial properties or residential PD’s on ERSP-MU designated areas.

Vesting Tentative Map (VTM) #3046 has been filed for the Eagle Ranch Specific Plan area in accordance with this Specific Plan, the Atascadero Municipal Code, and state law. Development proposals must be consistent with an approved VTM and the objectives set forth in this Specific Plan. The VTM includes important information such as No-Build areas, utility easements, and slopes.

Proposed subdivisions must provide the improvements required by the Specific Plan, the Environmental Impact Report, the Vesting Tract Map, Development Agreement, and any associated project conditions of approval.

The Community Development Department shall distribute copies of the tentative map to the City engineer and to any other City officials and departments.

Subdivision Improvement Plans shall be prepared upon submittal of a development application. Plans shall comply with the development standards contained in Section 3 herein.

8.2.4 Final Maps and Subdivision Improvements

Prior to the expiration of the phased tentative map or development agreement, multiple final maps must be submitted to the Department of Public Works. The final maps shall be prepared by either a registered civil engineer or licensed land surveyor and must substantially conform with the tentative map as it was approved or conditionally approved. The form and contents of the final maps shall conform to the requirements of the Atascadero Municipal Code and state law.

Upon receipt and review of the final map for any phase, the City engineer, or other designated engineer, will include a certificate on the map which certifies that the map has been examined and that provisions of the Map Act and local ordinances applicable at the time of approval of the tentative map (including the Specific Plan) have been complied with, and that the map is technically correct. The final map is then forwarded to the City Council for approval.

The developer(s) will construct required subdivision improvements prior to recordation of final maps for a given phase as shown on VTM #3046, or provide a subdivision agreement of sufficient surety in a form acceptable to the City prior to acceptance by the City for approval and recordation. Landscape plans shall also be prepared in conjunction with the Subdivision Improvement Plans and shall be in compliance with the development standards and design guidelines found in Section 3 and Appendix A of this Specific Plan, respectively.
8.2.5 Permit Roles and Responsibilities: HOA and City

A Homeowners Association is envisioned to be formed for the Eagle Ranch Specific Plan area to oversee the maintenance of common areas in addition to implementing standards and guidelines for development throughout the Specific Plan area. Homeowners associations are not affiliated with the City and act on their own accord. The City bears no responsibility for the implementation of HOA documents such as the CC&R’s. Any dispute between the HOA and a landowner/developer within the Specific Plan area shall be remedied through civil proceedings and shall not involve the City. The City does retain oversight capacity for publicly accessible infrastructure. Should the HOA fail to maintain such infrastructure to City standards, the City may assume maintenance responsibilities funded by the Specific Plan through a CFD.

**Single-Family Residential:**

a. **HOA Review:** The Home Owners Association Architecture Review Committee (HOA ARC) shall review single-family residential projects except for homes on Agriculture (ER-AG) designated lots (see Figure 8-1). The applicant will need to prepare development plans and submit them to the HOA ARC for approval. The HOA ARC will then prepare an approval letter for submittal to the City or the applicant will be asked to revise and resubmit final plans.

If a proposed single-family residential project is found by the HOA ARC to be inconsistent with the Specific Plan and/or design guidelines, it will require revisions and resubmittal to the HOA ARC.

The City processes and decisions are separate from the HOA, and therefore HOA ARC action may not be appealed to the City. Property owners will work directly with the HOA as outlined in the CC&R’s.

The ER HOA shall not make land use decisions.

The HOA shall be responsible for enforcement of Single-Family Residential Design Guidelines found in Appendix A.

b. **City Review:** Subsequent to, or concurrent with, the HOA ARC review and approval process, the applicant will need to submit plans to the Community Development Department for a construction permit before construction can begin.

The City shall review the plans against the standards and guidelines of this Specific Plan.

The City shall encourage the applicant to obtain HOA approval prior to submittal of building permits to the City.

**Non-Residential Development and Multifamily/Mixed-Use Sites:**

Non-residential development and multifamily/mixed-use development shall not be subject to review or approval through the HOA. City permits and processes shall be required for permitting and development of commercial, agricultural sites, mixed-use, multifamily, parks and open space, and infrastructure.
8.2.6 Single-Family Residential Development Process

Processing procedures, submittal requirements, and findings required by the City will be enforced consistent with the following:

*Single Family Residential ER-R1 and ER-R2*

Single-family residential projects require HOA review and approval, which is recommended prior to submittal of Building permit to the City. Development proposals shall adhere to the following:

- The project shall conform to the development and land uses standards identified within this Specific Plan and applicable appendices.
- The project shall be consistent with the design guidelines and architectural styles in Appendix A - Design Guidelines of this Specific Plan.
- The project shall conform with other construction codes applicable at the time of permit submittal.
- If required, any associated Conditional Use Permits, Administrative Use Permits, and/or Precise Plan applications shall be processed and completed prior to issuance of building permits. Uses on single-family lots which require supplemental Planning review by the City shall also be subject to HOA review and approval as required by the Eagle Ranch CC&R’s.
Development Process: Single-Family Residential ER-R1 and ER-R2 Projects

*Review Entity/Item Abbreviations:
ARC: Home Owner’s Association Architectural Review Committee
AUP: Administrative Use Permit
CUP: Conditional Use Permit
DRC: Design Review Committee
HOA: Home Owner’s Association
PPN: Precise Plan
TRP: Tree Removal Permit

**Figure 8-1 Development Process Diagram - Single-Family Residential Projects**
8.2.7 Non-Residential Development Processes

The Development of non-residential uses shall require a variety of applications and processes as determined by zoning designations and/or proposed land uses. Non-residential development will, at minimum, require architectural review through the City’s DRC process. Development proposals must be consistent with applicable City codes and Specific Plan regulations. In addition, development proposals shall be designed to be consistent with the design guidelines and architectural styles in Appendix A - Design Guidelines of this Specific Plan.

Processing procedures, submittal requirements, and findings based on zoning designation and/or land use are outlined below:

Mixed-Use (ER-MU)

Development within the Mixed-Use (ER-MU) Zoning District requires Conditional Use Permit review and approval by the Planning Commission in order to establish a master plan of development for the property. The CUP process is intended to ensure comprehensive development of the commercial, mixed-use, and multifamily areas. Design review shall be part of the City’s CUP review process. All Conditional Use Permit approvals within the ER-MU District will require adoption of the following findings in addition to standard City findings.

Findings

a. The project conforms to the development standards found in Section 3 of this Specific Plan.

b. The project is consistent with any relevant/required mitigation measures adopted by the Environmental Impact Report as certified by the City Council.

c. The project is consistent with the standards and requirements of this Specific Plan as adopted and, therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453) or additional environmental review has been completed in accordance with CEQA guidelines and additional mitigation measures have been incorporated as necessary.

d. The project is consistent with the architectural styles and other guidelines (such as landscape, signage, lighting, and design concepts) found in the Design Guidelines (Appendix A) of this Specific Plan.

e. The proposed development plan will establish a master plan of development for the property and will ensure comprehensive development of the project site.

f. Minimum required commercial development is or can be provided on the Mixed-Use site(s) and is compatible with the proposed development plan.

g. The proposed development shall protect existing trees to the extent possible and/or mitigate impacts in accordance with standards set forth in the Atascadero Municipal Code.

h. The project shall provide adequate landscape screening in order to mitigate adverse visual impacts from adjacent residential units.

i. The project conforms to the applicable VTM.
Development Process: Commercial, Mixed-Use, and Multifamily Projects

**PRELIMINARY PLANS**
Develop in compliance with Specific Plan standards (site plan, conceptual grading, and elevations)

**CONDITIONAL USE PERMIT**
Submit Conditional Use Permit (CUP) application to City

**CITY STAFF REVIEW**
City Staff review for consistency with Specific Plan and City standards

**DESIGN REVIEW COMMITTEE (DRC)**

**APPROVE**

**DENY**

**PLANNING COMMISSION HEARING**

**APPROVE**

**DENY**

**SUBMIT BUILDING PERMIT APPLICATION**

**CITY PLAN CHECK**
City plan check review process for compliance with Specific Plan, VTM, and City regulations

**BUILDING PERMIT ISSUED**

**CONSTRUCTION**
Construction, grading, and any permitted tree removals may begin

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**MODIFICATIONS**
Plan modifications and/or additional studies as needed

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*Note: HOA review/approval is NOT required for commercial or multifamily development*
Commercial Recreation (ER-CREC-Hotel/Resort)

Commercial development within the ER-CREC Hotel/Resort Zoning District requires Conditional Use Permit review and approval by the Planning Commission in order to establish a master plan of development for the property. The CUP process is intended to ensure comprehensive development of the commercial areas within the Eagle Ranch Specific Plan area. Design review shall be part of the City’s CUP review process. All Conditional Use Permit approvals within the ER-CREC-Hotel/Resort zoning district will require adoption of the following findings in addition to those CUP findings identified in the Atascadero Municipal Code.

Findings

a. The project conforms to the development standards found in Section 3 of this Specific Plan.

b. The project is consistent with any relevant/required mitigation measures adopted by the Environmental Impact Report as certified by the City Council.

c. The project is consistent with the standards and requirements of this Specific Plan as adopted and, therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453) or additional environmental review has been completed in accordance with CEQA guidelines and additional mitigation measures have been incorporated as necessary.

d. The project is consistent with the architectural styles and other guidelines (such as landscape, signage, lighting, and design concepts) found in the Design Guidelines (Appendix A) of this Specific Plan.

e. The proposed development plan establishes a master plan of development for the property and will ensure comprehensive development of the project site.

f. The proposed development protects existing trees to the extent practical and/or mitigates impacts in accordance with standards set forth in the Atascadero Municipal Code.

g. The project provides adequate landscape screening in order to mitigate adverse visual impacts from adjacent residential units.

h. The project conforms to the applicable VTM.
8.2.8 Conditional Use Permits, Administrative Use Permits, and Precise Plans: Adjustments, Exceptions, and Supplemental Review

Permissible uses and applicable development standards are listed in Section 3 of this Specific Plan. It is recognized that certain development proposals may require additional City review beyond the level of a ministerial building permit application to ensure that the objectives, policies, and vision of the Specific Plan are achieved. This could range from uses listed as conditionally permitted to requests for modifications from the development standards due to unique site characteristics. A variety of processes are identified throughout this document that may be required depending on the development proposal. These processes include:

- Conditional Use Permit
- Administrative Use Permit
- Precise Plan

Conditional Use Permits, Administrative Use Permits, and Precise Plans, where required, shall be processed and approved prior to issuance of building permits for development of the use or structure requiring the supplemental review. Development projects shall be required to pay any application fees associated with the required supplement review processes.

**Conditional Use Permit**

Land uses permissible for each parcel within the Specific Plan area are identified in Table 3.4 and 3.18. Conditional Use Permits (CUP) may be required for development of specific land uses, structures, or zoning districts as identified in the Specific Plan. Any proposed development within the Mixed-Use (ER-MU) or Commercial Recreation (ER-CREC) zoning districts shall obtain a Conditional Use Permit prior to submittal of Building Permits to establish a comprehensive Master Plan of Development for the project site. In addition, any land uses or development identified as “conditionally allowed” shall require processing of a Conditional Use Permit. Conditional uses require special consideration so they may be properly located with respect to their effects on surrounding properties. Conditionally permitted uses may require special conditions to make them acceptable at particular locations.

Conditional Use Permits shall be processed in accordance with the Atascadero Municipal Code, and in addition shall be subject to the additional findings of approval as identified in the following sections of this Specific Plan. Conditional Use Permits shall be reviewed by the Atascadero Planning Commission.

**Administrative Use Permit**

An Administrative Use Permit (AUP) requires a public hearing over which the Community Development Director or his/her designee presides. AUP applications may also be reviewed by the City’s DRC for recommendation to the hearing officer depending on the nature of the application request. Tables 3.4 and 3.18 identify land uses and development standards that trigger an AUP. If development proposals require an AUP as identified in these tables, then an application will be submitted in accordance with the policies and procedures for AUP as outlined in the Atascadero Municipal Code.

**Precise Plan**

The Precise Plan (PPN) application within the Specific Plan applies to single-family residential lots with unique land use or environmental characteristics that may require additional environmental review to address specific development impacts. Examples of development proposals which would require a Precise Plan include, but are not limited to:
• Creek crossings or encroachments for driveways, culverts, or other development.
• Grading on slopes over 20% where the proposed development does not adhere to the hillside grading polices or retaining walls standards identified in this Specific Plan.
• Encroachment within No-Build areas, including crossing of No-Build zones to access developable areas of a lot.
• Deviation to the development standards which may have adverse environmental impacts.

8.2.9 Zoning Interpretations and Clarifications
Where this Specific Plan is silent or vague, the Community Development Director shall have the authority to make interpretations and determinations as to the appropriate development standard, zoning classification, use definition, or applicable Atascadero Municipal Code (AMC) section. Any such determinations or interpretations shall be made in writing and maintained on file and attached to this Specific Plan. Interpretations and determinations shall be incorporated into any subsequent Specific Plan amendments if deemed necessary by the Community Development Director.

8.2.10 Building Permits
Following approval of infrastructure development and City approval of any supplemental development reviews including Precise Plan applications, Administrative Use Permits, or Conditional Use Permits, property owners may apply for building permits through the Building Division of the Community Development Department. All structures must comply with the Uniform Building Code and Fire Code. HOA ARC approval is required for single-family residential projects only.

8.2.11 Appeals
Any action taken on a development review application by the Community Development Director or Design Review Committee may be appealed to the City of Atascadero Planning Commission consistent with City code. The Planning Commission’s action may also be appealed to the City Council within the time limits prescribed in the AMC.

The City processes and decisions are separate from the HOA, and therefore HOA ARC action may not be appealed to the City. Property owners will work directly with the HOA as outlined in the CC&R’s.
8.3 SPECIFIC PLAN AMENDMENT PROCESS

It is the intent of the Eagle Ranch Specific Plan (ERSP) to present a comprehensive set of standards and guidelines for the development of the Specific Plan area. These standards and guidelines promote a high quality development that allows for creativity and flexibility in the design process. However, changes in market conditions or developer interests may result in the need for amendments to the ERSP. Over time, various sections of this Specific Plan may need to be revised to respond to changing technical and economic conditions.

This Section addresses the process for amending the Specific Plan. The Specific Plan may be amended as often as deemed necessary by the City Council. Amendments to the Specific Plan may be initiated by a developer, an individual, or by the City. The following process must be followed in reviewing any proposed Specific Plan amendments and is illustrated in Figure 8-3.

8.3.1 Specific Plan Amendment Requirements

Specific Plan Amendments are changes to the Specific Plan document that permanently alter the regulations, zoning, or development standards. Amendments to the Specific Plan are applied universally throughout the Specific Plan area in zones identified for amendment. Amendments are not specific to singular lots as an Administrative or Conditional Use Permit would be. Amendments to the Specific Plan require approval of the City Council. The Specific Plan is a zoning document, and only legislative action by the City Council can amend a zoning document.

Amendments to the Specific Plan shall require the following findings be made in addition to standard zoning change findings:

1. The proposed amendment conforms with the Specific Plan’s objectives and design guidelines.
2. The proposed amendment is compatible with any approved development that will be affected by the Specific Plan amendment.
3. The proposed amendment is compatible with existing and planned land uses surrounding the proposed Specific Plan amendment.
4. Traffic impacts have been adequately analyzed for any increases in traffic generating uses including increased residential or commercial densities and mitigation measures have been incorporated as necessary.
5. The proposed amendment is consistent with the adopted CEQA findings prepared pursuant to CEQA Guidelines Section 15091, and based on the certified Eagle Ranch Specific Plan Environmental Impact Report SCH No. 2013051039 (First Carbon Solutions, 2017), as amended through any subsequent CEQA analysis as appropriate.
Amendment Process:  Eagle Ranch Specific Plan

**Figure 8-3 Specific Plan Amendment Process Diagram**

- **AMENDMENT PROPOSAL**
  Includes City Application Forms, Required City Fees, Detailed Information, Description of the Need for Amendment, and Supplemental Studies/Reports

- **CITY STAFF REVIEW**

- **STAFF REPORT**

- **AMENDMENT**

- **PLANNING COMMISSION**
  - **APPROVE**
  - **DENY**

- **CITY COUNCIL**
  - **APPROVE**
  - **DENY**

- **ADDITIONAL STUDIES**
  If Needed
8.3.2 Specific Details of Amendment

Proposals to amend this Specific Plan must be accompanied by applicable City application forms, required City fees, and detailed information to document the requested change. This information should include revised text (or excerpt therefrom) and revised map/figures, where relevant, depicting the requested amendment.

Presentation of Need for Amendment

Since a significant amount of forethought and resources has been invested in the preparation of this Specific Plan, any proposal to amend the Specific Plan must clearly and specifically document the need for such changes. The applicant should indicate the economic, social, and technical issues that generate the need for amendment.

Submittal of Supplemental Studies

Any proposal to amend this Specific Plan must be accompanied by reports or studies that analyze the amendment’s effects compared to the adopted Specific Plan.

The applicant must provide an analysis of the amendment’s impacts relative to the adopted Environmental Impact Report Document. Depending on the nature of the amendment, supplemental environmental analysis may be necessary, according to the California Environmental Quality Act (Section 15162).

8.3.3 City Staff Analysis

City staff shall review all of the above-submitted material for completeness and if determined to be complete shall schedule required hearing(s) and provide a staff report for presentation to the Planning Commission and City Council. Staff may also request further clarification of the application materials, if deemed necessary. The staff report will analyze whether the proposed Specific Plan Amendment is consistent with the General Plan and whether the need to amend this Specific Plan can be supported by the conclusions of the application materials and any supplemental analysis.

8.3.4 Public Hearings

Both the Planning Commission and City Council must hold Public Hearings on any Specific Plan Amendment, in accordance with §65453 of the State Government Code.

8.4 CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R’S)

The project developers or successors in interest shall be obligated to maintain architectural, landscape, and site control at point of sale so as to ensure the cumulative character intended by the Specific Plan. Although Conditions, Covenants, and Restrictions (CC&R’s) lie outside City enforcement procedures, this Specific Plan encourages the use of CC&R’s to enforce the design guidelines of the Specific Plan and to maintain landscape and open space areas and the improvements of each development project.

CC&R’s shall reflect the requirements contained in the Specific Plan. In addition, provisions for the design and maintenance of fencing, landscaping, and open space areas and other facilities within projects, as well as for the abatement of nuisances, may be set forth in the CC&R’s.
A.1 NEIGHBORHOOD VISION

The vision for the Eagle Ranch Specific Plan area is not only to create a neighborhood with definable character, but one that possess the unique qualities of Atascadero and is an identifiable part of the City. It is important to create an environment consistent with what Atascadero residents and the City General Plan call “elbow room.” This is a general term used to define quiet residential neighborhoods where homes are generally spaced far enough apart to allow for privacy and a sense of rural character. However, when designing a new neighborhood, social and aesthetic qualities are also important. Eagle Ranch will be a place where people know their neighbors, homes possess an eclectic variety of architecture, there is access to open space areas, there is access to a Village Center that serves as a central hub for socializing over coffee or a sandwich, and where a public park serves as a focal point of neighborhood life.

A.1.1 Purpose of Design Guidelines

The purpose of the design guidelines is to provide tools to evaluate potential projects beyond the regulatory requirements contained in the objectives, policies, and standards contained in the Specific Plan. The design guidelines also guide design, development, and implementation of projects by design professionals, builders/developers, or a property owner. They encourage architectural variety, promote quality development, and help ensure that new development:

- Is attractive and is an asset to the neighborhood by incorporating architectural detail on all sides of the home (360 degree architecture).
- Protects the natural features of a home site.
- Incorporates quality building articulation, multiple building forms, desirable building details, a variety of materials, and other elements that display excellence in design.
A.1.2  Design Guideline Users

These design guidelines are intended for a variety of users, as described below.

**Builders/Property Owners**
A great place to start when beginning the design process, these design guidelines provide design expectations for property owners. These design guidelines broaden the scope of the design process beyond basic development standards and takes the attention to detail, quality, and architectural character to a higher level. Property owners should review the Eagle Ranch Character Section (A.2) and Architectural Styles Section (A.3) to select a desired character.

**Architects and Other Design Professionals**
The design guidelines provide direction for new construction. Images of desired architecture are provided as design inspiration. The design guidelines serve as an information tool that can provide a link between the property owner and the designer or developer and will clarify the aspects of quality design. Architects, landscape architects, civil engineers, and other design professionals should review the design guidelines and apply them to their projects. Designers should keep in mind that reviewing bodies will evaluate the development proposal in the context of design guidelines to help determine whether the project meets the Specific Plan regulations.

**City Staff**
As appropriate, City staff will use the guidelines to assist applicants and their representatives with all discretionary permitting aspects of project development including site planning, building orientation, building massing and articulation, architectural themes, and landscaping. The guidelines serve as the basis for evaluating proposals for quality design. City staff will also use these guidelines when working with the City Design Review Committee and Planning Commission.

**City Design Review Committee (DRC)**
These design guidelines provide the City Design Review Committee with a basis for evaluating proposals for quality of design.

**Home Owners Association Architectural Review Committee (HOA ARC)**
These design guidelines provide the Eagle Ranch Home Owners Association Architectural Review Committee with a basis for evaluating single family residential proposals for quality of design, conformance with the Eagle Ranch vision, and conformance with the Eagle Ranch architectural character options.
A.2 EAGLE RANCH CHARACTER

The desired character for the Eagle Ranch Specific Plan area draws its inspiration from the beauty of the existing ranch, the surrounding residential fabric, and the historic ranching activities that have continued to the present day.

The Eagle Ranch Specific Plan area will honor the Atascadero legacy by encouraging and enhancing the experience of living in the country. Residential homesites nestled within the oaks, with views of rolling hills and meadows dotted with cattle, help frame the setting and character of rural elegance. Rural in the sense that residential lots are larger than typical tract subdivisions, that road improvements are designed without curbs and formal planting strips, and landscaping that incorporates informal plantings with clusters of plantings vs. formal rows. Elegant in the sense that high-quality materials and fixtures should be used in streetscape improvements. These improvements include fencing, lighting, paving materials, street furnishings, signage, gateways, and landscaping.

Development will be proposed within the framework of the development standards and design guidelines identified in this Specific Plan. In addition, residential architecture should reflect the historic vernacular of Atascadero including craftsman homes, California mission/early California homes, Southern European, and ranch homes. A wide variety of architectural treatments within these vernacular styles should be used in order to create an eclectic mix of homes that appear to have been developed over time, where no two homes are exactly alike.

Architectural elements that work with natural character of the site.
A.3 ARCHITECTURAL STYLES

A.3.1 Introduction

These design guidelines are intended as a resource for developing design strategies for residential homes in the Eagle Ranch Specific Plan area.

A.3.2 Encouraged Architectural Styles

The neighborhood character of Eagle Ranch should encompass a variety of architectural styles.

All development should incorporate a high level of detail and craftsmanship with special attention to massing and composition, materials, and colors. These elements create the patterns and variety of façades that face the streetscape. The character of wraparound architecture or 360-degree architecture enhances the quality of the streetscape by extending visually interesting elements around the sides of the home.

The following architectural “styles” are encouraged:

- Ranch
- Craftsman
- Southern European
- Early California/California Mission
- Modern/Contemporary Ranch

Modern interpretations of Ranch, Craftsman, Early California/California Mission are permitted as long as the home design incorporates forms true to the traditional style and that the facade is easily recognizable as one of the above styles.

Elements with an * are subject to review by Atascadero Fire Department to assure “fire safe” design elements are incorporated.

The following pages include elements that are encouraged for the architectural styles described above.
Encouraged “Ranch” Architectural Elements

- Wide, horizontal forms (referring to roof forms and wall planes - roof forms and wall planes should continue to be articulated and varied)
- Gabled roofs
- Multiple roof planes (no flat roofs)
- Exposed roof beams*
- Gabled dormer
- Large front porches with wood railing and wood posts and columns
- Revealed tower (square tower (1 max.))
- Rich colors and white
- Brick/stone exterior chimneys
- Board and batten siding
- Triangular knee brace
- Shutters
- Exposed rafter rails
- Repetition of like windows
- Square or rectangle shaped windows
- Weather vane
- Open feeling
- Subtle/simple
- Ordered/formal
- Straight lines
- Repetition and rhythm
- Defined edges

Encouraged “Ranch” Landscape Elements

- Orchard style plantings
- Fruit trees
- Shade Trees
- Native grasses and flowers
- Deep green shrubs
- Organic pathways
- Patios (covered or with trellis)
- Organic mulch
- Open and informal

Simple exposed materials.

Clean and creative blends of elements.

Repetition and straight lines.

Materials that represent the ranch style.
Encouraged “Craftsman” Architectural Elements

- Wide, horizontal forms (referring to roof forms and wall planes - roof forms and wall planes should continue to be articulated and varied)
- Pitched roof (3:12 minimum)
- Hip roofs, porch, dormers
- Deep porch
- Projecting eaves*
- Accentuate vertical massing elements
- Piled cobble stone or piled river rock at base
- Wood panel facades
- Fireproof split wood shingles (on wall surfaces only)*
- Clapboards (thin horizontal siding)
- Heavy timber exposed rafters and beams (3x and larger only)*
- Brick and quarry stone
- Grouped casements (ribbon windows) - no circular windows
- Squared bays (square bay window)
- Darker color earth tones with contrasting trim and accents

Encouraged “Craftsman” Landscape Elements

- Oak Trees, Olive Trees
- Maples (Japanese)
- Organic/natural
- Camellias, Azaleas (flowering shrubs)
- Blended edges at graded earthwork/slopes
- Informal spaces
- Natural stone (mortarless)
- Stone in hardscape elements
**Encouraged “Southern European” Architectural Elements**

- Tile roofs (regularly or irregularly laid)
- Multilevel roofs
- Masonry arches
- Trellis treatments
- Courtyards
- Metal embellishments
- Round or square tower
- Verandas
- Patios
- Deep eaves*
- Well scaled masses - broken-up walls to reduce massing
- Rough stone exterior
- Bold earthen tones
- Awnings
- Smooth plaster (no knock down, lace finish, or skip trowel)
- Exposed wood
- Stacked stone
- Recessed entryway
- Porticos*
- Recessed garage door
- Decorative vents
- Decorative tiles
- Minimal window trim
- Dark wood embellishments (doors, shutters, exposed beams)

**Encouraged “Southern European” Landscape Elements**

- Cypress trees, Olive trees
- Oak trees
- Oversized pots for planters and fountains
- Rustic pavers
Encouraged “Early California/Mission” Architectural Elements

- Roof types: gable, hipped, combined hipped and gable
- Roof slope: low-pitched
- Roof overhangs: Early California typically moderate overhang and decorative eave soffit ranging from 18” to 30”*
- Roof overhangs: Mission typically minimal overhang and exposed rafters, (not boxed) ranging from 6” to 15”*
- Mission shaped dormer or roof parapet
- Spanish tile roof, commonly red tile roof, “s” curved shape
- Open porch roofs with large square piers supports, commonly arched above
- Boosted tile roofs
- Decorated chimney tops, often with small tile roofs
- Symmetrical building massing – simple square or rectangular plan with hipped roof
- Asymmetrical building massing – facades typically superimposed on simple square or rectangular plan with hipped or gable roof
- Round or square towers
- Architectural features such as quatrefoil treatment surrounds, narrow tile roofs segments projections from smooth wall surface
- Exterior wall finish: smooth plaster finish (no knock down, lace finish, or skip trowel)
- Patterned tiles and carved stonework or other wall surface ornament typically used
- Elaborate arcades and arches above doors, feature windows, or beneath porch roofs
- Doors sometimes emphasized by columns, pilasters, carved stonework, or patterned tiles
- Doors lead to exterior patios and gardens
- Cantilevered balconies usually paired and glazed with multiple panes of rectangular glass.
- Early California – typically have one large feature window, recessed typically sloped or tapered
- Mission Style - Exposed timbers and rafter tails, recessed windows with wood lintel*
- Decorative window grills or muntins
- Wrought iron decorations
- Brick, tile, stucco decorated vents
- Fountain features
- Early California – arched wing walls, wood or iron railings
- Light colored stucco walls and earth tones

Encouraged “Early California/Mission” Landscape Elements

- Olive trees, Oak Trees
- California Native plants
- Stone elements (large boulders)
- Small courtyards
- Walls
- Oversized pots for planters or fountains
- Rustic pavers
Encouraged “Contemporary Ranch” Architectural Elements

- Roof types: flat, gable, shed
- Roof slope: flat and gable-low pitch roofs; shed-moderate to high pitch roofs
- Roof overhangs: simple wide or shallow overhangs, non-decorative fascias; flat roofs usually with small ledge coping at roof line.
- Metal roof, composition shingle, flat concrete roof tile
- Exposed supporting beams and other support members are common (i.e., heavy piers supports at gable and shed roofs, overhangs with exposed roof beam supports)
- Minimalist exterior detailing but not stark. Focus on composition and massing
- Geometric shapes and generally multiple asymmetrical massing compositions
- Use of natural building materials, (i.e. wood, stone, brick, concrete, glass, steel)
- Exterior wall finish: smooth plaster finish or various wall cladding combinations of wood, brick or stone with the absence of traditional detailing
- Accentuation of horizontal and vertical elevation planes
- Broad low, front facing gable facades with absence of traditional detailing
- Most commonly one-story forms, although two-story versions are not infrequent
- Entry doors generally recessed and obscured, windows generally asymmetrical
- Neutral color palette and earth tones

Encouraged “Contemporary Ranch” Landscape Elements

- Vertical elements
- Limited material palette but not stark
- Succulents
- Grasses
- Raised planters and pots
- Geometric design/patterns/shapes
- Smooth concrete
- Contemporary stone (mortarless)
- Inorganic mulch (Mexican river rock, dg)
APPENDIX A - DESIGN GUIDELINES

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A.4 SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

A.4.1 Introduction

The purpose of these Single-Family Residential Design Guidelines is to ensure new single-family residential development is consistent with the desired Eagle Ranch character and to provide of design policies for project implementation participants, such as developers, property owners, architects, and designers. These Design Guidelines contain the primary design issues that review bodies such as the HOA ARC, City Design Review Committee (City DRC), City staff, Planning Commission, and the City Council will use to evaluate individual project proposals. Residential architecture should integrate a variety of architectural forms based on the Architectural Styles identified in Section A.3. Modern interpretations of these styles are permitted.

An important aim is to expedite the planning review process by clearly stating the City’s and HOA ARC’s expectations for quality design of residential development. Consistency with community character, compatibility with surrounding neighborhoods and uses, livability, and long-term viability will guide the evaluation of single-family development proposals. Design Guidelines will be enforced by the Eagle Ranch HOA ARC for projects of four or less units. Projects with four or more units will be enforced by the City DRC who will use the Specific Plan Design Guidelines as a guide.
A.4.2 Residential Lot Layout and Site Design

Memorable neighborhoods are not accidental. Commitment to thoughtful site design is a necessary component. However, it alone cannot ensure success, nor can singular attention to pleasant open space, attractive landscaping, reasonable subdivision standards, or exceptional architecture. Only the balanced and complementary interweaving of these components can contribute to high-quality, memorable, and desirable communities. By extension, a quality composition should be comprised of quality components.

**Lot Layout Design Guidelines (Single-Family Residential)**

a. Residential developments should provide a variety of complementary architectural styles to ensure diversity throughout the neighborhoods.

b. Units on lots one (1) acre or less should front onto streets.

c. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be protected.

d. Building placement should not limit solar access by shading adjacent building locations.

e. Residential parcels should vary in setback from the street to allow variety and flexibility in building placement and massing. This is especially applicable to ER-R2 homes.

f. Attractive natural amenities such as rock outcroppings, vegetation, and drainage swale areas should be incorporated into residential lot development to provide appropriate landscaping orientation, visual interest, and scale.

g. Locating new structures on hilltops and/or ridgelines should be avoided.

h. Silhouetting against the skyline should be avoided.

i. Structures should be located to maintain mutual privacy between neighboring residents using natural topography and building orientation to the extent possible.
A.4.3 Residential Building Form

The design of residential neighborhoods should minimize large block housing and encourage porches, articulated entries, and garages recessed from the building face to decrease visual dominance along the street.

**Building Form Design Guidelines (Single-Family Residential)**

a. Use a variety of architectural details, elevations, and setbacks to create visual interest among homes.

b. Building façades should provide various setbacks and articulation utilizing different materials to minimize singular planes on all sides of the building.

c. Dwellings should incorporate porches, trellises, landscaping and other features to soften the transition between the street and the dwelling.

d. Architectural features such as porches, balconies, chimneys, door placement, window proportions, dormers, wood detailing, fencing, siding, and color scheme should be used to complement the overall building design, site, and neighborhood context.

e. A variety of horizontal and vertical changes in the architectural treatment should be used to reduce monotony of dwelling units.

f. Building design orientation should incorporate a positive relationship between indoor and outdoor spaces.

g. The size and scale of any structure should be determined by the natural features of the lot and the impact of the development’s footprint. Visibility of the development can be reduced with a lowered roof pitch, below grade rooms, reducing attic space, and minimizing plate height.

A.4.4 Residential Roofs

A variety of roof planes and pitches are encouraged, depending on architectural style, as roof forms and materials have a significant impact on a neighborhood’s visual diversity. Roof forms should be consistent with the architectural styles identified in Section A.3.

**Roof Design Guidelines (Single-Family Residential)**

a. A variety of roof planes and accent details should be provided.

b. Varied roof pitches, porches, and overhangs provide visual interest and enhance the dwelling unit’s architectural character while reducing a structure’s bulk and size.

c. Roof materials and colors, consistent with the home’s architectural style, should be used to enhance the diversity and character of the neighborhood.

d. Second stories should be set back with a variety of roof lines and pitches, including side-gabled, cross-gabled, combined hipped-and-gabled, or hipped roofs.
e. Roofs covering the entire building such as hips and gables are preferred. Segment pitched roofs should be applied at the building edge.

f. Roofing colors should be earth tones to minimize reflective glare and visual impacts.

g. Roof extensions, and their associated brackets, used for shading over windows are strongly encouraged. They add character and interest to the roof forms and should match the home’s architectural style. Subject to review by the Atascadero Fire Department to assure “fire safe” design elements are incorporated.

h. Roofs over one- (1-) story elements, such as those over porches or bays, provide additional articulation of the massing of larger two- (2-) story residences and are strongly encouraged.

i. Variation in ridgeline height and alignment should be incorporated in order to create visual interest.

j. Roof penetrations for vents should be consolidated and located on the rear side of roof ridges whenever possible. All vents should be painted to match the roof color.

k. Roof forms should be designed to correspond to and accentuate building elements and functions such as entrances and arcades.

l. No roof mounted or aerial antennas or receiver dishes should be installed that are visible from street frontage.

A.4.5 Residential Windows, Doors, and Entries

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building façades. Windows and doors for detached housing should adhere to the following guidelines:

**Window and Door Design Guidelines (Single-Family Residential)**

a. Entries should be enhanced by the architectural style and details of the building.

b. Non-recessed windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, or trellises compatible with the architectural style of the building. Recessed windows should be recessed a minimum of 6”.

c. Aluminum windows are not permitted. Vinyl windows, if used for energy conservation purposes, should be high-quality with thickened sashes and styles to portray a similar appearance to wood windows but should not be white in color.

d. Garage doors should be multipaneled with subtle adornment to provide shadow relief.

e. Shutters should be proportional to the window and complement the architectural style of the building.

f. Entries and porches should be inviting and feature architectural articulation at a pedestrian scale.
g. Garages, windows, doors, and porches should complement the architectural style of the building.

h. Covered porches, porticos, and other significant entry features compatible with the architectural style of the dwelling are encouraged to create a well-defined arrival sequence and appropriate interface with the public street. Columns, handrails, exterior trim, cornices, window detailing, exterior lighting fixtures, front door and surround, and other architectural elements should be compatible with the style of the dwelling. Columns on front porches should be a minimum of twelve (12) inches in width/diameter with appropriate base and cap detailing.

A.4.6 Residential Setback Variations

Setback variations to both the front yard and side yard enhance the streetscape’s visual character and also enhance privacy between dwelling units. Setback variations are important to reduce the visual impacts of a “row-of-garages” effect on residential streets.

*Setback Variation Design Guidelines (Single-Family Residential)*

a. Front yard setback variations for ER-R2 units should be not less than twenty percent (20%) of the standard minimum front yard setback (e.g., a street yard setback of twenty [20] feet requires an offset of four [4] feet). An offset may be an increase or decrease in setback as long as the minimum setback is met.

A.4.7 Residential Porches

Single-Family Residential units may include porches in order to foster neighborhood interaction, for a place to sit, for shade, and for rain protection. Porches should be designed and articulated to maximize visibility and enhance the human scale of the neighborhood streetscape. This is especially important for ER-R2 units where porches are required (see Table 3.5).

*Porch Design Guidelines (Single-Family Residential)*

a. Porches, stairs, and decks should be designed to reflect the appropriate scale and detail of the architectural style.

b. Exterior stairs, railings, short walls, trellises, and roof forms all contribute architectural detail and character and provide visual interest to the home are encouraged.

c. Porch, building columns, and other architectural features should be proportioned appropriately for the scale and architectural style of the home.

d. Wherever practical, corner lot homes should have a wraparound porch on the street sides of the home.

e. Porches should be elevated a minimum of two (2) feet above finish grade where possible.

f. Courtyards may be provided in lieu of a porch. Courtyards should have a minimum depth of ten (10) feet.
A.4.8 Residential Accessory Structures, Ag Accessory Structures, and Second Residential Units

Accessory structures include studios, sheds, barns, detached garages, storage facilities, trash enclosures, and other non-habitable structures. Second residential units may include a kitchen and full bathroom and is intended for permanent occupancy.

Accessory Structure/Utility Guidelines (Single-Family Residential)

a. Accessory structures must comply with the City’s adopted Building Code as amended.

b. See Table 3.6 for maximum square feet permitted per structure.

c. Visibility of all above-ground utilities (septic tanks, propane tanks, water tanks, etc.) should be minimized through the provision of landscaping, fencing, and/or excavations. Partial or complete undergrounding of utilities is encouraged.

Single Family Second Residential Units

Refer to Section 3 Land Use and Development Standards for guidance and standards (Table 3.7).

A.4.9 Residential Yard Areas

Yard Area Design Guidelines (Single-Family Residential)

a. All single-family detached residences should have at least one usable yard area. The yard area should be greater than or equal to the residence footprint per Table 3.5. This standard applies to all other buildings on the property including accessory buildings and residential second units.

b. Front yards (street yards) may provide extensions of the entry porch or front living area for semi-private activity. Front yard paved patio areas are considered yard area and may be included in the area calculation.

c. Side yards are typically more utilitarian. However, usable side yard areas should be achievable on most residential lots. When used as private yard area, side yards should comply with all recommendations of these design guidelines.
A.4.10 Residential Private Driveways

*Private Driveway Design Guidelines (Single-Family Residential)*

a. Driveways should be paved or improved with decorative surface treatment such as colored concrete, or pavers in conjunction with the standards in *Table 3.5*.  
b. Long, straight driveways should be avoided.

*Gates Design Guidelines (Single-Family)*

a. Gates are subject to design review by the HOA ARC.

A.4.11 Residential Security Lighting

Security lighting provides acceptable light levels for safety and uniformity while avoiding glare, light trespass, and over lighting.

*Security Lighting Design Guidelines (Single-Family Residential)*

a. Security lighting activated by motion sensors should be on for no more than 15 minutes with automatic shut off and should be located where it does not come on frequently due to regular outdoor traffic or activity.  
b. Special care should be taken to control glare and direct visibility of illumination sources, and to confine illumination to the property on which the fixtures are located.

A.4.12 Residential Exterior Lighting

Exterior lighting includes any lighting that is mounted outside of building areas such as in landscaping, parking areas, along walkways and paths, on the outside of building walls, under eaves and patio covers, and under open shed covers.

*Exterior Lighting Design Guidelines (Single-Family Residential)*

a. The level of on-site lighting and type and design of lighting fixtures should be “dark-sky” compliant and comply with all applicable requirements of the City of Atascadero.  
b. Energy conservation and efficiency should be a primary consideration when designing any lighting system. Lighting designers should consider utilizing automatic controls systems to eliminate excessive light during non-active hours of site and building operation.

*What Is A Dark-Sky?*

The International Dark-Sky Association is an organization dedicated to protecting and preserving the nighttime environment. Their mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.
APPENDIX A - DESIGN GUIDELINES

Residential lighting that is consistent with the architectural style.

Dark sky compliant lighting that eliminates excessive light during non-active hours.

c. All exterior lighting fixtures should be consistent with the architectural style of the building that it serves.

d. The use of lighting should be integrally designed as part of the built environment and should reflect a balance between the lighting needs, the contextual ambient light level, and the surrounding nighttime characteristics of Eagle Ranch.

e. Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions.

f. Exterior lighting must shield the light bulb so it cannot be seen from adjacent residential development or from public viewpoints. Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass. Patio string lights with exposed bulbs are permitted for ambient lighting purposes.

g. Architectural lighting, if proposed, should only be utilized to highlight special features.

h. Landscape lighting should only be utilized to accent landscaping and pathways and be directed away from the property line.

i. Lighting fixtures should include a device or feature such as vanes, louvers, fins, etc. that directs the light downward.

j. Lighting fixtures should include frosted lenses that are semi-opaque to eliminate the view of the lamp source.

A.4.13 Residential Grading, Slopes, Walls, and Revegetation

a. Manufactured slopes should be horizontally and vertically contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible downdrains should be avoided, or angled to avoid impairing the predominant view.

b. Vegetation, irrigation, and continuing maintenance programs should be used to stabilize manufactured slopes, with trees and shrubs used to soften their appearance.

c. The maximum gradient for manufactured slopes should not exceed a ratio of 2:1 (exceptions shall be consistent with the City’s Municipal Code 9-4.138).

d. Minimize dust pollution and surface water drainage from graded areas during grading and development.

e. Special care should be taken to final grade all disturbed areas to a natural appearing configuration.

f. Wherever possible, stacked and stepped landscaping elements should be utilized in lieu of planar walls.

g. The surface of cut slopes and fill slopes more than 3 feet in height should be protected against damage from erosion
by planting with hydroseed or ground cover plants. Slopes exceeding 10 feet in vertical height should also be planted with shrubs, spaced at not to exceed 10 feet on center (clustered to have a natural appearance); or trees, spaced at not to exceed 20 feet on centers; or a combination of shrubs and trees at an equivalent spacing, in addition to the grass or ground cover plants. The plants selected and planting methods used should be suitable for the soil and climatic conditions of the site.

h. Plant material should be selected which will cover 80% of the area to effectively control erosion within 2 years from the date of the HOA ARC/City’s approval of the landscaping.

i. Consideration should be given to deep-rooted plant material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility, and fire-retardant characteristics.

j. Minor grading will be permitted outside of building setbacks to allow for incidental grading and to optimize conformance to the natural slope. Driveway grading is also permitted outside building setbacks.

A.4.14 Residential Hillside Design Guidelines

The following applies to residential development on slopes ≥10%. See Hillside Grading Development Standards in Table 3.5 for residential development on slopes ≥15%

a. Graded areas should be limited to the building pad area to the greatest extent possible.

b. The main building mass should be on the upslope side of the building and the roof pitches should trend downslope.

c. The downhill elevation of the primary structure should have a minimum of four offset building and roof elements to provide varied building forms that produce shadows patterns which reduce the visual impact of the mass.

d. Where new structures are to be located on sloping sites greater than 15%, split-level and stepped foundation design concepts should be used to minimize the disturbance of the natural contours.

e. Partially undergrounded structures to reduce visibility and/or stepped building massing should be considered to better integrate architecture with natural topographic features.

f. The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of single-story elements, bays, recesses, step backs, overhangs, landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.
g. The use of multi-level foundations (floor levels separated by a minimum of four feet) shall be the standard design for residential structures unless an alternative design, with less grading, is approved through the design review process as more appropriate for the site.

h. Massing for Homes on Slopes Ranging from 15% to 19.9%
   1. Building elevations should have a maximum height of twenty feet (20’) from finished grade with a minimum six foot (6’) recess in articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade.
   2. Areas between the lowest floor and finished grade should not exceed six feet (6’) in height.
   3. No portion of the walking surface of a deck with visible underpinnings should exceed a height of six feet (6’) above grade. All other decks should be integrated into the architecture of the house, and not appear as an add-on to the primary building mass (excludes cantilevered decks/patios).
   4. Raised deck areas should have fire resistant screening materials complementary to the residential building materials incorporated to screen the underside of the deck and foundation area.

e. Massing for Homes on Slopes Ranging from 20% to 30%
   1. Building elevations should have a maximum height of twenty feet (20’) from finished grade with a minimum six foot (6’) recess in articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade.
   2. Areas between the lowest floor and finished grade should not exceed ten feet (10’) in height.
   3. No portion of the walking surface of a deck with visible underpinnings should exceed a height of ten feet (10’) above grade. All other decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass (excludes cantilevered decks/patios).
   4. Raised deck areas should have fire resistant screening materials complementary to the residential building materials incorporated to screen the underside of the deck and foundation area.
A.5 MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES

A.5.1 Introduction

The purpose of the multifamily design guidelines is to ensure new multifamily residential development is consistent with Atascadero’s community character and to provide design policies to project implementation professionals, such as developers, property owners, architects, and designers. These Guidelines contain the primary design issues that City staff, the DRC, the Planning Commission, and the City Council will use to evaluate individual project proposals. An important aim is to expedite the planning review process by clearly stating the City’s expectations for quality design of residential development. Consistency with community character, compatibility with surrounding neighborhoods and uses, livability, and long-term viability will guide the evaluation of multifamily residential development proposals.
APPENDIX A - DESIGN GUIDELINES

A.5.2 Multifamily Residential Lot Layout and Site Design

Memorable neighborhoods are not accidental. Commitment to thoughtful site design is a necessary component. However, it alone cannot ensure success, nor can singular attention to pleasant open space, attractive landscaping, reasonable subdivision standards, or exceptional architecture. Only the balanced and complementary interweaving of these components can contribute to high-quality, memorable and desirable communities. By extension, a quality composition should be comprised of quality components.

**Lot Layout Design Guidelines (Multifamily)**

a. Buildings should incorporate porches, trellises, landscaping and other features to soften the transition between the street and the dwelling.

b. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be protected.

c. Building placement should not limit solar access by shading adjacent building locations if practical.

d. Residential units should vary in setback to create variety in building placement and massing.

e. The site area adjacent to the street should not be dominated with parking. Parking should be concentrated in areas behind buildings and away from the street when possible.

f. The design of multifamily developments should be compatible and complementary with the surrounding neighborhood.

g. Where possible, courtyards, or other methods to break up the building mass and provide natural ventilation, should be used.

h. Courtyard atriums should be used to bring light and air into interior spaces.
A.5.3 Multifamily Residential Building Form

The design of multifamily residential areas should minimize large block housing and encourage porches and articulated entries recessed from the building face to decrease visual dominance along the street.

**Building Form Design Guidelines (Multifamily)**

a. Use a variety of architectural details, elevations, and setbacks to create visual interest among units.

b. Building façades should provide various setbacks utilizing different materials to minimize singular planes on all sides of the building.

c. A variety of horizontal and vertical changes in the architectural treatment helps reduce monotony of dwelling units.

d. Architectural features such as porches, balconies, chimneys, door placement, window proportions, dormers, wood detailing, fencing, siding and color scheme should be used to complement the overall building design, site, and neighborhood context.

e. Building design should incorporate and reflect a positive relationship between indoor and outdoor spaces.

f. Attached residential units should be designed and detailed to fit with the neighboring single-family detached and/or commercial centers to enhance the character of the neighborhood.

g. Attached units can uniquely provide varying architectural style and details to appear as separate units while still remaining part of the whole building.

h. Simple, clean, bold projections of stairways should be used to complement the architectural massing and form of multifamily structures. Stairways should be constructed of smooth stucco, plaster, or wood with accent trim of complementary colors. Thin-looking, open metal, prefabricated stairs are discouraged. Second story exterior walkways are strongly discouraged.

i. To the extent possible, each unit should be individually recognizable. Methods to break up massing could include:
   - Varying front setbacks within the same structure
   - Staggering and jogging unit planes
   - Designing a maximum of two (2) adjacent units with identical wall and roof lines
   - Varying building orientations to avoid monotony and long garage door corridors

j. When building entries or porches are directly fronting on, and located within twenty-five (25) feet of the street property line, the finished floor elevation should be a minimum of two (2) feet above the top of the street edge. This grade differential can be accomplished using a stem wall foundation or a finished site grade of eighteen (18) inches above the top of the street edge.

Change in material and in setbacks provides visual interest.

Porch and gable roof articulate entry.

Positive relationship between indoor and outdoor spaces.
A.5.4 Multifamily Residential Roofs

A variety of roof planes and pitches are encouraged, depending on architectural style, as roof forms and materials have a significant impact on a neighborhood's visual diversity. Roof forms for multifamily housing, consistent with the architectural styles identified in Section A.3, should adhere to the following guidelines:

**Roof Design Guidelines (Multifamily)**

a. A variety of roof planes and accent details should be provided.

b. A variety of roof materials and colors, consistent with the home's architectural style, will enhance the diversity and character of the neighborhood.

c. A portion of upper stories should be set back and incorporate a variety of roof lines and pitches, including side-gabled, cross-gabled, combined hipped-and-gabled, or hipped roofs.

d. Roofs covering the entire building, such as hips and gables, are preferred. Segmented pitched roofs should be applied at the building edge.

e. Roofing colors should be soft earth tones to minimize reflective glare and visual impacts.

f. Roof extensions, and their associated brackets, used for shading over windows are strongly encouraged. They add character and interest to the roof forms and should match the home's architectural style.

g. Roofs over one- (1-) story elements, such as those over porches or bays, provide additional massing articulation of larger two- (2-) story residences and are strongly encouraged.

h. Variation in ridgeline height and alignment should be incorporated in order to create visual interest.

i. Roof penetrations for vents should be consolidated and located on the rear side of roof ridges whenever possible. All vents should be painted to match the roof color.

j. Roof forms should be designed to correspond to and accentuate building elements and functions such as entrances and arcades.

*Consistent roof coloring can enhance character of the neighborhood.*

*Varied pitches give visual interest.*

*Earth toned color for less visual impact.*
A.5.5 Multifamily Residential Windows and Doors

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building façades. Windows and doors for multifamily housing should adhere to the following guidelines:

**Window and Door Design Guidelines (Multifamily)**

a. Unless recessed, windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, or trellises compatible with the architectural style of the building.

b. Shutters should be proportional to the window and complement the architectural style of the building. Functional shutters are encouraged when provided.

c. Doors and porches should be inviting and architecturally articulated at a pedestrian scale.

d. Windows and doors should complement the architectural style of the building.

e. Entry features compatible with the architectural style of the dwelling are encouraged to create a well-defined arrival sequence and appropriate interface with the public street. Columns, handrails, exterior trim, cornices, window detailing, exterior lighting fixtures, front door and surround, and other architectural elements should be compatible with the style of the dwelling. Columns on front porches should be a minimum of twelve (12) inches in width/diameter with appropriate base and cap detailing.
A.5.6 Multifamily Residential Porches

Residential units may include porches in order to foster neighborhood interaction. Porches should be designed and articulated to maximize visibility and enhance the pedestrian scale of the neighborhood streetscape.

**Porch Design Guidelines (Multifamily)**

a. Porches, stairs, and decks should be designed to reflect the appropriate scale and detail of the architectural style.

b. Porch columns, building columns, and other architectural features should be proportioned appropriately for the scale of the element, porch, and architectural style of the unit.

c. Wherever practical, corner lot units should have a wraparound porch. All wraparound porches and side yard façades should maintain an architectural design consistent with the front façade.

d. Porch and entry features should primarily be one- (1-) story elements. However, in limited quantities, porches may also be incorporated into two- (2-) story vertical elements to break up the building mass facing the street or to provide visual interest to the streetscape.

e. Porches should be elevated above the street level a minimum of two (2) feet above the top of street edge.

f. Porches should not be enclosed.
A.5.7 Multifamily Residential Security Lighting

Security lighting provides acceptable light levels for safety and uniformity while avoiding glare, light trespass and overlighting.

*Security Lighting Design Guidelines (Multifamily)*

a. Security lighting should be activated by motion sensors; be on for no longer than 15 minutes; has automatic shut off, and is located where it does not come on frequently due to regular outdoor traffic or activity.

b. Special care should be taken to control glare and direct view of illumination sources, and to confine illumination to the property on which the fixtures are located.

c. Lighting fixtures should be aimed at a building as they are more effective for security than fixtures that are mounted on the building, which can blind observers of the property (police, neighbors, or others).

d. Floodlighting directed toward adjacent properties or the public right-of-way should not be used. The term floodlighting includes “barn lights”, “wall packs”, and aimable fixtures.
A.5.8 Multifamily Residential Exterior Lighting

Exterior lighting includes any lighting that is mounted outside of livable building areas such as in landscaping, parking areas, along walkways and paths, on the outside of building walls, under eaves and patio covers, and under open shed covers.

a. The level of on-site lighting, and type and design of lighting fixtures, should be “dark-sky” compliant and comply with all applicable requirements of the City of Atascadero.

b. Energy conservation and efficiency should be a primary consideration when designing any lighting system.

c. All exterior lighting fixtures should be consistent with the architectural style of the building that it serves. Manufacturer’s specifications and/or cut sheets for all proposed exterior light fixtures should be provided with the HOA ARC submittal and/or building permit applications.

d. The use of lighting should be integrally designed as part of the built environment and should reflect a balance between lighting needs, the contextual ambient light level, and the surrounding nighttime characteristics of Eagle Ranch.

e. Lighting designers should consider utilizing automatic controls systems to eliminate excessive light during non-active hours of site and building operation.

f. Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass, especially from public viewpoints. Public viewpoints include public streets and parks.

g. Architectural lighting, if proposed, should only be utilized to highlight special features. Lighting of expansive wall planes, towers, and roofs, or the use of architectural lighting that results in “hot spots,” should be avoided.

h. Landscape lighting should only be utilized to accent landscaping and be directed away from the property line.

i. Lighting fixtures should include a device or feature, such as vanes, louvers, fins, etc., that directs light downward.

j. Lighting fixtures should include semi-opaque frosted lenses and eliminate visibility of the lamp source.
A.6 RESIDENTIAL LANDSCAPE DESIGN GUIDELINES

A.6.1 Introduction

The landscape design at Eagle Ranch is intended to provide a visually attractive environment that defines the character of the Specific Plan area. The landscape serves many purposes. Landscape softens the built environment and accentuates the streetscape with a living backdrop to enhance visual interest. The landscape provides shade, screening, color and texture while filtering pollutants from water and air and provides oxygen. These Residential Landscape Design Guidelines apply to landscape improvements for all private development within the Eagle Ranch Specific Plan area.

Landscape improvements should comply with applicable federal, state, and local building, public health, safety and accessibility codes, and the California Water Efficient Landscape Ordinance AB 1881. Landscape improvements should also incorporate Atascadero Mutual Water Company’s (AMWC) recommendations and guidelines for “Conserving Water in the Landscape” found under “Conservation” on their website.
A.6.2 Single-Family Landscape Design Guidelines

These guidelines apply to the landscape design for single-family detached housing types. It should be noted that per the Landscape Development Standards in Table 3.5 of this Specific Plan, landscaping shall be installed prior to occupancy.

**General Landscape Design Guidelines (Single-Family)**

Landscaping for individual private residences within each neighborhood should comply with these Landscape Design Guidelines.

a. Front yard landscaping should visually integrate the adjacent natural landscape where applicable.

b. All plans should be prepared by a California licensed landscape architect.

c. Utilize regionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, trees, shrubs, groundcover, and quarried gravel/cobbles/rocks or other hardscape materials, where practical.

d. Utilize recycled and renewable landscape material where practical, e.g., recycled plastic lumber and header boards, locally produced woodchip mulch, and recycled glass.

e. Utilize locally produced compost made from community green waste wherever possible.

f. Utilize plantings that provide summer shade and allow for winter solar gain whenever possible.

g. Group plants with similar water requirements to allow for more efficient irrigation use.

h. Invasive and non-native species that may escape or spread into the open space areas, such as pampas grass, vinca, ice plant, Scotch broom, and Pennisetum are prohibited.
The Atascadero Centennial Daffodil Project

In 2011, Atascadero residents brainstormed ways to celebrate the City’s 2013 Centennial Celebration and it was decided that planting daffodils all over the city would be an eye-catching display that would unify the City and generate community pride.

The Centennial Celebration has passed, however, plantings of daffodils throughout Eagle Ranch (in both private and public areas) are encouraged in order to connect the Specific Plan area to the greater City and further enhance the City’s identity.

**Plant Palette Design Guidelines (Single-Family)**

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website.

b. Utilize drought-tolerant plants to conserve water where possible.

**Tree Design Guidelines (Single-Family)**

a. New front yard trees should be planted in an informal pattern to create a natural look.

b. Front yard trees should have mature sizes in scale with the massing and height of the residence.

**Turfgrass Design Guidelines (Single-Family)**

a. Turfgrass lawns are discouraged within single-family landscape areas except where adjacent to outdoor living areas such as patios. A drought-tolerant native grass, suitable as a lawn substitute, is encouraged.

b. To conserve irrigation water, lawns should not be incorporated in the landscape design purely for visual effect.

c. Per Table 3.5 of this Specific Plan, turf grass is limited to the size of the building footprint for the primary unit up to a maximum of 2,000 sf, whichever is less.
Hardscape and Driveways Design Guidelines (Single-Family)

a. Hardscape elements should incorporate light-colored surfaces to reduce the heat island effect.

b. Entry walkways should be a minimum of thirty (36) inches wide and the use of architecturally compatible, decorative material is encouraged.

c. Residential driveway pavements should incorporate decorative material (e.g., pavers, bricks, textured and colored concrete) to break up and enhance the surface. Permeable paving materials should be used where practical.

d. Incorporate pervious pavement (pervious concrete, pervious asphalt, pervious pavers, and similar surface and subsurface materials) to the extent practical in hardscape areas to reduce stormwater runoff and to allow for recharging ground water.

Site Development and Grading Design Guidelines (Single-Family)

a. On-site surface runoff should be directed to vegetated open areas, planting areas, and on-site retention areas to improve the quality of stormwater runoff through bio-filtration.

b. Low impact development (LID) measures should be integrated into site design to slow and reduce local runoff.

c. Detention basins, bioswales (vegetated swales), and retention areas should be integrated to collect, detain, or slow stormwater runoff and improve runoff water quality.
A.6.3 Multifamily Landscape Design Guidelines

These Multifamily Residential Landscape Design Guidelines apply to attached residential projects proposed in the Mixed-Use land use/zone designation. Project types include multifamily units, senior citizen units, mixed-use units, and workforce housing.

**General Multifamily Landscape Design Guidelines**

a. Landscaping is required for common use areas, street front areas, and street rights-of-way associated with multifamily residential development.

b. Streetside landscaping should present a unifying design that enhances the built environment. The design should accentuate neighborhood entries with planting, monument signs, and lighting as appropriate. Trees should be selected considering their size at maturity to balance building massing.

c. All landscaping should include an underground irrigation system controlled by an automatic time valve system. Landscaping should be designed with respect to both density and height so as not to impair the visibility of the structure from adjacent streets.

d. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept, and they should be consistent or compatible with the neighborhood architectural style, scale, material, and finishes.
APPENDIX A - DESIGN GUIDELINES

Variety of plant material helps to enhance the user experience.

Seating and shade should be provided.

Nodes of interaction within the landscape.

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e. Landscape design should be pedestrian-centric, focusing on creating pedestrian-friendly, safe, and master planned environments with strong connectivity and sense of place.

f. Landscaping in public parkways, medians, street edges, or common areas within any given phase of development should be completed prior to occupancy.

**Plant Palette Landscape Design Guidelines (Multifamily)**

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication "Water Conserving Plants for Northern San Luis Obispo County," and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website.

**Tree Landscape Design Guidelines (Multifamily)**

a. Trees within five (5) feet of sidewalks, pavements, and foundations should be installed with root barriers to prevent root encroachment and damage to pavements and structures.

b. In common area landscaping, trees should be a minimum of fifteen (15) gallons in size at the time of planting. Larger tree sizes (e.g., 24” box) are encouraged at entry ways and other focal points.

c. Tree selection for a project should address pedestrian’s need for summer shade, exterior building walls with high solar exposure, and the need for solar gain in the winter season.

d. Trees and landscape structures should be used to create spaces with comfortable pedestrian scale and should offset building massing and expansive open areas.
**Turfgrass Lawn Landscape Design Guidelines**  
*(Multifamily)*

a. Turfgrass lawns should be limited to spaces for active and passive recreation for activities such as sports, games, relaxation, group events, etc.

b. To conserve irrigation water, lawns should not be incorporated in the landscape design purely for visual effect.

c. Where turfgrass is used, a drought-tolerant turfgrass species is recommended.

d. Turfgrass lawn areas should be sized and shaped to reduce irrigation runoff and overspray, and to drain to planting beds to capture irrigation runoff. Lawn strips under eight (8) feet in any direction, and tapered strips with acute angles, are strongly discouraged.

e. Turf areas should not occur in steep areas. The maximum slope of turfgrass areas should be no greater than five to one (5:1) or 20% grade.

f. Native grasses that are highly drought-tolerant may be used as turfgrass substitutes for lawns. Native grasses are highly encouraged for lawn substitutes that are not intended for community/public recreation or sports.

g. Bioswales along roadsides and in road medians should be planted with drought-tolerant native grasses where possible. These grasses should not be cut except as required to maintain the health and effectiveness of these areas.
**Hardscape Landscape Design Guidelines (Multifamily)**

a. Hardscape design should be integrated into the overall landscaping and may include decorative pedestrian pavements, site furnishings, and landscape features such as sculptures, garden ornaments, decorative planters, arbors, trellises, screens, gazebos, fountains, and other water features. These landscape elements should be compatible with the architectural character of the surrounding neighborhood.

b. Light-colored surfaces should be incorporated into hardscape elements to reduce the heat island effect.

**Recreation Landscape Design Guidelines (Multifamily)**

a. Common spaces should be designed with consideration for safety and security attained through good visibility and access.

**Landscape Maintenance Design Guidelines (Multifamily)**

a. Plants should be maintained in their natural form. The pruning of plants into geometric shapes is discouraged unless such is the intent, e.g., hedges and topiaries that are specified by the landscape design.

b. Green waste from landscape maintenance should be collected and delivered to an appropriate facility for recycling.

a. Weed control fabric should be used in all planted areas (except turf) with a two- (3-) to three- (3-) inch thick mulch layer in shrub beds to reduce weeds and conserve moisture.
Irrigation System  Landscape Design Guidelines (Multifamily)

a. Landscape improvements should incorporate Atascadero Mutual Water Company’s (AMWC) recommendations and guidelines for “Conserving Water in the Landscape” found under “Conservation” on their website.

b. All common area landscaping should be irrigated with programmable, automatic control equipment.

c. Landscape design should promote water conservation and efficient irrigation through the appropriate grouping of plants with similar water requirements.

d. All landscape plantings should be adequately and appropriately irrigated and maintained to sustain their vitality and appearance.
Site Development and Grading Landscape Design Guidelines (Multifamily)

Residential development and grading should be in conformance with the City of Atascadero’s Appearance Review Manual except as noted below. These guidelines are intended to maintain, to the maximum extent possible, the natural landforms and character of the Specific Plan area through the control of site grading, architecture, protection of viewsheds, and planting. These controls are also intended to reduce soil erosion and to control surface drainage.

a. Site and landscape design should integrate sustainable practices to manage stormwater on-site to the maximum extent practical. These practices may include bioswales, rain gardens, and detention basins.

b. Grading for roads, driveways, and residential improvements should employ Low Impact Development (LID) standards.

c. Side yard slope gradient between lots should not exceed two to one (2:1). Side yard retaining walls should not exceed eight (8) feet in height. Backyard slope banks between lots should not exceed a slope of two to one (2:1). Slope banks higher than five (5) feet in height should be contour-graded with slope rounding to resemble natural grade contours.

d. Grading volumes of cut-and-fill material should be balanced on-site or within the individual neighborhoods wherever possible.

e. Grades for individual lots less than one (1) acre should slope and drain to the street, on-site, or to adjacent drainage conveyance. Energy dissipaters should be provided at discharge points.

f. Grades for individual lots that are more than one (1) acre should utilize natural drainage courses and/or slope and drain to the street.

g. More gradual slope banks of three to one (3:1) and four to one (4:1) are preferred whenever practical.
A.7 NON-RESIDENTIAL DESIGN GUIDELINES

A.7.1 Introduction

These guidelines apply to all non-residential development within the Eagle Ranch Specific Plan area, which includes Commercial Recreation and Mixed-Use.

A.7.2 Non-Residential Site Planning and Design

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another. Site design addresses the scale and size of outdoor spaces, spaces between buildings and parking areas, and the relationship of site elements that create a comfortable pedestrian environment. In addition, location, orientation, and massing decisions made in the early stages of design have a profound effect on the energy and environmental impacts of buildings and establish the potential for passive renewable energy use.

a. Commercial areas should not be defined primarily by walls and solid fencing. Rather, areas should be buffered from adjacent residential land uses by two (2) or more of the following: landscaping, setbacks, drainage easements, open space areas or easements, streets, or grade separations.

b. Site design should accomplish an integrated pedestrian network with surrounding residential and open space areas through the thoughtful placement of pedestrian connections and public spaces such as plazas, seating areas, etc.

c. Pedestrian paths or connections should be provided to link neighboring properties.

d. Buildings should be oriented toward streets. Building design should incorporate pedestrian walkways, outdoor seating, and landscape areas where possible.
APPENDIX A - DESIGN GUIDELINES

e. Outdoor spaces should not have a “leftover” appearance, e.g., a paved area with no pedestrian amenities. Instead, outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, lighting, sculptures, fountains and arbors.

f. Plazas, courtyards, and outdoor cafes should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, art, seating, and shade trees.

g. Focal points and landmarks should be created and incorporated into sites to establish a sense of place.

h. Public art is encouraged as an on-site amenity for all projects.

i. Buildings in highly visible locations should incorporate architectural elements that help to “hold” corners such as a clock tower, varying roof lines, fountain and/or public art.

j. Merchandise loading areas should be screened from public view. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements.

k. Loading docks and delivery points should be located away from major vehicular and pedestrian circulation areas as well as residences and meeting places utilized by the general public.

A.7.3 Non-Residential Building Form

a. Building forms and façades influence cohesiveness, comfort and aesthetic pride and, at the same time, can encourage shopping, increase a sense of security and generate pedestrian activity.

b. Parapets should have sufficient articulation of detail, such as precast treatments, continuous banding or projecting cornices, lentils, caps, corner details, or variety in pitch (sculpted).

c. Parapets should not appear “tacked on” and should convey a sense of permanence.

d. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.

e. Roofs covering the entire building, such as hips and gables, are preferred. Changes in vertical planes should be used to break up a boxlike appearance. Vertical elements such as pilasters help create “bays” to give the appearance of smaller buildings.

f. One (1) or more of the following design strategies should be used to reduce the perceived height, bulk, and massing of the building.

• Variation in the wall plane (projection and recess)
• Variation in wall height
• Roofs located at different levels

g. Articulation of wall planes and use of architectural relief details should be used to create distinctive building massing.

h. Vertical elements (e.g., towers) can be used to accent horizontal massing and provide visual interest, especially on corner buildings.

i. Varying setbacks on upper floors to accommodate balconies and other architectural treatments should be considered.

j. The use of corporate “chain” architecture detracts from the unique character of the Eagle Ranch Specific Plan area and is strongly discouraged. Corporate tenants should design the buildings to fit the scale and character of the Specific Plan area. New development should express its own uniqueness of location, tenant, or structure, and should be designed especially for the particular building site and not as a copy of a generic building type that might be used anywhere.

k. The concept of designing a building so that all sides have been detailed to complement the primary street elevation in architecture, massing and materials is referred to as 360° architecture. Buildings should incorporate consistent architecture on all sides of the structure. This detailing is most important for buildings on corner lots and on elevations with high visibility.

l. Continuity among buildings contributes to community identity. As the Specific Plan area develops, each subsequent building should complement the form, scale and proportion (relationship of height and width) of adjacent buildings within the Specific Plan area.
A.7.4 Non-Residential Building Elements and Articulation

Architectural details should be used to enhance buildings by adding color, shadows and interesting forms. They should not, however, be used as a substitute for genuine building massing and articulation. The selection and placement of building materials should provide visual interest at the pedestrian level. The similarity of window and door sizes and locations contributes to a sense of visual continuity along the street. It is important that the main entrance to a building be clearly identifiable and unique as it is the primary point of arrival and should be treated as such.

a. Human scale should be created through the use of awnings, arches, walls, trellises, arbors, pergolas and other architectural elements. These elements should be integrated into the building design to avoid the look of “tacked-on” architectural features.

b. One (1) or more of the following methods should be incorporated in the entrance design:
   - A change in wall/window plane
   - Wall articulation around the door and projecting beyond the door
   - Placement of art or decorative detailing at the entry
   - A projecting element above the entrance
   - A change in material or detailing
   - Implementation of architectural elements such as flanked columns or decorative fixtures
   - Recessed doors, archways, or cased openings
   - A portico or formal porch projecting from or set into the surface
   - Changes in the roof line, a tower, or a break in the surface to the subject wall

c. Windows on upper floors should relate to the window pattern established on the ground floor.

d. Details (e.g., wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas) should be used to create shadow patterns and depth on the wall surfaces.

e. Brick, stone, and painted wood are appropriate as primary materials.
f. Natural materials (e.g., brick, stone, copper, etc.) should remain their original color.
g. Building materials and finishes should be true to the structure’s architectural style.
h. Material changes should occur at intersecting planes to appear substantial and integral to the façade. Material or color changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided.
i. Awnings should not wrap around buildings in continuous bands. Awnings should only be placed on top of doors, on top of windows, or within vertical elements when the façade of a building is divided into distinct, structural bays.
j. Awnings and umbrellas should be made of cloth, not plastic, or vinyl and should be high enough so as not to inhibit pedestrians.
k. Awnings should be lit with direct, architecturally interesting fixtures, such as goosenecks with downward facing fixtures.
l. Where horizontal or vertical siding is used, at a minimum, it should wrap around the outside corners of buildings to a fence line or interior corner; however, the use of siding on the entire buildings preferred.
m. Storefront windows are encouraged on all ground floor facades on commercial/retail buildings.
A.7.5 Non-Residential Lighting

Effective lighting provides safety and direction for vehicles and pedestrians and provides visibility and security for businesses, all while enhancing architectural building and landscaping details. The following guidelines apply to on-site lighting for private development projects in parking areas and to lights associated with the building. Some non-residential lighting types include downward facing pole lights, wall-mounted sconces, parking, and landscape lighting.

a. Lighting should be designed to provide ambiance, safety and security without unnecessary spillover or glare onto adjacent properties. This design is particularly important for the residential users who may be located on an adjacent parcel or nearby neighborhood.

b. The quality of light, level of light (as measured in foot-candles) and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the flow or glare of the project site. The lighting plan should incorporate current energy-efficient fixtures and technology.

c. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area. Exposed bulbs should not be used.

d. Building light fixtures should be designed or selected to be architecturally compatible with the main structure, which should complement the theme of the surrounding area.

e. Wall-mounted light fixtures should not extend above the height of the wall to which the fixtures are mounted.

f. Accent lighting that is downlit and focused on key architectural elements and trees can be effective and attractive; however, light sources should be screened from view.

g. Blinking, flashing lights and exposed neon lighting used to illuminate building façades or to outline buildings should not be used. (Exception: Temporary decorative lights such as holiday lighting may be allowed for up to a four (4) week period during the calendar year.)

h. When security lighting is necessary, it should be recessed, hooded and located to illuminate only the intended area. Off-site glare and light trespass should be prevented.

i. Pedestrian areas, paseos, sidewalks, parking lots and building entrances should be adequately lit to provide safety and security.

j. All exterior lighting fixtures should be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are permitted in public areas.

k. Downward facing, low light, decorative lighting along trails and recreational areas may be provided.

l. Outdoor dining areas, bars, patios, and hotel event lawns may provide ambient string lighting with exposed bulbs.
A.7.6 Non-Residential Signs

Signs play an important role in the success of any business by providing necessary identification and advertising. Signs integrated into the building design provide a personal quality that contributes to the ambiance of the commercial complex or streetscape, especially unique signs. Conversely, signs can intrude upon pleasant surroundings when applied as an afterthought. These guidelines are intended to balance the legitimate advertising needs of businesses with the need to prevent visual clutter. The following design guidelines should be used in conjunction with Section 9-15 of the Atascadero Municipal Code.

a. Signs should be in scale with and in proportion to the primary building façade so that the signs do not dominate the appearance.

b. Sign colors, materials and design should be compatible with that of the primary building façade.

c. Painted wood and metal are appropriate materials for signs.

d. Signs that reflect the type of business through design, shape, or graphic form are encouraged.

e. The method of attaching the sign to the building should be integrated into the overall sign design.

f. Signs on canopies and awnings are encouraged.

g. Signs should not cover up more than 20% of window surfaces or important architectural features.

h. Window signs should be pedestrian-oriented and restricted to a maximum percentage of 20% of window area and letter height.

i. Flush-mounted signs should be positioned within architectural features such as the window panel above the storefront or flanking the doorway.

j. Signs should not extend above the highest portion of the wall they are mounted on.

k. Individual raised letters are permitted.
A.7.7 Non-Residential Building Materials

Use of building materials that are historically contextual or native to the Atascadero region will strengthen the sense of place and compatibility of Eagle Ranch with the historic roots of the city of Atascadero. Proper selection and placement of building materials is also critical to establishing the human scale and pedestrian orientation of the new community.

a. Building materials should consist of materials commonly found in the Atascadero area, including, but not necessarily limited to the following: stained wood, mortarless stacked stone, tile roofs, metal roofs, deep-reveal asphalt shingles, flagstone, board and batten, shiplap siding, brick, tile and terra-cotta.

b. The following materials are prohibited; tinted glass, corrugated fiberglass, plastic, mirrored glass, metal roof tiles, and undecorated concrete block (dark colored, split-faced concrete block permitted on trash enclosures only).

c. Smooth plaster finishes are required vs. rough, textured plaster. Plaster may be used in combination with other materials such as shiplap siding and brick.
A.7.8 Non-Residential Exterior Colors

Colors are a very important part of creating a coordinated appearance for the Specific Plan area. In general, bright colors should be avoided except for small accent colors. Colors should be muted in order to imply natural character and to work with a variety of building types.

a. Muted tones that are consistent with natural character should be utilized
b. Color schemes that involve a minimum of three (3) colors should be utilized.
c. Different colors accentuating different aspects and details of the building architecture should be utilized.
d. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
A.7.9 Non-Residential Utilitarian Aspects of Buildings

Utility service areas are building components or features that are necessary for the building’s function. These elements should be incorporated as part of the early building design process, rather than as an afterthought at the construction document phase.

a. Outdoor storage areas, including trash and recycling, should be located to the rear or sides of a building and should be screened from public roads and trails with walls, berms, or landscaping.

b. All mechanical equipment on the roof or ground, including air conditioners, exhaust fans, and heaters, should be screened from public roads and trails. Buildings with flat or low-pitched roofs should incorporate parapets, pitched façades, or architectural elements designed to screen roof-mounted mechanical equipment. The screening should be architecturally compatible in color, shape, size, and material with the primary building and should be carefully integrated into the overall building design.

c. Utility service areas, such as gas and electrical panels, should be placed within enclosures that are architecturally integrated into the building design and not on the facade facing the street, adjacent to building entries, adjacent to primary parking areas, or adjacent to outdoor gathering areas. Utility companies should be able to access meters and utility equipment even when screened.

d. Trash enclosures and loading areas should be designed using similar materials and colors as the surrounding buildings within the project and must be screened with landscaping or wall materials and sited where least visible to public roads and trails.

e. Trash enclosures should be combined among parcels where possible and should be large enough to handle the refuse generated by the users and accessible for service vehicles.

f. A pedestrian entrance to the trash enclosure should be provided so that the large access gates do not have to be opened as often.

g. An area for recycling bins should be provided within the enclosure.

h. Trash enclosures should be separated from adjacent parking stalls by minimum five (5) foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
i. Where trash enclosures can be viewed from a second story level, a roof, trellis, or other similar screening technique should be used to substantially screen the trash enclosures from view.

j. Trash enclosures should have adequate drainage to permit washdown and sanitary cleaning; drainage should be connected to sanitary system to reduce pollution of storm drainage.

k. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building façade.

l. Roof scuppers should not be visible to the street or public spaces.

m. Sheet metal vents, pipe stacks, and flashing should be painted to match the adjacent roof or wall material.

n. Stairways should be constructed of smooth plaster, wood with accent trim of complementary colors, or open railing with tension cable.

o. Guardrails should complement the architectural style of the building.

p. Where possible, ramps should be integrated into the site design to create functional and unique spaces.

q. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities should be concealed or screened.
A.7.10 Non-Residential Parking Lot Design and Screening

Adequate parking is necessary for a successful project; however, the parking should not be provided in one large lot that can be characterized as a “sea of cars.” Parking lots should be clearly identifiable with directional signs located at the street edge. Landscaping within parking lots is important to provide shade, stormwater management, as well as to create aesthetically pleasing parking areas. To this end, these guidelines should provide a parking lot designer with the direction needed to create a functional environment that will blend with the surrounding areas.

a. Parking lots should provide areas for bicycle and motorcycle parking as well as electric vehicle charging stations.

b. Large areas of parking should be avoided. It is preferable to create small, connected parking lots utilizing shared driveways, pedestrian connections and landscape buffers.

c. Site plans should encourage vehicle access from a primary collector and have sufficient design capacity to accommodate traffic generated by the site.

d. Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances. Reciprocal access should be provided so that vehicles are not required to enter the street in order to move from one area to another on the same site. Where practical, reciprocal access should be provided with adjacent sites.

e. In accordance with City and Caltrans standards, traffic control devices, signage and markings should be used to avoid confusion and provide safe circulation of vehicles.

f. Decorative lighting should enhance parking areas and reduce the visual impact. Lamp posts reflecting the desired architectural style of the project should be provided. Parking lot lighting should complement or be consistent with the lighting fixture development standards identified in Table 3.5.

g. Shade trees should be located throughout a parking lot. A minimum of one (1) tree for every six (6) parking spaces should be provided. Landscape planters and/or diamond wells that include trees should have a minimum dimension of five (5) feet and be bound by a raised curb. Trees should be sized at fifteen-(15-) gallon containers or larger at the time of installation.
h. A parking area adjacent a public sidewalk or street should provide one (1) or more of the following buffers:

• A landscaped strip or planter that is a minimum of 10 feet in depth and is planted with a combination of trees and shrubs.

• A planter that has a minimum width of three (3) feet with a planter/shrub height of three (3) feet minimum.

i. The use of brick, interlocking pavers, porous structural colored concrete, grass-crete, and cobblestones as an alternative to a solid paved driveway or parking lot is encouraged.

j. Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into buildings and to highlight parking features (e.g., handicap spaces, pedestrian loading).

A.7.11 Non-Residential Bicycle and Pedestrian Circulation

Bicycle access to commercial developments should be provided. Pedestrian circulation should link commercial development with adjacent parking areas, parks, sidewalks, and residential areas as required.

a. All commercial and mixed-use developments should provide bicycle parking.

b. Bicycles may use the same circulation systems as autos within the Specific Plan area.

c. Bicycle parking should be conveniently located, but should not conflict with pedestrian or auto circulation. Parking areas may be combined and placed in locations that do not conflict with stores and pedestrian circulation.
A.7.12 Hotel Design Guidelines (CREC - Hotel)

The following guidelines are supplemental to the non-residential design guidelines preceding this section and only apply to the CREC-Hotel (excludes resort).

a. Hotel porte-cochere and/or covered drop-off zone should be oriented toward Highway 101. Hotel “wings” may be angled or placed perpendicular in a westerly direction.

b. A porte-cochere and/or covered drop-off zone for vehicles and pedestrians, independent of drive aisles, should be provided to accommodate guest loading and drop-off and serve as the formal entry to the hotel.

c. The placement of exterior lighting should be respectful of adjacent residents by locating fixtures away from nearby homes to the extent practical.

d. A restaurant may be provided in association with the hotel. Restaurant trash and loading facilities should be screened and located away from adjacent residential uses to the furthest extent possible.

e. An events lawn is encouraged to be provided in associated with the hotel. This events space could become a community wide amenity for weddings, car shows, festivals, etc.

f. Executive cottages that are detached from the primary hotel structure should be provided. These executive cottages offer additional privacy and are ideal for corporate retreats and family gatherings.
g. Signage for the hotel should be limited to two wall signs, and up to five monument signs/directional signs (permitted on-and off-site). Monument sign development standards are described in Section 3 of this Specific Plan. One (1) freeway oriented pylon sign is permitted with visual analysis proving visibility from southbound Hwy 101.

h. It is recognized that the economic viability of a hotel may depend on visibility from Highway 101. While visibility may be necessary, the associated building lighting, parking lot lighting, and landscape lighting should be downward focused to protect views from residents living on the east side of Highway 101.

i. The hotel will be responsible for monitoring sound generated by its guests with special attention given to the pool and events lawn. Amplified sound may be necessary at these venues for DJ’s, bands, stereo equipment, etc. The operation of sound-amplifying equipment should only be permitted between the hours of 10 am and 10 pm and should be oriented away from adjacent residences.

j. A five foot minimum landscaped area should be provided to separate ground floor units from pedestrian walkways, project amenities, and drive aisles/parking areas.

k. Outdoor and indoor amenities should be provided including a spa, pool, weight room/training stations, business center, and event lawn.

l. Exterior building materials should include natural stone (stacked stone, granite, slate, etc.) and/or cultured stone.
Figure 7-1 Conceptual illustration of hotel entry/directional signage.
A.8 MIXED-USE AND COMMERCIAL RECREATION LANDSCAPE DESIGN GUIDELINES

The following design guidelines apply to the non-residential portions of the ER-MU village center.

General Landscape Design Guidelines (Non-Residential)

a. Landscape planting and site construction materials should be selected to prevent or reduce heat island effects.

b. Pedestrian connections should be integrated to create an open network of walkways, sidewalks, and trails.

c. The use of shade trees and shade structures may be used to mitigate heat by providing shade in summer and allowing solar gain in winter to reduce dust, provide visual screening, and provide a wind break.

d. Landscapes should be designed to be low maintenance and compatible with the purpose of the facility.

e. California native plant species should be used to the extent possible.

f. Accent planting should be used around entries and key focal points.

g. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards, and sidewalks.
Plant Palette Landscape Design Guidelines (Non-Residential)

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website.

Tree Landscape Design Guidelines (Non-Residential)

a. Canopy trees should be used in parking lots and along street rights-of-way sufficient to ensure shading of paved areas. Shade cover at maturity should meet or exceed twenty-five percent (25%) of paved surfaces.

b. Evergreen or flowering trees should be used in areas such as project entries, intersections, pedestrian crossings, and other focal points that deserve visual emphasis.

c. Trees with fruit or large seed pods may be utilized but should be setback 15 feet from any paved area including sidewalks, streets, and parking lots.

Hardscape Landscape Design Guidelines (Non-Residential)

a. Hardscape design should be integrated into the overall landscaping and may include decorative pavements, site furnishings, and landscape features such as sculptures, decorative planters, arbors, trellises, screens, gazebos, fountains, and other water features. These landscape elements should be compatible with the architectural character of the development.

b. Hardscape with light-colored surfaces are encouraged to reduce heat island effect.

c. Paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and pervious paving materials should be utilized, especially in pedestrian areas. All hardscape materials and installation should meet the standard of care for all applicable professionals and should not result in an unsafe condition.

Tress reducing the heat island effect.

Vines help to shade pathways.

Water features bring character to a space.
**Pedestrian Circulation Landscape Design Guidelines (Non-Residential)**

a. Pedestrian walkways should be provided in parking areas.

b. Enhanced paving materials should be provided at key focal points such as points of entry, pedestrian crossings, plazas, and other locations that warrant special visual emphasis for safety or orientation.

**Screening Landscape Design Guidelines (Non-Residential)**

a. Planting should be used to screen or separate utilitarian areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.

**Landscape Maintenance Design Guidelines (Non-Residential)**

a. Use weed control fabric in all planted areas (except turf) and a two- (3-) to three- (3-) inch thick mulch layer in shrub beds to reduce weeds and conserve moisture.

**Site Development and Grading Landscape Design Guidelines (Non-Residential)**

a. Stormwater runoff should be diverted from impervious areas such as roofs and paths, to landscape areas and infiltration basins where water can seep into the ground.

**Grading Landscape Design Guidelines (Non-Residential)**

a. All grading should conform to the objectives and policies of the Eagle Ranch Specific Plan and the City of Atascadero’s grading regulations, except as noted below:

1. Mounding and berming should be utilized to add topographical variety, noise attenuation, or visual screening provided it will not result in an unsafe condition and will not result in unreasonable maintenance and operational costs.

2. Areas within the public right-of-way that are to be planted with drought-tolerant native grasses should not slope in excess of five to one (5:1). All areas planted with ground cover should not slope in excess of two to one (2:1). All planting areas should be graded to drain at two percent (2%) minimum grade.

3. Parking lots should distribute drainage to minimize concentrations of runoff at inlets.

4. Slope banks should not exceed thirty (30) feet in height. Slope gradient should not exceed two to one (2:1).
A.9 STREETSCAPE DESIGN GUIDELINES

Streetscapes refer to public roads, entryways, public trails adjacent to public roads, and HOA maintained landscaped areas near streets. It is the character of the streets that ultimately sets the framework for a cohesive neighborhood character.

One of the key elements in protecting the rural nature of the Eagle Ranch Specific Plan area is to ensure that streets are designed properly and are consistent with the streets found elsewhere in Atascadero.

The typical Atascadero residential street is wide enough for two vehicle travel lanes. Streets conform to the natural topography of hills and valleys and are curvilinear in nature. Landscaping is left natural and is incorporated into the streetscape design in some instances.

This same vision has been applied to the streetscape design for Eagle Ranch to the extent possible.


**A.9.1 Streetscape Design Guidelines**

a. Plant material selection should be consistent with the plants recommended by the Atascadero Mutual Water Company (AMWC) in their online publication “Water Conserving Plants for Northern San Luis Obispo County,” and/or the Bill Shepard Native Plant Garden plant list found at the Atascadero Land Preservation Society (ALPS) website. Table A.1 identifies a refined palette of street trees recommended for Eagle Ranch.

b. Where street trees are provided, trees should be arranged in clusters or grouping vs. standardized spacing. Street trees should be provided at the ratio of 1 street tree per 50’ of street frontage.

c. Detention basins, bioswales (vegetated swales) and rain gardens should be integrated to collect, detain, or slow stormwater runoff and to improve runoff water quality. Incorporate pervious, pavement (pervious concrete, pervious asphalt, pervious pavers and similar surface and subsurface materials) to reduce stormwater runoff and to allow for recharging groundwater.

d. Site surface runoff should be directed to vegetated open areas, planting areas, rain gardens, etc. to improve the quality of stormwater runoff through bio-filtration.

e. Recycling containers should be provided at the park, ER-MU Village Center, and trailheads to encourage waste reduction and reuse.

f. Drought-tolerant plants should be used in the landscape to conserve water unless needed for recycled water disposal.

g. Planting design should be adapted/suitable to the local climate, and plants should be grouped with similar water requirements to allow for more efficient irrigation.

h. Landscape products should be specified that include recycled content and/or renewable material. Examples include recycled plastic lumber and header boards, locally produced woodchip mulch, recycled glass, and rubber in asphalt pavement.

i. A three-(3-) to four-(4-) inch thick mulch layer should be provided in shrub beds to reduce weeds and conserve moisture. Red colored mulch is prohibited.
## Table A.1 Street Tree List

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Height</th>
<th>Spread</th>
<th>Plant Type</th>
<th>Drought Tolerant</th>
<th>Native</th>
<th>Median Tree*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbutus menziesii</td>
<td>Madrone</td>
<td>40+</td>
<td>40+</td>
<td>E</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Calocedrus decurrens</td>
<td>Incense Cedar</td>
<td>40+</td>
<td>-40</td>
<td>E</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Western Redbud</td>
<td>25</td>
<td>25</td>
<td>D/F</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Chitalpa tashkentensis</td>
<td>Chitalpa</td>
<td>25</td>
<td>25</td>
<td>D/F</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
<td>40+</td>
<td>-40</td>
<td>D</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Maidenhair Tree</td>
<td>40+</td>
<td>-40</td>
<td>D</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
<td>-20</td>
<td>+20</td>
<td>D/F</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Laurus nobilis</td>
<td>Grecian Bay</td>
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<td>-20</td>
<td>E/F</td>
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<td></td>
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</tr>
<tr>
<td>Lithocarpus densiflorus</td>
<td>Tanbark Oak</td>
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<td>40+</td>
<td>E/F</td>
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<td>Yes</td>
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<td>Olea europaea</td>
<td>European Olive</td>
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<td>-25</td>
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<tr>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
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<td>40+</td>
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</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane Tree</td>
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<td>40+</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Platanus racemosa</td>
<td>California Sycamore</td>
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<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Populus fremontii</td>
<td>Western Cottonwood</td>
<td>40+</td>
<td>-40</td>
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<td>Yes</td>
<td></td>
</tr>
<tr>
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Plant Type: D - Deciduous, E - Evergreen, F - Flowering

Plants are derived from the Atascadero Mutual Water Company, North County Plant Guide.

* Median trees include species with small diameter trunks.
A.9.2 Median Landscaping

a. Neighborhood signs related to traffic control and wayfinding should be located in the median to the extent practical.

b. Medians should be landscaped with trees, plants, and hardy ground cover. A variety of plant heights and species should be provided to avoid a continuous shrub wall.

c. Median bioswales should be planted with an ornamental low ground cover that has a natural growing height of twenty four (24) inches or less.

d. Root barriers installed lineally along all hardscape edges and curbs should be required in all median planting areas or where a tree is planted within five (5) feet of hardscape.

e. Hardscape materials such as cobble, stamped concrete, bricks, pavers, or decomposed granite paving should be utilized in areas where maintenance access is needed or median width is less than eighteen (18) inches.

f. Clusters of trees, in lieu of standardized spacing, should be provided.

A.9.3 Bioswales

a. Trees should be planted off-center within the bioswales to accommodate stormwater runoff flow.

b. Bioswales on the roadsides should be planted with drought-tolerant native grasses.

c. Shrubs and leafy ground covers are discouraged in bioswales.

A.9.4 Accent Paving (ER-MU Village Center and ER-CREC)

a. Pervious, interlocking brick pavers should be used throughout the ER-MU Village Center and ER-CREC Hotel areas as a sustainable, unifying paving material. It should be used in the following locations within the ER-MU Village Center and ER-CREC Hotel areas:

- Sidewalks
- Pedestrian connections
- Spaces such as plazas, courtyards, and public gathering spaces
A.9.5 Street Lights and Lighting Design Guidelines

a. See Table 3.19 for street light development standards. See Figure A-2 for areas recommended for street lighting.

b. A minimum illumination standard per Cal Code (Title 24) should be provided to ensure appropriate visibility for intended activities and to enhance the environment’s safety and security for nighttime use.

c. Luminaries and lighting fixtures should be made of durable and high-quality material for maximum resistant to vandalism and tampering. For example, use of die cast aluminum and powder coated materials allow for uncomplicated removal of graffiti and stickers, are non-staining, and corrosion resistant.

d. Roadway intersections, trailheads, public parks, and other public use exterior spaces should be adequately lit for security use according to function and need.
Figure A-2  Conceptual street lighting locations
A.10 SUSTAINABLE DESIGN GUIDELINES AND LOW IMPACT DEVELOPMENT (LID)

The efficient layout of the built environment presents an opportunity to enhance the quality of life while reducing the development’s ecological footprint to help protect the environment. The following guidelines examine the potential impacts related to site planning and building design and the corresponding sustainable solutions that should be implemented to reduce those impacts.

A.10.1 Sustainable Design Guidelines

*Sustainable Site Planning Guidelines*

a. The project site should be designed to maintain natural stormwater flows by promoting infiltration. Lot grading should follow the existing drainage patterns. Techniques and materials, such as vegetated roofs, pervious paving, and other measures to minimize impervious surfaces are encouraged. Stormwater should be reused for non-potable uses such as landscape irrigation.

b. Impervious paving should be minimized, increasing on-site infiltration and reducing or eliminating pollution from stormwater runoff and contaminants. A point of connection to the underground storm drainage system should be provided to allow use of on-site stormwater best management practice (BMP) features to treat stormwater prior to allowing excess inflows to enter the storm drain.

c. Construction activities should reduce pollution by controlling soil erosion, waterway sedimentation, and airborne dust generation.

d. Building placement should be sensitive to site topography and should be integrated seamlessly with minimal impact.

e. Site drainage may be designed to integrate a decentralized system that distributes stormwater across a project site to replenish groundwater supplies. In addition, various devices that filter water and infiltrate water into the ground should be considered.

f. Constructed surfaces on the site should be shaded with landscape features and utilize high-reflectance materials and other materials to reduce the heat absorption of hardscape.

g. Low impact development (LID) techniques that effectively emphasize conservation and use of on-site natural features to protect water quality should be utilized.

h. Roof mounted solar systems should be positioned along the same plane as the roof and extend no more than 6” above roof material.

i. Ground mounted solar systems should not be visible from the street along the frontage of lot.
A.11 GATEWAYS AND ENTRYWAYS

Gateways and entryways are instrumental in providing a sense of arrival. For Eagle Ranch, a hierarchy of project access points have been incorporated to facilitate the sense of arrival. These include:

- The Atascadero Avenue south entry (primary) - includes entry monumentation
- The Atascadero Avenue north entry (primary) - includes entry monumentation
- The San Carlos Road entry (secondary) - includes entry monumentation
- Two (2) Private Access Easement points along Atascadero Avenue
- Access points into individual neighborhoods within the Specific Plan area including the ER-MU Village Center

Street signs should be consistent and help unify the character of the neighborhood.
Figure A-3 Gateways and Access Points
Atascadero Avenue North Entry Concept (Primary Entry)

The north entry to the Specific Plan area intersects with Atascadero Avenue and can be accessed off this primary east-west collector. The following recommendations should be included as part of the Atascadero Avenue North Entry (as shown in Figure A-4 above):

- The entry should be enhanced with a landscaped median that beautifies and visually announces the project entrance.
- The alignment should address the “S” curve, thereby improving safety conditions and visibility in the area.
- Stop signs should be included at the intersection of Atascadero Avenue to allow for safe turn movements in and out of the Specific Plan area and to reduce vehicle speeds along Atascadero Avenue.
- The intersection should include a crosswalk/speed table that serves as a traffic-calming feature.
- The project entrance should include appropriate signage, fencing, and landscaping as outlined within this Specific Plan. Figure A-8 includes a concept for the gateway signage at this entry.
- Pedestrian and bicycle circulation should be improved through the provision of a multiuse path, a Class II bike lane, and an unpaved trail.

Figure A-4 Atascadero Avenue North Entry Concept
Atascadero Avenue South Entry Concept (Primary Entry)

The south entry to the Specific Plan area intersects with Atascadero Avenue and can be accessed off this primary collector. The following recommendations should be included as part of the Atascadero Avenue South Entry (as shown in Figure A-5 above):

- This intersection should be signalized due to the volume of anticipated traffic along Atascadero Avenue and should include turning lanes to allow for improved vehicular circulation.
- The south entry should include enhanced paving materials at the intersection and project gateway elements such as signage, fencing, and landscaping. Figure A-8 includes a concept for the gateway signage at this entry.
- Access to the multiuse path should be provided from Atascadero Avenue.
- A large median, located internally to the project, should include landscaping and project signage.
- The publicly accessible trailhead, located within close proximity to the project entry, should include 20 ‘Park & Ride’ parking spaces in addition to parking spaces related to the trailhead. A hitching post should also be included within the parking lot, adjacent to the trailhead.
San Carlos Road Entry Concept (Secondary Entry)

This San Carlos Road entry is accessible from San Rafael Road and is considered a secondary entry to the Specific Plan area. Improvements to this secondary entry should include (as shown in Figure A-6 above):

- Right-of-way improvements should be incorporated along San Carlos Road as shown in Figure A-6.
- A multiuse path should be provided on the Eagle Ranch side of the property along San Carlos Road.
- A central, neighborhood mail collection location for existing and future residents should be provided along San Rafael Road.
- The San Carlos Road entry should include an appropriately landscaped gateway and signage area on the Eagle Ranch side of the property. Figure A-9 includes a concept for the gateway signage at this entry.
A.12 NEIGHBORHOOD WAYFINDING

The points of entry into the Specific Plan area, combined with landmarks or focal points, are important components of a strong neighborhood wayfinding system. These features are typically linked by the vehicular and pedestrian circulation system which, in conjunction with wayfinding signage, creates a sense of place and ease of navigation that is essential to a well planned neighborhood.

An effective wayfinding and signage system is an important component. Easy-to-read and visually attractive directional signage facilitate pedestrian and vehicular movement throughout areas within the Specific Plan area. A unified signage program also creates a visual identity for an area. Examples shown will need to be detailed further as an implementation item, but they are intended to illustrate different sign types and potential design characteristics for the various neighborhood wayfinding components. Final designs will be submitted as part of the development improvement plans.

A.12.1 Logo

The creation and repeated use of a logo is an effective way to generate a unifying visual impact and “brand” a neighborhood. A logo and sign program should be established to help distinguish the Eagle Ranch Specific Plan area as a unique area within the City of Atascadero. The logo may be placed on gateway monument markers, signs, and banners to develop a sense of place and identity.

A.12.2 Neighborhood Logos/Names

Neighborhood logos and namesakes should be secondary to the Eagle Ranch Specific Plan area logo and name. For example, a neighborhood referred to as “The Oaks” should be referred to as “The Oaks at Eagle Ranch.” In addition, all residential entry monuments should include neighborhood logos/names that are consistent in look and aesthetic with one other, subject to HOA and ARC approval (See Figure A-10).
A.12.3 Wayfinding/Directional Signs

A clear and attractive wayfinding or directional sign system is an important component of an effective neighborhood framework. These signs are intended to provide direction to important services and destinations, such as commercial areas, parks, trails, etc. In a neighborhood area as large as Eagle Ranch, a directional sign program can also identify neighborhoods within the Specific Plan area. The following guidelines should guide the development of a directional sign program for Eagle Ranch, consistent with the concept provided on Figure A-7 and Figure A-11.

a. The sign program should include a unified, consistent directional sign design with directional arrows and labeling to denote key areas, public parks, and residential neighborhoods.

b. Directional signs should be oriented to both pedestrian and vehicular traffic where appropriate. Selected signs should receive appropriate lighting, be landscaped, and be permanently placed at road sides, trail heads, and at key locations around the Specific Plan area.

c. Neighborhood wayfinding, neighborhood gateway signage, secondary gateway signage, and directional signs should match the primary entry gateway, including the same or similar construction materials such as rock.

*All dimensions and call outs are approximate and for conceptual purposes only.

Figure A-7  Wayfinding signage to be placed at key locations within the Specific Plan area
A.12.4 Gateway Signage

Gateway signag is instrumental in providing a sense of arrival. There is a hierarchy of possible gateway signage opportunities for the Eagle Ranch Specific Plan area that include: 1) the Atascadero Avenue South Entry at Atascadero Avenue/Santa Barbara Road, and the Atascadero Avenue North Entry at Atascadero Avenue/San Diego Road; 2) neighborhood project entries at San Carlos Road, San Rafael Road, and upper San Diego Road; 3) the entry into the ER-MU Village Center/public park area; 4) the highway commercial area entry, and; 5) the resort entry. Gateway signage design should be coordinated with the streetscape and wayfinding signage design while also reflecting the overall character of the Specific Plan area.

a. Gateway signs and street signs should have consistent design elements.
b. The design of gateway signage should evoke the character of the Specific Plan area.
c. Gateway signs should be well lit and designed to prevent glare and excess illumination of the night sky.
d. Building and landscape materials used in gateway design should be appropriate to the Atascadero region.
e. A PAE serving seven (7) or more lots is permitted one (1) neighborhood gateway sign. Neighborhood gateway signs should be limited to only the neighborhood name in association with the Eagle Ranch name (e.g. “The Oaks” should be referred to as “The Oaks at Eagle Ranch”). Figure A-10 includes a concept for the Neighborhood Gateway Signage.

Figure A-8 Eagle Ranch gateway concept for Atascadero Avenue north (primary gateway)
Figure A-9  Secondary gateway signage

Figure A-10 Neighborhood gateway signage (driveway entry with signage)
Figure A-11 Conceptual Wayfinding/Hotel/Resort/Pylon Sign Locations

Examples of entry signs
A.12.5 Street Signs

Street signs are not only directional, but they provide a unifying element within the urban environment. Street signs should be as specified by the Manual on Uniform Traffic Control Devices (MUTCD), the City, or by special request, subject to the review and approval of the City Engineer. If a custom street sign program is incorporated, the following guidelines should be followed:

a. A color unique to all signs and consistent with the overall neighborhood framework design concepts (e.g., include the logo design).

b. A font selection consistent with the desired neighborhood design of the Specific Plan area character.

c. A design that reflects design components of other Atascadero signs.

d. Street names should reference the ranch, historic figures, structures, landmarks, and/or natural elements. Where existing City streets connect with streets of the Specific Plan area, the existing City street names should be continued.
A.13 DESIGN CONCEPTS

A.13.1 Mixed-use - Village Center Concept

The Eagle Ranch Village Center (ER-MU) is centrally located within the Specific Plan area. A mix of uses are proposed including commercial, office, senior citizen housing, multifamily, recreation, workforce housing, park, and neighborhood mail center. The Village Center will serve Eagle Ranch residents offering convenience shopping and by functioning as an important gathering hub.

The purpose of the Village Center is to provide a mix of shops and services to sustain many of the needs of local residents. This will limit the number and length of trips to satisfy everyday needs, thus reducing traffic impacts and energy demand required for this travel. Also, because of its location at the intersection of two neighborhood trail systems, the village will serve as a start/end destination for trail users who are looking for retail uses such as a deli, coffee, ice cream, etc.

In addition, senior housing units, workforce housing units, and deed-restricted affordable housing units may be constructed within the Village Center area. Incorporating these residential uses will create a symbiotic relationship with the proposed commercial uses.

Site design, architecture, and signage should be harmonious with the Specific Plan area and, in particular, with nearby residential uses. The design of the Village Center will emulate some of the charm and character of historic Downtown Atascadero, offering a special sense of place that is visually connected to the greater city. The site is small and intended to reflect the quaintness of a small town village. While small in overall scale, the Village Center will hold a place of prominence and importance for Eagle Ranch residents.

**Village Center Guidelines**

The Village Center should incorporate a unified mixture of land uses. The following guidelines will help to establish the concept of complementary land uses:

a. The Village Center should be pedestrian-friendly with walkways and crosswalks that connect all land uses.

b. Parking areas should be broken into smaller lots, and separated by planting areas, street trees and hedges.

c. Restaurants should provide outdoor seating.

d. Land uses should encourage pedestrian use. Some examples of uses to help accomplish this are residential units, restaurants, coffee shops, a bookstore, daycare facility, delicatessens, HOA facilities, and offices.

e. The Village Center will benefit from the provision of a centralized mail center that promotes social interaction and support of village businesses. The mail center may be developed as part of or within another use, such as a general store. However, the mail center should be designed to allow for 24-hour access to mail/post office boxes consistent with the requirements of USPS Handbook AS-503.
Figure A-12  Village Center Design Concept

Example of a Village Center Mixed-Use Building
A.13.2 Commercial Recreation - Hotel Concept

Approximately 15.2 acres are dedicated to Commercial Recreation - Hotel uses. The hotel site is located south of Atascadero Road and is visible from Highway 101. While a variety of uses are permitted, the intent is for this site to develop as a 2-3 story hotel building that would house up to 200 rooms. Several site amenities are recommended including an area for a conference facility, an outdoor events lawn for guests and large outdoor gatherings, a pool, freestanding executive suites nestled into the woodlands, tennis courts, and a half court for basketball. A freestanding restaurant may also be provided at this site. Landscape buffers should be provided to separate the commercial uses from nearby new and existing residential areas.

Signage for the hotel will be limited to monument signs (see Table 3-19), wall signs, and one pylon sign.

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1Number of rooms may increase based on an overall reduction in the number of PM traffic trips identified in the EIR.
A.13.3 Commercial Recreation - Resort

The existing historic Eagle Ranch headquarters lends itself to a unique, high-end resort atmosphere with the potential to create a truly extraordinary destination and tourist-serving facility within the city of Atascadero. It is envisioned that this resort would include a dude ranch theme with one- and two-bedroom cottages and amenities such as equestrian facilities, a full spa, event area for weddings, a pool, tennis courts, a reception/arrival building, and a restaurant for resort guests. All development should take into consideration the environmental setting and avoid sensitive areas to the extent possible. Crossings of “Waters of the US” are subject to review by the City and the California Department of Fish and Wildlife.

![Figure A-14 Commercial Recreation Zone Resort Concept](image-url)
A.13.4 Mail Center

Residents within the Specific Plan area will have mail service provided via a centrally located mail center. This mail center will be operated by the U.S. Postal Service but may be located in conjunction with another business, such as a market. The location of the mail center is crucial to the success of businesses within the Village Center as people will typically make regular trips to this destination and may find it convenient to buy additional goods. This destination should provide a minimum of 5 short-term (5 to 15 minutes) parking spaces in close proximity to the mail center. The mail center should be accessible to residents 24/7. If houses are built prior to a feasible central location for a community mail center, mailboxes should be consolidated in temporary groups along publicly accessible streets to minimize the number of stops needed for the mail carrier. Upon completion of the mail center, the temporary mailboxes should be removed.
*The above categories represent the recommended allowable number of native trees to be removed, as estimated by aerial imagery analysis, and are to be used as a guideline when considering tree removal requests. Residential tree removal requirements shall follow the existing City standards Atascadero Municipal Code (AMC) - Title 9 Planning and Zoning, Chapter 11 Native Tree Regulations.
C.1 PUBLIC OUTREACH

An inclusive planning process was facilitated during the preparation of the ERSP that involved residents, civic leaders, and others who attended many community meetings and City workshops. The City and planning team conducted 31 outreach meetings in total. A summary of the publicly noticed meetings are described below. Table E.1 includes a complete list of meetings and hearings.

**Public Workshop - January 17, 2008**
Owner project introduction.

**City Council - May 27, 2008**
Hearing to authorize preparation of the ERSP and General Plan Amendment.

**Public Workshop - September 25, 2008**
Eagle Ranch community meeting at the Atascadero lake Pavilion to present the project vision included an instant feedback poll exercise. Nearly 100 attendees responded to project questions by voting with handheld electronic devices.

**City Council - August 10, 2010**

**Design Review Commission (DRC) Meeting - May 12, 2011**
Design Review Commission reviewed conceptual site plan.

**DRC Meeting - November 15, 2011**
A version of the Eagle Ranch conceptual site plan, roads plans, and conceptual site plans for the Resort, Village Center, Highway Commercial area, trails system (bicycle, pedestrian, and equestrian), and open space were presented. Lot sizes, lot locations, and locations of potential connections to surrounding streets were also presented.

**Planning Commission and Public Works - December 15, 2011**
This meeting was open to the public and focused on discussion of comments raised at the prior Planning Commission Workshop held on November 15, 2011. Topics discussed included lot sizes and locations (including perimeter lots), overall density, farm animals, affordable housing, connection to surrounding streets, and schools.
**DRC Meeting/Joint Study Session - November 15, 2012**

These two meetings were conducted to present the updated conceptual lotting and site plan.

**Neighborhood Workshop - December 13, 2012**

The City hosted a neighborhood workshop to obtain input and facilitate discussion regarding the latest project proposal. The meeting was well attended by over 100 people, who participated in four different break-out groups that discussed different aspects of the project. There were several primary issues repeated throughout the various group discussions. Attendees were asked to identify their top priorities with a voting dot system.

**Joint Study Session with City Council and Planning Commission - February 26, 2013**

This City meeting provided a review of the proposed project design, and authorized City staff and the applicant to begin the preparation of the project EIR with project alternatives.

In addition, nine neighborhood group meetings and six individual neighbor meetings were conducted. These meetings were conducted to address individual neighbor or neighborhood issues.
Table E.1 List of Meetings and Hearings

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Note: Excludes related Public Hearings for LAFCO, County & MOA
FINANCING AND IMPROVEMENTS

APPENDIX D - FINANCING IMPROVEMENTS