

**RESOLUTION NO. 2012-046
SPECIFIC PLAN MASTER PLAN OF DEVELOPMENT**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ATASCADERO, APPROVING THE SPECIFIC PLAN
MASTER PLAN OF DEVELOPMENT FOR THE DEL RIO
ROAD COMMERCIAL AREA SPECIFIC PLAN**

**DEL RIO COMMERCIAL AREA SPECIFIC PLAN
WALMART STORES INC. / THE ROTTMAN GROUP /
MONTECITO BANK AND TRUST**

WHEREAS, an application has been received from:

Walmart Stores, Inc. (2001 S.E. 10th Street Bentonville, AR 72716-0550) Owner, and EDA Design Professionals (1998 Santa Barbara St. Suite 200 San Luis Obispo, CA 93401) Applicant, and;

The Rottman Group (P.O. Box 227 Santa Maria, CA 93456-0227) Owner, and Omni Design Group (689 Tank Farm Road San Luis Obispo, CA 93453) Applicant, and;

Montecito Bank and Trust (1010 State Street, San Barbara, California 93101) Owner, and Omni Design Group (689 Tank Farm Road San Luis Obispo, CA 93453) Applicant,

to consider Planning Applications PLN 2007-1245 and PLN 2007-1246, for a project consisting of General Plan Amendments, Zone Text and Map Amendments, Specific Plan, Vesting Tentative Parcel Maps, Tree Removal Permits and certification of an Environmental Impact Report ("EIR") on a 39.3± acre site located on El Camino Real and Del Rio Road, Atascadero, CA 93422 (APN 049-112-002, 018, 019, 022, ,036, 039, 049-151-005, 036, 037, 040, 041, 049-102-020, 031, 032, 045, 048, 056 and 049-131-070); and,

WHEREAS, the site's current General Plan Land Use Designation is General Commercial (GC), Commercial Park (CPK), Single-Family Residential (SFR-X), High-Density Residential (HDR), Medium-Density Residential (MDR), and Suburban Estates (SE); and,

WHEREAS, the site's current Zoning Designation is Commercial Retail (CR), Commercial Park (CPK), Residential Single-Family (RSF-X), Residential Multi Family (RMF-20), Residential Multi Family (RMF-10), and Residential Suburban (RS); and,

WHEREAS, the Planning Commission has recommended that the City Council approve a General Plan Land Use Diagram Amendment to change the Land Use Designation of lots

within the project site to Commercial Retail (CR), High-Density Residential (HDR), and Single-Family Residential (SFR-X); and,

WHEREAS, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change and Zoning Map Amendment to establish zoning code text for Specific Plan Zone 2 and to change the zoning of lots with the project area to Commercial Retail (CR), Residential Single-Family (RSF-X), and Residential Multi Family (RMF-20), with a Specific Plan Zone 2 overlay on the entire project site; and,

WHEREAS, the General Plan has designated the project site as an area requiring a comprehensive master plan in order to minimize environmental impacts and maximize community compatibility (General Plan Table II-5) and to promote orderly and harmonious development and to enhance the opportunity to best utilize special site characteristics; and,

WHEREAS, the Planning Commission has recommended that the City Council approve the Specific Plan document for the Del Rio Road Commercial Area; and,

WHEREAS, a Master Plan of Development includes conditions for the development within the SP-2 area and is included as **Appendix B** of the Del Rio Commercial Area Specific Plan document; and,

WHEREAS, a Final EIR, Finding of Fact and Statement of Overriding Considerations have been prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

WHEREAS, the Final EIR, Finding of Fact and Statement of Overriding Considerations have been recommended by the Planning Commission for certification to the City Council; and,

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact this amendment to the Code Text to protect the health, safety and welfare of its citizens by applying orderly development and expanding commercial opportunities within the City; and,

WHEREAS, timely and properly noticed Public Hearings upon the subject Specific Plan Master Plan of Development was held by the Planning Commission and City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Specific Plan Master Plan of Development; and,

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on June 5, 2012, studied and considered the proposed Del Rio Commercial Area Specific Plan Master Plan of Development, after first studying and considering the Final EIR, Finding of Fact and Statement of Overriding Considerations prepared for the project, and,

WHEREAS, the Planning Commission of the City of Atascadero has recommended approval of the Del Rio Commercial Area Specific Plan Master Plan of Development; and,

WHEREAS, the Atascadero City Council, at a Public Hearing held on June 26, 2012, studied the Planning Commission's recommendation and considered the proposed Del Rio Commercial Area Specific Plan Master Plan of Development, after first studying and considering the Final EIR, Finding of Fact and Statement of Overriding Considerations prepared for the project, and,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Atascadero makes the following findings and determinations with respect to the proposed Specific Plan Master Plan of Development:

SECTION 1. Findings for Approval of a Specific Plan Master Plan of Development. The City Council finds as follows:

1. The proposed project or use is consistent with the General Plan as described General Plan Amendment Finding No. 4; and,

The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including the SP-2 Ordinance; and,

The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use as described in General Plan Amendment Finding No. 5; and,

The proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development as described in Zoning Map Amendment Finding No. 4; and,

The Master Plan of Development document standards or processing requirements is warranted to promote orderly and harmonious development as described in Zoning Map Amendment Finding No. 4; and,

The Master Plan of Development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area as described in Specific Plan Adoption Finding No. 8; and,

Benefits derived from the Master Plan of Development and SP-2 zone cannot be reasonably achieved through existing development standards or processing requirements as described in Specific Plan Adoption Finding No. 6; and,

The proposed project offers certain redeeming features to compensate for the requested General Plan Land use change and Zoning Map Amendment as described in Specific Plan Adoption Finding No. 7.

SECTION 2. Approval. The City Council of the City of Atascadero, in a regular session assembled on June 26, 2012, approved the Specific Plan Master Plan of Development for the Del Rio Commercial Area subject to the following:

1. EXHIBIT A: Specific Plan Master Plan of Development Conditions of Approval
2. EXHIBIT B: Specific Plan Master Plan of Development Plans
3. EXHIBIT C: Specific Plan Master Plan of Development Plans – Special Conditions
4. EXHIBIT D: Fire Hydrant Location Map
5. EXHIBIT E: Permit Processing Hierarchy
6. EXHIBIT F: Walmart Parking Lot Revisions

On motion by Council Member Sturtevant and seconded by Council Member Fonzi, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES: Council Members Clay, Fonzi, O'Malley, Sturtevant and Mayor Kelley

NOES: None

ABSENT: None

ADOPTED: June 26, 2012

CITY OF ATASCADERO

By: 
Bob Kelley, Mayor

ATTEST:


Marcia McClure Torgerson, C.M.C.
City Clerk

APPROVED AS TO FORM:


Brian A. Pierik, City Attorney

**EXHIBIT A: Specific Plan Master Plan of Development Conditions of Approval
 Del Rio Road Commercial Area Specific Plan
 (PLN 2007-1245)**

Conditions of Approval Specific Plan Master Plan of Development Conditions of Approval (Del Rio Road Commercial Area Specific Plan)	Timing GP: Grading Permit BP: Building Permit SIP: Subdivision Improvement Plans FM: Final Map TO: Temporary Occupancy FI: Final Inspection FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Planning Services		
1. All permits, map, improvements and uses shall be consistent with the requirements of the adopted Del Rio Road Commercial Area Specific Plan and all appendices.	On going	PS
2. All architecture, signage, and landscaping on the Walmart and Annex sites shall be consistent with Specific Plan exhibits and guidelines, except as identified in the Master Plan of Development Conditions of Approval.	On going	PS
3. All project amendments and determinations shall be consistent with the requirements of the Specific Plan.	On going	PS
4. All permits, construction activities and uses shall comply with the requirements of the Mitigation Monitoring and Reporting Program for the Del Rio Road Commercial Area Specific Plan Final Environmental Impact Report.	On going	PS
5. The Walmart parking lot design shall be revised consistent with Exhibit F to include the following: <ol style="list-style-type: none"> a. Provide a pedestrian-friendly and interconnected pedestrian walkway with shade trees central to the main building entry of the Walmart Store. b. Provide decorative shopping cart corrals with perimeter landscaping. c. Additional landscape planters shall be provided. d. Provide additional shade tree planting in parking lots consist with the Zoning Ordinance to reduce evaporative emissions from parked vehicles. The landscaping design shall provide 50 percent tree coverage within 10 years of construction using low ROG-emitting, low-maintenance tree species. 	BP	PS
6. Prior to issuance of grading permit all tree protection measures shall be complied with consistent with the MMRP and Tree Removal Permit.	GP	PS
7. All commercial lots shall incorporate thematic benches, trash receptacles, bollards, and bike racks consistent with the Specific Plan Design Guidelines.	BP	PS

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<p>8. Concurrent with building permit applications, complete site landscaping and irrigation plans shall be submitted consistent with the conceptual landscape plans in the specific plan and include the following:</p> <ul style="list-style-type: none"> a. Trees and plant materials shall be provided as needed to provide adequate coverage of landscape areas. b. London Plane trees shall be used as street trees along El Camino Real. c. Afgan Pines on all site plans shall be replaced with Coast Live Oaks and Valley Oaks. d. Walmart Site <ul style="list-style-type: none"> 1. Additional coast live oak plantings shall be included on the Walmart rear cut slope along with other appropriate plant material. 2. The Rio Rita frontage and undisturbed slope areas shall be landscape with native plants and trees consistent with Specific Plan section 5.1.2.14. e. Annex Site <ul style="list-style-type: none"> 1. Additional landscape screening and evergreen trees shall be provided along the northeastern Annex property line adjacent to single-family residential property. 	BP	PS
<p>9. The following residential buffering shall be shown on plans prior to issuance of building permits for each lot:</p> <ul style="list-style-type: none"> a. There shall be a 30 foot minimum setback of any commercial building to an adjacent residential lot line. b. A six (6) foot tall, decorative, earth toned split-face block masonry wall shall be installed along the all Annex Project Site property lines that adjoin residentially zoned land. Perimeter walls shall be installed prior to construction of the adjacent commercial building. A minimum 10-foot wide landscape area with screening trees shall be provided on the commercial side of the wall. c. A decorative three-rail fence shall be provided at the top of the slope along the Walmart property frontage on the southwest side of Rio Rita Road. The fence shall be made of faux wood pre-cast concrete (not wood). d. The design, color and materials of any fences adjoining residential zones shall be reviewed and approved by the City. e. No lighting shall be installed along a residential lot line that causes any light spillage or glare to affect residential properties. Wall mounted lights shall not be 	BP	PS

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<p>permitted to create offsite glare for neighboring residential uses.</p> <p>f. All loading docks and trash enclosures/compactors shall be screened and shall include sound walls when located adjacent to residential property.</p>		
<p>10. The design, color, height and material of any fences or walls within the project site shall be reviewed and approved by the City. All walls shall be constructed of split face masonry block or architectural quality masonry veneers, consistent with the site architecture.</p>	GP / BP	PS
<p>11. Concurrent with any Final Parcel Map approval, the applicant shall record reciprocal access easement and maintenance agreement for all shared driveways, drive isles and solid waste storage for parcels within the project site as well as to give access to adjacent commercial lots, as required by the City Engineer and/or the Del Rio Road Commercial Area Specific Plan consistent with Exhibit C. Reciprocal access easements will be provided by the Annex project in favor of adjacent commercially zoned property as shown Exhibit C.</p>	FM	PS
<p>12. All freestanding and wall mounted exterior lighting shall not exceed 30 feet in height above finished grade. All exterior lighting fixtures shall be selected to be consistent with the approved photometric plans (Exhibit X, sheet C-7) and incorporate IESNA full cut off / flat lens fixtures, or equivalent technology for all parking lot and non-decorative lighting.</p>	PB	PS
<p>13. The final site design, signage and architecture for the two (2) 1-acre Commercial Outparcels on the Major Tenant site shall be approved as part of the building permit process, and shall be consistent the Specific Plan design guidelines. Exterior architectural design, colors and materials will be consistent with the Annex project design guidelines.</p>	BP	PS
<p>14. The Major Tenant Project has one 2.8 acre Multiple Family Outparcel (RMF-20) designated for development at a later date. The site layout, grading, landscaping, architectural design and any additional environmental review will be subject to the future approval of a City Conditional Use Permit (CUP) subject to the following:</p> <p>a. The project will be designed to preserve native trees to the extent possible. Tree removals shall be analyzed and mitigated as part of the future CUP and associated</p>	Future conditional use permit	PS

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<p>environmental process. A subsequent Tree Removal Permit shall be required for any tree removals on the RMF-20 site.</p> <p>b. This development shall comply with the City's inclusionary housing policy.</p> <p>c. Building architecture will be complementary to the Annex project design guidelines. Design review shall be completed as part of the Conditional Use Permit process.</p> <p>d. All vehicular access shall be taken from the "new street" within the project area. Access to Rio Rita shall be limited to emergency access only.</p>		
<p>15. The Specific Plan includes a Planned Development-17 (PD-17) overlay to allow lot sizes smaller than one-half acre, with a maximum of 4 units per gross acre for The Annex Project's 1.7 acre residential site:</p> <p>a. A future subdivision Tract Map and Conditional Use Permit (Master Plan of Development), will be required for and a 6 lot Tract Map development of the subject parcel beyond the one 1.7 acre single-family lot.</p> <p>b. Project access will be from Marisol Way.</p> <p>c. Marisol Way will end as a cul-de-sac in the residential project with a paved emergency and pedestrian connection provided to the vacant parcel to the north.</p> <p>d. The subdivision will be annexed into the City's community facilities district.</p> <p>e. The subdivision will be required to form a road maintenance mechanism.</p> <p>f. The subdivision will provide affordable housing consistent the City's inclusionary housing policy.</p> <p>g. Project architecture and landscaping will be approved as part of the conditional use permit.</p>	<p>Future Tentative Map / conditional use permit</p>	<p>PS</p>
<p>16. The single-family residential portion of the project is required to satisfy the following condition (commercial and multi-family residential rental uses are exempt from this requirement):</p> <p>The emergency services and facility maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a community facilities district established by the City at the developer's cost. The funding mechanism must be in place prior to or concurrently with acceptance of a final map(s). The funding mechanism shall be approved</p>	<p>FM</p>	<p>PS / CE</p>

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<p>by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map(s). The administration of the above mentioned funds shall be by the City. Developer agrees to participate in the community facilities district and to take all steps reasonably required by the City with regard to the establishment of the district and assessment of the property.</p> <ol style="list-style-type: none"> a. All Atascadero Police Department service costs to the project. b. All Atascadero Fire Department service costs to the project. c. Off-site common City of Atascadero park facilities maintenance service costs related to the project. 		
<p>17. Within the Specific Plan boundary, all maintenance costs listed below shall be 100% funded by the project in perpetuity, except for the public facilities that are currently maintained by the City of Atascadero and noted below. The service and maintenance cost shall be funded through an entity or mechanism established by the developer, subject to City Staff approval. This entity or mechanism must be in place prior to, or concurrently with acceptance of any Final Map(s). The entity or mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any Final Map(s). The administration of the above mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the entity or mechanism.</p> <ol style="list-style-type: none"> a. All streets, bridges, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, traffic control signals, pavement markings and sewer mains within the proposed project including residential streets within any residential subdivision. Exception: new collector street located south of Walmart store within the Specific Plan Area will be maintained by the City of Atascadero. b. All landscaping and lighting within the proposed Specific Plan area. c. All creeks, flood plains, floodways, wetlands, and riparian habitat areas that may be within the project boundaries. d. Property line walls, fences, retaining walls, solid waste storage areas, signs, slopes, and parking lots within the project boundaries. e. Open areas on private property within the proposed 	FM	PS / CE

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<p>project area including detention facilities, bio-swales, and other low-impact-development features.</p> <ul style="list-style-type: none"> f. Newly constructed drainage facilities on private property within the proposed project area. g. Landscaped frontages, medians, and the El Camino Real round-about center islands within the right-of-way of all public streets within the defined specific plan boundary. h. On-site sewer and storm drains located outside of the right-of-way. 		
<p>18. Permits and plans for the project will be required consistent with Exhibit D. The Community Development Director or City Engineer may approve variations to Exhibit D as long as the underlying intent of the permitting process is maintained.</p>	On-going	PS. CE
<p>19. Construction permits for any grading or structures within the Specific Plan area shall not be issued until a final parcel map has been recorded for the respective site.</p>	On going	PS / CE
<p>20. Prior to the issuance of any permits or recordation of any final maps, for the Walmart portion of the project the applicant shall enter into an Improvement Agreement with the City of Atascadero. At a minimum, the Improvement Agreement shall include the following:</p> <ul style="list-style-type: none"> a. Timing and amount of City traffic impact fee for the Del Rio Interchange roundabouts to be paid in progress payments in the following amounts: (1) Payment of \$250,000 when the Walmart entitlements are final; (2) Payment of \$600,000 due at the time of grading permit and (3) Payment for the balance due at time of building permit. Timing and amount of other City traffic impact fees to be paid in amounts and times as set forth in the Improvement Agreement. b. Provisions for Walmart relating to its proportional share for the roundabouts at the Del Rio 101 Interchange. In the event of a cost overrun above the \$4.5 million estimated costs for these roundabouts, then Walmart will pay to the City its proportional share of the overrun up to a maximum of \$200,000. In the event of a cost underrun below the \$4.5 million estimated cost for these roundabouts, then Walmart will receive a credit or refund for its proportional share of the underrun up to a maximum of \$200,000. c. Requirements and timing of all off-site circulation improvements. d. The provisions in the Improvement Agreement shall be consistent with the applicable mitigation required in the certified Final Environmental Impact Report. 	Prior to GP / BP / FM	PS / CE

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21. Prior to the issuance of any permits or recordation of any final maps, for the Annex portion of the project the applicant shall enter into an Improvement Agreement with the City of Atascadero. At a minimum, the Improvement Agreement shall include the following: <ol style="list-style-type: none"> a. Timing and amount of City traffic impact fees to be paid. b. Provisions for the Annex relating to its proportional share for the roundabouts at the Del Rio 101 Interchange. In the event of a cost overrun above the \$4.5 million estimated costs for these roundabouts, the Annex will pay to the City its proportional share of the overrun up to a maximum of \$200,000. In the event of a cost underrun below the \$4.5 million estimated cost for these roundabouts, then the Annex will then receive a credit or refund for its proportional share of the underrun up to a maximum of \$200,000. c. Requirements and timing of all off-site circulation improvements. d. The provisions in the Improvement Agreement shall be consistent with the applicable mitigation required in the certified Final Environmental Impact Report. 	Prior to GP / BP / FM	PS / CE
Fire Department		
22. The location of all fire hydrants, fire department connections (FDC's) and fire lanes shall be reviewed and approved by the Atascadero Fire Department prior to the issuance of building permits. <ol style="list-style-type: none"> a. At a minimum, fire hydrants shall be installed at the locations shown on Exhibit D or at alternative locations approved by the Atascadero Fire Department. 	BP	FD
23. Prior to issuance of the first building permit, the applicant shall obtain approval from the City Fire Department for any private driveway sections	BP	FD
24. Prior to occupancy of the first building, the applicant shall paint curbs red with white lettering every 50 feet stating "No Parking- Fire Lane" along all driveways with a curb-to-curb width of less than 34-feet. This shall be shown on all applicable plans prior to issuance of first building permit	FO	FD
Police Department		
25. Large anchor stores exceeding 40,000 square feet shall include the following security measures: <ol style="list-style-type: none"> a. Conduct a risk analysis (crime survey) of the area to evaluate the security needs for the store and implement a security plan based upon this analysis. 	FO / On going	PD

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b. Provide lighting in the parking areas that will ensure public safety. Lighting shall be a maximum of four (4) footcandles within parking lot areas. c. Prohibit consumption of alcohol in the parking lots by having associates regularly "patrol" the parking areas while collecting shopping carts, and report any inappropriate activity to the store managers.		
26. Large anchor stores exceeding 40,000 square feet shall install closed-circuit camera systems (surveillance cameras) inside and outside the store. The location of cameras and the protocols for storing and sharing video footage shall be coordinated with the Atascadero Police Department.	FO / On going	PD
27. Large anchor stores exceeding 40,000 square feet shall establish a parking lot patrol for store areas, which assists customers, ensures safety and takes action to identify and prevent any suspicious activity (such as loitering and vandalism) both during the day and nighttime hours. In addition, the following are required: a. Signs shall be visibly posted throughout the property noticing the enforcement of loitering, vandalism and trespassing laws. b. Store operators shall work with the Atascadero Police Department to enforce trespass laws by signing a "Letter of Trespass Authority" with the Department. c. Store operators will not permit overnight parking and will remove vehicles parked in their lot and enforce this provision as appropriate.	FO / On going	PD
28. Large anchor stores exceeding 40,000 square feet shall establish a Risk Control Team, which is a team of associates responsible and trained to identify and correct safety and security issues at the site. The Risk Control Team shall coordinate with the Atascadero Police Department.	FO / On going	PD
Public Works		
29. Prior to occupancy of the first building on either the Walmart or Annex Sites, the developer shall form a Landscape and Lighting Assessment District or comparable mechanism for payment of the operating and maintenance costs of the following: a. Frontage street lights; b. Parkway and median landscaping and irrigation;	BP	PW

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c. Wall maintenance in conjunction with landscaping; d. Graffiti abatement;		
30. Prior to the issuance of an encroachment permit(s) for construction of any offsite improvements, the applicant(s) shall submit plans and supporting calculations/reports including street improvements, underground utilities, composite utilities, traffic control and grading/drainage plans prepared by a registered civil engineer for review and approval by the City Engineer. The Submitted plans shall be in conformance with the requirements of the Vesting Tentative Map, City Standard Specifications and Drawings and Specific Plan or as required by the City Engineer.	BP	PW
31. Prior to the issuance of any onsite improvement Building Permit; the on-site public improvements shall be designed in accordance with the Vesting Tentative Parcel Map, Specific Plan, City Engineering Specifications and Drawings or as required by the City Engineer.	BP	PW
On-site Circulation		
32. The location, width and depth of all project driveways shall substantially conform to the approved Vesting Tentative Parcel Map. This shall be shown on all applicable plans prior to issuance of first building permit. No additional driveways shall be permitted along the project frontage	BP	CE
33. Any dead-end drive aisles shall have a hammerhead or turn-around area to facilitate vehicular movements. This shall be shown on all applicable plans prior to issuance of first building permit.	BP	CE
34. The site shall be designed to adequately accommodate all vehicles (e.g. automobiles, vans, trucks) that can be expected to access the site. This includes, but is not limited to, adequate maneuvering areas around loading zones and parking spaces, and appropriate turning radii.	BP	CE
Transit		
35. The Walmart and Annex sites shall provide a bus stop at the El Camino Real frontage fronting both the Walmart and Annex frontage as shown on Master Plan of Development. The bus stop shall be designed and constructed to the City Engineer's satisfaction and include the following elements: a. A 8'X14' permanent, City approved transit shelter structure, that compliments the architecture of the	BP	CE

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<p>development it fronts, and includes a bench, trash receptacle, solar lighting (all electrical conduits shall be located within the shelter structure), bicycle racks and rain gutters..</p> <p>b. Color elevations and materials board for the proposed bus shelter structure shall be supplied to the Community Development Director, for review and approval, prior to construction</p>		
<p>36. Color elevations and materials board for the proposed bus shelter structure shall be supplied to the City Engineer, for review and approval, prior to construction.</p>	BP	CE
<p>37. The bus stop shall comply with all ADA and State accessibility regulations as specified in the most recent version of the California Disabled Accessibility Guidebook (CalDag). Proposed disabled access shall be delineated on construction plans.</p>	BP	CE
<p>38. The bus stop location shall be a minimum of 100' from the intersection of Del Rio Road and El Camino Real or as approved by the City Engineer.</p>	BP	CE
Traffic Impact Fees		
<p>39. Offsite Improvements - Prior to issuance of building permits for each project in the Specific Plan, the project applicants shall provide the City of Atascadero with all applicable traffic impact fees for their proportional share impact on TIF funded Circulation System Facilities other than the Del Rio Road/US 101 interchange, which is are subject to a separate TIF payment described below. The traffic impact fees for all uses shall be subject to the City's latest adopted fee schedule, with the exception of the Walmart Superstore that will pay \$11.14 per square foot in accordance with the proportional share methodology prepared by RCS, which is based on the ITE land-use rate for "Free Standing Discount Superstores."</p> <p>In order to receive TIF credits for the extra capacity created (capacity does not include curb, gutter, sidewalk, or parking lanes) the applicants shall submit copies of invoices tied to specific portions of the improvement work (eg. Demo, grading, sub-grade, base, paving, striping) for approval by the City Engineer and Director of Administrative Services.</p>	BP	CE

<p>40. Interchange funding - Prior to issuance of each building permit for the projects in the Specific Plan, the project applicant shall provide the City of Atascadero with proportional share fees for the construction of a five-legged, single-lane modern roundabout at the intersection of Del Rio Road/US 101 Southbound Ramps that incorporates Ramona Road as the fifth approach; and the conversion of the intersection of Del Rio Road/US 101 Northbound Ramps to a single-lane modern roundabout with a minimum 150-foot-long right-turn bypass lane on the westbound approach. The traffic impact fee shall be based on the size of the building subject to the building permit and shall be consistent with the proportional share cost methodology prepared by RCS as described in the "TIF Collection Process" discussion in Section 3.11, Transportation, of the Final EIR.</p>	<p>BP</p>	<p>CE</p>
<p>Street Improvements</p>		
<p>41. The Applicants for the Walmart and Annex sites shall construct all frontage improvements for their respective frontage including: temporary infrastructure transitions, bicycle and traffic lanes, medians, street lights, signage, landscaping, curbs, gutters and sidewalks along entire frontage as shown or described in the Final Environmental Impact Report Traffic Study, Specific Plan, or Vesting Tentative Parcel map. All plans shall be acceptable to the City Engineer prior to permit issuance</p>	<p>FM</p>	<p>PW</p>
<p>42. The applicant shall include low glare, LED cobra style street lights in the offsite improvement plans. Light spacing shall be based on the AASHTO Roadway Lighting Design Guide (2005) and approved by the City Engineer. Light color shall be approved by the City Engineer.</p>	<p>FM</p>	<p>PW</p>
<p>43. The applicants shall acquire and dedicate to the City the right-of-way required for all street improvements as identified in the Final Environmental Impact Report Traffic Study, the Vesting Tentative Map, and Specific Plan. The Applicant shall provide sufficient right of way to convert the intersection at Del Rio Road/El Camino Real to a modern roundabout. The roundabout will require an inscribed diameter of approximately 160 feet and will include a combination of single and dual circulating lanes. Single-lane approaches are required for the southbound and westbound entrances. The northbound approach shall include a dual-lane entry with a left-only lane and a shared through/right-turn lane. The eastbound approach shall include a shared through/left-turn lane and a 125-foot long right-turn lane. Travel lanes shall be a minimum of twelve foot wide. The roundabout shall include facilities for pedestrians and bicyclists</p> <p>The applicants shall design the roundabout in conformance with the conceptual plan is shown in Figure 3 of the Del Rio Road Area Specific Plan Transportation Impact Analysis for</p>	<p>FM</p>	<p>PW</p>

<p>the City of Atascadero February 6, 2012. The Applicant is responsible for all frontage improvement costs.</p>		
<p>44. The first Applicant (Walmart or Annex) to submit Offsite Public Improvement Plans shall first submit a plan line for Del Rio Road from El Camino Real to the easterly end of the pavement transition to existing road facilities. The Plan Line shall be approved by the City Engineer prior to approval of any offsite improvements on the Del Rio Road frontage.</p>	<p>BP</p>	<p>CE</p>
<p>45. The Walmart frontage improvement plans shall include: a. A left turn pocket for the driveway across from the Annex Project. b. A southbound left turn pocket at the proposed public street.</p>	<p>FM</p>	<p>PW</p>
<p>46. The proposed signalization of the intersection of the proposed public street into the Walmart site from El Camino Real, including bicycle loop detectors, shall be constructed in accordance with City Engineering Standards, and approved by the City Engineer. The signal shall be installed prior to issuance of the Walmart Building's final certificate of occupancy. Walmart shall be responsible for the cost of installing these improvements.</p>	<p>FM</p>	<p>PW</p>
<p>47. The applicant(s) shall improve the intersection of Del Rio Road and Rio Rita Road to meet site distance, horizontal and vertical alignment standards of the City Engineering Standards. The proposed improvements shall be acceptable to the City Engineer</p>	<p>FM</p>	<p>PW</p>
<p>48. Prior to street improvement plan approval by the City Engineer, the applicant shall submit a street tree location plan to the Community Development Department for review and approval. The location of the street trees shall not conflict with sewer or storm drain infrastructure. The plan shall include proposed sewer lateral locations and storm drain infrastructure for reference.</p>	<p>FM</p>	<p>PW</p>
<p>49. Prior to building final, the applicant shall construct and final full street improvements as shown in the Specific Plan and required by the mitigation monitoring program within the affected portion of the Walmart project site, to the satisfaction of the City Engineer</p>	<p>FM</p>	<p>PW</p>
<p>50. Prior to building final, the applicant(s) shall install a community mailbox and post in accordance with the City's standards, and secure approval of the U.S. Postal Service prior to installation. The community mailboxes shall not cause a sight distance obstruction and shall have a minimum four foot clear zone behind the mailbox.</p>	<p>FM</p>	<p>PW</p>

Grading		
51. Prior to issuance of a grading permit for this project, the applicant shall submit a copy of the grading permit for the export site and an exhibit of the proposed haul route. The applicant is responsible for ensuring that the receiving site has obtained the required approvals from all applicable agencies for the soil hauling operation and the placement of fill off-site	GP	PW
52. The applicant shall, to the City Engineer's satisfaction, comply with all Geology, Soils and Seismicity mitigation measures and time frames contained in the City Council adopted Mitigation Monitoring and Reporting Program	GP	PW
53. The applicant shall comply with the following requirements for the soil hauling operation: <ol style="list-style-type: none"> a. Obtain an encroachment permit from the City Engineer for the work. b. The hours of operation shall be between 8:30 am to 3:30 pm, Monday through Friday. c. Provide street sweeping service on all City streets along the haul route during all hours of work on a schedule approved by the City Engineer. d. Provide traffic control and flagging personnel along the haul route to the satisfaction of the City Engineer. 	GP	PW
54. Prior to issuance of a grading permit, the applicant(s) shall sign a Haul Route Repair Agreement and pay a Haul Route Pavement Repair Security Cash Deposit (Deposit) of \$100,000, which may be increased or decreased based upon an estimated cost to complete the repairs of streets damaged during the dirt hauling operation. The limits and scope of the repairs shall be determined by the City Engineer. In order to receive a refund of the Deposit, the applicant or subsequent property owners shall complete any required pavement repairs to the satisfaction of the City Engineer within six months from the completion of the dirt hauling operation or prior to issuance of Building Permits. If the pavement repairs are not completed within six months, the City may use the Deposit to complete the repairs and for any incurred staff and administrative costs. Any funds remaining at the completion of the repairs will be refunded to the applicant. If the Deposit is insufficient to complete the repairs, the City shall seek additional funds from the applicant	GP	PW
55. Prior to grading permit issuance, the applicant shall obtain City Engineer approval of a drainage study for the proposed private onsite and public offsite storm drain system from the City Engineer. The study shall demonstrate that runoff generated onsite will not negatively affect downstream waterways or properties. Onsite and offsite storm drain facilities shall comply with City Engineering Drainage Standards.	GP	PW

<p>56. Maintenance responsibilities for all slopes, retaining walls, drainage devices, and erosion and sedimentation control devices/systems not accepted by the City shall be the responsibility of the property owner in perpetuity.</p>	<p>GP</p>	<p>PW</p>
<p>57. Prior to the construction of offsite improvements the project applicant(s) shall prepare and submit a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall identify routing for all delivery and haul trucks and, if necessary, limit deliveries to non-peak times. To the extent feasible, truck routing should avoid travel through residential areas and emphasize the use of US 101. The plan shall be developed in conformance with the California MUTCD, latest edition. The plan shall include the following provisions:</p> <ul style="list-style-type: none"> a. Maintain access for land uses in proximity of the project site during project construction. b. Schedule deliveries and pick-ups of construction materials to non-peak travel periods, to the maximum extent feasible. c. Coordinate haul trucks, deliveries and pick-ups to reduce the potential of trucks waiting to load or unload for protracted periods of time. d. Minimize obstruction of through traffic lanes on surrounding public streets. e. Construction equipment traffic entering and exiting the project site shall be controlled by flagman. f. Identify designated transport routes for heavy trucks (in addition to haul trucks) to be used over the duration of the proposed project. g. Schedule vehicle movements to ensure to the maximum extent feasible that there are no vehicles waiting offsite and impeding public traffic flow on the surrounding streets. h. Establish requirements to ensure the safety of the pedestrians and access to local businesses. i. Coordinate with adjacent businesses and emergency service providers to ensure adequate access exists to the project site and neighboring businesses. j. Prohibit parking for construction workers except on the project site and any designated off-site parking locations. These off-site locations shall not include adjacent commercial center parking lots or residential streets and will require the approval of the City Engineer 	<p>GP</p>	<p>PW</p>
<p>58. Prior to occupancy of the first building of either the Annex or Walmart site, the applicant(s) shall install a four foot wide, class II base shoulder on Del Rio Road as right of way allows. The design of the widened shoulder shall be approved by the City Engineer and the improvements designed from the Del Rio Road Project boundary to San Benito Road.</p>	<p>GP</p>	<p>PW</p>
<p>59. All sidewalks shall be designed connect to existing sidewalks, where already installed, or transition pedestrians</p>	<p>GP</p>	<p>PW</p>

<p>in a safe manner back to the right of way. The sidewalk fronting the Annex project shall end at the intersection of Obispo and Del Rio Roads. The applicant shall provide an accessible ramp at that location. All transitions shall be acceptable to the City Engineer.</p>		
Storm Drainage		
<p>60. Prior to issuance of grading permits in Jurisdictional Waters of the United States, the applicant shall acquire permits from the Army Corps of Engineers, California Department of Fish and Game, and the Regional Water Control Board for any work within any natural drainage course. A copy of the permits, or a response letter from each agency indicating a permit is not required, shall be submitted to the City prior to issuance of grading permits.</p>	GP	PW
<p>61. The applicant shall, to the City Engineer's satisfaction, comply with all stormwater mitigation measures and time frames contained in the Mitigation Monitoring and Reporting Program.</p>	BP	PW
<p>62. The applicant or subsequent property owners shall be responsible for providing regularly scheduled maintenance of the storm drain infrastructure, as required by the City Engineer.</p>	BP	PW
<p>63. The applicant shall form an organized drainage maintenance entity to finance the future ongoing maintenance and capital replacement of water quality, low impact development, hydromodification, erosion and sedimentation devices/systems identified on the project's approved storm drain plan. The applicant shall pay for all costs associated with the formation of the maintenance entity. Water quality, erosion and sedimentation devices/systems shall include but are not limited to catch basin inserts, debris excluders, bio-treatment basins, vortex separation type systems, and other devices/systems for storm water quality. The applicant shall be responsible for the maintenance of all project water quality, erosion and sedimentation devices/systems until the district has been established..</p>	BP	PW
<p>64. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan that incorporates appropriate post construction best management practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project to the extent technically feasible.</p>	GP	PW
<p>65. The applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and</p>	BP	PW

shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.		
66. Prior to issuance of a grading permit applicant shall consult with the Central Coast RWQCB regarding further actions with the groundwater plume on the Walmart site. Consultation shall result in written confirmation to the City from the RWQCB Staff of any clean-up, corrective action or monitoring that may be needed prior to, or post construction.	GP	PW
67. Prior to the issuance of building permits the applicant shall submit calculations to support the design of any storm drainage structures or pipes. Closed conduits shall be designed to convey the 10-year flow with gravity flow, the 25-year flow with head, and provide safe conveyance for the 100-year overflow.	BP	PW
68. Prior to the issuance of building permits the applicant shall provide for the detention and metering out of developed storm runoff so that the peak runoff and its associated duration is equal to or less than undeveloped storm runoff quantities to the satisfaction of the City Engineer.	BP	PW
69. Drainage basins shall be designed to desilt, detain and meter storm flows as well as release them to natural runoff locations.	BP	PW
70. Prior to the issuance of building permits the applicant shall show the method of dispersal at all pipe outlets. Include specifications for size & type.	BP	PW
71. Prior to storm drain plan approval by the City Engineer, the applicant shall obtain all onsite or offsite easements needed for future storm drainage system maintenance by the City.	BP	PW
72. Prior to the issuance of building permits the applicant shall show method of stormwater conveyance to approved off-site drainage facilities	BP	PW
73. Concentrated drainage from off-site areas shall be conveyed across the project site in drainage easements. Applicant shall acquire drainage easements where needed. Drainage shall cross lot lines only where a drainage easement has been provided. If drainage easement cannot be obtained the storm water release must follow the historic path, rate and velocity as prior to the subdivision.	BP	PW

SEWER AND UTILITIES		
74. Prior to issuance of building permits for each component of the Specific Plan, the applicant's plans shall be in compliance with the City Sanitary Sewer Management Plan, including City standards for the Fats, Oils and Grease (FOG) Program; and the installation of adequately sized grease interceptors for all food service establishments, gas stations, auto shops, etc.	BP	PW
75. Existing sewer manhole frame and covers relocated or adjusted because of street or other construction shall be replaced with current City Standard Manhole Cover per Standard Drawing No. 608 or as required by the City Engineer.	BP	PW
76. All existing above ground utilities shall be undergrounded on project frontage in the 10 foot wide PUE.	BP	PW
77. All sewer system design plans shall be reviewed and approved by the City Engineer.	BP	PW
78. Prior to sewer plan approval, the applicant shall provide a sewer area study for the extension of the unnamed public road on the Walmart site in accordance with City Engineering Specifications and policies for review and approval by the City Engineer	BP	PW
79. All onsite private sewer mains and laterals shall be privately owned and maintained. Sewer mains in Public Roads shall be owned and maintained by the City.	FM	PW
80. Prior to recording the final map, provisions for the repair and maintenance of the private sanitary sewer system shall be included in the CC&R's for the development. Included shall be a mechanism to maintain the private sewer and structures, such as a maintenance association. The City Engineer and City Attorney shall approve the final form prior to recordation.	FM	PW
81. Applicant shall pay all sewer fees including extension (Annexation), Connection and Reimbursement fees (if applicable) prior to issuance of each building permit.	BP	PW
82. Private gravity mains within the specific plan area shall be sized and installed in accordance with the Uniform Plumbing Code. Public gravity mains within the specific plan area shall be a minimum of eight (8) inches in diameter.	FM	PW
83. Drainage piping serving fixtures which have flood level rims located below the elevation of the next upstream manhole cover of the public or private sewer serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve.	FM	PW

<p>84. All sanitary sewer (SS) mains shall terminate in manholes unless extension of the main, at some later date, is anticipated. If extension of a SS main is anticipated, said SS main may terminate in a cleanout providing the next downstream manhole is less than 300 linear feet from the cleanout and that the point of termination is not a reasonable location for a SS main angle point or intersection.</p> <p>End of Conditions</p>	<p>FM</p>	<p>PW</p>
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EXHIBIT B: Specific Plan Master Plan of Development Plans
Del Rio Road Commercial Area Specific Plan
(PLN 2007-1245 & PLN 2007-1246)

Exhibits attached to
Section VII of Specific Plan

Due to the size of the exhibit, it is not included as an attachment; however, it may be viewed in its entirety in the Office of the City Clerk.

EXHIBIT C: Specific Plan Master Plan of Development Plans – Special Conditions
Del Rio Road Commercial Area Specific Plan
(PLN 2007-1245 & PLN 2007-1246)

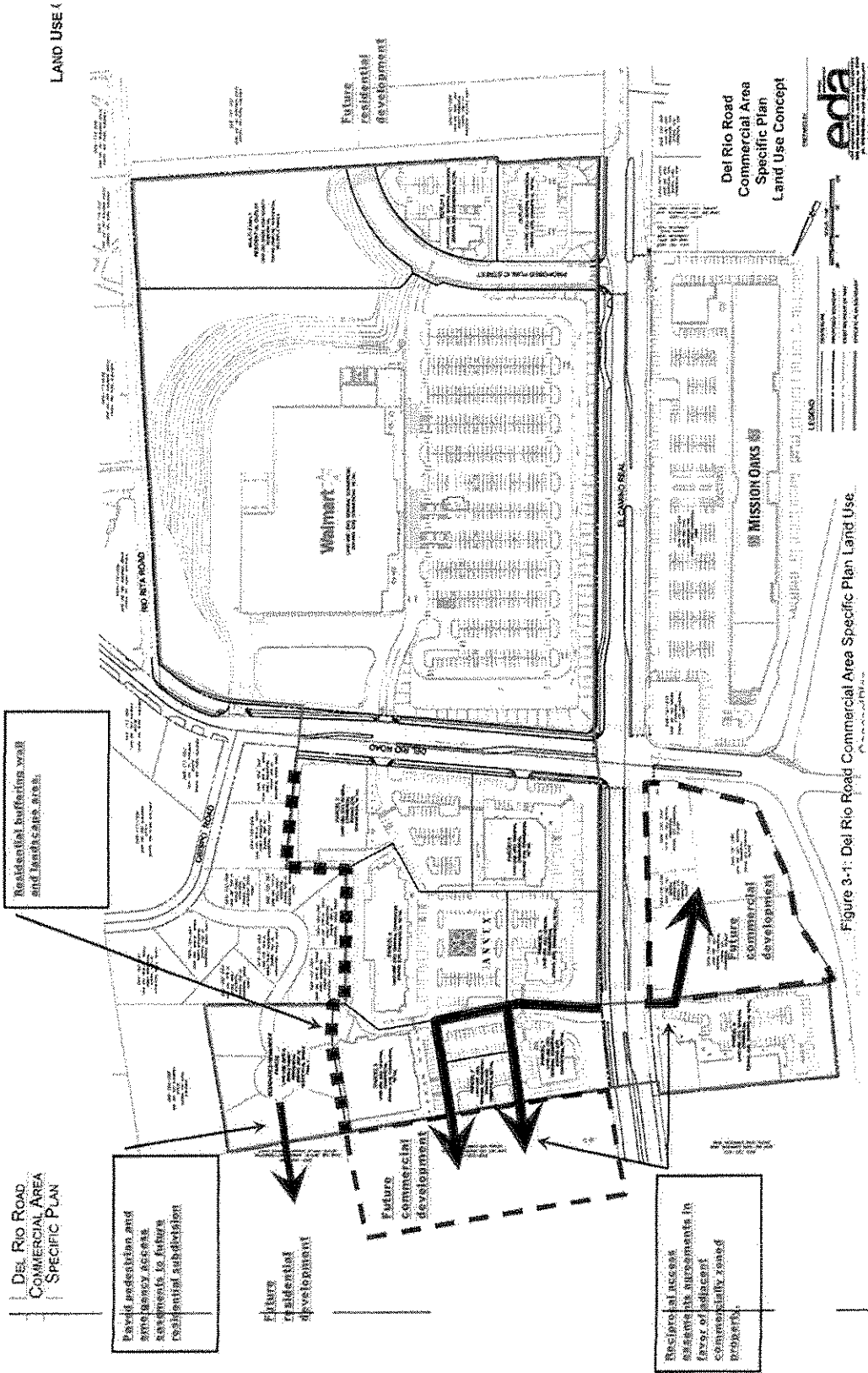


Figure 3-1: Del Rio Road Commercial Area Specific Plan Land Use

EXHIBIT D: Specific Plan Master Plan of Development Plans - Fire Hydrant Location Map
Del Rio Road Commercial Area Specific Plan
(PLN 2007-1245 & PLN 2007-1246)

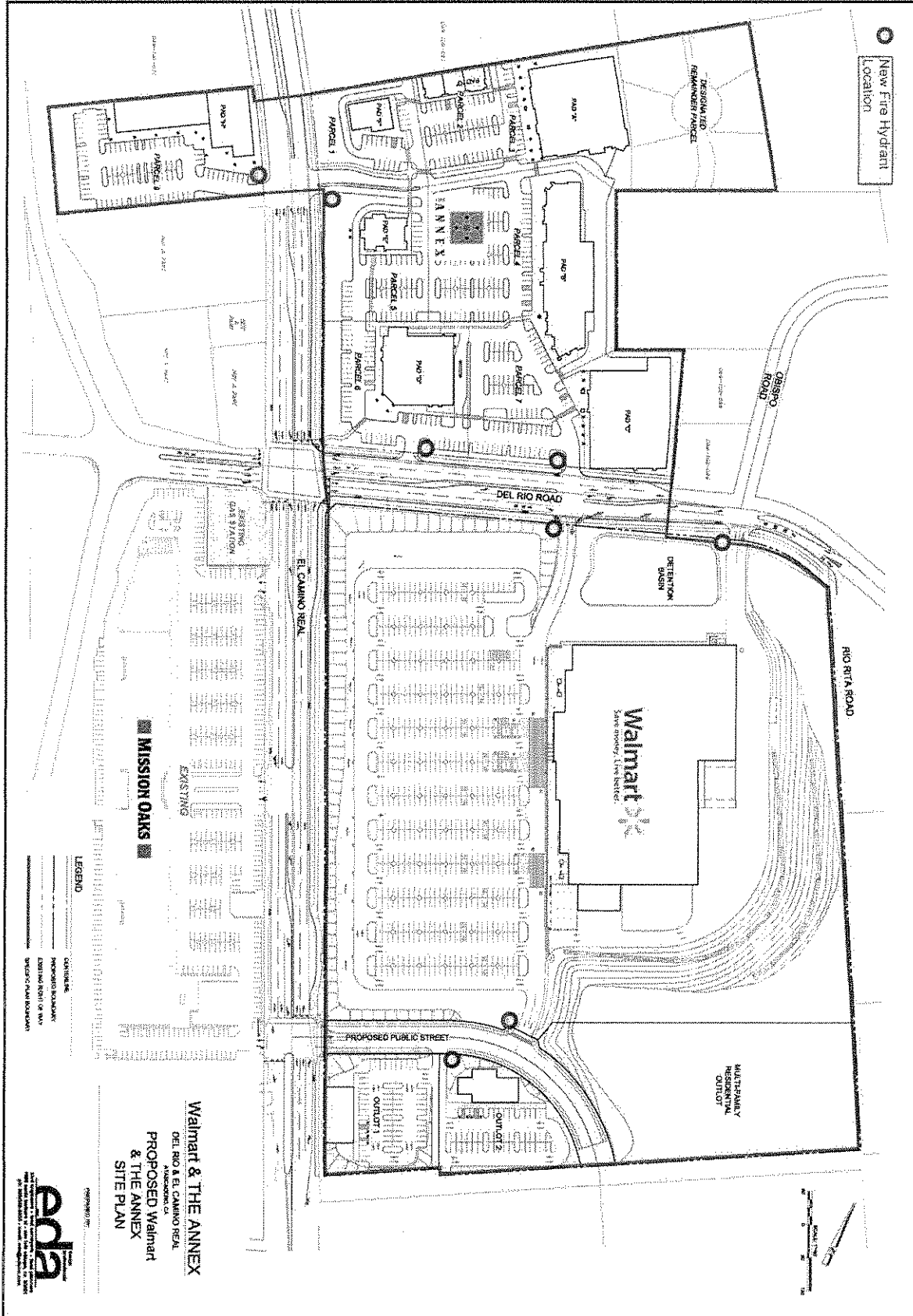


EXHIBIT E: Specific Plan Master Plan of Development Plans –Permit Processing Hierarchy

**Del Rio Road Commercial Area Specific Plan
(PLN 2007-1245 & PLN 2007-1246)**

The following permits and plans will be required for the development of the Specific Plan. The Community Development Director or City Engineer may approve variations to this outline as long as the underlying intent of the permitting process is maintained:

Permit Processing Hierarchy - Walmart Portion of Specific Plan

- A. Rough grading permit** (restoration bond required)
 - 1. SWPPP / NPDES
 - 2. Haul Routes
 - 3. Fill locations at Annex with written authorization of Annex owner

- B. Subdivision improvements – prior to final map** (bonding required)
 - 1. Pad grading and drainage
 - 2. Retaining walls
 - 3. On-site utilities(mains within easements, and service lateral stub-outs)
 - a. Storm Drainage
 - b. Sewer
 - c. Water
 - d. Gas / Electric / Communication (joint trench conduits within easements)
 - 4. On-site public improvements (new street)
 - 5. Off-site public improvements
 - a. El Camino Real frontage improvements
 - b. Del Rio Road frontage improvements
 - c. El Camino Real / Del Rio roundabout
 - d. Rio Rita frontage improvements
 - e. Sewer, storm drain and Utility improvements that are required on all affected streets.
 - f. Low Impact Development/Hydromodification required improvements
 - g. New signal (El Camino Real / new street)

- C. Commercial Building Permits – prior to store opening**
 - 1. Buildings and structures
 - 2. Off-site public improvement - San Anselmo signal (bonding required)
 - 3. On-site improvements
 - a. Parking lots
 - i. Curbs
 - ii. Paving
 - iii. Drainage
 - iv. Lighting
 - v. Cart corrals
 - vi. Accessible parking / routes of travel / pedestrian walkways
 - vii. Low Impact Development improvements that are part of the hardscape/landscape
 - b. Solid waste storage enclosures
 - c. Landscaping
 - d. Signage
 - e. Fencing / Soundwalls

D. Multi-family residential Building Permit

1. CUP approval of Master Plan / Tree Removal Permit (Planning Commission)
2. Grading, Drainage, Tree protection plan
3. On-site improvements
 - a. Utilities
 - b. Curbs
 - c. Paving
 - d. Drainage
 - e. Lighting
 - f. Accessible parking / routes of travel
 - g. Pedestrian walkways
 - h. Project Amenities
 - i. Landscaping
 - j. Signage
 - k. Fencing
4. Buildings and structures

Permit Processing Hierarchy - Annex Portion of Specific Plan

A. Rough grading permit

1. SWPPP / NPDES

B. Subdivision improvements – prior to final map (bonding required)

1. Pad grading and drainage
2. Retaining walls
3. On-site utilities (mains within easements, and service lateral stub-outs)
 - a. Storm Drainage
 - b. Sewer
 - c. Water
 - d. Gas / Electric / Communication (joint trench conduits within easements)
4. Off-site public improvements
 - a. El Camino Real frontage improvements
 - b. Del Rio Road frontage improvements
 - c. El Camino Real / Del Rio roundabout
 - d. Sewer, storm drain and Utility improvements that are required on all affected streets.
 - e. Low Impact Development/Hydromodification required improvements

C. Commercial Building Permits

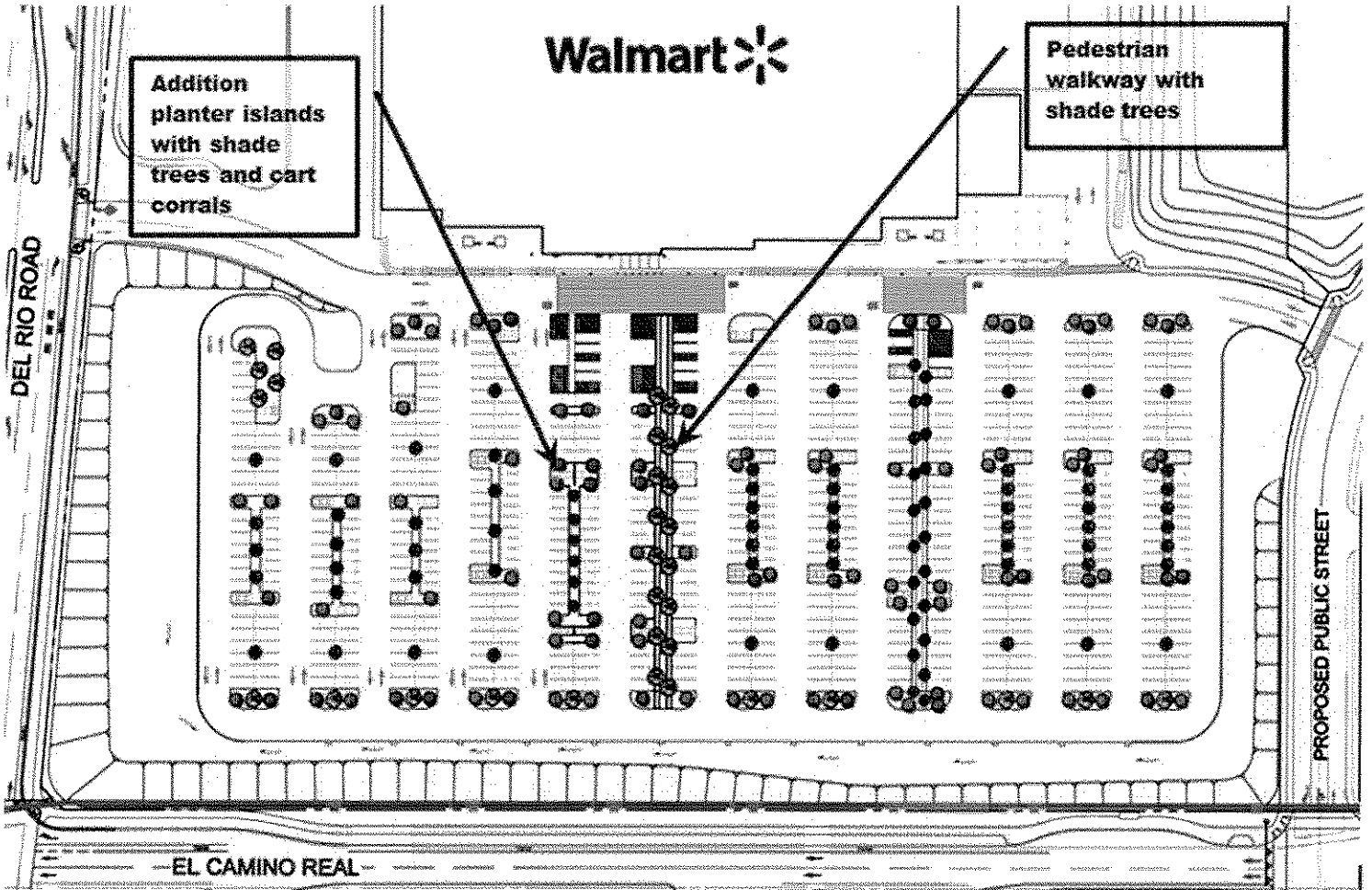
1. Buildings and structures
2. On-site improvements
 - a. Parking lots
 - i. Curbs
 - ii. Paving
 - iii. Drainage
 - iv. Lighting
 - v. Cart corrals
 - vi. Accessible parking / routes of travel / pedestrian walkways
 - vii. Low Impact Development Improvements that are part of the hardscape/landscape
 - b. Solid waste storage enclosures
 - c. Landscaping
 - d. Signage
 - e. Fencing / Soundwalls

D. Single-Family Residential Permits

1. Tentative Map / Conditional Use Permit Master Plan of Development Approval (Planning Commission)
2. Subdivision Tract Improvement Plan
3. Residential buildings permits

EXHIBIT F: Specific Plan Master Plan of Development Plans – Walmart Parking Lot with additional landscape
Del Rio Road Commercial Area Specific Plan (PLN 2007-1245 & PLN 2007-1246)

Staff Recommended Parking Lot



CITY OF ATASCADERO

DEL RIO ROAD
COMMERCIAL AREA
SPECIFIC PLAN



1998 Santa Barbara Street, Suite 200
San Luis Obispo, CA 93401

Adopted July 2012

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CITY OF ATASCADERO

DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN

Prepared for:

The City of Atascadero

Prepared by:



eda – design professionals

1998 Santa Barbara Street, Suite 200
San Luis Obispo, CA 93401
(805) 549-8658

In Conjunction with:

Omni Design Group, Inc.

Perkowitz + Ruth Architects

Conceptual Design & Planning Company

ACKNOWLEDGEMENTS

City Council

Bob Kelley, Mayor
Tom O'Malley, Mayor Pro Tem
Jerry Clay, Sr., Council Member
Roberta Fonzi, Council Member
Brian Sturtevant, Council Member

Planning Commission

Chuck Ward, Chairperson
Dennis Schmidt, Vice Chairperson
Christian Cooper, Commissioner
Len Colamarino, Commissioner
Beth Wingett, Commissioner
David Bentz, Commissioner
Mark Dariz, Commission

City Staff

Wade McKinney, City Manager
Warren Frace, Community Development Director
Russ Thompson, Director of Public Works
Brady Cherry, Community Services Director
Kurt Stone, Fire Chief

ORDINANCE NO. 562

SPECIFIC PLAN DOCUMENT ADOPTION

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ATASCADERO, CALIFORNIA, AMENDING THE
ATASCADERO MUNICIPAL CODE BY ADDING A TABLE
FOR THE SPECIFIC PLAN DOCUMENT FOR THE SP-2
ZONING DISTRICT FOR THE
DEL RIO COMMERCIAL AREA
(SP 2009-0003)**

**DEL RIO COMMERCIAL AREA SPECIFIC PLAN
WALMART STORES INC. / THE ROTTMAN GROUP /
MONTECITO BANK AND TRUST**

WHEREAS, an application has been received from:

Walmart Stores, Inc. (2001 S.E. 10th Street Bentonville, AR 72716-0550) Owner, and
EDA Design Professionals (1998 Santa Barbara St. Suite 200 San Luis Obispo, CA 93401)
Applicant, and;

The Rottman Group (P.O. Box 227 Santa Maria, CA 93456-0227) Owner, and Omni
Design Group (689 Tank Farm Road San Luis Obispo, CA 93453) Applicant, and;

Montecito Bank and Trust (1010 State Street, Santa Barbara, California 93101) Owner,
and Omni Design Group (689 Tank Farm Road San Luis Obispo, CA 93453) Applicant,

to consider Planning Applications PLN 2007-1245 and PLN 2007-1246, for a project
consisting of General Plan Amendments, Zone Text and Map Amendments, Specific Plan,
Vesting Tentative Parcel Maps, Tree Removal Permits and certification of an Environmental
Impact Report ("EIR") on a 39.3± acre site located on El Camino Real and Del Rio Road,
Atascadero, CA 93422 (APN 049-112-002, 018, 019, 022, ,036, 039, 049-151-005, 036, 037,
040, 041, 049-102-020, 031, 032, 045, 048, 056 and 049-131-070); and,

WHEREAS, the site's current General Plan Land Use Designation is General
Commercial (GC), Commercial Park (CPK), Single-Family Residential (SFR-X), High-Density
Residential (HDR), Medium-Density Residential (MDR), and Suburban Estates (SE); and,

WHEREAS, the site's current Zoning Designation is Commercial Retail (CR),
Commercial Park (CPK), Residential Single-Family (RSF-X), Residential Multi Family (RMF-
20), Residential Multi Family (RMF-10), and Residential Suburban (RS); and,

WHEREAS, the Planning Commission has recommended that the City Council approve a General Plan Land Use Diagram Amendment to change the Land Use Designation of lots within the project site to Commercial Retail (CR), High-Density Residential (HDR), and Single-Family Residential (SFR-X); and,

WHEREAS, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change and Zoning Map Amendment to establish zoning code text for Specific Plan Zone 2 and to change the zoning of lots with the project area to Commercial Retail (CR), Residential Single-Family (RSF-X), and Residential Multi Family (RMF-20), with a Specific Plan Zone 2 overlay on the entire project site; and,

WHEREAS, the General Plan has designated the project site as an area requiring a comprehensive master plan in order to minimize environmental impacts and maximize community compatibility (General Plan Table II-5) and to promote orderly and harmonious development and to enhance the opportunity to best utilize special site characteristics; and,

WHEREAS, a Final EIR, Finding of Fact and Statement of Overriding Considerations have been prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

WHEREAS, the Final EIR, Finding of Fact and Statement of Overriding Considerations have been recommended by the Planning Commission for certification to the City Council; and,

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact this amendment to the Code Text to protect the health, safety and welfare of its citizens by applying orderly development and expanding commercial opportunities within the City; and,

WHEREAS, timely and properly noticed Public Hearings upon the subject Specific Plan application was held by the Planning Commission and City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning amendments; and,

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on June 5, 2012, studied and considered the Del Rio Road Commercial Area Specific Plan (SP 2009-0003), after first studying and considering the Final EIR, Finding of Fact and Statement of Overriding Considerations prepared for the project; and,

WHEREAS, the Planning Commission of the City of Atascadero recommended the City Council approve the Del Rio Road Commercial Area Specific Plan (SP 2009-0003); and,

WHEREAS, the Atascadero City Council, at a Public Hearing held on June 26, 2012, studied the Planning Commission's recommendation and considered the Del Rio Road

Commercial Area Specific Plan (SP 2009-0003), after first studying and considering the Final EIR, Finding of Fact and Statement of Overriding Considerations prepared for the project; and,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO
HEREBY ORDAINS AS FOLLOWS:**

SECTION 1. Findings for Approval of Del Rio Road Commercial Area Specific Plan.

The City Council finds as follows:

1. **The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including the SP-2 Ordinance; and,**
2. **The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and,**
3. **The proposed Specific Plan will be compatible with existing or desired conditions in surrounding neighborhoods and surrounding General Plan land uses and General Plan policies.**

As discussed in General Plan Amendment Finding No. 5, the proposed Project will be compatible with existing and desired conditions in surrounding neighborhoods. The proposed Project would allow the development of an efficient and attractive community retail hub in North Atascadero. The Project will serve the growing local demand for retail products, groceries and restaurants in North Atascadero, while at the same time revitalizing one of the City's larger and more visible properties located just off Highway 101. Approval of the Project will allow for the development of a master planned commercial center consistent with General Plan policies.

As discussed in detail in General Plan Amendment Finding No. 4, the proposed Project is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.

4. **Modification of zoning regulations, development standards, or processing requirements is warranted by the design and amenities incorporated.**

As discussed in General Plan Amendment Findings No. 3 and 5, project design, features and amenities will transform a currently underutilized location into a vibrant retail hub in an ideal location, providing an aesthetic and commercial boon to the immediate and surrounding areas and serving the growing local demand for retail and groceries in North Atascadero. With incorporation of the site design, landscaping and architectural features discussed in the General Plan Amendment Findings, the Project has been specifically designed to be compatible with existing development, neighborhoods and the environment. Without the

approval of the Specific Plan, Zone Change and General Plan Amendment, the City's goal of creating an efficient, attractive and cohesive master-planned commercial center of this type at this ideal location would not be possible. In addition to creating additional employment and business opportunities and attracting much needed tax revenue, the Project will satisfy the long time demands of residents for a grocery store in the northern part of the City, while offering a broad array of convenient shopping and restaurant options. Accordingly, modification of zoning regulations and development standards is warranted by the Project design and the amenities provided by the Project.

5. The Specific Plan standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.

The proposed General Plan Amendment, Zone Change and Specific Plan would allow the development of a master-planned, vibrant and attractive and cohesive community retail hub to North Atascadero which is not possible under the current zoning. The Project will serve the growing local demand for discount retail, groceries and restaurants in North Atascadero, while at the same time revitalizing one of the City's larger and more visible properties. Approval of the Specific Plan, Zone Change and General Plan Amendment will allow development of a commercial center and economic development of the area.

The purpose of the Del Rio Road Commercial Area Specific Plan is to assist in the development of the site in a manner that benefits local shoppers, the general public, and the City of Atascadero. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. The development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial land uses proposed for the site. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards.

The benefits derived from the Specific Plan cannot be reasonably achieved through existing development standards or processing requirements. The Del Rio Road Commercial Area Specific Plan serves as the overlay zone for the Project. The Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for all development within the boundaries of the Specific Plan area. The Specific Plan specifies land use standards and policies for the site and establishes additional design guidelines as well as landscaping, lighting, signage, fencing and screening, on-site circulation, loading and outdoor storage standards that are not required in the Code and that ensure a high standard of design for the site. In addition, it facilitates design integrity between the variety of uses (i.e.,

for certain aspects, such as the minimum parking spaces required, while the Specific Plan provides other standards and guidelines that are tailored to the specific development proposed for the Del Rio Road Commercial Area Specific Plan.

Development regulations and requirements contained in the Specific Plan supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, policies and standards in the Del Rio Road Commercial Area Specific Plan take precedence over more general policies and standards applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan will prevail. 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 Atascadero Municipal Code shall continue to apply.

SECTION 2. Approval. The Atascadero City Council, in a regular session assembled on June 26, 2012, approved the Del Rio Road Commercial Area Specific Plan for the SP-2 zoning overlay district as described in the following:

1. EXHIBIT A: Del Rio Commercial Area Specific Plan
2. EXHIBIT B: Addendum – Del Rio Road Commercial Area Specific Plan

SECTION 3: A summary of this ordinance, approved by the City Attorney, together with the ayes and noes, shall be published twice: at least five days prior to its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero, and; before the expiration of fifteen (15) days after its final passage, in the Atascadero News, a newspaper published and circulated in the City of Atascadero. A copy of the full text of this ordinance shall be on file in the City Clerk's Office on and after the date following introduction and passage and shall be available to any interested member of the public.

INTRODUCED at a regular meeting of the City Council held on June 26, 2012, and PASSED and ADOPTED by the City Council of the City of Atascadero, State of California, on July 10, 2012, by the following roll call vote:

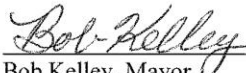
AYES: Council Members Clay, Fonzi, O'Malley, Sturtevant and Mayor Kelley

NOES: None

ABSTAIN: None


ABSENT: None

CITY OF ATASCADERO




Bob Kelley, Mayor

ATTEST:



Marcia McClure Torgerson, C.M.C., City Clerk

APPROVED AS TO FORM:



Brian A. Pierik, City Attorney

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OVERVIEW

The Del Rio Road Commercial Area Specific Plan (“Specific Plan”) area encompasses two sites totaling approximately 39 acres (the “Specific Plan area”) generally located at the intersection of Del Rio Road and El Camino Real in the northern portion of the City of Atascadero (the “City”). The Specific Plan is a comprehensive plan for the development of two independent projects proposed by two different applicant developers: the Major Tenant commercial shopping center (“Major Tenant Project”), which consists of a freestanding major tenant store (“Major Tenant”), two commercial outparcels (“Commercial Outparcels”) and a residential multiple family outparcel (“Multiple Family Outparcel”); and the Annex commercial shopping center (“Annex Project”), which consists of a commercial shopping center (“Annex Shopping Center”) and a single-family residential remainder parcel (“Single Family Outparcel”), collectively referred to as the (“Project”).

1.1 PURPOSE

The purpose of the Del Rio Road Commercial Area Specific Plan is to assist in the development of the site in a manner that benefits local shoppers, the general public, and the City of Atascadero. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. The development regulations contained in the Specific Plan address the unique characteristics of the development sites and surrounding properties, as well as the needs of the commercial land uses proposed for the development sites. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards.

The Del Rio Road Commercial Area Specific Plan serves as the overlay zone for the combined Major Tenant Project and Annex Project sites. This Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for all development within the boundaries of the Specific Plan area.

1.2 LEGAL AUTHORITY

The Del Rio Road Commercial Area Specific Plan has been prepared in accordance with California Government Code, Title 7, Division 1, Chapter 3, Article 8 Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Specific plans act as a bridge between General Plan and individual development standards and guidelines, capital improvement programs and financing methods into a single document that is tailored to meet the needs of a specific area.

The Specific Plan implements the following: (1) General Plan land use designation of General Commercial and zoning designation of Commercial Retail for the Major Tenant, two Commercial Outparcels, and Annex Shopping Center; (2) General Plan land use designation of High Density Residential (HDR) and zoning designation of Residential Multiple Family-20 (RMF-20) for the Multiple Family Outparcel; and (3) General Plan land use designation of Single Family

Residential and zoning designation of Residential Single Family-X (RSF-X) for the Single Family Outparcel.

The standards contained in the Specific Plan have been adopted by ordinance and are enforceable to the same extent as standards contained in the Zoning Ordinance and other City Codes. In the event of an inconsistency between the Specific Plan and the underlying zoning regulations, the provisions of the Specific Plan shall prevail. The meaning and construction of words, phrases, titles and terms shall be the same as provided in Atascadero Municipal Code and Atascadero General Plan, unless otherwise specifically provided in the Specific Plan. Appendix B and Section VII represent the Specific Master Plan of Development and are adopted by City Council Resolution that is separate from the Specific Plan Ordinance.

1.3 PROJECT LOCATION

The Del Rio Road Commercial Area Specific Plan is comprised of two sites totaling approximately 39 acres that are located in the northern portion of the City of Atascadero in close proximity to U.S. Highway 101. The Major Tenant Project site is bounded by Del Rio Road to the north, El Camino Real to the west, Rio Rita Road to the east, and residential uses to the south. The Annex Project site is bounded by residential and commercial lots to the north, residential lots to the east, undeveloped commercial uses on El Camino Real and Highway 101 to the west, and Del Rio Road and vacant commercial lots to the south. The legal description for the Specific Plan area is contained in Appendix A. The location of the Specific Plan area is illustrated in Figures 1-1: Del Rio Road Commercial Area Specific Plan Site Vicinity and 1-2: Del Rio Road Commercial Area Specific Plan Conceptual Site Plan.

1.4 PROJECT DESCRIPTION & OBJECTIVES

Below is a general description of the Major Tenant Project and Annex Project. More detailed information on the combined projects is provided in Chapter 3: Land Use Concept.

The Major Tenant Project consists of a Major Tenant store that will sell general merchandise and groceries, two Commercial Outparcels for retail, restaurant and/or office uses, and one Multiple Family Outparcel for development at a later date under a separate permit. The Major Tenant Project totals approximately 26 acres, and is located at the southeast corner of El Camino Real and Del Rio Road.

The Annex Project includes the Annex Shopping Center consisting of commercial uses including food and beverage retail sales, general merchandise stores, and eating and drinking places (including two drive-thru eating and drinking places) on eight parcels as well as one Single Family Outparcel for development at a later date under a separate permit. The Annex Project totals approximately 13 acres, and is located on the northeast corner of El Camino Real and Del Rio Road and on the west side of El Camino Real approximately 500 feet from the centerline intersection of Del Rio Road and El Camino Real. A summary of the land uses within the Specific Plan area is presented in Table 1-1: Specific Plan Land Use Summary.

Implementation of this Specific Plan will accomplish the following objectives:

- Implements the Atascadero General Plan providing development consistent with the City's planned land uses;
- Provides development that maximizes the property's use potential in a manner consistent with the City's General Plan;

- Maximizes and broadens the City's sales tax base by providing local and regional tax-generating uses;
- Improves and maximizes economic viability of the currently vacant and underutilized project site and area through the establishment of a new commercial center;
- Creates additional employment-generating opportunities for the citizens of Atascadero and surrounding communities;
- Expands and provides new retail options with updated, modern, and energy efficient buildings in close proximity to local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment;
- Provides the trade area with a regionally oriented major retail anchor that retails a wide variety of affordable everyday household items and serves as a draw for other retail and restaurant uses;
- Develops smaller, locally oriented retail and restaurant uses to complement the larger, regionally oriented major retail anchor;
- Provides where necessary adequate infrastructure and public amenities;
- Enhances the local economy by capturing retail expenditures that are leaking to other markets;
- Complements the existing retail base in the City of Atascadero located in the southern part of the City;
- Locates a commercial project at the intersection of two major streets, providing convenient shopping opportunities for residences on the north side of Atascadero consistent with the General Plan's Urban Form Frameworks;
- Ensures the consistent and rational development of the site in accordance with established functional, environmental, and aesthetic standards.

TABLE 1-1: SPECIFIC PLAN LAND USE SUMMARY

	LAND AREA	FLOOR AREA / DENSITY
MAJOR TENANT PROJECT		
MAJOR TENANT	19 ac.	129,560 sq. ft.
COMMERCIAL OUTPARCEL	1 ac.	5,000 sq. ft.
COMMERCIAL OUTPARCEL	1 ac.	5,000 sq. ft.
MULTIPLE FAMILY OUTPARCEL	2.8 ac.	44 d.u.
DEDICATIONS	2.2 ac.	--
SUBTOTAL MAJOR TENANT	26 ac. (gross)	139,560 sq. ft. (44 d.u.)
ANNEX PROJECT		
RETAIL "A"	1.4 ac.	25,000 sq. ft.
RETAIL "B"	2.3 ac.	23,000 sq. ft.
RETAIL "C"	1.9 ac.	26,000 sq. ft.
RETAIL "D"	1.4 ac.	16,500 sq. ft.
RETAIL "E"	1.1 ac.	4,600 sq. ft.
RETAIL "F"	0.8 ac.	3,900 sq. ft.
RETAIL "G"	0.4 ac.	5,050 sq. ft.
RETAIL "H"	1.7 ac.	16,850 sq. ft.
SINGLE FAMILY OUTPARCEL	1.7 ac.	6 d.u.
DEDICATIONS	0.3 ac.	--
SUBTOTAL ANNEX	13 ac. (gross)	120,900 sq. ft. (6 d.u.)
SPECIFIC PLAN		
TOTAL	39 ac. gross	260,460 sq. ft. (50 d.u.)

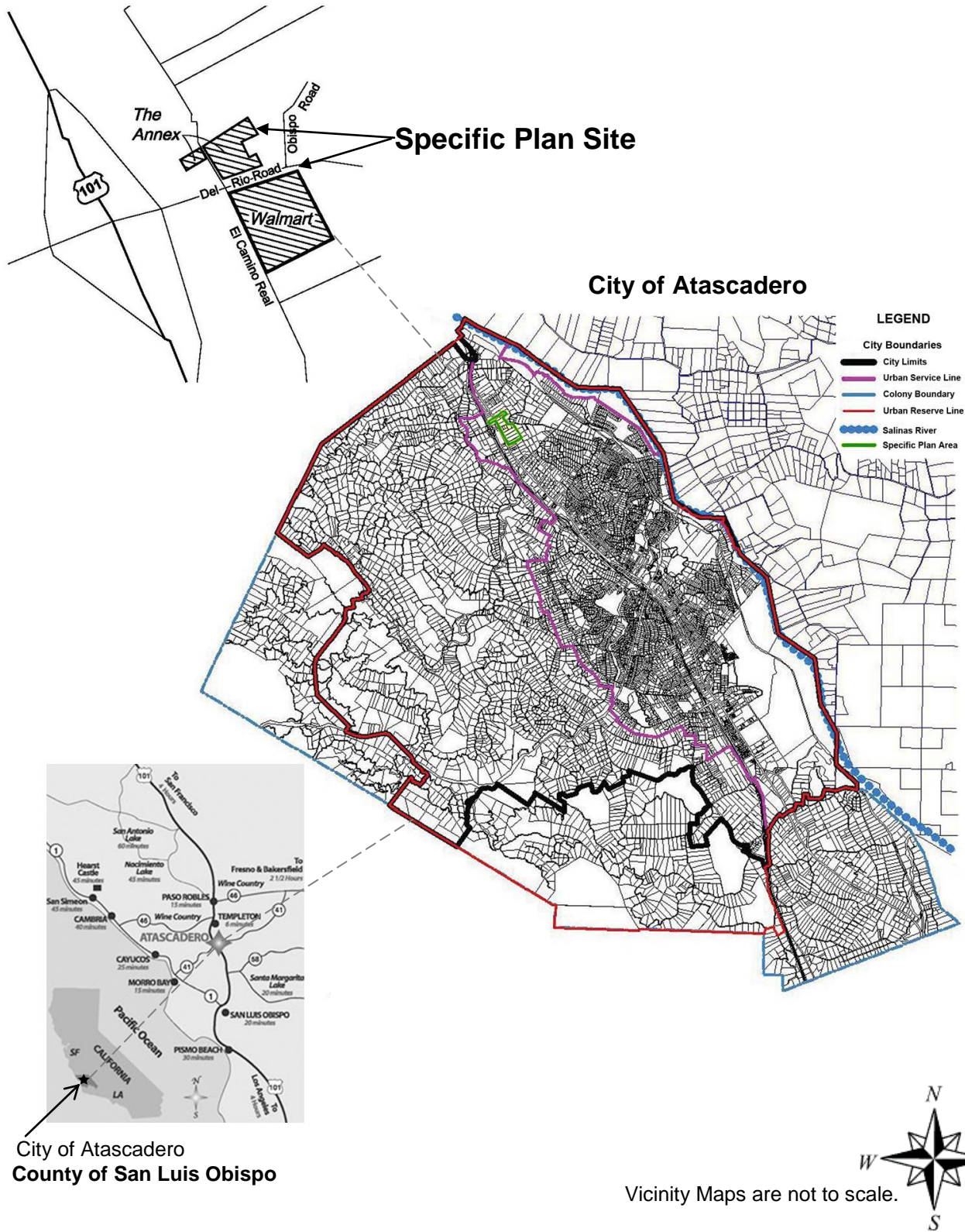


Figure 1-1: Del Rio Road Commercial Area Specific Plan Site Vicinity

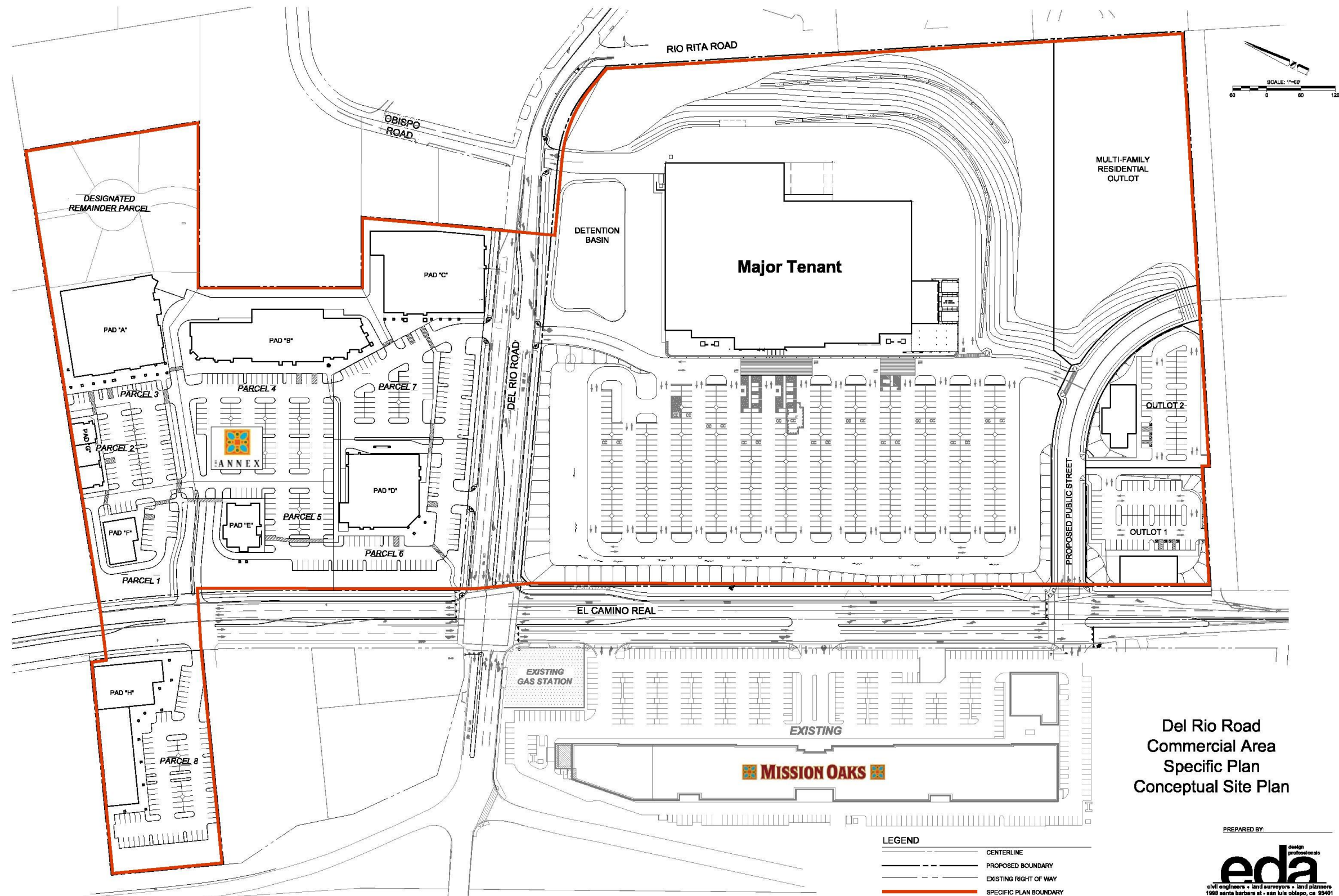


Figure 1-2: Del Rio Road Commercial Area Specific Plan Site Plan

Del Rio Road
Commercial Area
Specific Plan
Conceptual Site Plan

PREPARED BY:
eda
design professionals
civil engineers • land surveyors • land planners
1988 santa barbara st. • san luis obispo, ca 95401
ph: 805.949.8855 • email: ecd@edainc.com

1.5 DEVELOPMENT APPROVAL COMPONENTS

The components of the development approval process for the Major Tenant Project and Annex Project are discussed below. The City has issued the following development approvals for the Major Tenant Project and Annex Project:

- **General Plan Land Use Diagram Amendment.** A General Plan Land Use Diagram Amendment adopted by the City of Atascadero which changes: (1) the Major Tenant Project's (a) High Density Residential (HDR), Medium Density Residential (MDR), and a portion of the Suburban Estates (SE) designated property to General Commercial (GC) to accommodate the Major Tenant store and two Commercial Outparcels; and (b) 2.8-acre remainder of the existing residentially designated property to HDR to accommodate a Residential Multiple Family (RMF-20) use; and (2) the Annex Project's (a) Single Family Residential-X (SFR-X) and Commercial Park (CPK) designated property to GC to accommodate the Annex Shopping Center; and (b) 1.7-acre remainder of the existing residentially designated property to SFR-X in order to accommodate a Single Family use. Existing and proposed Land Use diagrams can be found in Exhibits 4 and 5.
- **Del Rio Road Commercial Area Specific Plan.** The Specific Plan, adopted by ordinance, serves as the implementation tool for the General Plan and overlay zone for the combined Major Tenant Project and Annex Project sites. The Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for the Specific Plan area. In the event of an inconsistency between the Specific Plan and the underlying zoning regulations, the provisions of the Specific Plan shall prevail.
- **Zone Change.** A Zone Change adopted by the City of Atascadero which changes: (1) the Major Tenant Project's (a) Residential Multiple Family-20 (RMF-20), Residential Multiple Family -10 (RMF-10), and a portion of the Residential Suburban (RS) zoned-property to the CR Zone to accommodate the Major Tenant store and two Commercial Outparcels; and (b) 2.8-acres of residentially zoned property to RMF-20 to accommodate a Multiple Family use; and (2) the Annex Project's Residential Single Family (RSF-X) and Commercial Park (CPX) zoned property to the CR and RSF-X zones to accommodate the Annex Shopping Center and Single Family use. Existing and proposed Zoning diagrams can be found in Exhibits 6 and 7.

After the City of Atascadero deemed complete the project applications for the development approvals, including an application for Vesting Tentative Parcel Map AT09-0073, and commenced preparation of the Specific Plan EIR, the City of Atascadero approved a General Plan update to modify the High Density Residential (HDR) land use designation from a maximum of sixteen units per acre to a minimum of twenty units per acre. The City approved a corresponding Zoning Ordinance text change and Zoning Map to change the RMF-16 Zoning District to RMF-20 (minimum 20 units per acre). Consistent with the recent update to the City of Atascadero General Plan and Zoning Ordinance, the proposed multiple family portion of the Major Tenant site is zoned RMF-20. However, the proposed multiple family portion of the Major Tenant site shall be limited to a maximum of 16 units per acre, consistent with the project application and maximum density analyzed in the Specific Plan EIR.

- **Subdivision via Vesting Tentative Parcel Maps.** Approved Vesting Tentative Parcel Maps which reconfigure the: (1) Major Tenant Project site consisting of 11 parcels into four separate parcels for the Major Tenant store, two Commercial Outparcels and one Multiple Family Outparcel; and (2) Annex Project site consisting of 7 parcels into eight commercial retail parcels and one remainder parcel for future residential development as allowed by Section 66426(c) of the Subdivision Map Act.
- **Tree Removal Permits and Protection Plans.** Approvals to remove approximately 86 native trees on the Major Tenant Project site and approximately 46 native trees on the Annex Project site to accommodate the proposed developments.

Development of the Major Tenant Project and the Annex Project consistent with the development approvals described in this Section 1.5 shall be processed in accordance with Section 6.7: Application Processing, of this Specific Plan. The development approvals are contained in Appendix B.

1.6 RELATIONSHIP TO THE GENERAL PLAN & ZONING ORDINANCE

The City of Atascadero adopted its General Plan on June 25, 2002. The Del Rio Road Commercial Area Specific Plan is consistent with and implements the goals and policies of the City of Atascadero General Plan within the Specific Plan area. Appendix C, the Project Consistency Analysis, demonstrates how the Del Rio Road Commercial Area Specific Plan is consistent with the General Plan. Accordingly, all projects that are found to be consistent with this Specific Plan are deemed consistent with the General Plan.

The Del Rio Road Commercial Area Specific Plan is generally consistent with the City of Atascadero Municipal Code, but provides additional development standards and guidelines that have been customized to achieve the specific vision for the project area. The City's zoning standards are utilized for certain aspects, such as the minimum parking spaces required, while the Specific Plan provides other standards and guidelines that are tailored to the specific development proposed for the Del Rio Road Commercial Area Specific Plan.

Projects shall be evaluated for consistency with the intent of Specific Plan policies and for conformance with development standards and design guidelines. Development regulations and requirements contained in this document shall supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, policies and standards in the Del Rio Road Commercial Area Specific Plan shall take precedence over more general policies and standards applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan shall prevail. 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 Atascadero Municipal Code shall continue to apply.

1.7 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

The Specific Plan Environmental Impact Report ("Specific Plan EIR") for the Del Rio Road Commercial Area Specific Plan, certified by the City of Atascadero and prepared in accordance with the California Environmental Quality Act ("CEQA") and City of Atascadero requirements

provides a detailed analysis of potential environmental impacts associated with the development of the Specific Plan area. The Specific Plan EIR includes recommended mitigation measures for the development projects and addresses project alternatives.

A primary function of the Del Rio Road Commercial Area Specific Plan and corresponding Specific Plan EIR is to reduce the need for future detailed planning and environmental review. Accordingly, the potential environmental impacts associated with the development of the Major Tenant and two Commercial Outparcels, and Annex Shopping Center uses have been fully analyzed at the project level in the Specific Plan EIR in accordance with CEQA, and therefore, require no further environmental review. (See *California Public Resources Code, Sections 21166, 21083.3; California Code of Regulations, Sections 15162, 15183.*) No specific development plans have been proposed for the Multiple Family Outparcel or the Single Family Outparcel; thus, the potential environmental impacts associated with their development of those parcels have been programmatically analyzed in the Specific Plan EIR in accordance with CEQA at their maximum permitted density. At the time a specific development project is proposed for either of the residential uses, the City shall make a determination as to whether the project would create new environmental impacts or require additional mitigation measures previously not analyzed or required in the Specific Plan EIR. If the City finds that no new environmental impacts would occur or no new mitigation measures would be required, pursuant to CEQA Guidelines Section 15162, then the City shall approve the residential development project as being within the scope of the project covered by the program level analysis in the Specific Plan EIR, and shall require no further environmental review. (California Code of Regulations, Section 15168(c)(2)) If the City determines, however, that the project may result in new environmental impacts or require new mitigation measures, additional environmental review may be required.

II SETTING & EXISTING CONDITIONS

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SETTING & EXISTING CONDITIONS

The setting and existing conditions presented describe the Specific Plan area prior to the issuance of the development approvals described in Section 1.5 of this Specific Plan. The setting and existing conditions include information related to the Specific Plan location, existing and surrounding land uses and zoning designations, circulation, physical conditions, and utilities. This information provides context for the development concept discussed in Chapter 3: Land Use Concept.

2.1 EXISTING LAND USE CONDITIONS

The Del Rio Road Commercial Area Specific Plan area has historically consisted of low-density, sparsely populated residential uses. The majority of the current Specific Plan area can be characterized as unimproved and vacant. Vegetation at the site generally consists of scattered oak and sycamore trees, as well as non-native ornamental trees and shrubs.

At the time the Specific Plan was drafted, the Major Tenant Project site contained the remnants of six previously demolished, dilapidated, and abandoned wood frame homes and related out-buildings. The site also contained a single Colony home which must be demolished or relocated. The effects of the development on this Colony home are fully disclosed and analyzed as part of the Specific Plan EIR prepared pursuant to CEQA.

At the time the Specific Plan was drafted the Annex Project site contained one single family residential dwelling, and three out-buildings. The site also contained a single Colony home which must be demolished or relocated. The effects of the development on this Colony home are fully disclosed and analyzed as part of the Specific Plan EIR prepared pursuant to CEQA.

2.1.1 EXISTING LAND USE & ZONING DESIGNATIONS

The General Plan Land Use designations and zoning for the parcels contained within the Specific Plan area are illustrated in Figure 2-1: Specific Plan Existing Land Use & Zoning Designations.

A. MAJOR TENANT PROJECT

The Major Tenant Project site consists of eleven parcels with split land use and zoning designations:

TABLE 2-1: MAJOR TENANT PROJECT LAND USE & ZONING DESIGNATIONS

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
High Density Residential (HDR)	Residential Multiple Family (RMF-20)
Medium Density Residential (MDR)	Residential Multiple Family (RMF-10)
Suburban Estates (SE)	Residential Suburban (RS)

The commercially designated/zoned parcels (totaling roughly 10 acres) are generally located on the western and northwestern portions of the site, fronting El Camino Real and a portion of Del Rio Road. The residentially designated/zoned parcels are generally located on the eastern and southeastern portions of the property, adjacent to and downhill from existing single family homes across Rio Rita Road.

B. ANNEX PROJECT

The Annex Project site east of El Camino Real consists of seven parcels with split land use and zoning designations:

TABLE 2-2: ANNEX PROJECT LAND USE & ZONING DESIGNATIONS

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
Commercial Park (CPK)	Commercial Park (CPK)
Single Family Residential (SFR-X)	Residential Single Family (RSF-X)

The commercially designated/zoned parcels (totaling roughly 8.5 acres) are generally located on the western portions of the site, fronting El Camino Real. The Annex Project site west of El Camino Real consists of one (1) parcel that is designated/zoned Commercial Park (CPK). The residentially designated/zoned parcels are generally located on the eastern portions of the property, mainly abutting existing single family homes along Del Rio Road, Obispo Street and Marisol Way.

2.1.2 SURROUNDING LAND USES & ZONING DESIGNATIONS

The surrounding land uses include vacant/undeveloped land, single family residential uses, and commercial uses. The land use and zoning designations surrounding the combined projects are also illustrated in Figure 2-1 and described more particularly below.

North of the Annex Project site on the east side of El Camino Real are existing single family residential uses. North of the Annex Project site on the west side of El Camino Real are Commercial Park (Self Storage) uses.

South of the Major Tenant Project site are single family residential uses.

East of the Specific Plan area are Rio Rita Road, Obispo Road and Mirasol Way. Existing single family residential dwellings are present in this area.

West of the Specific Plan area, across are El Camino Real, are commercial properties including the Mission Oaks Shopping Center and a Shell gas station.

TABLE 2-3: SURROUNDING LAND USE & ZONING DESIGNATIONS

	LAND USE	ZONING
NORTH	General Commercial (GC)	Commercial Retail (CR)
	Single Family Residential (SFR-X)	Residential Single Family (RSF-X)
SOUTH	High Density Residential (HDR)	Residential Multiple Family (RMF-20)
	Residential Suburban (RS)	Suburban Estate (SE)
EAST	Single Family Residential (SFR-X)	Residential Single Family (RSF-X)
	Residential Suburban (SE)	Suburban Estate (SE)
WEST	General Commercial (GC)	Commercial Tourist (CT)
	Commercial Park (CPK)	Commercial Park (CPK)

2.2 EXISTING CIRCULATION

2.2.1 REGIONAL CIRCULATION

Regional access to the Del Rio Road Commercial Area Specific Plan site is provided by U.S. Highway 101 and the Del Rio Road interchange. The interchange includes a grade separated overcrossing with signal controlled on- and off-ramps for both north and south bound traffic. Highway 101 provides north/south access to the Specific Plan area from surrounding communities and area. Additionally, the Specific Plan area is within three miles from California State Highway 41. Highway 41 provides east/west access from the outlying areas of the City of Atascadero from the City of Morro Bay to the area beyond the Town of Creston.

2.2.2 LOCAL CIRCULATION

Local access to the Del Rio Road Commercial Area Specific Plan is provided by El Camino Real and Del Rio Road. El Camino Real is a major arterial street that runs parallel with U.S. Highway 101 and provides north/south access to the Specific Plan site. El Camino Real is designated to be a four lane arterial, but is improved to two lanes within the Specific Plan area. Del Rio Road is both a minor arterial and collector street within the Specific Plan area and runs east/west providing access from the west side of Highway 101 and from eastern parts of Atascadero. The intersection of El Camino Real and Del Rio Road is signalized.

The following information describes the existing local streets abutting the Specific Plan area:

A. EL CAMINO REAL:

1) The Major Tenant Project:

- One Northbound (“NB”) lane at the south end of the Specific Plan area, which transitions to two NB lanes and then to one NB through lane, one dedicated left turn lane onto Westbound (“WB”) Del Rio Road, and one dedicated right turn lane onto Eastbound (“EB”) Del Rio Road at the signalized Del Rio intersection. Striped bike lane and unpaved shoulder.

- Two Southbound (“SB”) lanes at the Del Rio intersection, which transition into one SB lane near the south end of the Specific Plan area. Curb, gutter and sidewalk, and bike lane.
 - Posted speed limit of 45 mph, raised medians, lane transition striping.
- 2) The Annex Project:
- One NB lane and one SB lane across the site frontage, with striped bike lane on the east side.
 - At the Del Rio intersection, the SB roadway transitions into a through/right turn lane and a dedicated left turn lane onto EB Del Rio.
 - Posted speed limit of 45 mph, separated by a double yellow line, lane transition striping, a paved and striped shoulder, no curb, gutter, or sidewalk.
- B. DEL RIO ROAD, EAST OF EL CAMINO REAL:
- 1) One traffic lane each, EB and WB.
 - 2) Painted double yellow line through the Specific Plan area. No curb, gutter, or sidewalk, or delineated bike lanes.
 - 3) Posted speed limit of 40 mph.
- C. DEL RIO ROAD, WEST OF EL CAMINO REAL:
- 1) One WB lane, one EB right turn lane, one EB through-left turn lane.
 - 2) Raised center median; curb, gutter and sidewalk on south side of road only.
 - 3) No Posted speed limit.

2.2.3 PUBLIC TRANSPORTATION

Public transportation in the Atascadero area is generally available through San Luis Obispo Regional Transit Authority (“SLORTA”), Atascadero Transit, and Dial-a-Ride/Ride-On.

The SLORTA provides fix route service throughout San Luis Obispo County from Northern Santa Barbara County to San Simeon, No SLORTA bus stop is proximate to the Del Rio Road Commercial Area Specific Plan area. The nearest SLORTA bus stop is located at the Atascadero City Hall Building.

Atascadero Transit operates fixed route service on El Camino Real from Paloma Park to Twin Cities Hospital in Templeton. The Atascadero Transit’s North County Shuttle provides local and intercity service along the US 101 corridor in northern San Luis Obispo County. However, as of July 1 2011, the North County Shuttle stopped operating. It is anticipated that it will be replaced with a new fixed route that will solely operate in Atascadero and connect with SLORTA Route 9 for service to Paso Robles. Atascadero Transit stops are located on El Camino Real along the Project’s frontage and on the opposite side of the street. All Atascadero Transit vehicles are wheelchair accessible and have bicycle racks to accommodate two bicycles.

Demand response door-to door transit service is available through Atascadero Transit. Additionally, Dial-a-Ride/Ride-On is available for those that are unable to independently use fixed route transit because of physical or mental disability.

2.3 EXISTING PHYSICAL CONDITIONS

TOPOGRAPHY

The Del Rio Road Commercial Area Specific Plan site is characterized by low rolling hills and flats on and immediately surrounding the site. The Annex Project site is generally flat with slopes of less than 5%. The Major Tenant Project site has moderate slopes ranging from 5% to 12%. Elevations range from approximately 970 feet above mean sea level at the southeast corner to about 860 feet at the northwest corner, with the terrain slightly sloping in a northwesterly direction. No USGS identified blue line water ways are located within or adjacent to the project boundaries.

SOIL

The USDA soil survey indicates the dominant soils present in the site vicinity are the Arnold loamy sand, 9 to 30 % slopes and Oceano loamy sand, 2 to 9 % slopes. The Arnold soils are found on hills and formed in weathered sandstone. The Oceano soils are found on dunes and formed in sandy eolian deposits.

HYDROLOGY & DRAINAGE

The Specific Plan area rolls toward the north and west at slopes ranging from five to ten percent. The soils are mostly clayey sand with soft rock located two to four feet below the surface. The ground cover condition is fair.

Hydrology & Drainage of the Major Tenant Project

The site can be divided into three watersheds that all drain to either El Camino Real or to Del Rio Road. The runoff from one small watershed flows east, bounded by Del Rio Road and Rio Rita Road. The runoff from the other small watershed flows south along El Camino Real. The majority of the runoff, which is generated by the large watershed, flows to a storm drain located at the intersection of El Camino Real and Del Rio Road. From there the runoff flows into Caltrans drainage structures under Highway 101 and eventually into Graves Creek, a blue line creek and direct tributary to the Salinas River.

Hydrology & Drainage of the Annex Project

The east portion of the existing Annex Project site's predominate surface flow is to the northwest corner of the site to an existing double 4-foot wide box culvert that crosses El Camino Real and discharges onto the western portion of the site. An existing drainage ditch cuts through the southeast corner of the western portion of the site and then proceeds offsite in a southwesterly direction to a culvert that crosses U.S. Highway 101. Predominate surface flow on the western portion of the site is in a southern direction towards that drainage ditch.

BIOLOGICAL RESOURCES

The Del Rio Road Commercial Area Specific Plan site contains two habitat types: non-native annual grassland and ornamental-developed land. Approximately 166 native trees are present within the Specific Plan area, including: Coast Live Oaks, Valley Oaks, Black Walnuts, and California Sycamores. These trees are subject to the City of Atascadero's Native Tree Ordinance. In addition, the site has the potential to support special-status plant and wildlife species. However, no special status plant species were observed within the project site during floristic surveys, and none are expected to be impacted by the proposed project. Further, no special-status wildlife species or sign of such species were observed within the Specific Plan area during reconnaissance surveys.

2.4 EXISTING UTILITIES

A general description of the existing utilities for the Major Tenant Project and Annex Project sites is provided below. The proposed distribution, location, and extent and intensity of major components of public transportation, sewage, water, drainage solid waste disposal, energy and other essential facilities proposed to be located within the Specific Plan area are described in Sections 3.3 through 3.6 of the Specific Plan.

WATER

The Atascadero Mutual Water Company provides potable water service to the Specific Plan area. Water is provided by existing underground water mains in El Camino Real and Del Rio Road.

SANITARY SEWER

The Specific Plan area, like the rest of Atascadero, is provided sanitary sewer service by the City of Atascadero. Existing underground sewer mains in El Camino Real or Del Rio Road will convey project effluent to the City's existing treatment plant located on Gabarda Road.

ELECTRICITY

The Specific Plan area is served with electricity service provided by Pacific Gas and Electric Company via existing transmission and distribution lines.

GAS

The Specific Plan area is served with gas service provided by the Gas Company via existing underground pipelines.

COMMUNICATIONS

The Specific Plan area is provided landline telephone services by AT&T and cable television services by Charter Cable, both via existing facilities.

SOLID WASTE DISPOSAL

The Specific Plan area is provided solid waste service by Atascadero Waste Alternatives, Inc. Solid waste is disposed of at the Chicago Grade Landfill.

III LAND USE PLAN

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LAND USE PLAN

The Specific Plan serves as the overlay zoning for the Del Rio Road Commercial Area Specific Plan area. The Land Use Plan provides the overall framework for development within the Specific Plan. Figure 3-1: Del Rio Road Commercial Area Specific Plan Conceptual Land Use Plan shows the location and arrangement of the land use designations. A general description of the uses proposed within the Specific Plan is provided below.

3.1 LAND USE DESIGNATIONS

Land uses within the Del Rio Road Commercial Area Specific Plan are summarized below and include general commercial, multifamily residential, and single family residential as shown in Figure 3-1: Del Rio Road Commercial Area Specific Plan Land Use Plan.

3.1.1 GENERAL COMMERCIAL (GC)

The General Commercial (GC) land use category provides Commercial Retail (CR) development opportunities for a wide range of commercial uses to accommodate retail and service needs of the City and surrounding areas. Approximately 32 acres of General Commercial uses have been included in the Specific Plan. These uses are generally located along Del Rio Road and El Camino Real. Foreseeable commercial uses within the commercial area will primarily consist of general retail and food service oriented uses including, but not limited to, general merchandise stores, supermarket, pharmacy, restaurant, bookstore, florist, personal service, and office uses.

3.1.2 HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential (HDR) land use category provides for Residential Multiple Family (RMF-20) development characterized by apartment, condominium, and townhouse development within the City's urban service line, with a minimum density of 20 units per acre. After the City of Atascadero deemed complete the project applications for the development approvals, including an application for Vesting Tentative Parcel Map AT09-0073, and commenced preparation of the Specific Plan EIR, the City of Atascadero approved a General Plan update to modify the HDR land use designation from a maximum of sixteen units per acre to a minimum of twenty units per acre. The City approved a corresponding Zoning Ordinance text change and Zoning Map to change the RMF-16 Zoning District to RMF-20 (minimum 20 units per acre). Consistent with the recent update to the City of Atascadero General Plan and Zoning Ordinance, the proposed multiple family portion of the Major Tenant site is zoned RMF-20. However, the proposed multiple family portion of the Major Tenant site shall be limited to a maximum of 16 units per acre, consistent with the project application and maximum density analyzed in the Specific Plan EIR. Approximately 2.8 acres of High Density Residential uses have been included in the Specific Plan. Accordingly, a maximum of up to 44 dwelling units would be permitted in this area. This use is located on the southeastern portion of the project site, mainly abutting existing single family homes along Rio Rita Street and the proposed public road.

3.1.3 SINGLE FAMILY RESIDENTIAL (SFR-X)

The Single Family Residential (SFR-X) land use category provides for Residential Single Family (RSF-X) development within the City’s urban services line with a maximum density of 2 units per acre. However, the Single Family Outparcel also falls within the existing Planned Development Overlay 17, which permits density greater than the limits specified in the RSF-X zone. Specifically, Planned Development Overlay 17 allows residential uses in the RSF-X zone up to a maximum of 4 units per acre. Approximately 1.7 acres of single family residential uses have been included in the Specific Plan area. Accordingly, a maximum of up to 6 dwelling units would be permitted in this area. This use is located on the northeastern portion of the property, mainly abutting existing single family homes and taking access from Marisol Way.

3.2 LAND USE POLICIES

The Del Rio Road Commercial Area Specific Plan developments are intended to function as two retail centers providing community oriented uses with a community-wide market base. The combined Major Tenant and Annex Projects consist of commercial and residential uses on approximately 39 acres of land. The Specific Plan area contains thirteen lots, with the majority of the area intended for the development of the commercial retail uses and their respective parking, as described in Table 3-1: Specific Plan Land Use Summary. The Specific Plan land uses will be developed substantially consistent with Table 3-1 and Figure 3-1. However, developers shall have no obligation to develop the project or develop the full floor area/density presented in Table 3-1.

TABLE 3-1: SPECIFIC PLAN LAND USE SUMMARY

	LAND AREA	FLOOR AREA / DENSITY
MAJOR TENANT PROJECT		
MAJOR TENANT	19 ac.	129,560 sq. ft.
COMMERCIAL OUTPARCEL	1 ac.	5,000 sq. ft.
COMMERCIAL OUTPARCEL	1 ac.	5,000 sq. ft.
MULTIPLE FAMILY OUTPARCEL	2.8 ac.	44 d.u.
DEDICATIONS	2.2 ac.	--
SUBTOTAL MAJOR TENANT	26 ac. (gross)	139,560 sq. ft. (44 d.u.)
ANNEX PROJECT		
RETAIL “A”	1.4 ac.	25,000 sq. ft.
RETAIL “B”	2.3 ac.	23,000 sq. ft.
RETAIL “C”	1.9 ac.	26,000 sq. ft.
RETAIL “D”	1.4 ac.	16,500 sq. ft.
RETAIL “E”	1.1 ac.	4,600 sq. ft.
RETAIL “F”	0.8 ac.	3,900 sq. ft.
RETAIL “G”	0.4 ac.	5,050 sq. ft.
RETAIL “H”	1.7 ac.	16,850 sq. ft.
SINGLE FAMILY OUTPARCEL	1.7 ac.	6 d.u.
DEDICATIONS	0.3 ac.	--
SUBTOTAL ANNEX	13 ac. (gross)	120,900 sq. ft. (6 d.u.)
SPECIFIC PLAN		
TOTAL	39 ac. (gross)	260,460 sq. ft. (50 d.u.)

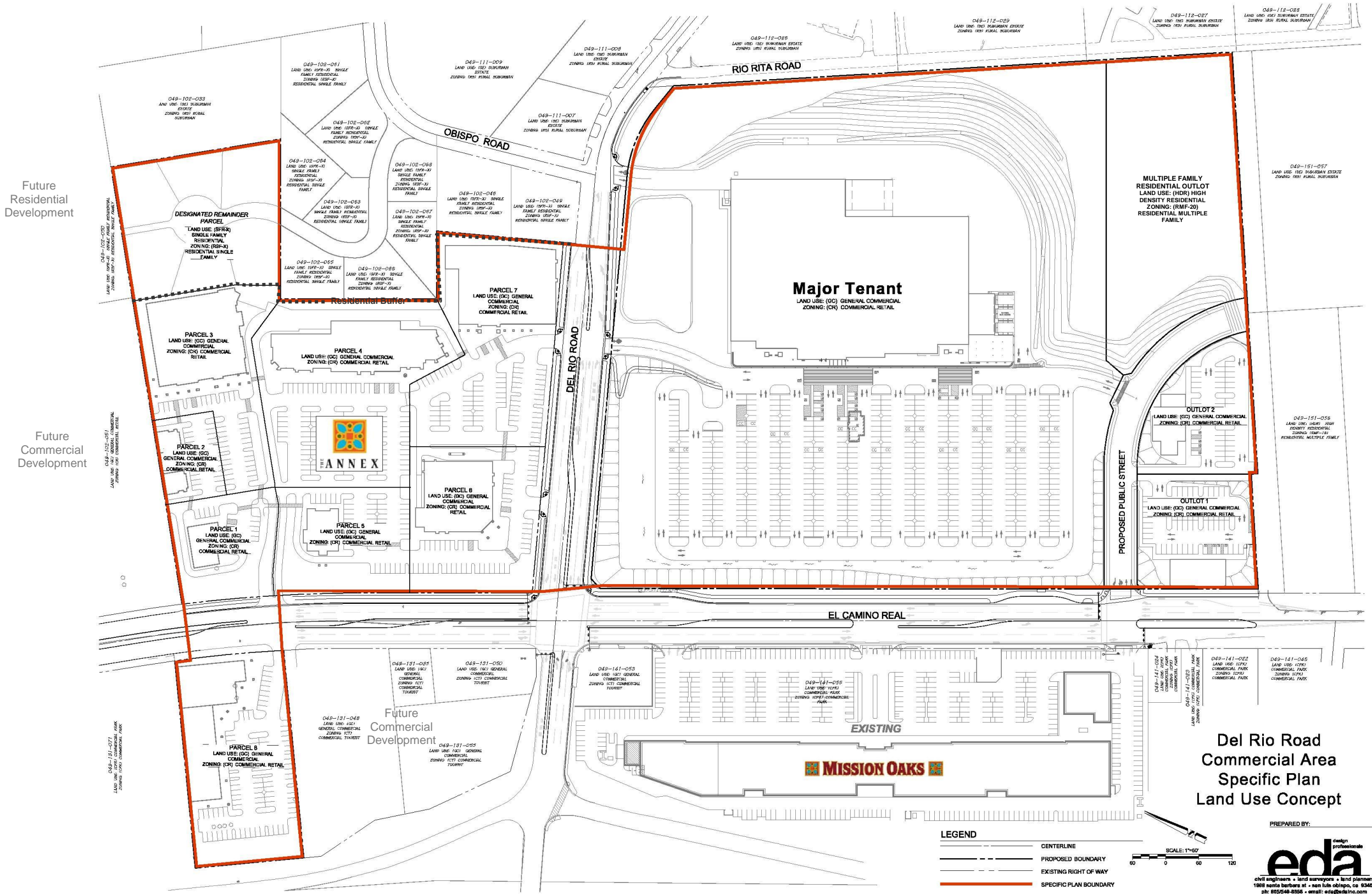


Figure 3-1: Del Rio Road Commercial Area Specific Plan Conceptual Land Use Plan

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3.2.1 MAJOR TENANT PROJECT LAND USE POLICIES

The Major Tenant Project site consists of four parcels divided into the following land use and zoning designations:

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
High Density Residential (HDR)	Residential Multiple Family (RMF-20)

The commercially designated/zoned parcels are located toward the west of the site, fronting El Camino Real and Del Rio Road. The residentially designated/zoned parcel is located on the southeastern portion of the project site, mainly abutting existing single family homes along Rita Street and the proposed public road. The Major Tenant, with all appurtenant structures and facilities, is likely to be the first project developed within the Specific Plan.

The following Major Tenant Project land use policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) The Major Tenant store consists of an approximately 123,112 square foot store and a 6,448 square foot outdoor garden center and outdoor bagged goods storage area. The outdoor bagged goods storage area will function as a customer pick-up facility for pre-paid bagged garden supplies such as potting soil, mulch and manure. It will not accommodate direct sales, and will have a striped pick-up area and a dedicated attendant to assist customers with loading.
- 2) The Major Tenant store may consist of the uses listed below. Specific Plan Section 4.1.1 provides that such uses are permitted in the CR Zone.
 - a. General merchandise,
 - b. Groceries and beverages (including beer, wine and distilled spirits for offsite consumption),
 - c. "Site-to-store" department for web based shopping,
 - d. Pharmacy,
 - e. Photo lab,
 - f. Portrait studio,
 - g. Pet salon,
 - h. Money center,
 - i. Vending machines,
 - j. Arcade games including video arcade games,
 - k. Movie rentals,
 - l. Mailing and shipping services,
 - m. Garden center,
 - n. Ancillary food sales for onsite consumption,
 - o. Outdoor sales facilities,
 - p. Outside storage facilities (including a trash compactor and bale and pallet recycling area),
 - q. Loading facilities,
 - r. Surface parking facilities, and
 - s. Space for a future retail tenant leasable for a fast food outlet, bank, medical clinic, vision center, portrait studio, office uses, and/or hair and nail salon,
 - t. Other uses as permitted in the CR Zone.

- 3) The Major Tenant store may, among other things, carry pool chemicals, petroleum products, pesticides, paint products and ammunition. The sale of such items would be carried out in accordance with all applicable local, state and federal laws.
- 4) The Major Tenant store and Commercial Outparcels may operate on a 24-hour, 7 days a week basis.
- 5) The Major Tenant Project will include a detention basin located within the Major Tenant parcel and an approximately 596 space, landscaped surface parking lot with a perimeter bioswale.
- 6) The Major Tenant Project has two 1-acre Commercial Outparcels that may each consist of a building up to 5,000 square feet in size for retail, restaurant and/or office uses. Any restaurant may sell food and beverages (including beer, wine, and distilled spirits for on-site consumption).
- 7) The Major Tenant Project has one 2.8 acre Multiple Family Outparcel (RMF-20) designated for development at a later date.

3.2.2 ANNEX PROJECT LAND USE POLICIES

The Annex Project site consists of eight parcels and one designated remainder parcel divided into the following land use and zoning designations:

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
Single Family Residential (SFR-X)	Residential Single Family (RSF-X)

The following Annex Project land use policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) The commercially designated/zoned parcels are generally located on the western and southern portions of the site, fronting El Camino Real and Del Rio Road. The residentially designated/zoned parcel is located on the northeastern portion of the property, mainly abutting existing single family homes along Marisol Way
- 2) Retail A, B, C, D, E, F, G and H will be developed with freestanding commercial and retail uses. The Annex buildings collectively will include space for retail tenant uses including, but not limited to:
 - a. General merchandise,
 - b. Food and beverages, including beer, wine and distilled spirits for on-site (restaurant) and offsite consumption,
 - c. Pharmacy with provisions for drive thru prescription pick up,
 - d. Restaurants,
 - e. Financial institutions,
 - f. Fast food restaurants with drive thru facilities, and
 - g. Other uses as permitted in the CR Zone
- 3) The Annex Project has one 50-foot tall freeway pylon sign. It shall be located within parcel 8 which has freeway frontage. Any tenant within the Specific Plan boundary shall be permitted to display a sign.
- 4) The Annex Project site designated approximately 1.7 acres of land as single family residential. This area will be designated as a Planned Development Overlay 17 as part of the Specific Plan which allows residential uses in the RSF-X zone up to a maximum of 4 units per gross acre.

3.3 CIRCULATION POLICIES

The transportation and circulation system for the Del Rio Road Commercial Area Specific Plan is designed to utilize the existing roadway system with the addition of one local street and commercial drives as needed to serve individual development areas. The system also includes paths for non-vehicular circulation to connect various subareas to each other and to the City of Atascadero in general. The proposed circulation network is designed to efficiently move vehicular traffic through and around the Specific Plan area and to allow pedestrians a safe path from public and private areas to and from the entrances. The circulation plan promotes transit use, bicycling and walking as convenient modes of transportation for commuting and shopping. The circulation plan enhances connectivity with adjacent areas, where feasible to reduce traffic impacts on major streets.

3.3.1 VEHICLE & TRUCK ACCESS POLICIES

Vehicular access to the Specific Plan area is provided by Del Rio Road, El Camino Real, and the proposed public road. Conceptual vehicular and truck circulation plans are shown in Figure 3-2: Major Tenant Project Vehicle & Truck Circulation Plan and Figure 3-3: Annex Project Vehicle & Truck Circulation Plan

Access to the Major Tenant Project site is provided by one driveway on Del Rio Road and one driveway from the proposed public road near the south of the site that connects to El Camino Real. The driveway access on Del Rio Road is right/left-in and right/left-out. The driveway access on proposed public road is right/left-in and right/left-out. Additionally, a dedicated truck service entrance is provided by one drive way on Del Rio Road. The truck entrance will be used primarily by service vehicles to gain access to the loading areas at the rear of the proposed Major Tenant. The driveway access to the truck service entrance on Del Rio Road is right/left-in with a truck turn around area with a right/left-out exit.

Access to the Annex Project site will be provided by two driveways on Del Rio Road and one driveway on each side of El Camino Real. The driveway access on both side of the project site on El Camino Real is right/left-in and right/left-out. The first driveway access on Del Rio Road is right-in and right-out. The second driveway access on Del Rio Road is right/left-in and right/left-out.

Except as otherwise modified by mitigation measures required in the Specific Plan EIR and/or project conditions of approval, the following vehicle and truck access policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) Street improvements on Del Rio Road and El Camino Real described below will be constructed and financed by the Major Tenant Project and Annex Project, facilitating access to the subject sites, and acting to maintain efficient and safe vehicular travel along adjacent roadways.
- 2) El Camino Real will be widened on the east side as needed (approximately 10 feet) for the full length of the Major Tenant Project and Annex Project frontage. The east side will have two north-bound 12-foot travel lanes, one left turn lane to access Mission Oaks and Del Rio Road, one right turn lane onto Del Rio Road and the proposed public road, and a 5-foot bike lane. The center median will be reconstructed as required to provide turn lanes and access. (See Figure 3-2)

- 3) The Del Rio Road pavement will be removed and reconstructed between El Camino Real and Obispo Road. The new road will have two east bound travel lanes, one west bound left turn lane, one west bound lane and one west bound right turn lane. Additionally, a 5-foot bike lane will be provided in each direction, along the project frontage. A center median also will be provided in Del Rio Road. (See Figure 3-2)
- 4) The existing traffic signal at El Camino Real and Del Rio Road will be modified to accommodate the proposed roadway improvements.
- 5) Del Rio Road, east of Obispo Road, will be improved to provide one-half (20') of a standard Collector Road section on the project side of the centerline. This widened section will transition to match the existing pavement width east of the Rio Rita Road. The intersection at Rio Rita Road will be reconstructed to conform to the increased width of Del Rio Road. Rio Rita Road will be improved to provide a smooth transition to Del Rio Road and maintain continuity of drainage.
- 6) A decorative concrete three rail fence will be constructed on the Major Tenant's east property line.
- 7) The applicant will offer to the City of Atascadero a ten-foot grant of right of way along its easterly property line for public road purposes. The abutting property owners shall have the right to grade within the right of way.
- 8) A public road will be constructed in the southern portion of the Major Tenant Project, which will intersect El Camino Real opposite the southerly entrance to the Mission Oaks Center. This intersection will be signalized, and the road will be designed to the City's current collector standard as a two lane road. The Major Tenant, Commercial Outparcels, and the Multiple Family Outparcel may take access off this road. This road will be dedicated to the City of Atascadero and accepted for maintenance purposes.

To the extent the Vehicle & Truck Access Policies are inconsistent with the mitigation measures required in the Specific Plan EIR and/or conditions of approval required by the City, the mitigation measures and/or conditions of approval shall apply. The proposed physical configurations of the right-of-ways will allow for safe and efficient travel to and from the site.

3.3.2 NON-VEHICULAR & PUBLIC TRANSPORTATION ACCESS POLICIES

The Specific Plan encourages non-motorized travel by creating travel routes that ensure destinations may be reached conveniently by public transportation, bicycling or walking. The conceptual non-vehicular and public transportation circulation plan, as shown in Figure 3-4: Major Tenant Project Pedestrian, Bike & Public Transportation Circulation Plan and Figure 3-5: Annex Project Pedestrian, Bike & Public Transportation Circulation Plan, is designed to allow pedestrians a safe path from public and private areas to and from the commercial retail and restaurant entrances.

The Specific Plan incorporates the following non-vehicular improvements and/or features, thereby facilitating access to the Major Tenant Project and Annex Project sites and acting to maintain efficient and safe vehicular travel along adjacent roadways:

The following non-vehicular and public transportation policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) A turn out shall be provided on El Camino Real in front of the Major Tenant Project site in order to accommodate the proposed bus stop.

- 2) The Specific Plan provides pedestrian access and ADA accessible pathways via public sidewalks on Del Rio Road, El Camino Real and the new public road, and also by private walkways and delineated paths to each building within the Specific Plan area.
- 3) The Specific Plan ensures that ADA accessible elements will be in compliance with accessibility requirements.
- 4) The Specific Plan permits public transportation throughout the Specific Plan area.
- 5) The Specific Plan provides secure bicycle parking near building entrances.
- 6) The Specific Plan provides a 5-foot bike lane in each direction, along the Major Tenant Project and Annex Project frontage on El Camino Real and Del Rio Road.

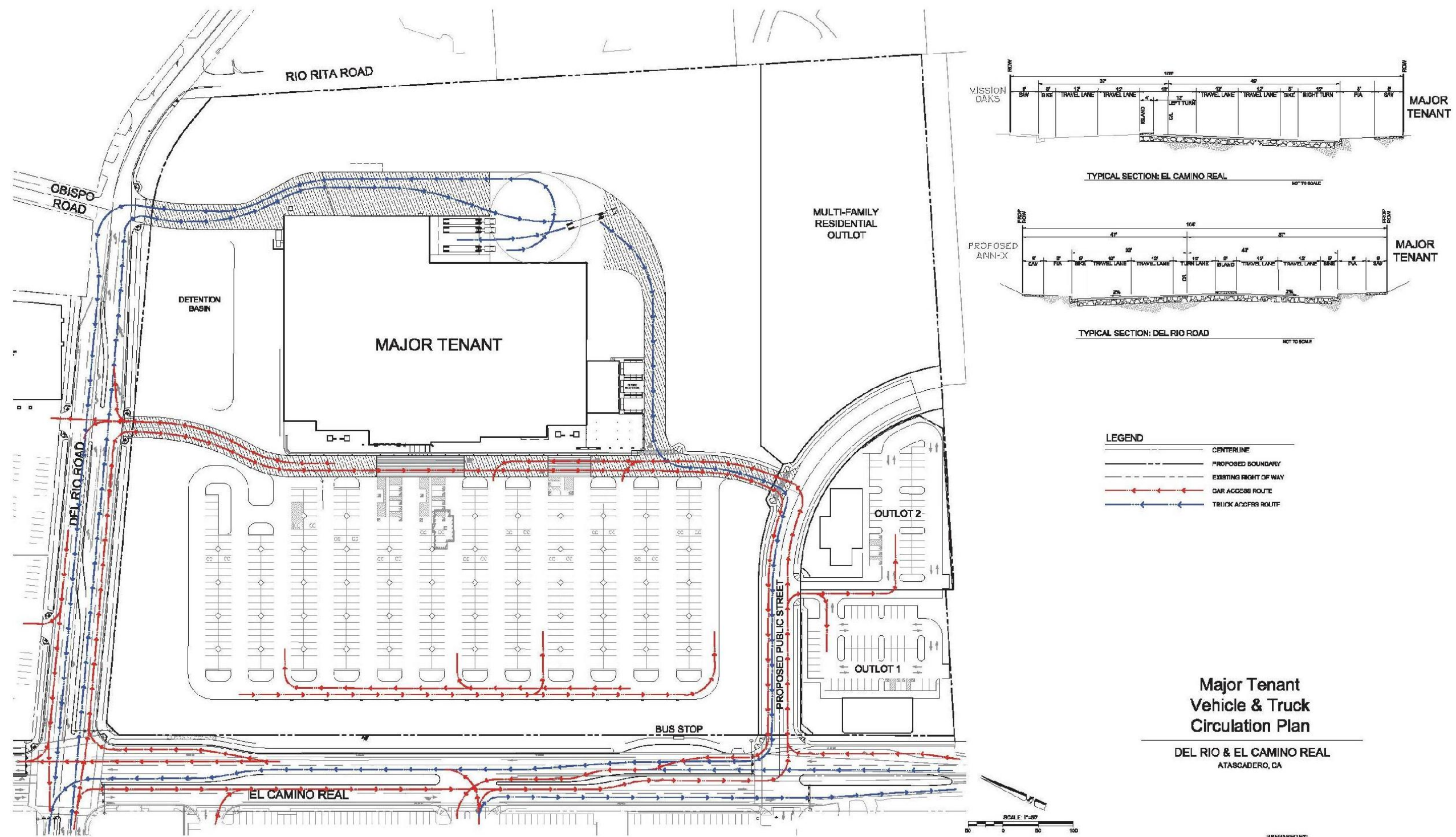
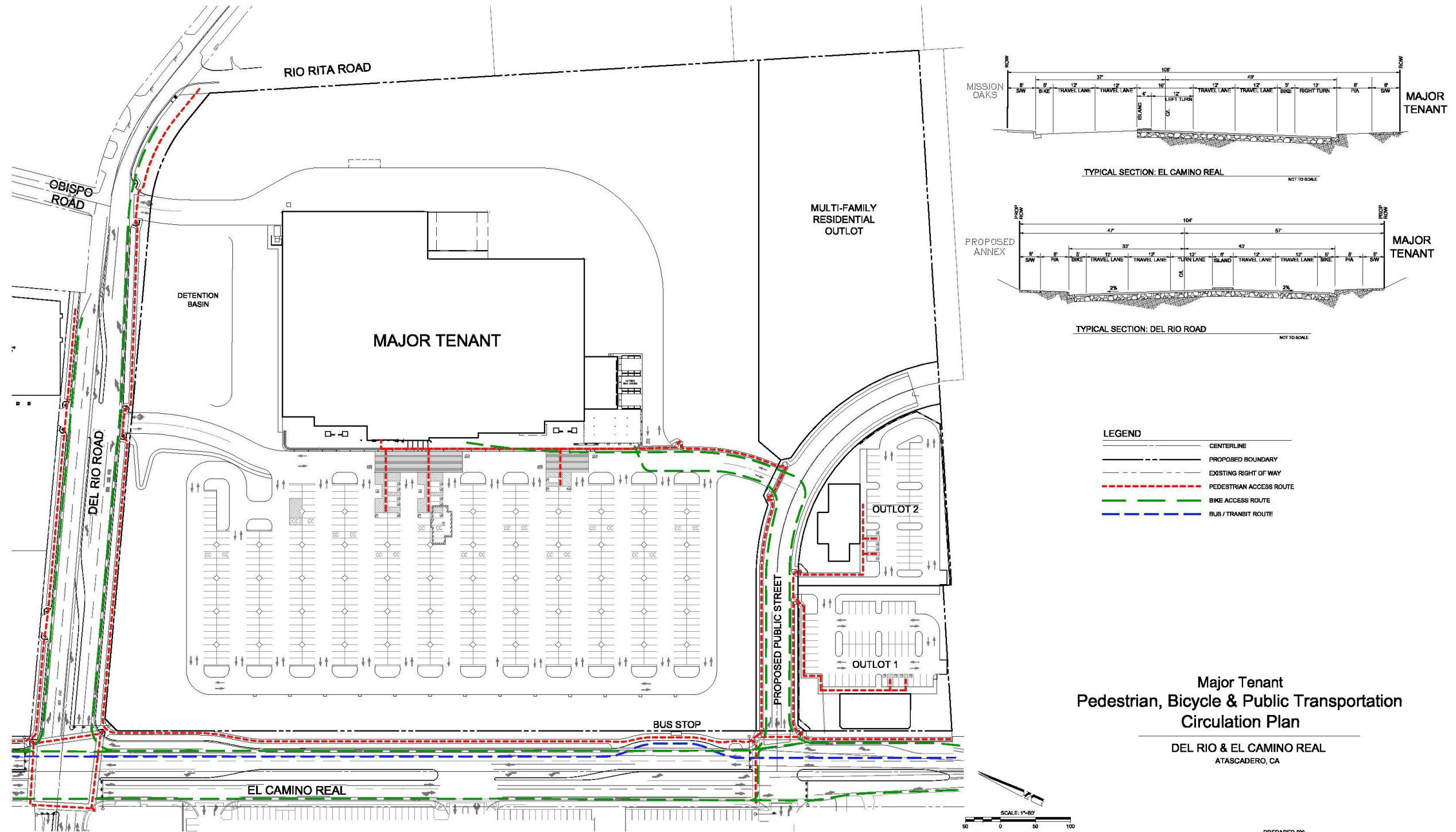


Figure 3-2: Major Tenant Project Vehicle & Truck Circulation Plan

Major Tenant
Vehicle & Truck
Circulation Plan

DEL RIO & EL CAMINO REAL
ATASCADERO, CA

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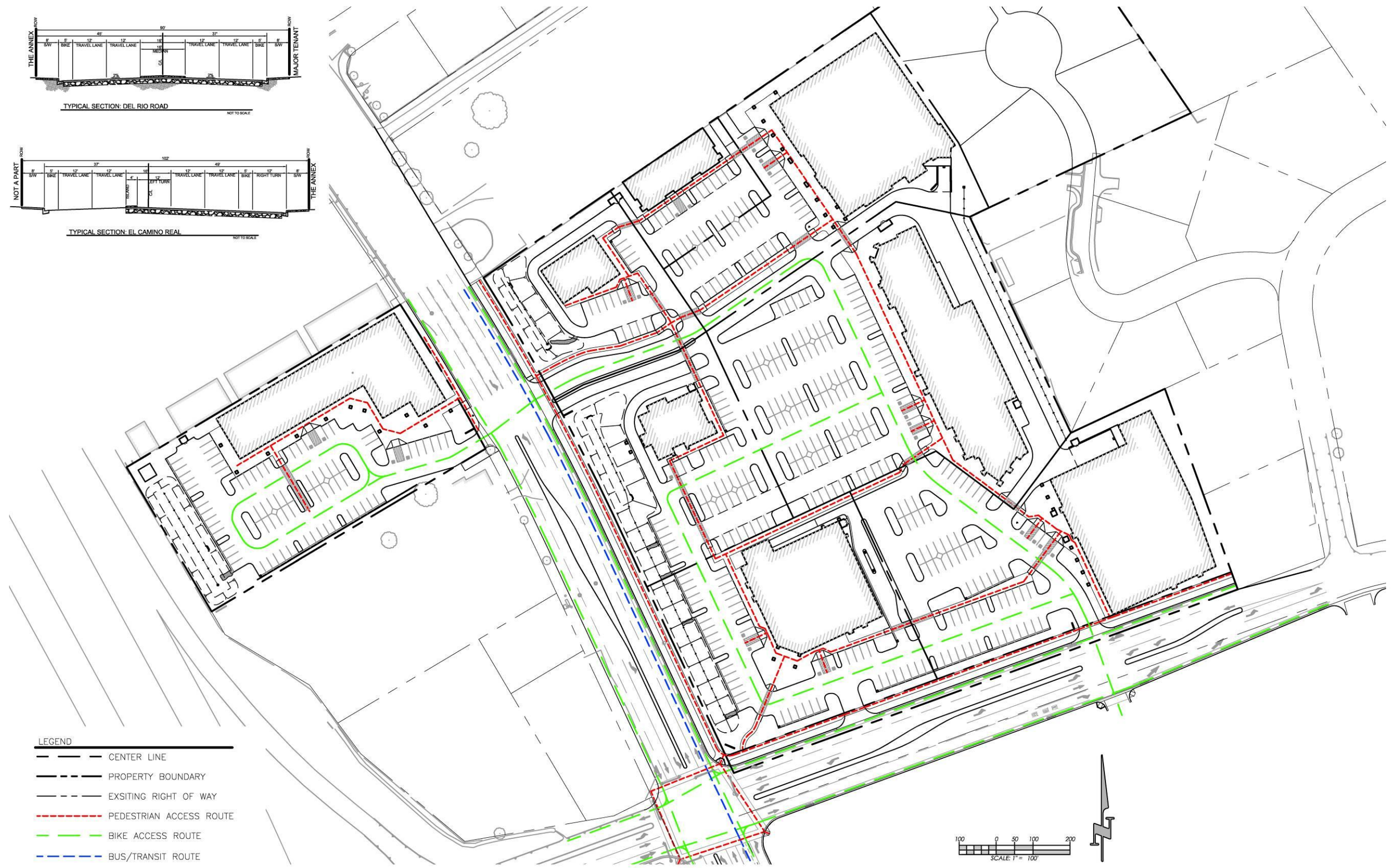
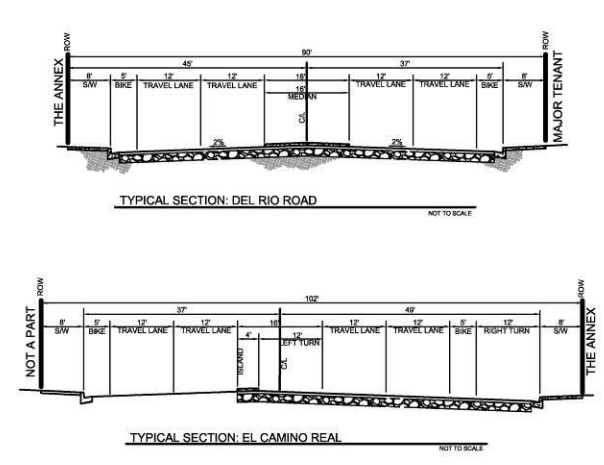
Major Tenant
Pedestrian, Bicycle & Public Transportation
Circulation Plan

DEL RIO & EL CAMINO REAL
ATASCADERO, CA

PREPARED BY:



Figure 3-4: Major Tenant Project Pedestrians, Bicycle & Public Transportation Circulation Plan



- LEGEND
- CENTER LINE
 - - - PROPERTY BOUNDARY
 - - - EXISTING RIGHT OF WAY
 - - - PEDESTRIAN ACCESS ROUTE
 - - - BIKE ACCESS ROUTE
 - - - BUS/TRANSIT ROUTE

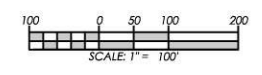


Figure 3-5: Annex Project Pedestrians, Bicycle & Public Transportation Circulation Plan
(provided by Omni Design Group)

3.4 PUBLIC FACILITIES POLICIES

The following section describes the backbone infrastructure systems that will be installed and financed by the Major Tenant Project and Annex Project that is required to serve the development of the Del Rio Road Commercial Area Specific Plan. The conceptual utility plan for the Del Rio Road Commercial Area Specific Plan is illustrated in Exhibits 8 & 9.

The following public facilities policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) Water, wastewater, and drainage improvements will be designed to provide adequate levels of service for the maximum level of the planned development.
- 2) All plans and improvements will be consistent with the City of Atascadero's General Plan and City infrastructure requirements.
- 3) The proposed electric, natural gas, and communication utilities shall be connected to utility provider facilities in accordance with applicable standards.
- 4) All wires, conductors, cables, raceways, and conduits for electrical, telecommunications, cable, and similar services that provide direct service to any property shall, within the boundary lines of such property, be installed underground. Associated equipment and appurtenances such as surface mounted transformers, pedestal mounted terminal boxes, meters, and service cabinets may be placed aboveground and shall be screened and located behind the front setback line of said property.

3.4.1 WATER POLICIES

The Del Rio Road Commercial Area Specific Plan is served with potable water by the Atascadero Mutual Water Company.

The following water policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) The Major Tenant Project will be served by a new eight-inch water main in the proposed public road which connects to the existing water main in El Camino Real.
- 2) The Annex Project will be served by connections to the existing water main in El Camino Real and/or the existing water main in Del Rio Road.
- 3) All water infrastructure plans will be approved the Atascadero Mutual Water Company prior to development.
- 4) All backflow preventers will be located in landscaped areas.

3.4.2 WASTEWATER & SEWER POLICIES

The project wastewater will be conveyed by existing sanitary sewer main lines to the existing City of Atascadero wastewater treatment plant. The existing sewer main lines convey effluent to the City's existing treatment plant located on Gabarda Road.

The following wastewater and sewer policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) The Major Tenant Project will connect to the existing sewer main in El Camino Real by a new eight-inch water main in the proposed public road.
- 2) The Annex Project will connect to the existing sewer main in El Camino Real and/or the existing sewer main in Del Rio Road.

3.4.3 STORM DRAINAGE POLICIES

The Specific Plan area will discharge its stormwater run-off in accordance with the City's Storm Water Management Plan. Stormwater will flow into the City's storm drain collection system and ultimately be discharged into Grave's Creek. The existing drainage within the Specific Plan area is discussed in Section 2.3: Existing Physical Conditions.

The following storm drain policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) During construction, all work shall meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality.
- 2) During construction, Best Management Practices (BMPs) will be implemented for erosion control in accordance with an approved erosion control plan and a Storm Water Pollution Prevention Plan (SWPPP).
- 3) During operations, all activities shall comply with the City of Atascadero's Storm Water Mitigation Plan (SWMP). This includes operational BMPs identified in the SWMP, including waste management and materials control, source control and treatment controls, to limit the conveyance of pollutants offsite.
- 4) The Major Tenant Project and Annex Project will safely convey storm runoff to public facilities. Historical drainage patterns and flows will be maintained to the extent feasible.

A. MAJOR TENANT PROJECT

- 1) The following drainage improvements are proposed as part of the Specific Plan:
 - a. The detention basin will be sized to reduce post-development site peak flows. Release rates from the 50-year design storm will replicate release rates from the 2-year undeveloped design storm (pursuant to City standards). Flows will be released to the City's existing storm drainage system and flow to an existing culvert, which crosses under Highway 101 to the east. The Major Tenant Project shall demonstrate that flows from the 100-year storm event will not damage downstream properties in accordance with City Engineering Standards.
 - b. Major Tenant Project proposes minimal underground piping of stormwater runoff, and will incorporate LID principles for stormwater design.
 - c. Runoff from the parking lot will flow to vegetated areas on the west and north sides of the site for pre-treatment and filtration.
 - d. Parking lot runoff will flow from the bio-swale to a shallow vegetated detention basin for additional bio-treatment and solids settling prior to release to the City's storm drain system. Roof drain water will be piped to the stormwater basin.

B. ANNEX PROJECT

- 1) The following drainage improvements are proposed as part of the Specific Plan:
 - a. A series of bio-swales are proposed at the downstream end of the parking lots for the purpose of improving runoff water quality.
 - b. A network of detention basins and storm drain pipes will convey surface runoff from the site to a final detention basin located near the west edge of the property, adjacent to U.S. Highway 101.
 - c. The proposed detention system will release water into the existing drainage swale and on to the adjacent property to the south, as runoff has historically flowed.
 - d. The detention basin will be sized to reduce post-development peak flows. Release rates from the 50-year design storm will replicate release rates from the 2-year undeveloped design storm (pursuant to City standards). Additionally, offsite drainage

conveyed onto the Annex Project site will be conveyed through the project drainage system and ultimately be passed through that system without further detention or attenuation.

3.4.4 ELECTRICITY POLICIES

Del Rio Road Commercial Area Specific Plan area is served with electricity by Pacific Gas and Electric Company. No new energy producing facilities are necessary to serve the Specific Plan area, nor will the projects within the Specific Plan area require the construction or extension of new transmission lines.

The following electricity policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) Both the Major Tenant Project and Annex Project will construct on-site utility lines and provide easements to meet PG&E requirements.
- 2) All wires, conductors, cables, raceways, and conduits for electrical and similar services that provide direct service to any property shall be installed underground within the boundary lines of such property.
- 3) Exhibits 8 & 9 identify the locations of the proposed electricity lines to serve the respective Major Tenant Project and Annex Project developments in the Specific Plan area.

3.4.5 NATURAL GAS POLICIES

Del Rio Road Commercial Area Specific Plan area is served with gas by The Gas Company. No new facilities are necessary to serve the Specific Plan area, nor will the projects within the Specific Plan area require the construction or extension of new transmission lines.

The following natural gas policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) Service of gas to the Specific Plan area will be in accordance with The Gas Company policies and PUC regulations.
- 2) Exhibits 8 & 9 identify the locations of the proposed natural gas lines to serve the respective Major Tenant Project and Annex Project developments in the Specific Plan area.

3.4.6 COMMUNICATIONS POLICIES

Del Rio Road Commercial Area Specific Plan area is provided landline telephone and communication services by AT&T and cable television by Charter Cable. No new facilities are necessary to serve the Specific Plan area, nor will the projects within the Specific Plan area require the construction or extension of new transmission lines.

The following communication policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) Both the Major Tenant Project and Annex Project will construct on-site utility lines to meet AT&T and Charter Cable requirements and PUC regulations.
- 2) Exhibits 8 & 9 identify the locations of the proposed communication facilities that serve the respective Major Tenant Project and Annex Project developments in the Specific Plan area.

3.5 GRADING PLAN POLICIES

The Major Tenant parcel, two Commercial Outparcels, and the Annex Shopping Center parcels site will be cleared, graded, and otherwise prepared for construction. The Major Tenant Project concept grading plan indicates that approximately 75,000 cubic yards (CY) of earth will be moved internally and approximately 50,000 CY will be transported to the Annex Project site. In addition, approximately 205,000 CY of dirt is expected to be exported from the Major Tenant Project site to a suitable receiver site.

The following grading policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) All grading shall comply with the current edition of the Uniform Building Code, and the City of Atascadero Community Development and Public Works Departments standards.
- 2) Grading shall be generally consistent with the concepts are shown in Exhibits 11 & 12.
- 3) The final site grading plan shall be approved by the Community Development Department prior to commencing any construction.
- 4) Any residual debris resulting from site clearing and preparation will be disposed of/recycled in accordance with City requirements.
- 5) The Major Tenant Project and the Annex Project do not propose to grade their respective residential outparcels at this time. Future grading for the residential parcels will comply with City requirements, as determined at the time an application for a specific project is submitted to the City.

3.6 COMMUNITY FACILITIES POLICIES

Community services and facilities including fire protection, police protection, U.S. mail, and solid waste disposal are summarized below. A more detailed discussion of facilities and services is presented in the Specific Plan EIR certified for the project.

FIRE PROTECTION

The City of Atascadero Fire Department provides fire prevention and suppression, hazardous materials mitigation, and disaster planning services. This department serves the Del Rio Road Commercial Area Specific Plan area. The closest fire station to the site is Station #1 located at 6005 Lewis Avenue. Fire protection needs are analyzed in the Specific Plan EIR.

The following fire protection policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

- 1) All fire hydrants shall be approved by the Fire Department.
- 2) The City of Atascadero Fire Department shall review and approve all water improvement plans and Fire Department Connections (FDC's) prior to installation.
- 3) All structures shall include automatic sprinkler systems and alarm systems as required by the latest applicable codes
- 4) All driveways and perimeter drives aisles will be have signage that states "Fire Lanes – No Parking".

POLICE PROTECTION

The Del Rio Road Commercial Area Specific Plan is served by the City of Atascadero Police Department ("APD"). APD operates in cooperation with the surrounding law enforcement agencies under the "State Mutual Aid Pact". The department's headquarters is located at 5505 El Camino Real approximately two miles from the site. Police protection needs are analyzed in the Specific Plan EIR.

U.S. MAIL

Mail service is provided by the United States Postal Service (USPS). The USPS will be consulted regarding the location of the mail depositories which shall be installed per USPS recommendations.

SOLID WASTE & RECYCLING STORAGE

Solid waste is collected by the Atascadero Waste Alternatives, Inc., a private company under contract with the City of Atascadero. Solid Waste Service is provided to the Del Rio Road Commercial Area Specific Plan area by Atascadero Waste Alternatives, Inc. Solid waste will be disposed of at the Chicago Grade Landfill located at 2290 Homestead Road, Templeton, CA 93465.

IV DEVELOPMENT STANDARDS

4.1	Commercial Retail (CR) Development Standards	IV-1
4.1.1	Permitted Uses	IV-1
4.1.2	Property Development Standards	IV-2
4.2	Residential Multiple Family (RMF-20) Development Standards	IV-2
4.2.1	Permitted Uses	IV-3
4.2.2	Property Development Standards	IV-3
4.3	Residential Single Family (RSF-X) Development Standards	IV-3
4.3.1	Permitted Uses	IV-3
4.3.2	Property Development Standards	IV-3

DEVELOPMENT STANDARDS

This chapter establishes policies and standards for development of the land uses and buildings within the Del Rio Road Commercial Area Specific Plan area. The Specific Plan creates a specific identity within the plan area through application of the Atascadero Municipal Code and unique development standards. The purpose of these standards is to support, through careful site evaluation and design, the establishment of land uses in a manner that protects the public health, safety, and welfare. To the extent the development standards of the Specific Plan and the Atascadero Municipal Code are in conflict, the development standards of the Specific Plan shall prevail.

4.1 COMMERCIAL RETAIL (CR) DEVELOPMENT STANDARDS

These development standards implement the Commercial Retail (CR) zoning designation. The planning areas zoned CR allow the development of commercial uses, which provide residents and visitors with a variety of retail and personal services. It is the intent of these regulations to establish a comprehensive set of standards and respond to community needs for general commercial uses.

4.1.1 PERMITTED USES

Permitted Uses in the CR zone shall be those uses listed under Title 9, Section 3.222 of the Atascadero Municipal Code (CR: Commercial Retail Zone), and those uses listed below:

- 1) Outdoor garden center
- 2) Drive-through pharmacy
- 3) Photo studio and finishing center
- 4) Photo lab
- 5) Arcade
- 6) Money Center
- 7) Sidewalk sales on patios immediately adjacent to commercial buildings ("on-curb")
- 8) Sales within parking areas ("off-curb")
- 9) Fast food restaurant with drive-through facilities, take out, delivery. However, drive-through facilities shall adhere to the following standards:
 - a. Drive-up windows and remote tellers shall provide adequate space for the stacking of vehicles as measured from the service window or unit to the entry point into the drive-up lane
 - b. Pedestrian pathways shall be maintained in such a manner to allow the safe and convenient passage of persons across drive aisles
 - c. Pedestrian pathways shall be clearly marked with paint and/or enhanced paving materials and designated with adequate and appropriate signage. Pedestrian pathways adjacent to drive aisles shall be separated by a raised curb, planter, berm, or other device to ensure a safe and adequate separation between pedestrians and motor vehicles
 - d. Order board speakers shall be installed and maintained in a manner that diminishes and/or directs noise away from adjacent uses and public rights-of-way
- 10) Uses that are not listed as permitted may be approved subject to a determination of Substantial Conformance as provided in Section 6.10

4.1.2 PROPERTY DEVELOPMENT STANDARDS

The site development standards for Commercial Retail (CR) zoned parcels within the Del Rio Road Commercial Area Specific Plan are as presented in Table 4-1: Commercial Retail (CR) Development Standards.

TABLE 4-1: COMMERCIAL RETAIL (CR) DEVELOPMENT STANDARDS

BUILDING SITE	
Parcel Size:	No minimum parcel size
Lot Width:	No minimum lot width
Lot Depth:	No minimum lot depth
Lot Coverage:	No maximum; subject to required building setbacks, parking, and landscape requirements.
MAXIMUM BUILDING HEIGHT	
Occupied Building Area:	35 feet
Non-Occupied Building Area: (Architectural Features)	45 feet
MINIMUM BUILDING SETBACKS	
Front Yard:	None
Side Yard:	None
Rear Yard:	None
<u>Adjacent to Residential zoned Property:</u>	<u>30 Feet</u>
Notes:	<ul style="list-style-type: none"> ▪ Building height shall be measured from the finished pad elevation to top of roof, excluding architectural features. ▪ Occupied Building means the region normally occupied by people generally consisting of the space between the finished pad and 6 feet above the floor or roof, excluding architectural features. ▪ Non-Occupied Building (Architectural Features) means a building feature or space where the floor to ceiling height is 10 feet or less outside the occupied building area that adds to the visual interest of a structure. Non-Occupied Building area may contain ventilation or air conditioning equipment. ▪ Setbacks shall be measured from the edge of rights-of-way or property line as applicable. ▪ Depressed ramps and stairways may project into required setbacks, yards or spaces between buildings more than 4 feet as approved by the Community Development Director

4.2 RESIDENTIAL MULTIFAMILY (RMF-20) DEVELOPMENT STANDARDS

These development standards implement the Residential Multifamily (RMF-20) zoning designation. The RMF-20 zoning designation allows for the development of high density residential uses at a minimum of 20 units per acre. The Residential Multiple Family Outparcel within the Del Rio Road Commercial Area Specific Plan shall be consistent with the City of Atascadero Municipal Code and standards in effect at the time the application for Vesting Tentative Parcel Map AT09-0073 was deemed complete on November 5, 2010. After the City of Atascadero deemed complete the Specific Plan project applications for the development approvals and commenced preparation of the Specific Plan EIR, the City of Atascadero approved a General Plan update to modify the High Density Residential (HDR) land use designation from a maximum of sixteen units per acre to a minimum of twenty units per acre. The City approved a corresponding Zoning Ordinance text change and Zoning Map to change

the RMF-16 Zoning District to RMF-20 (minimum 20 units per acre). Therefore, the proposed multiple family portion of the Major Tenant site shall be limited to a maximum of 16 units per acre, consistent with the project application and maximum density analyzed in the Specific Plan EIR. The Residential Multiple Family Outparcel will apply for a Conditional Use Permit approval as a subsequent project pursuant to section 6.7 of the Specific Plan, and will be subject to review by the City at that time. Refer to the City of Atascadero Municipal Code for further development standards and design guidelines.

4.2.1 PERMITTED USES

Permitted Uses shall comply with Title 9, Article 6, Sections 9-3.172 and 9-3.173 of the Atascadero Municipal Code.

4.2.2 PROPERTY DEVELOPMENT STANDARDS

Property Development Standards shall comply with the following City of Atascadero Municipal Codes: Title 9, Chapter 3, Article 6, Sections 9-3.174 through 9-3.176; and Chapter 4, Sections 9-4.101 through 9-4.164.

4.3 RESIDENTIAL SINGLE FAMILY (RSF-X) DEVELOPMENT STANDARDS:

These development standards implement the Residential Single Family (RSF-X) zone and Planned Development Overlay Zone No. 17 designations. The RSF-X zoning designation typically allows for the development of single family residential uses not to exceed 2 units per acre. However, the Single Family Outparcel also falls within the existing Planned Development Overlay 17, which permits density greater than the limits specified in the RSF-X zone. Specifically, Planned Development Overlay 17 allows residential uses in the RSF-X zone up to a maximum of 4 units per acre. Approximately 1.7 acres of single family residential uses have been included in the Specific Plan area. Accordingly, a maximum of up to 6 dwelling units would be permitted in this area.

The Single Family Outparcel within the Specific Plan shall be consistent with the City of Atascadero's Municipal Code and Standards and the development standards of Planned Development Overlay No. 17. The Single Family Outparcel will apply for subdivision mapping and permits as a subsequent project pursuant to section 6.7 of the Specific Plan, and will be subject to review by the City at that time. Refer to the City of Atascadero Municipal Code for further development standards and design guidelines.

4.3.1 PERMITTED USES

Permitted Uses shall comply with Title 9, Article 4, Sections 9-3.152 and 9-3.153 of the Atascadero Municipal Code.

4.3.2 PROPERTY DEVELOPMENT STANDARDS

Property Development Standards shall comply with the following City of Atascadero Municipal Codes: Title 9, Chapter 3, Article 4, Section 9-3.154; Chapter 3, Article 28, Section 9-3.662; and Chapter 4, Sections 9-4.101 through 9-4.164.

V DESIGN GUIDELINES

5.1 Commercial Retail (CR) Design Guidelines	V-1
5.1.1 General Design Concepts	V-1
5.1.2 Landscaping	V-10
5.1.3 Parking & Parking Lot	V-15
5.1.4 Lighting	V-15
5.1.5 Signage	V-15
5.1.6 Fencing & Screening	V-16
5.1.7 On-Site Circulation	V-17
5.1.8 Loading	V-17
5.1.9 Outdoor Storage	V-18
5.2 Residential Multiple Family (RMF-20) Design Guidelines	V-18
5.3 Residential Single Family (RSF-X) Design Guidelines	V-18

DESIGN GUIDELINES

The purpose of these design guidelines is to provide a guide for developers, builders, architects, engineers, landscape architects and others involved in the preparation of development proposals to ensure a consistent architectural design theme, use of materials, signage, and level of quality throughout the Specific Plan area. The design guidelines will assist the City of Atascadero staff and decision making authorities with criteria to evaluate future development proposals. To the extent the design guidelines of the Specific Plan and the Atascadero Municipal Code are in conflict, the Specific Plan's design guidelines shall prevail.

5.1 COMMERCIAL RETAIL (CR) DESIGN GUIDELINES

These design guidelines provide for the design and development of Commercial Retail (CR) uses within the Specific Plan area. The design guidelines set forth in this section will ensure that future development within the Specific Plan area is consistent.

Development of the Major Tenant and the Annex Shopping Center pursuant to the project approvals described in Section 1.5 are deemed to be consistent with the Design Guidelines of the Specific Plan and shall proceed directly to ministerial building permit and construction plan review. Design review for the two Commercial Outparcel uses to ensure consistency with the Design Guidelines of the Specific Plan shall occur during the Plot Plan Review approval process pursuant to Section 6.7 of the Specific Plan.

5.1.1 GENERAL DESIGN

Within the Del Rio Road Commercial Area Specific Plan, site design addresses the nature and function of the uses, buildings, and features. The architectural design guidelines are intended to provide overall direction in the design of structures within the Specific Plan area. Architectural design and details for the Major Tenant Project and Annex Project should be integrated throughout the Specific Plan area. Design within the Del Rio Road Commercial Area Specific Plan should meld function and form, not one to the exclusion of the other. These guidelines are meant to be flexible over time and correspond with changing conditions in lifestyles, the market place and economic conditions.

The following design guidelines are intended to facilitate design integrity between the variety of uses within the Del Rio Road Commercial Area Specific Plan area:

- 1) Placement of buildings should consider the existing context of the commercial area, the location of adjacent land uses, and the location of major traffic generators.
- 2) The architecture (height, scale, style) of each building within the Specific Plan area should be compatible with other structures within the Specific Plan. Building sites should be developed consistent with architectural exhibits in a coordinated manner to provide order and diversity and avoid disorderly development.
- 3) Buildings within the Specific Plan will accommodate large-scale retail operations. Developers may incorporate "prototype" architectural standards in the design and development of structures if they are consistent with the architectural quality and character of Specific Plan. Buildings may incorporate simple rectangular forms which may be broken up by creating horizontal emphasis through the use of reveals, trellises, landscaping, trim, windows, eaves, cornices, complimentary colors or other architectural and design devices consistent with the architectural exhibits.

- 4) Figures 5-1 through 5-6 illustrate the conceptual exterior elevations for the Major Tenant and Annex development within the Specific Plan area. Buildings proposed on the two Commercial Outparcels of the Major Tenant Project site should have an architectural design compatible with these figures.
- 5) Buildings should be carefully articulated; front, side, and rear elevations should provide variation in massing, wall, and roof forms. Use of thematic features and materials are important elements and are encouraged.
- 6) Large smooth, unarticulated surfaces should be avoided. A mixture of smooth and textured blocks for concrete walls is encouraged. Exterior materials requiring high maintenance responsibilities such as stained wood, clapboard, or shingles should be avoided. Large areas of intense white or dark colors should be avoided. Subdued colors should be used as dominant overall colors. Bright colors should only be used for trim and/or specialized uses (store identification, etc.).
- 7) Building materials should be selected and detailed for compatibility throughout the site. Buildings should incorporate a mix of at least two of the prevalent materials including block, split faced block, block veneer, masonry veneer, stucco, or tile. These materials should be used in traditional combinations that yield an impression of permanence as well as respect for the surrounding environment. Please refer also to Figure 5-2: Major Tenant Conceptual Color and Materials and Figure 5-7: Annex Project Conceptual Color and Materials.
- 8) The use of complementary earth tones should be applied to building facades. The use of a neutral color palette and stone and/or tile accents that should be repeated on multiple structures to unify the Specific Plan area.
- 9) All buildings should incorporate thematic benches, trash receptacles, bollards, and bike racks.
- 10) Prior to submittal for Building Plan Check and the issuance of building permits, full color renderings and color boards representing the exterior colors and materials to be used shall be submitted to the Community Development Department.
- 11) Exterior mechanical equipment shall be screened from public view.
 - a. All roof mounted heating and cooling equipment shall be screened from view by a parapet or other structural feature and designed to match the total structure.
 - b. All ground-mounted utility appurtenances shall be located away from public view or adequately screened. Screening should be of a material complimentary to the structure and/or heavy landscaping and berming.
- 12) Wall mounted items such as roof ladders and electrical panels shall not be located adjacent to public rights-of-way, unless secured to prevent public access. Service areas (areas for loading/unloading, unpacking of goods, etc.) shall be simple and efficient, and shall not interfere visually or physically with other building operations. No utility appurtenances shall be permitted directly within a pedestrian area.
- 13) All new gas, telephone lines, and electrical lines of 12 kV or less within the Specific Plan area shall be placed underground.
- 14) All development within the Specific Plan area shall comply with all applicable building codes and the requirements of the City, County, State and other responsible agencies.

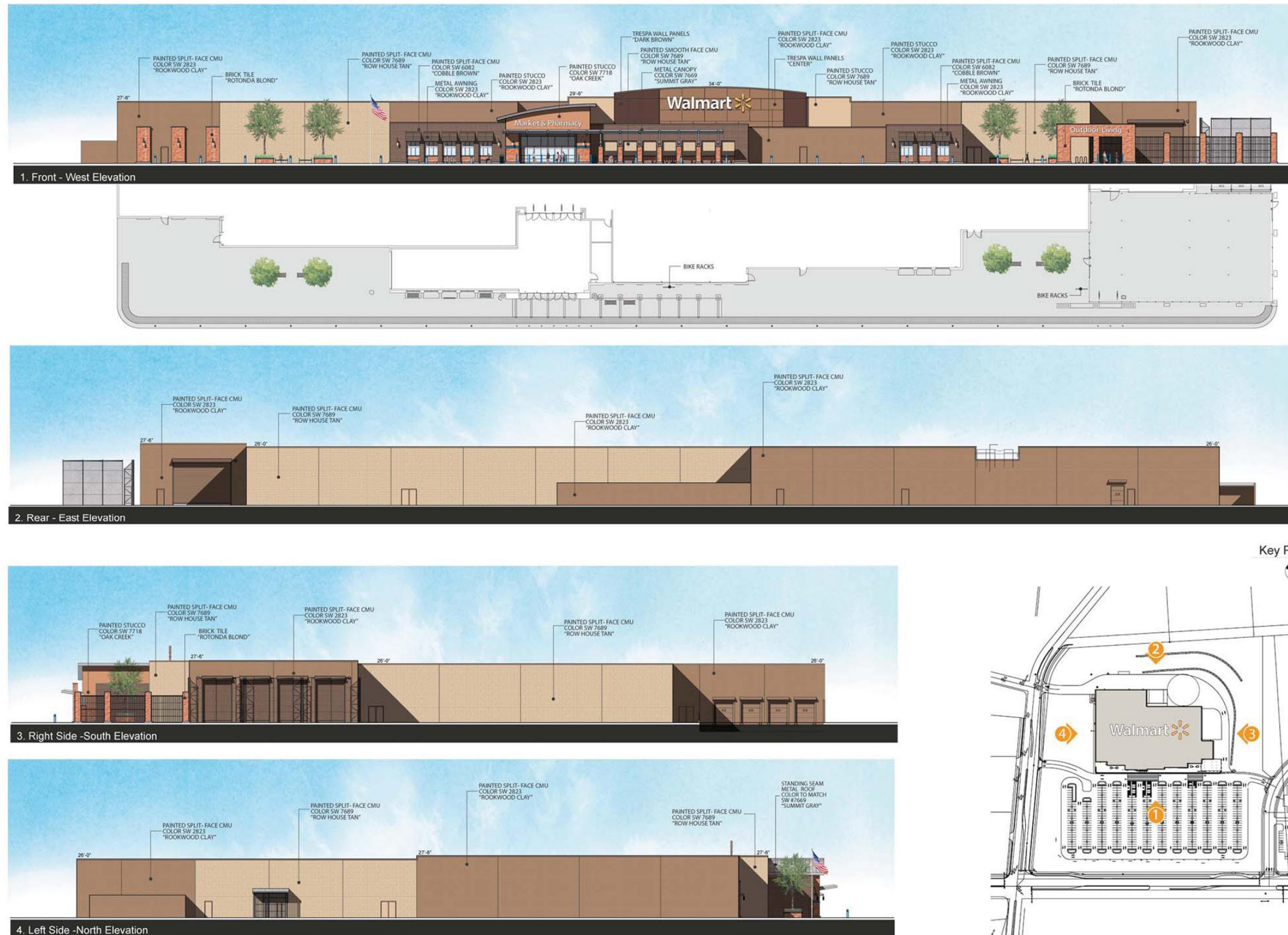
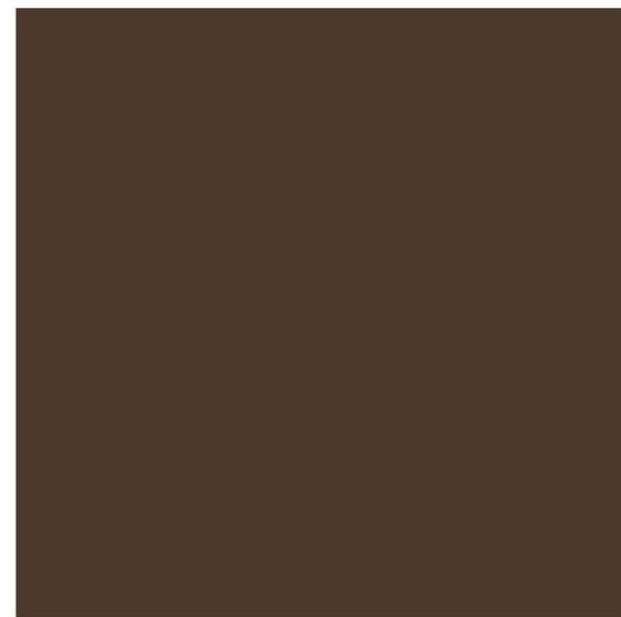


Figure 5-1: Major Tenant Conceptual Elevations



TRESPA METEON DARK NEUTRAL
"DARK BROWN "



TRESPA METEON
"CENTER"



SHERWIN WILLIAMS
"SW #7689 ROW HOUSE TAN"



SHERWIN WILLIAMS
"SW #2823 ROOKWOOD CLAY"



SHERWIN WILLIAMS
"SW #6082 COBBLE BROWN"



REGIONAL MATERIAL
ROTONDA BLOND BRICK TILE

Figure 5-2: Major Tenant Conceptual Color & Materials



THE ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA



Figure 5-3: Annex Project Conceptual Elevations of Buildings A & B



THE ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA



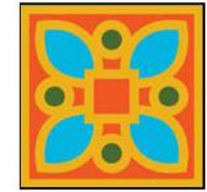
Figure 5-4: Annex Project Conceptual Elevations of Buildings C & D



THE ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA



Figure 5-5: Annex Project Conceptual Elevations of Buildings E & F



THE ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA



GREEN WALL

SOUTH



CLAY TILE ROOF
FOAM FORMED
CORNICE
CANVAS AWNING

EAST



ALUMINUM STOREFRONT

NORTH



CANVAS AWNING
EXTERIOR PLASTER FINISH

WEST

BUILDING G



ACCENT WINDOW
STEEL AWNING

NORTH



CLAY TILE ROOF
GREEN WALL

MOSAIC TILE

WEST



SOUTH



CLAY TILE ROOF
EXTERIOR PLASTER FINISH
ALUMINUM STOREFRONT

EAST

BUILDING H

Figure 5-6: Annex Project Conceptual Elevations of Buildings G & H



COLOR/ MATERIAL LEGEND

1. U.S. TILE "PALEMERO" S CLAY ROOF
2. U.S. TILE "MADERA" S CLAY ROOF
3. CULTURED STONE COUNTRY LEDGESTONE "CARMEL" 20007
4. CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY" 20006
5. BARN ELECTRIC 12" DEEP BOWL SHADE & HL-D GOOSENECK
6. BARN ELECTRIC 20" COMANCHE SHADE & HL-D GOOSENECK
7. LA HABRA "CLAY" X-830
8. LA HABRA "FALLBROOK" X-434
9. LA HABRA "SANDSTONE" X-86
10. LA HABRA "PACIFIC SAND" X-97
11. LA-HABRA "SIERRA TAN " X-580
12. MERLEX "TERRECOTTA" P-899
13. OLYMPIC STAIN "DARK OAK"
14. SUNSHINE AWNING COMPANY "JET BLACK" 6008



THE ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA

Figure 5-7: Annex Project Conceptual Color & Materials

5.1.2 LANDSCAPING

The environment envisioned for Del Rio Road Commercial Area Specific Plan site will be established, in large part, by its landscape treatment. Landscaping is to be designed to highlight positive visual features and to provide a cool, pleasant outdoor environment. Landscaping is also intended to give structure and identity to the overall project. The Conceptual Landscape Plans for the area within the Specific Plan boundaries is available in Figures 5-8 through 5-10. The following landscaping design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

- 1) Final Landscaping Plans will be prepared consistent with the City's Water Efficient Landscape and Irrigation code (AMC 8-8.101-105) and shall be submitted for approval by the Community Development Director.
- 2) Landscape and irrigation construction plans should substantially conform to the Conceptual Landscape Plan.
- 3) Permanent automatic irrigation systems (including low flow systems) compliant with the Atascadero Municipal Code should be provided in all landscaped areas.
- 4) Low flow irrigation systems are highly recommended within the Specific Plan area. Sprinkler heads located immediately adjacent to parking areas should be of the "pop-up" variety instead of risers.
- 5) The irrigation system should be designed to avoid overspray onto structures, streets, sidewalks, windows, walls and fences.
- 6) The use of turf areas shall be reduced to a minimum. Turf should only be used when there is a functional purpose.
- 7) Within individual landscaped areas, plants should be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site and in accordance with the Atascadero Municipal Code. Drought-resistant and native plant species are encouraged.
- 8) Landscaping should be maintained in an acceptable manner with dead and destroyed landscape items replaced as soon as practical.
- 9) Planters shall not drain into parking areas so as to accumulate mud or other residue.
- 10) Building setbacks that are not used for drive entries, parking, loading, pedestrian walkways, or approved outdoor uses should be landscaped. All unpaved areas within developed portions of the site should be landscaped according to an approved landscape plan.
- 11) No landscaping is required adjacent to the portions of buildings where loading doors and customer pick-up areas are located.
- 12) The parking lot landscaping should include canopy trees to reduce urban heat island effects and provide a pleasant pedestrian experience throughout the parking areas.
- 13) Landscaping along the street frontages of El Camino Real, Del Rio Road, and the new public road should be planted with a combination of trees, shrubs, and groundcover planted in a clearly perceptible pattern that creates a sense of scale or rhythm along these roadways consistent with the approved Landscape Plan
- 14) Street trees shall not be planted along Rio Rita Road in order to protect the viewshed of the existing development above Rio Rita Road.
- 15) All trees used within required landscaped areas, including parking areas, shall have a minimum size of 24" box unless specific agreement is made with the Community Development Department.

- 16) All shrubs used within required landscaped areas, including parking areas, shall utilize a mixture of sizes one-to-five (1-5) gallons and shall be dispersed evenly throughout the landscaped areas.
- 17) All trees within the Specific Plan area shall be staked or provided with guy wires.
- 18) Landscaping along public rights-of-way should be designed to aesthetically screen and soften blank walls, parking areas, storage areas, utility boxes, and other non-aesthetic items.
- 19) The planting of hedge shrubs and/or vines along exterior structures and screen walls is encouraged to deter potential graffiti.
- 20) Landscaped areas should be delineated with a 6-inch high and 6-inch wide concrete curb or equivalent. Curb may be broken to allow water to flow into depressed planted areas.
- 21) Mulch should be applied in a 3-inch layer in all shrub and groundcover areas.
- 22) All new and disturbed slopes shall be revegetated.
- 23) Landscaping shall be planted concurrent with the development of the individual lots within the Specific Plan area.
- 24) In addition, landscape improvements in each project's right-of-way frontage, including road medians, shall be installed and completed prior to occupancy of each project's first tenant.



Symbol	Botanical Name	Common Name	Quantity
	<i>Celtis occidentalis</i>	Common Hackberry	68
	<i>Cercis occidentalis</i>	Western Redbud	23
	<i>Lagerstroemia hybrid</i>	Hybrid Crape Myrtle	87
	<i>Pinus eldarica</i>	Afghan Pine	47
	<i>Platania chinensis</i>	Chinese Platane	27
	<i>Platanus x acerifolia</i>	London Plane Tree	24
	<i>Platanus racemosa</i>	California Sycamore	10
	<i>Populus fremontii</i>	Western Cottonwood	11
	<i>Prunus cerasifera 'Atropurpurea'</i>	Purple-leaf Plum	27
	<i>Pyrus calleryana 'Aristocrata'</i>	Aristocrat Pear	31
	<i>Quercus agrifolia</i>	Coast Live Oak	38
	<i>Quercus ilex</i>	Holly Oak	44
	<i>Quercus lobata</i>	Valley Oak	15
	<i>Robinia x ambigua 'Idahoensis'</i>	Idaho Locust	24
	<i>Zelkova serrata 'Green Vase'</i>	Scalied Zelkova	30

Symbol	Botanical Name	Common Name
	<i>Abelia g. 'Edward Goucher'</i>	Glossy Abelia
	<i>Artibeus unedo 'Compacta'</i>	Strawberry Tree
	<i>Arctostaphylos hookeri</i>	Monterey Manzanita
	<i>Arctostaphylos 'Howard McMill'</i>	Vine Hill Manzanita
	<i>Baccharis pilularis 'Tink Peaks'</i>	Dwarf Coyote Brush
	<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush
	<i>Ceanothus species</i>	Wild Lilac
	<i>Celsia purpurea</i>	Orchid Rock Rose
	<i>Festuca glauca</i>	Fescue
	<i>Gaucha Individera</i>	NCH
	<i>Grevillea 'Noelii'</i>	NCH
	<i>Hemerocallis hybrid</i>	Daylily
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Heuchera</i>	Coral Bells
	<i>Lavandula angustifolia 'Hydrole'</i>	Pink English Lavender
	<i>Ligustrum japonica 'Texanum'</i>	Texas Privet
	<i>Mahonia aquifolium</i>	Oregon Grape
	<i>Phormium tenax</i>	Hybrid New Zealand Flax
	<i>Phytolacca fraseri</i>	Flaccid
	<i>Rhamnus californica</i>	Coffeeberry
	<i>Rhamnus indica</i>	India Hawthorn
	<i>Rosa species</i>	Groundcover Rose
	<i>Rosmarinus o. 'Marjorie Pink'</i>	n.c.n. (Sprig Rosemary)
	<i>Salvia species</i>	Sage
	<i>Artibeus unedo 'Compacta'</i>	Strawberry Tree
	<i>Arctostaphylos hookeri</i>	Monterey Manzanita
	<i>Arctostaphylos 'Howard McMill'</i>	Vine Hill Manzanita
	<i>Ceanothus species</i>	Wild Lilac
	<i>Celsia purpurea</i>	Orchid Rock Rose
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Rhamnus californica</i>	Coffeeberry

NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

Figure 5-8: Major Tenant Conceptual Landscape Plan

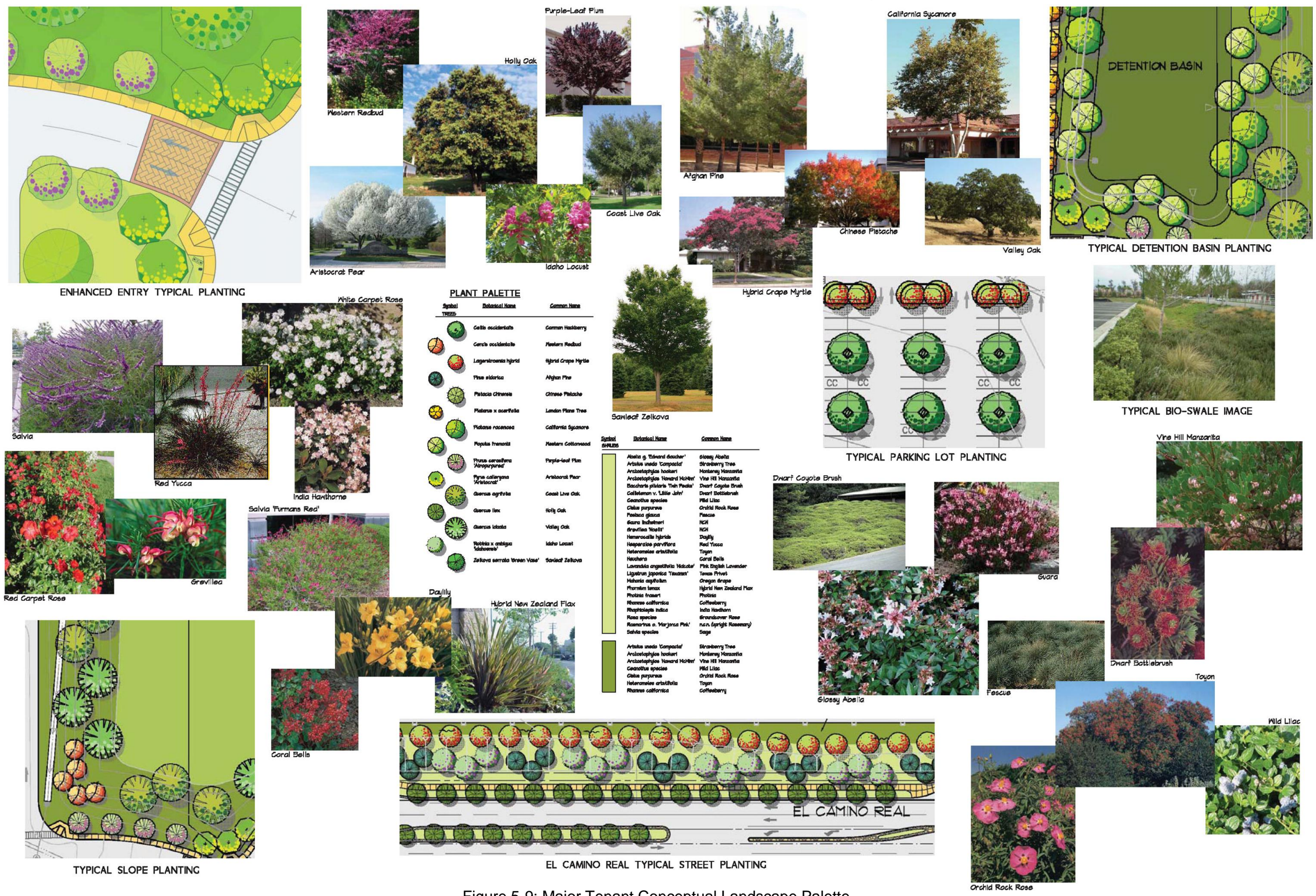


Figure 5-9: Major Tenant Conceptual Landscape Palette



PLANT PALETTE

Symbol	Botanical Name	Common Name	Quantity
TREES			
	<i>Celtis occidentalis</i>	Common Hackberry	24
	<i>x Crataegus lasiocarpa</i> "Pink Dove"	Crataegus	17
	<i>Lagerstroemia hybrid</i>	Hybrid Crape Myrtle	80
	<i>Pinus alberta</i>	Alghan Pine	15
	<i>Platanus x acerifolia</i>	London Plane Tree	14
	<i>Platanus racemosa</i>	California Sycamore	27
	<i>Populus fremontii</i>	Western Cottonwood	14
	<i>Prunus caroliniana</i> "Atropurpurea"	Purple-leaf Plum	18
	<i>Pyrus calleryana</i> "Krylovae"	Aristocrat Pear	16
	<i>Quercus laevis</i>	Holly Oak	28
	<i>Nyctaginia x arborea</i> "Yellowbird"	White Locust	6
Symbol species			
	<i>Abelia g. Edward Goucher</i>	Glossy Abelia	
	<i>Ardisia cuneata</i> "Compacta"	Snowberry Tree	
	<i>Arctostaphylos hookeri</i>	Honeyberry Manzanita	
	<i>Arctostaphylos Howard McMill</i>	Vine Hill Manzanita	
	<i>Baccharis pilularis</i> "Twin Peaks"	Dwarf Coyote Brush	
	<i>Callitriche v. Little John</i>	Dwarf Bellflower	
	<i>Ceanothus speciosus</i>	Wild Lilac	
	<i>Celastrus parviflorus</i>	Orchid Rock Rose	
	<i>Fuchsia glauca</i>	Fuchsia	
	<i>Gaura trichomanis</i>	HCN	
	<i>Grevillea Noe II</i>	HCN	
	<i>Hemerocallis hybrid</i>	Daylily	
	<i>Hesperaloe parviflora</i>	Red Yucca	
	<i>Hebe x exoniifolia</i>	Taxon	
	<i>Heuchera</i>	Coral Belle	
	<i>Lavandula angustifolia</i> "Midolet"	Pink English Lavender	
	<i>Ligularia japonica</i> "Tuxton"	Texas Primel	
	<i>Kalmia latifolia</i>	Oregon Grape	
	<i>Flammula tenax</i>	Hybrid New Zealand Flax	
	<i>Photinia fraseri</i>	Photinia	
	<i>Rhamnus californica</i>	Coffeeberry	
	<i>Raphanolepis indica</i>	India Hawthorn	
	<i>Rosa species</i>	Groundcover Rose	
	<i>Rosmarinus o. Var. jonica Pink</i>	n.c.n. (upright Rosemary)	
	<i>Salvia species</i>	Sage	

NOTES:
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

Figure 5-10: Annex Shopping Center Conceptual Landscape Plan

5.1.3 PARKING & PARKING LOT

All parking and parking lots within the Specific Plan area shall comply with Title 9, Sections 4.114 through 4.119 of the Atascadero Municipal Code and the following parking and parking lot standards listed below:

- 1) Parking spaces should be oriented to ensure visibility of pedestrians, bicyclists and other motorists while entering, leaving or circulating within a parking area.
- 2) The installation of parking facilities shall occur concurrently with the development of individual parcels and shall be designed for interconnecting access to future subsequent development.
- 3) Individual parcels are permitted to share parking fields.
- 4) Parking areas shall have lighting capable of providing adequate illumination for safety and security. Such lighting shall be indirect, hooded, and arranged to reflect light away from adjoining properties and streets.
- 5) All parking areas should be paved with Portland cement, concrete, asphalt or other appropriate approved material as established by the City Engineer. Curbing or wheel stops should be provided around parking lot perimeter.
- 6) Parking areas should be provided with curbs, bollards, or similar permanent devices where necessary to prevent parked vehicles from bumping buildings, landscaping, or perimeter walls.
- 7) Canopy trees shall be provided at an average of approximately one (1) tree per thirty (30) feet along parking rows.
- 8) Individual tree planters may be used in lieu of landscape fingers provided the parking lot complies with all other applicable landscaping requirements.
- 9) Parking areas that face El Camino Real, and are at least five (5) feet above the adjacent roadway, shall not be required to be screened with a landscaped berm. Parking areas that face El Camino Real, and are less than five (5) feet above the adjacent roadway, shall be screened with a landscape berm a minimum of thirty (30) inches in height unless the City Engineer finds that intervening landscaping sufficiently blocks headlight glare.
- 10) Commercial grade bicycle racks should be conveniently located close to building entrances.

5.1.4 LIGHTING

All lighting within the Specific Plan area shall comply with Title 9, Section 4.137 of the Atascadero Municipal Code and the following lighting standards listed below:

- 1) Lighting sources in parking lots may be up to thirty (30) feet in height.
- 2) Lighting sources shall be full cut off type fixtures that are shielded, diffused, or indirect in order to avoid glare to pedestrians, motorists, and surrounding residential areas.
- 3) Lighting fixtures shall be selected and located to confine the area of illumination to within the site boundaries consistent with the approved photometric plans.
- 4) To minimize the total number of freestanding light standards, full cut off type wall-mounted lighting fixtures should be utilized where feasible and consistent with building architecture.

5.1.5 SIGNAGE

Signage and graphics are an important element within the Del Rio Road Commercial Area Specific Plan. The intent both the Major Tenant Sign Program and Annex Sign Program,

(collectively referred to as “Sign Programs”), is to provide commercial tenants maximum sign exposure in a manner that will complement the overall image of the combined projects. The Major Tenant’s Sign Program is provided in Exhibit 12. The Annex Project’s Sign Program is provided in Exhibit 13.

All signage shall comply with the approved Sign Programs in this Specific Plan and Title 9, Section 15.001 through 15.013 of the Atascadero Municipal Code. The following additional signage standards shall also apply within the Specific Plan area:

- 1) All signage shall be compatible with the Major Tenant Project and Annex Project approved Sign Programs.
- 2) Monument signs should be incorporated into landscaped areas to minimize visual mass.
- 3) All ground-mounted signs shall be set back from the ultimate curb face and positioned so as not to create a hazard for either pedestrian or vehicular traffic.
- 4) One free-standing freeway oriented sign shall be located on the Annex Project site, and shall be available for use to any business within the Specific Plan boundary.
- 5) All signs and their supporting structures shall be constructed of metal, wood or comparable weatherproof material and shall be enclosed as to provide against their infestation by birds and vermin.
- 6) Each tenant shall be responsible for providing their own building signs. Each tenant is responsible for obtaining all required sign and building permits from the City. Each tenant shall be responsible for all fees required.
- 7) Tenant wall signs shall be limited to internally illuminated signs with individual channel letters, a plexiglass face, and sheet metal returns and trim caps. Logos and corporate slogans need not consist of individual letters.
- 8) Any requested deviation from the approved sign program shall require the approval of the Community Development Director or designee. Tenants shall be responsible for compliance with this program and all City codes and requirements.
- 9) Additional signage may be requested by the Commercial Outparcels and future residential uses at the time specific development projects are proposed. This additional signage, which is not represented in the approved sign programs, shall generally be consistent with the signage standards of the Specific Plan, and shall comply with the City’s Sign Ordinance pursuant to Atascadero Municipal Code section 9-15.001-.013.
- 10) Additional sign area allowance or unique signage elements not otherwise permitted by the approved Sign Programs in this Specific Plan or by the City’s Sign Ordinance, may be processed as an Administrative Use Permit pursuant to Section 6.7: Application Processing.

5.1.6 FENCING & SCREENING

Fencing and screening should be designed to highlight positive visual features and to screen negative ones. The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

- 1) Fencing and screening should be used to a minimum within the Specific Plan area.
- 2) Walls and fences may be used to retain earth, loading and storage areas, refuse receptacles, and utility structures.
- 3) Wall should be designed to be low and to perform their screening function.
- 4) Walls and fences should be designed to complement the architectural design, color and materials of adjacent buildings.
- 5) Landscaping should be used in combination with walls when possible.

- 6) A decorative three-rail fence shall be provided along the southwest side of Rio Rita Road to protect against accidental pedestrian access to the top of the slope east of the Major Tenant.

5.1.7 ON-SITE CIRCULATION

The on-site circulation standards within the Del Rio Road Commercial Area Specific Plan will ensure the efficient and safe passage of vehicles and pedestrians to and from the various commercial uses within the Specific Plan area. The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

- 1) On-site circulation should be designed for efficient vehicular and pedestrian movement.
- 2) The circulation system shall include adequate directional signs for entrances, exits, parking areas, loading areas, and other uses.
- 3) On-site driveways are permitted to provide common access between the Specific Plan area and adjacent properties.
- 4) Sight lines required for safe automobile movement shall be kept clear. Screens and structures shall not block such sight lines, both for entering and leaving the individual developments, and the project site.
- 5) The design and location of vehicular entries (curb cuts) for individual development sites shall provide the driver ample time to perceive them when approaching the site. Intersections and driveway approaches should be kept clear of obstructions such as traffic signal standards and landscaping.
- 6) Individual buildings and parcels need not have direct access to a public street; however, sufficient easements and/or reciprocal access agreements shall be recorded to ensure that adequate ingress and egress is available to each lot and building within the Specific Plan area.
- 7) Adequate pedestrian amenities such as benches and shade structures (or shade trees) should be installed near building entrance or at the curbside/sidewalk adjacent to buildings within the Del Rio Road Commercial Area Specific Plan area.
- 8) Designated pedestrian walkways across traffic lanes should be striped to distinguish them from the surrounding paved areas.
- 9) On-site pedestrian walkways should provide direct, safe, and adequate movement paths between parking areas and building entrances.
- 10) Service truck access routes should be designed to limit interaction with visitor and pedestrian traffic.

5.1.8 LOADING

The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

- 1) Loading areas should be designed to provide for maneuvering on site and not from or within a public street. Direct loading from a public street is not permitted.
- 2) Loading areas may be permitted adjacent to a public street provided they are screened by a combination of screen walls, ornamental landscaping, and/or portions of on-site buildings.
- 3) Loading areas visible from a public street or parking area should be screened by solid wing walls (constructed of materials such as concrete, concrete block, masonry, and brick) and/or appropriate landscaping so that said loading area is adequately shielded

from public view. All such loading areas shall be maintained in a clean and orderly condition.

- 4) Screen walls and wing walls should be provided adjacent to loading doors and loading areas visible to the public and should be of a compatible material with adjacent buildings, and shall be of sufficient height to provide adequate visual screening.

5.1.9 OUTDOOR STORAGE

The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

- 1) Outdoor storage shall be screened from public view.
- 2) Refuse storage and disposal areas, other than trash compactors, should be within trash enclosures on at least three sides by a solid wall which is not less than 6 feet in height. The fourth side may consist of a solid metal gate painted to match or coordinate with the adjacent building (slatted chain link is not acceptable). Cardboard bales shall be removed regularly.
- 3) Refuse containers shall be provided in sufficient number, and should be placed in convenient location(s).
- 4) Trash enclosures may accommodate recycling bins.
- 5) Trash gates should remain closed except when in use, and remain in good working order.
- 6) Trash areas should not be used for storage. The premises should be kept in a neat and orderly condition at all times, and all improvements should be maintained in a condition of good repair and appearance.
- 7) Adequate shopping cart storage should be provided as shown in the Conceptual Site Plan.
- 8) No permanent storage of material is allowed on the outside of the building.
- 9) Outdoor storage provisions do not apply to outdoor sales areas, sidewalk sales, enclosed storage, and "garden centers."

5.2 RESIDENTIAL MULTIPLE FAMILY (RMF-20) DESIGN GUIDELINES

The Residential Multiple Family (RMF-20) parcel within the Del Rio Road Commercial Area Specific Plan shall be consistent with the City of Atascadero Municipal Code and Standards in effect at the time the application for Vesting Tentative Parcel Map AT09-0073 was deemed complete on November 5, 2010. Design review for the Multifamily Outparcel use to ensure consistency with the Design Guidelines of the Specific Plan shall occur during the Conditional Use Permit approval process pursuant to Section 6.7 of the Specific Plan. The project will be consistent with the City of Atascadero Municipal Code's multifamily residential design standards.

5.3 RESIDENTIAL SINGLE FAMILY (RSF-X) DESIGN GUIDELINES

The Residential Single Family (RSF-X) remainder parcel within the Del Rio Road Commercial Area Specific Plan shall be consistent with the City of Atascadero's Municipal Code and Standards. Design review for the Single Family Outparcel use to ensure consistency with the Design Guidelines of the Specific Plan shall occur during the Subdivision Tract Map Approval process pursuant to Section 6.7 of the Specific Plan. Refer to the City of Atascadero Municipal Code for further design guidelines.

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IMPLEMENTATION AND ADMINISTRATION

The City of Atascadero adopted this Specific Plan following certification by the City of the Specific Plan EIR and concurrent with the issuance of certain additional development approvals described in Section 1.5 of this Specific Plan. This Specific Plan serves as an implementation tool for the City's General Plan, and establishes the overlay zone for the combined Major Tenant Project and Annex Project sites. Following adoption of the Specific Plan and the development approvals described in Section 1.5, development within the Specific Plan area shall proceed pursuant to Section 6.7 of this Specific Plan.

The Del Rio Road Commercial Area Specific Plan shall be implemented, amended, revised or adjusted according to the procedures identified in this section. These procedures have been developed to ensure consistency with the adopted Del Rio Road Commercial Area Specific Plan, to encourage continuity in design and development of the community, and to promote high standards of site design. These revision and amendment procedures also provide for adaptation to special or supplementary development standards that may be adopted from time to time to implement the Del Rio Road Commercial Area Specific Plan.

6.1 INTERPRETATION

These regulations shall be held to be minimum requirements in their application and interpretation. No provision herein is intended to abrogate or interfere with any deed restriction, covenant, easement, or other agreement between parties.

Interpretations of the provisions of this Specific Plan are subject to subsections (a) through (c) of Section 9-1.109 of the Atascadero Municipal Code, except that interpretation of allowable uses not listed in Chapter 4 of this Specific Plan are subject to a substantial conformance determination pursuant to Section 6.10 of this Specific Plan.

6.2 DEFINITION OF TERMS

The meaning and construction of words, phrases, titles and terms shall be the same as provided in Atascadero Municipal Code and Atascadero General Plan, unless otherwise specifically provided in the Specific Plan.

6.3 ENFORCEMENT

The Del Rio Road Commercial Area Specific Plan is enforceable through the measures and regulations detailed in Title 9 of the City of Atascadero Municipal Code.

The standards contained in the Specific Plan have been adopted by ordinance and are enforceable to the same extent as standards contained in the Zoning Regulation and other City Codes.

6.4 SEVERABILITY

If any term, provision, condition, requirement, or portion thereof of this Specific Plan is for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement, or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be

affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.

6.5 IMPLEMENTATION OF DEVELOPMENT STANDARDS

Adoption of the Specific Plan by the City, includes adoption of the development standards and policies described in Chapter 4: Development Standards. Development standards and policies contained in this document shall supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, development standards and policies in the Del Rio Road Commercial Area Specific Plan shall take precedence over more general standards and policies applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan shall prevail. In situations where development standards or policies relating to a particular subject have not been provided in the Specific Plan, the existing development standards and policies of the City's General Plan and Zoning Ordinance shall continue to apply.

6.6 IMPLEMENTATION OF DESIGN GUIDELINES

Adoption of the Specific Plan by the City includes adoption of the Design Guidelines, including the Major Tenant Project and Annex Project Sign Programs, contained in Chapter 5: Design Guidelines, of the Specific Plan. The Design Guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of development projects as described in Section 6.7: Application Processing. Design guidelines contained in this document shall supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, design guidelines in the Del Rio Road Commercial Area Specific Plan shall take precedence over more general design guidelines applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan shall prevail. In situations where design guidelines relating to a particular subject have not been provided in the Specific Plan, the existing design guidelines of the City's General Plan and Zoning Ordinance shall continue to apply.

6.7 APPLICATION PROCESSING

Development of the Major Tenant parcel and the Annex Shopping Center parcels pursuant to the project approvals described in Section 1.5 of this Specific Plan are deemed to be consistent with the Specific Plan, shall not require issuance of a sign permit, or a Precise Plan or Conditional Use Permit approval as described in the Municipal Code Sections 9-2.108 through 9-2.110, and shall proceed directly to ministerial building permit and construction plan review. The two Commercial Outparcels, Multiple Family Outparcel, and Single Family Outparcel shall require the following subsequent development approvals at the time specific projects are proposed for development:

- **Plot Plan Review.** The two Commercial Outparcel uses shall obtain Plot Plan review approval pursuant to Atascadero Municipal Code Section 9-2.107. The two Commercial Outparcel uses shall not require Precise Plan and Conditional Use approvals as described in Atascadero Municipal Code Sections 9-2.108 through 9-2.110.

- **Conditional Use Permit Approval.** The Multiple Family Outparcel use shall obtain a Conditional Use Permit approval pursuant to Atascadero Municipal Code Sections 9-2.110.
- **Tentative Tract Map Approval.** The Single Family Outparcel use shall obtain a tentative tract map approval pursuant to Atascadero Municipal Code Title 11.
- **Administrative Use Permit.** Request for additional sign area allowances or unique signage elements not otherwise permitted by the approved Sign Programs in this Specific Plan or by the City's Sign Ordinance, may be processed as an Administrative Use Permit pursuant to Atascadero Municipal Code Section 9-15.006.

Any development proposed within the Specific Plan area that is not in substantial conformance with this Specific Plan, shall proceed pursuant to approval by the City of applications as determined by the Community Development Director to be necessary at the time of project application submittal.

6.8 FINANCING & PHASING OF DEVELOPMENT

The Major Tenant Project and Annex Project are self-supporting commercial projects with individual owners/developers responsible for onsite and offsite improvements necessary to support development of the project.

Phasing of development ultimately will be determined solely by the Major Tenant Project developer and the Annex Project developer, based on market conditions and other factors. Required infrastructure and community facilities shall be installed and public services shall be available to serve each phase of development as it occurs. Based on current market information, development within the Specific Plan area is generally anticipated to occur as follows.

6.8.1 MAJOR TENANT PROJECT PHASING

Phase 1:

- Rough grading of the commercial parcels, and preparation of the Major Tenant building pad. Export excess cut material to a suitable receiver site.
- Precise grading of the Major Tenant parcel, the proposed new public road, and driveways onto Del Rio Road and El Camino Real.
- Detention basin/drainage improvements (onsite and offsite).
- Provision of undergrounded utilities including stubs to Commercial Outparcels 2 and 3.
- Construction of the Major Tenant building required parking area, and driveways.
- Install landscaping on Major Tenant parcel.
- Construction of offsite improvements (as detailed in Chapter 3: Land Use Concept) in Del Rio Road and El Camino Real, the new public road, and intersection improvements required for operation of the Major Tenant and Outparcels 2 and 3.
- Sewer and water line connection to existing offsite utility lines

Phase 2:

- Construction of Commercial Outparcels 2 and 3 may, but need not, occur concurrently with the construction of the Major Tenant parcel.

- Precise Grading and pad preparation for Commercial Outparcel buildings (Parcel 2 and/or 3)
- Construction of Commercial Outparcel buildings (Parcels 2 and/or 3)
- Wet and dry utility connection to stubs provided in Phase 1 (Parcel 2 and/or 3)
- Landscape parking areas and corners in Parcel 2 and/or 3
- Completion of the new public road and landscaping

Note: Multiple Family Outparcel development is not included and any project phasing will be permitted separately pursuant to Section 6.7 of this Specific Plan.

6.8.2 ANNEX PROJECT PHASING

Phase 1:

- Site Demolition

Phase 2:

- Complete public improvements and frontage improvements
- Construction of on-site infrastructure and drainage improvements
- On-site grading, parking, landscape improvements, and finished construction pads

Phase 3:

- Individual retail buildings (as tenants are secured)

Note: Single Family Outparcel development is not included and any project phasing will be permitted separately pursuant to Section 6.7 of this Specific Plan.

6.9 MAINTENANCE

Public and private improvements constructed as part of development of the Specific Plan area shall be maintained through a combination of public and private entities as described below.

6.9.1 CITY MAINTENANCE RESPONSIBILITY

Public facilities are planned for public maintenance by the City or the appropriate utility service provider and include, but are not limited to, the following:

- All public streets within the Specific Plan area, excluding residential subdivisions.
- Public traffic signals and traffic control signs within the public right-of-way within the Specific Plan area.
- Public improvements constructed in the public right-of-way inside of and outside of the Specific Plan area.
- All sewer mains, excluding lateral connections.
- The existing and expanded storm drains in the public right-of-way or dedicated easements.
- ~~▪ Street lighting within public rights of way in the Specific Plan area.~~
- ~~▪ Landscaping within the center medians of all public streets in the Specific Plan area.~~

6.9.2 OTHER AGENCY MAINTENANCE RESPONSIBILITY

The following facilities will be maintained by other agencies:

- Atascadero Mutual Water Company: public on-site and offsite water facilities within the Specific Plan area.
- PG&E: Street lighting within public rights-of-way in the Specific Plan area.
- Caltrans: Public improvements within the Caltrans right-of-way.
- All private electrical, natural gas, telephone, cable TV, and other non-City utilities.

6.9.3 PRIVATE MAINTENANCE

Private and public improvements to be maintained by the developers include, but are not limited to, the following:

- Streets, drives, lanes and pedestrian paths on private property within the Specific Plan area.
- Public streets within any residential subdivisions
- Traffic control signs and pavement markings on private property within the Specific Plan area.
- Landscaping and lighting on private property within the Specific Plan area.
- Property line walls, fences, retaining walls, refuse storage areas, signs, slopes, and parking lots.
- Open space areas on private property within the Specific Plan area including detention facilities, bio-swales, and other low-impact-development features.
- Newly constructed drainage facilities on private property within the Specific Plan area.
- Landscaped frontages within the right-of-way of all public streets.
- Street lighting within public rights of way in the Specific Plan area.
- Landscaping within the center medians of all public streets in the Specific Plan area.

6.10 SUBSTANTIAL CONFORMANCE

During review of construction plans and building permit applications, the Community Development Director or designee shall have the limited ability to interpret the Specific Plan and determine that the proposed development is in substantial conformance with the Del Rio Road Commercial Area Specific Plan. The use of substantial conformance is intended to ensure orderly development, quality aesthetic design, and safe and harmonious placement of uses within the Specific Plan area. Determinations of substantial conformance shall be made administratively by the Community Development Director or designee without the need for a public hearing. A substantial conformance determination made pursuant to this Section 6.10 shall be considered a ministerial decision that is not subject to CEQA.

A project proposal for development within the Specific Plan area shall be considered to be in substantial conformance with the Specific Plan, not requiring a Specific Plan amendment, in the event that any of the following occurs:

- The addition of a land use not listed in Chapter 4: Development Standards of this Specific Plan, provided that the proposed use is equivalent in its nature and intensity to a use listed in Chapter 4 of this Specific Plan.
- A change in utility or public service provider to the Specific Plan area.
- Minor changes or adjustments to lot lines or the alignment of access roads, parking lot configurations, community facility plans, or public infrastructure facility plans such as drainage, sewer, water and other utilities.

- Minor deviations from the Land Use Plan and related policies, as contained in Chapter 3: Land Use Plan, of the Specific Plan.
- The merger of the two Commercial Outparcels into a single Commercial Outparcel to be developed with a retail, restaurant or office use, provided the development does not exceed the combined maximum floor area permitted for the two Commercial Outparcels of 10,000 square feet.
- Minor deviations from the Major Tenant Project and Annex Project sign programs that are consistent with the conceptual design set forth in Chapter 5: Design Guidelines, of the Specific Plan.
- Minor changes to landscape materials and streetscape design which are consistent with the conceptual design set forth in Chapter 5: Design Guidelines, of the Specific Plan.
- Minor deviations from the design guidelines contained in Chapter 5: Design Guidelines, of the Specific Plan, including but not limited to, architectural details, building size, bulk, orientation and other plan details.
- A reduction in the minimum required parking spaces, provided that a parking study demonstrates the proposed reduction in parking spaces is justified based on the mix of uses within the Specific Plan area and the use of shared parking between those uses.
- Other modifications of a similar nature to those listed above which are deemed minor by the Community Development Director or designee, that are in keeping with the purpose and intent of the approved Specific Plan.

6.10.1 PROCEDURE

A. APPLICATION

Applications for the determination of substantial conformance shall be made on forms provided by the Community Development Director or designee and shall be accompanied by a filing fee and a Plot Plan, as described in Section 9-2.107 of the Atascadero Municipal Code. Applications shall be made by the owner of the property for which the approval is sought, or an authorized agent.

B. HEARING

No public hearing shall be required for a determination of substantial conformance.

C. ACTION BY REVIEWING AUTHORITY

The reviewing authority for a determination of substantial conformance shall be the Community Development Director or designee. The Community Development Director or designee shall determine by providing written notice to the applicant that the proposed addition of a land use or other revision requested pursuant to this Section 6.10 is in substantial conformance with the Del Rio Road Commercial Area Specific Plan if it complies with all applicable provisions of Atascadero Municipal Code Title 9 and is consistent with the purpose and intent of this Specific Plan. The action of the Community Development Director or designee shall be final with no appeal.

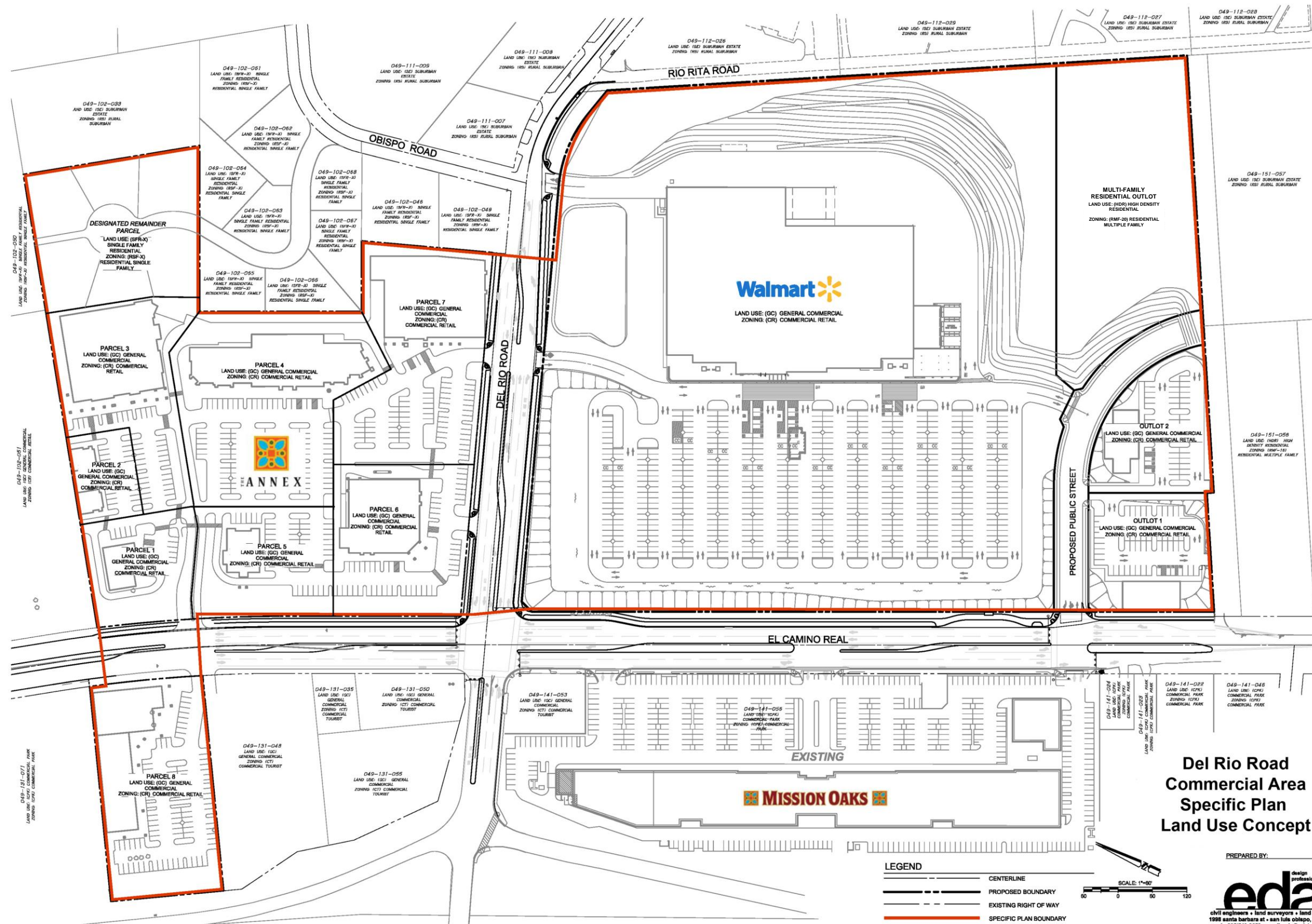
6.11 SPECIFIC PLAN AMENDMENTS

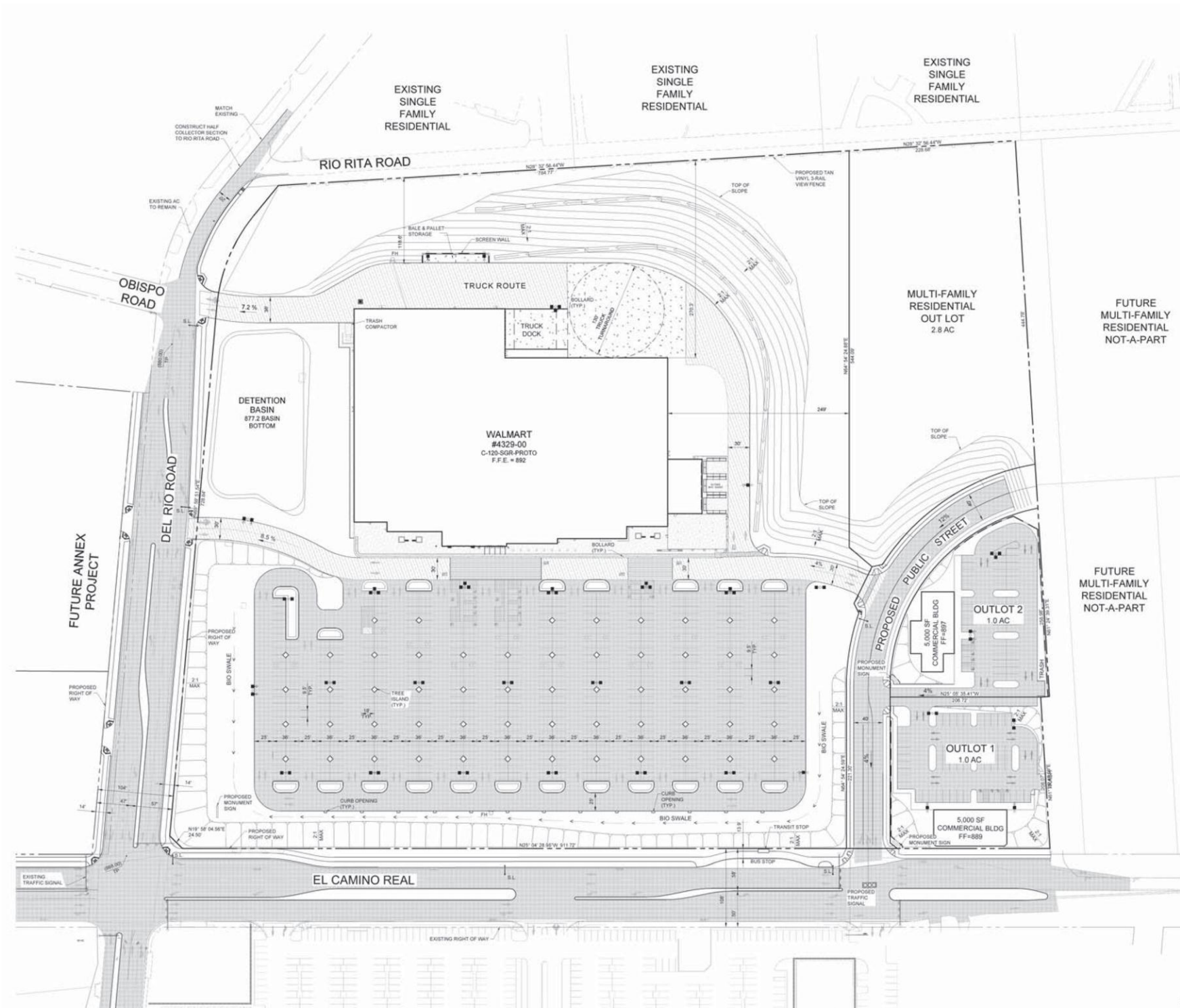
Amendments to the Del Rio Road Commercial Area Specific Plan shall be required for revisions that are beyond the scope of substantial conformance determinations. Specific Plan Amendments shall be processed pursuant to the provisions of the California Government Code Section 65453(a).

VII MASTER PLAN OF DEVELOPMENT EXHIBITS

(Adopted by Separate Resolution)

Exhibit 1: Del Rio Road Commercial Area Specific Plan Site Plan	VII-1
Exhibit 2: Major Tenant Project Conceptual Site Plan	VII-2
Exhibit 3: Annex Project Conceptual Site Plan	VII-3
Exhibit 4: City of Atascadero Existing Land Use	VII-4
Exhibit 5: City of Atascadero Proposed Land Use	VII-5
Exhibit 6: City of Atascadero Existing Zoning	VII-6
Exhibit 7: City of Atascadero Proposed Zoning	VII-7
Exhibit 8: Major Tenant Project Preliminary Utility Plan	VII-8
Exhibit 9: Annex Project Preliminary Utility Plan	VII-9
Exhibit 10: Major Tenant Project Preliminary Grading Plan	VII-10
Exhibit 11: Annex Project Preliminary Grading Plan	VII-11
Exhibit 12: Major Tenant Project Sign Program	VII-12
Exhibit 13: Annex Project Sign Program	VII-28





SITE DATA

Walmart AREA	19.0 ACRES
OUTLOT 1	1.0 ACRES
OUTLOT 2	1.0 ACRES
OUTLOT 3	2.8 ACRES
TOTAL SITE	23.8 ACRES

BUILDING DATA

Walmart Store	123,112 S.F.
OUTLOT TOTAL	10,000 S.F.

PARKING DATA

Walmart	
STANDARD SPACES	579 SPACES
ACCESSIBLE SPACES	+17 SPACES
TOTAL PARKING PROVIDED	596 SPACES
PARKING RATIO PROVIDED	4.8/1,000 S.F.
CART CORRALS	11
OUTLOT 1	
STANDARD SPACES	50 SPACES
ACCESSIBLE SPACES	4 SPACES
OUTLOT 2	
STANDARD SPACES	43 SPACES
ACCESSIBLE SPACES	4 SPACES
TOTAL PARKING Walmart, OUTLOT 1, AND OUTLOT 2	697 SPACES

NOTES

- ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING.
- TYPICAL DIMENSIONS:

MAJOR RETAIL "A"

- 90' STALLS
- WIDTH: 9.5'
- DEPTH: 18'
- TWO WAY AISLES 25'

LEGEND

--- (dashed line)	BOUNDARY
--- (solid line)	INTERIOR PARCEL LINE
--- (solid line)	EXTERIOR PARCEL LINE
--- (solid line)	PROPOSED STRUCTURE
--- (solid line)	PROPOSED IMPROVEMENT
--- (solid line)	PROPOSED SLOPE CONTOUR
--- (solid line)	PROPOSED FLOWLINE
--- (hatched area)	AC
--- (dotted area)	CONCRETE
--- (XX.X)	FINISHED FLOOR
--- (CC)	CART CORRAL

**VESTING TENTATIVE
PARCEL MAP AT 09-0073**

SITE PLAN

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 8, 9, 10, AND 11 IN BLOCK 22 OF ATASCADERO COLONY PER BOOK 34C, PAGE 25 OF MAPS, ALONG WITH PARCELS 1 AND 2 PER BOOK 42, PAGE 87 OF PARCEL MAPS, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

STORE # 4329-00
SE CORNER OF DEL RIO AND EL CAMINO
ATASCADERO, CA

PREPARED FOR: _____ PREPARED BY: _____



Sam Walton Development Complex
2001 Southeast 10th Street
Bentonville, AR 72716-0550

1998 Santa Barbara St • San Luis Obispo, CA 93401
ph. 800.848.8058 • email: info@edainc.com



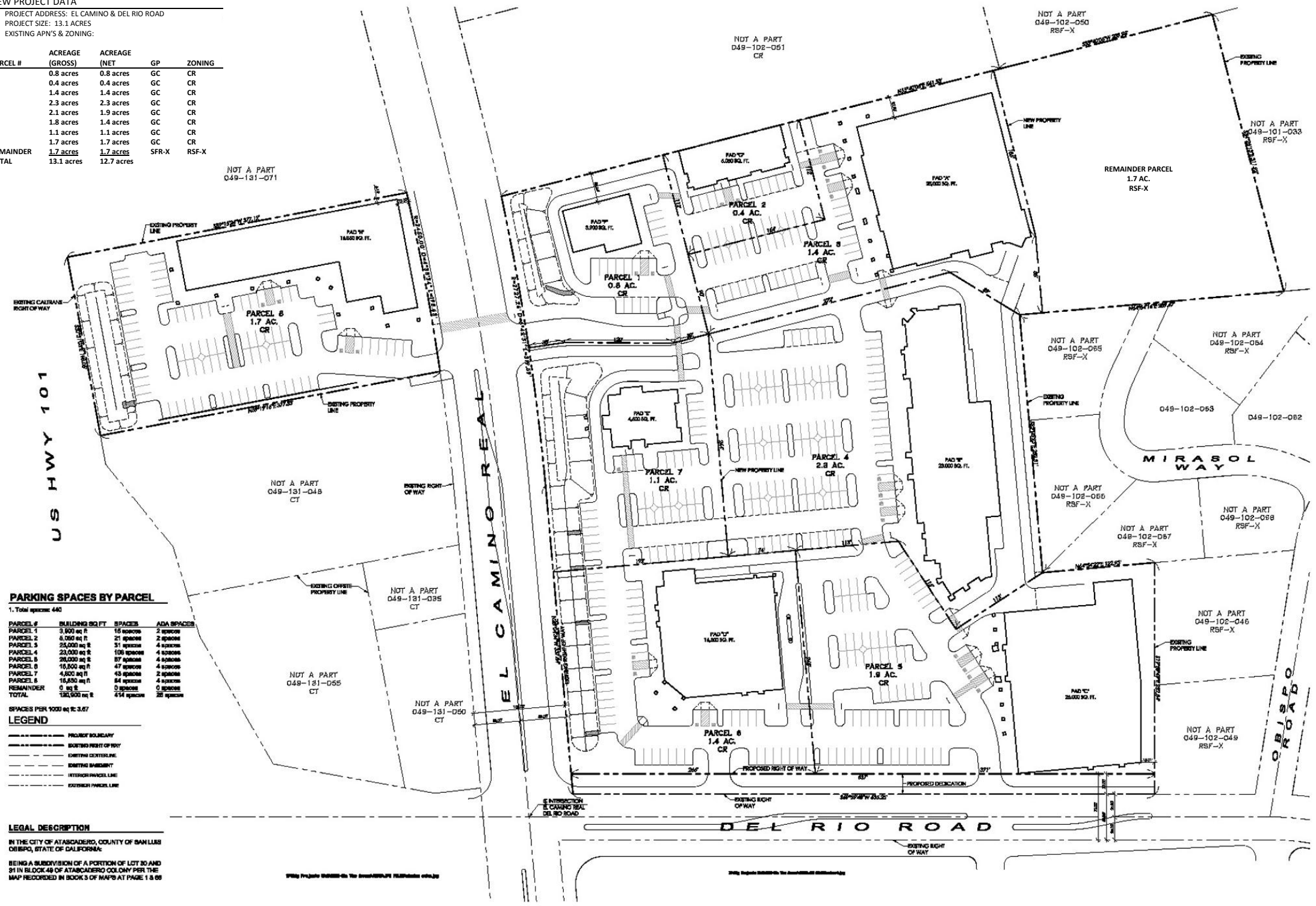
NEW PROJECT DATA

- PROJECT ADDRESS: EL CAMINO & DEL RIO ROAD
- PROJECT SIZE: 13.1 ACRES
- EXISTING APN'S & ZONING:

PARCEL #	ACREAGE (GROSS)	ACREAGE (NET)	GP	ZONING
1	0.8 acres	0.8 acres	GC	CR
2	0.4 acres	0.4 acres	GC	CR
3	1.4 acres	1.4 acres	GC	CR
4	2.3 acres	2.3 acres	GC	CR
5	2.1 acres	1.9 acres	GC	CR
6	1.8 acres	1.4 acres	GC	CR
7	1.1 acres	1.1 acres	GC	CR
8	1.7 acres	1.7 acres	GC	CR
REMAINDER	1.7 acres	1.7 acres	SFR-X	RSF-X
TOTAL	13.1 acres	12.7 acres		



ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA



PARKING SPACES BY PARCEL

1. Total spaces: 440

PARCEL #	BUILDING SQ FT	SPACES	ADA SPACES
PARCEL 1	3,900 sq ft	16 spaces	2 spaces
PARCEL 2	6,000 sq ft	25 spaces	2 spaces
PARCEL 3	25,000 sq ft	51 spaces	4 spaces
PARCEL 4	23,000 sq ft	108 spaces	4 spaces
PARCEL 5	28,000 sq ft	87 spaces	4 spaces
PARCEL 6	19,500 sq ft	47 spaces	4 spaces
PARCEL 7	4,800 sq ft	43 spaces	2 spaces
PARCEL 8	16,800 sq ft	84 spaces	4 spaces
REMAINDER	0 sq ft	0 spaces	0 spaces
TOTAL	132,000 sq ft	434 spaces	28 spaces

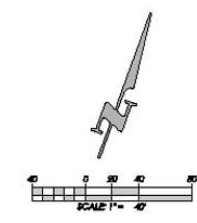
SPACES PER 1000 sq ft: 3.67

- LEGEND**
- PROJECT BOUNDARY
 - EXISTING RIGHT OF WAY
 - EXISTING CENTERLINE
 - EXISTING ALIGNMENT
 - INTERNAL PARCEL LINE
 - EXTERNAL PARCEL LINE

LEGAL DESCRIPTION
IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA:
BEING A SUBDIVISION OF A PORTION OF LOT 30 AND 31 IN BLOCK 49 OF ATASCADERO COLONY PER THE MAP RECORDED IN BOOK 3 OF MAPS AT PAGE 1 & 2

VESTING TENTATIVE PARCEL MAP #AT-07-0059

PROPOSED LOT CONFIGURATION



DRAWING NUMBER

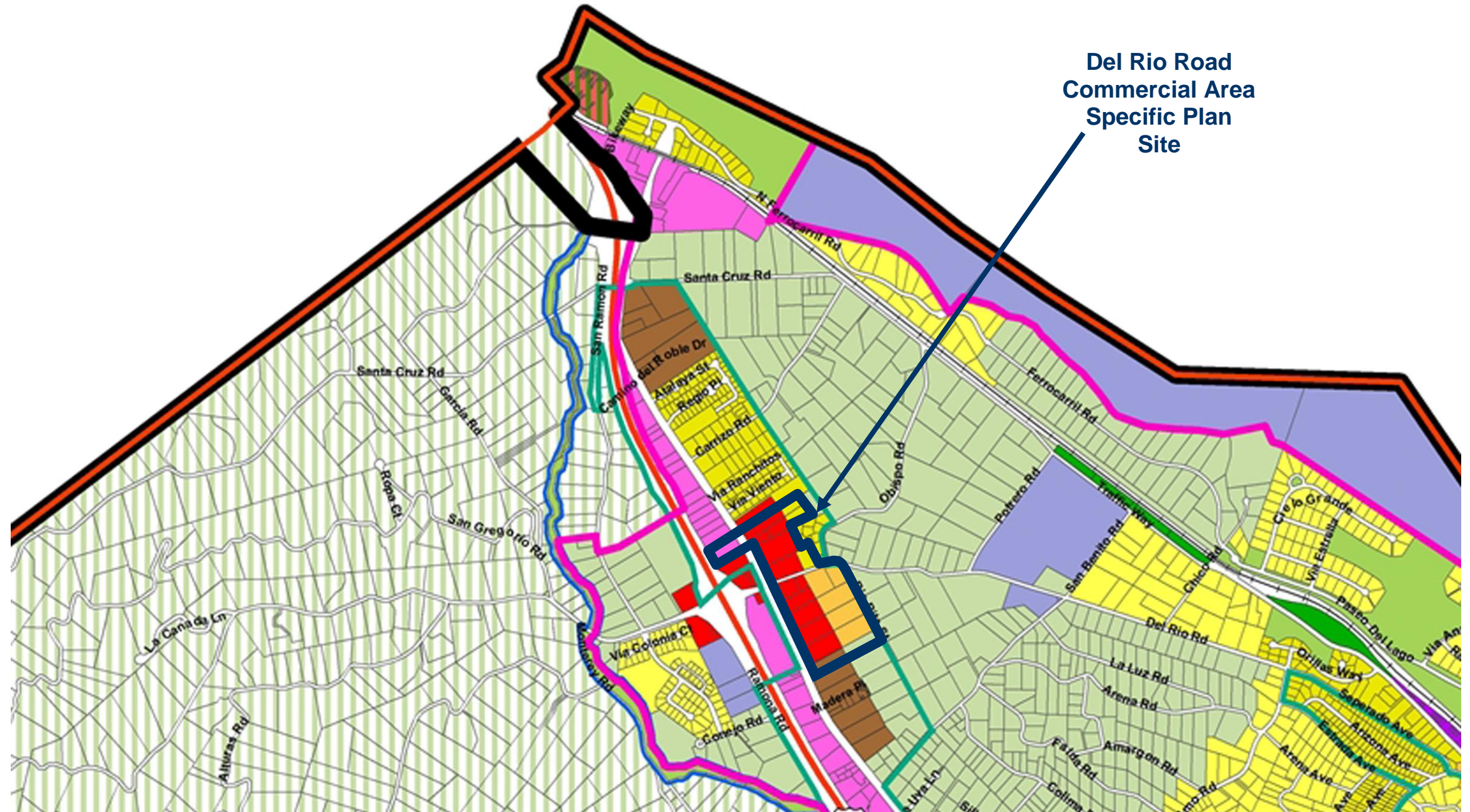
C3

**ARCHITECTURE
CIVIL ENGINEERING
SURVEYING**

899 TANK PARRA ROAD, SUITE 140
SAN LUIS OBISPO
CALIFORNIA 93401
PHONE: (805) 444-8900
www.omnieng.com

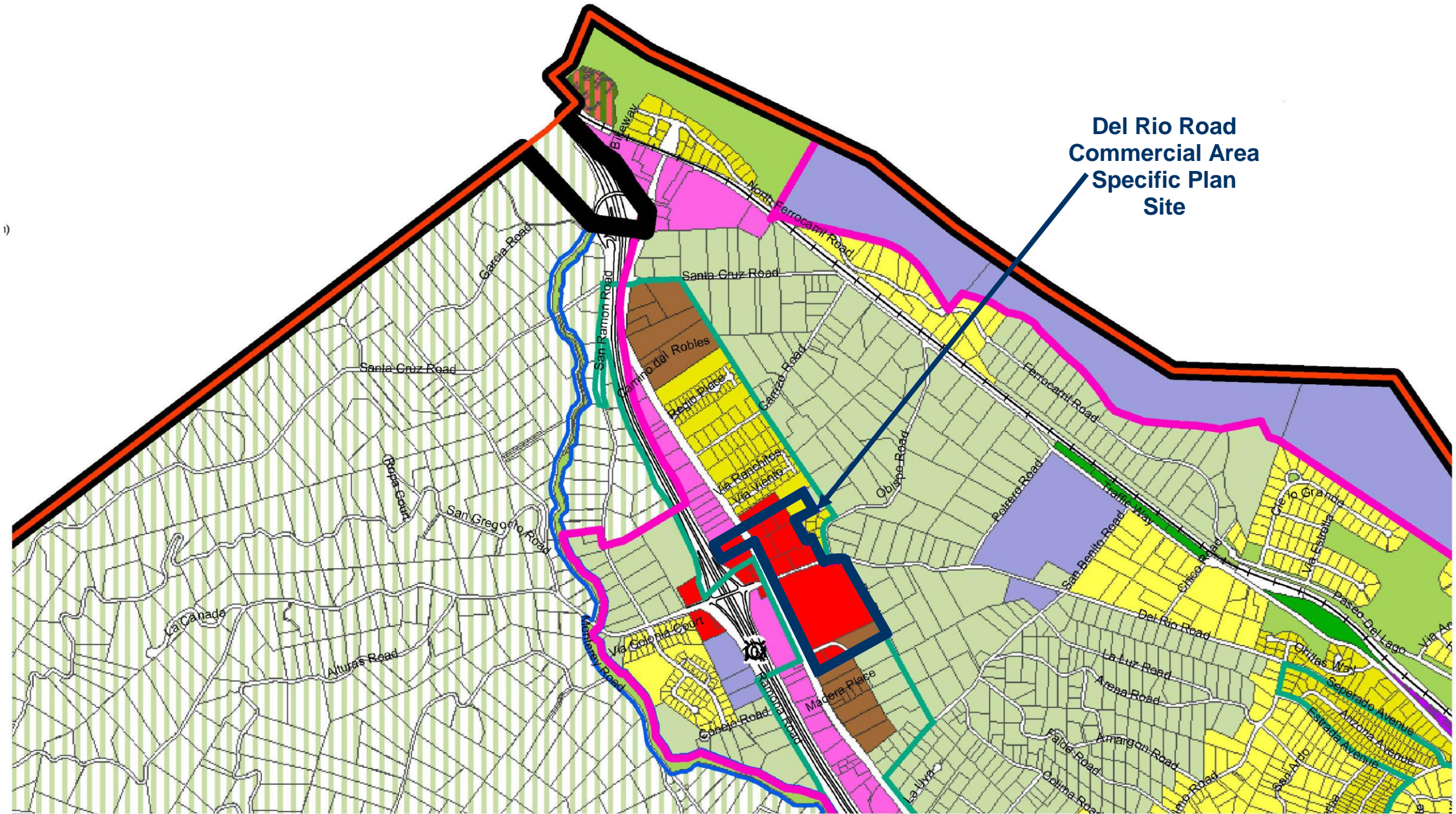
City of Atascadero Existing Land Use

-  Creek Buffers
- City Boundaries**
-  Urban Reserve Line / LAFCO Sphere of Influence
-  Urban Service Line
-  Colony Boundary
-  City Limits
-  Redevelopment Area
- Land Use Designations**
-  RR: Rural Residential
-  RE: Rural Estates (2.5 - 10 acre lot min)
-  SE: Suburban Estates (2.5 - 10 acre lot min)
-  SFR-Z: Single Family Residential (1.5 - 2.5 acre lot min)
-  SFR-Y: Single Family Residential (1.0 acre lot min)
-  SFR-X: Single Family Residential (0.5 acre lot min)
-  MDR: Medium Density Residential (10 units / ac)
-  HDR: High Density Residential (Min 20 - Max 24 units / ac)
-  GC: General Commercial
-  SC: Service Commercial
-  D: Downtown
-  MU-PD: Mixed Use
-  CPK: Commercial Park
-  I: Industrial
-  CREC: Commercial Recreation
-  REC: Public Recreation
-  OS: Open Space
-  A: Agriculture
-  P: Public Facilities
-  Unincorporated
-  Right-of-Way



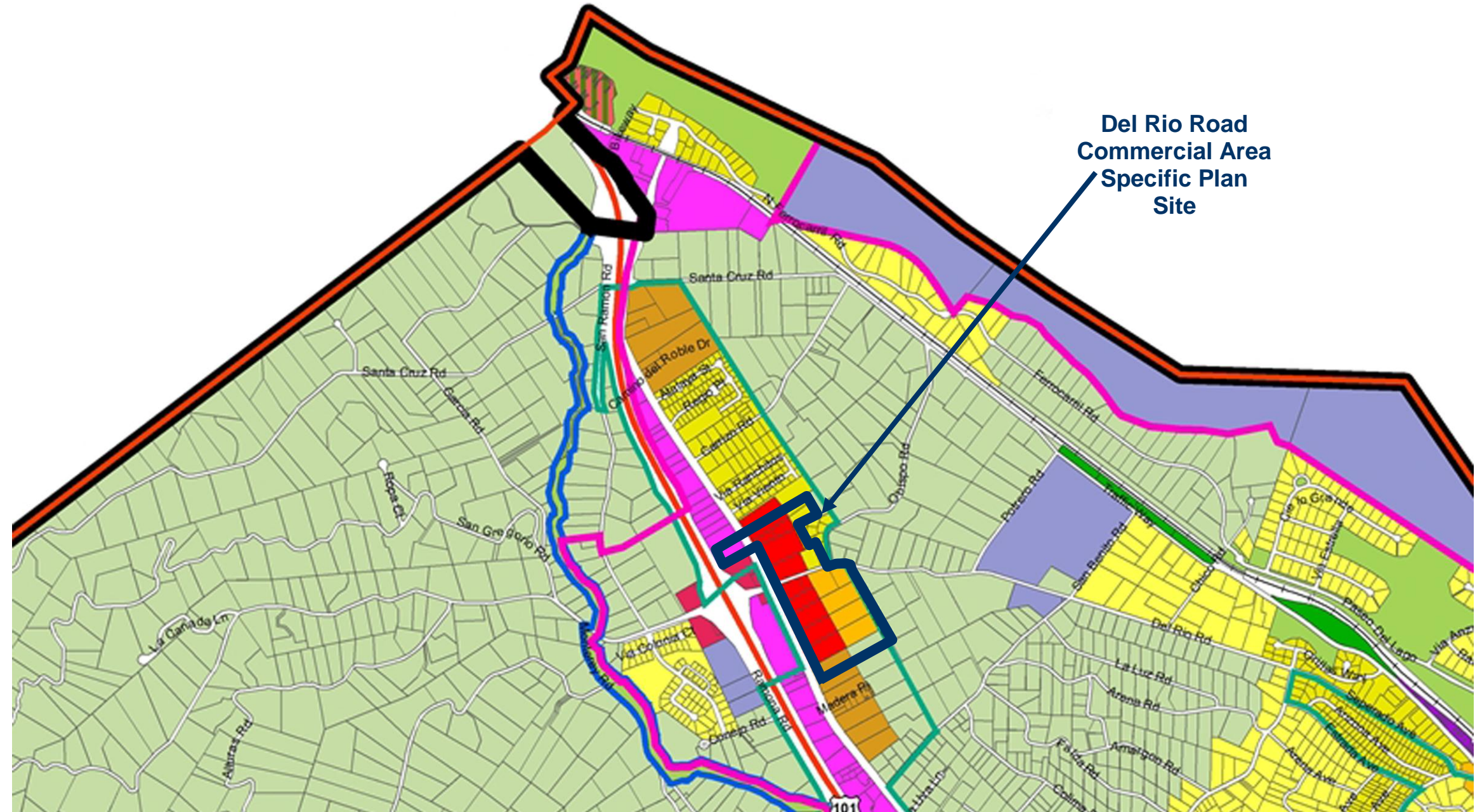
City of Atascadero Proposed Land Use

- Creek Buffers
- City Boundaries**
- Urban Reserve Line / LAFCO Sphere of Influence
- Urban Service Line
- Colony Boundary
- City Limits
- Redevelopment Area
- Land Use Designations**
- RR: Rural Residential
- RE: Rural Estates (2.5 - 10 acre lot min)
- SE: Suburban Estates (2.5 - 10 acre lot min)
- SFR-Z: Single Family Residential (1.5 - 2.5 acre lot min)
- SFR-Y: Single Family Residential (1.0 acre lot min)
- SFR-X: Single Family Residential (0.5 acre lot min)
- MDR: Medium Density Residential (10 units / ac)
- HDR: High Density Residential (Min 20 - Max 24 units / ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way



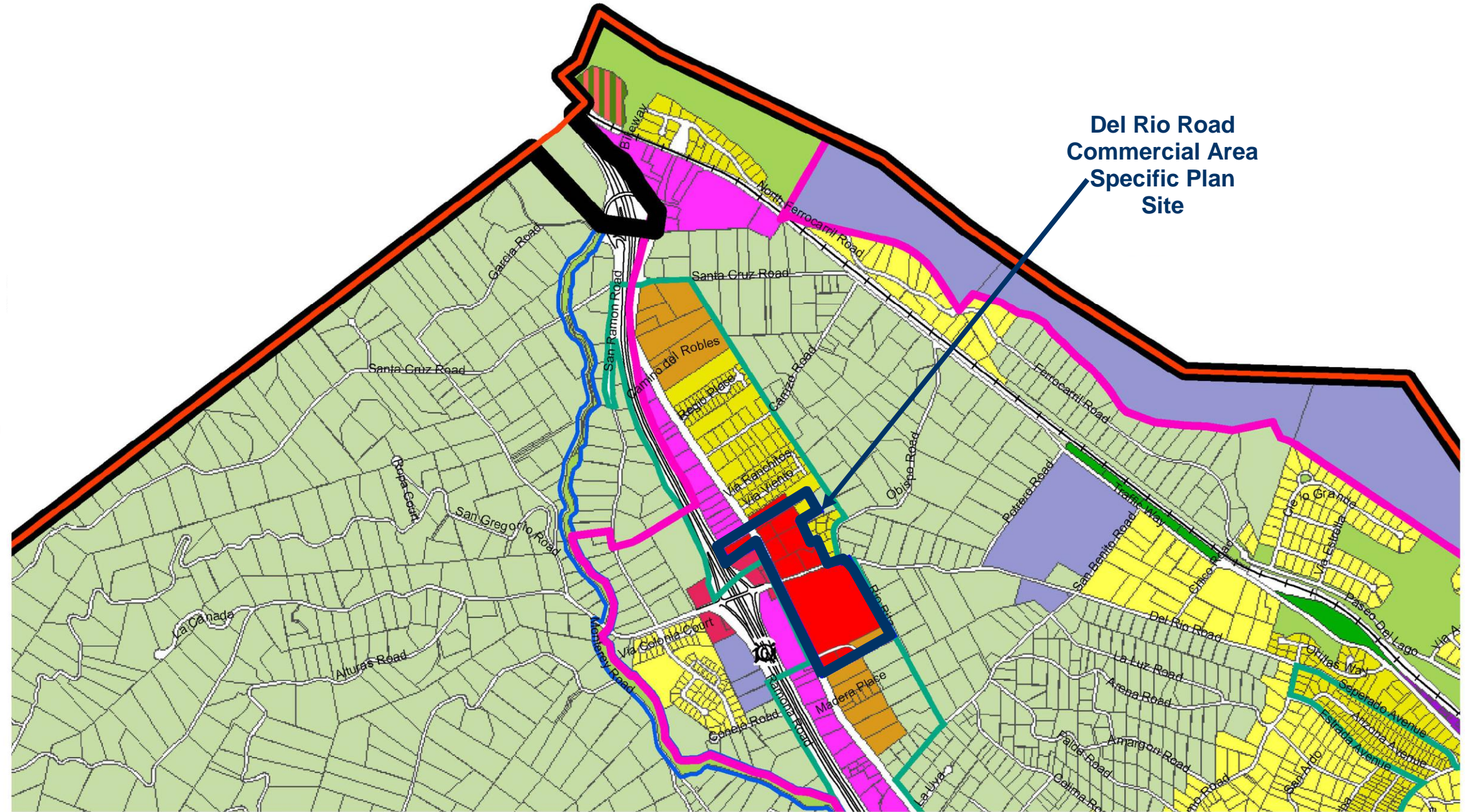
City of Atascadero Existing Zoning

- Creek Buffers
- City Boundaries**
- Urban Reserve Line / LAFCO Sphere of Influence
- Urban Service Line
- Colony Boundary
- City Limits
- Redevelopment Area
- Zoning Designations**
- RR: Rural Residential
- RS: Rural Suburban (2.5 - 10 acre lot min)
- RSF-Z: Residential Single Family (1.5 - 2.5 acre lot min)
- RSF-Y: Residential Single Family (1.0 acre lot min)
- RSF-X: Residential Single Family (0.5 acre lot min)
- LSF-Y: Limited Single Family Residential (1.0 acre lot min)
- LSF-X: Limited Single Family Residential (0.5 acre lot min)
- RMF-10: Residential Multiple Family (10 units / ac)
- RMF-20: Residential Multiple Family (Min 20 - Max 24 units / ac)
- SP1: Specific Plan 1 (Woodridge)
- CN: Commercial Neighborhood
- CP: Commercial Professional
- CR: Commercial Retail
- CS: Commercial Service
- CT: Commercial Tourist
- CPK: Commercial Park
- DC: Downtown Commercial
- DO: Downtown Office
- I: Industrial
- IP: Industrial Park
- L: Recreation
- LS: Special Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way

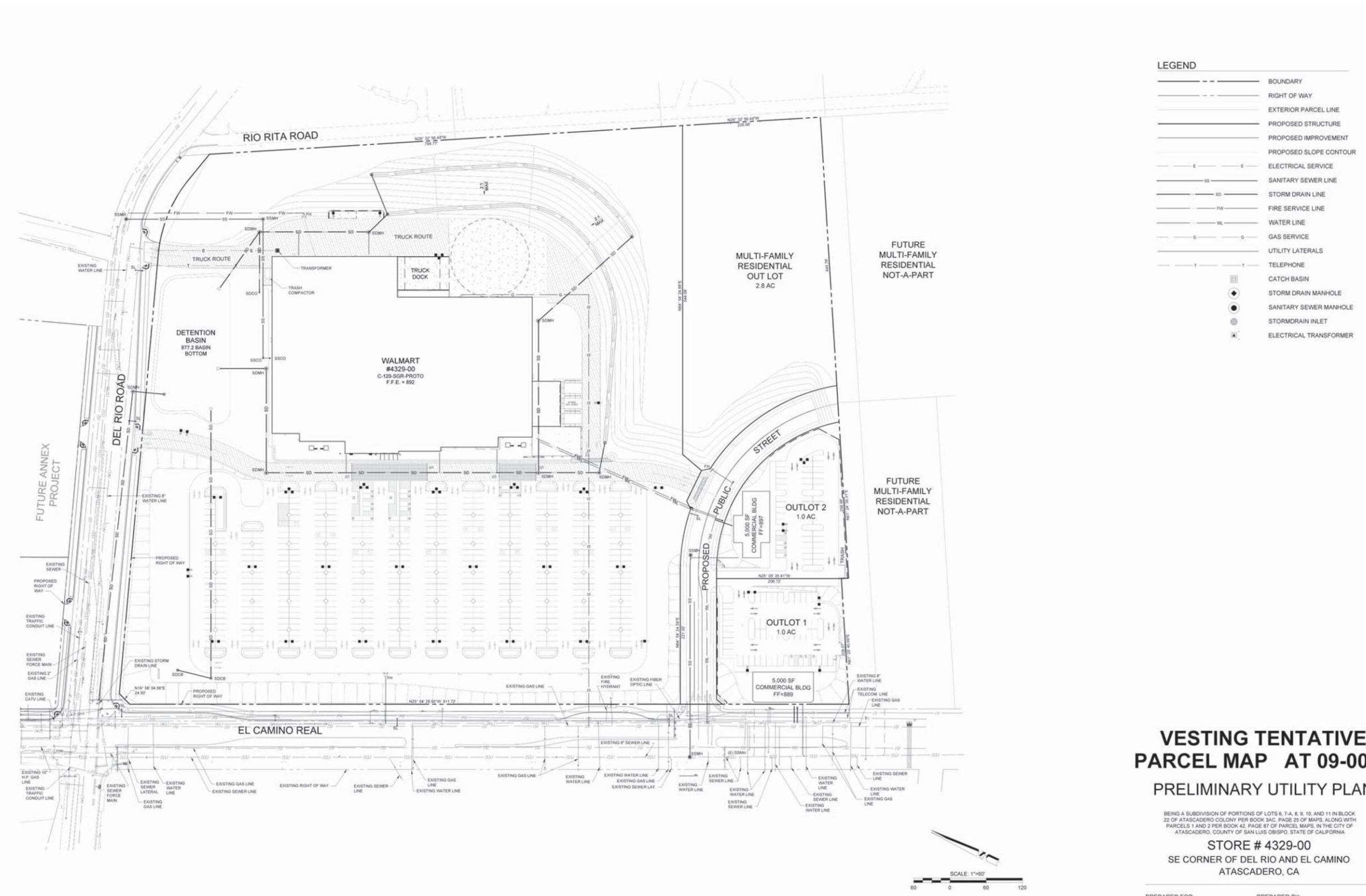


City of Atascadero Proposed Zoning

- Creek Buffers
- City Boundaries**
- Urban Reserve Line / LAFCO Sphere of Influence
- Urban Service Line
- Colony Boundary
- City Limits
- Redevelopment Area
- Zoning Designations**
- RR: Rural Residential
- RS: Rural Suburban (2.5 - 10 acre lot min)
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- I: Industrial
- IP: Industrial Park
- L: Recreation
- LS: Special Recreation
- OS: Open Space
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- P: Public Facilities
- Unincorporated
- Right-of-Way



Del Rio Road
Commercial Area
Specific Plan
Site



**VESTING TENTATIVE
PARCEL MAP AT 09-0073
PRELIMINARY UTILITY PLAN**

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, A, 8, 9, 10, AND 11 IN BLOCK 22 OF ATASCADERO COLONY PER BOOK 34C, PAGE 25 OF MAPS, ALONG WITH PARCELS 1 AND 2 PER BOOK 42, PAGE 87 OF PARCEL MAPS, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

STORE # 4329-00
SE CORNER OF DEL RIO AND EL CAMINO
ATASCADERO, CA

PREPARED FOR: _____ PREPARED BY: _____

Walmart
Save money. Live better.

eda
Engineering & Design
2001 Southeast 17th Street
Bentonville, AR 72716-0550



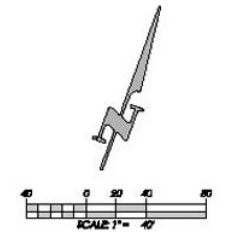
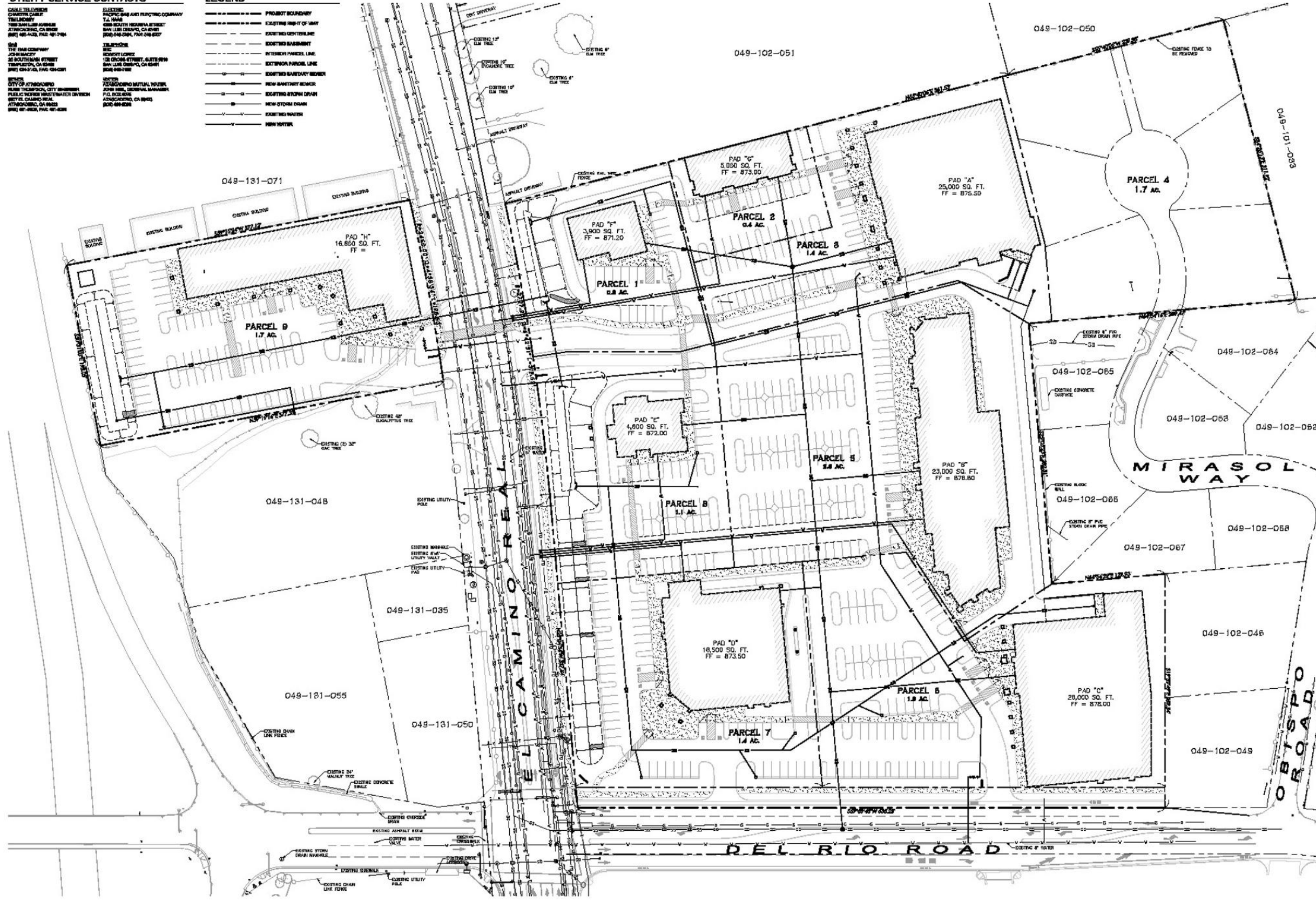
THE ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA

UTILITY SERVICE CONTACTS

CHILE TELECOM CUMMINS CABLE TELUS 7000 SAN LUIS AVENUE ATASCADERO, CA 95321 (805) 464-4100, FAX: 461-7994	ELECTRIC PACIFIC GAS AND ELECTRIC COMPANY T.L. 10400 600 SOUTH HICKORY STREET SAN LUIS OBISPO, CA 95051 (805) 438-5000, FAX: 438-5007
S&P THE S&P COMPANY JOHNSON CITY 25 SOUTH MAIN STREET TOWSON, CA 95376 (925) 334-3120, FAX: 334-3281	TELEPHONE SBC 120 CROSS STREET, SUITE 200 SAN LUIS OBISPO, CA 95051 (805) 438-5000
SFPUC CITY OF ATASCADERO 1000 THEODORE CITY SQUARE PUBLIC WORKS DEPARTMENT DIVISION 807 E. CAMINO REAL ATASCADERO, CA 95321 (805) 461-4000, FAX: 461-4000	WATER ATASCADERO MUTUAL WATER JOHN HILL, GENERAL MANAGER P.O. BOX 600 ATASCADERO, CA 95321 (805) 466-8200

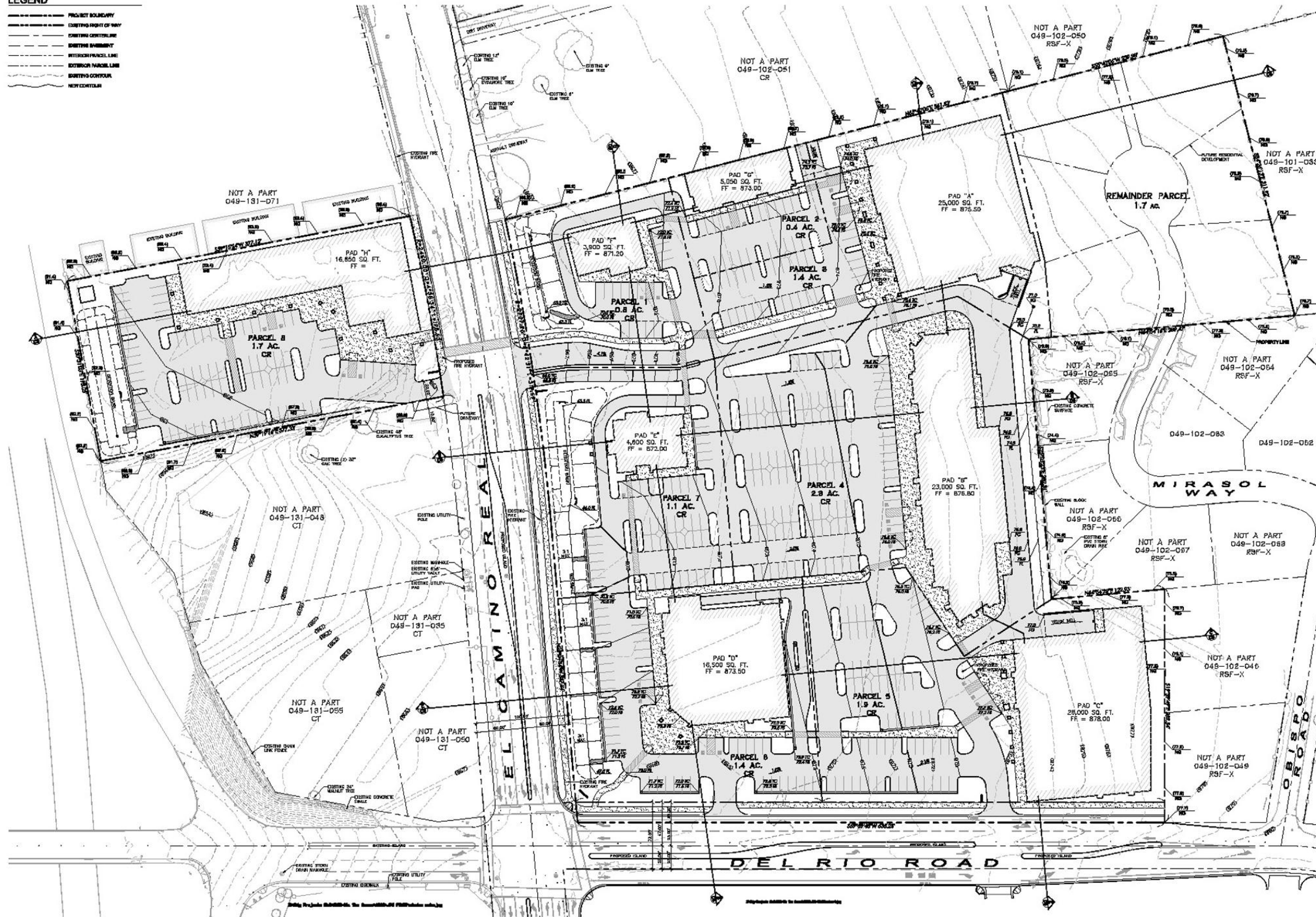
LEGEND

--- PROBABLY BOUNDARY
--- EXISTING IMP-IT OF HWY
--- EXISTING CENTERLINE
--- EXISTING BARRIERS
--- INTERIOR PARCEL LINE
--- EXTERIOR PARCEL LINE
--- EXISTING BARRIERS
--- NEW BARRIERS
--- EXISTING STORM DRAIN
--- NEW STORM DRAIN
--- EXISTING WATER
--- NEW WATER



LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- INTERIOR PARCEL LINE
- EXTERIOR PARCEL LINE
- EXISTING CONTOUR
- NEW CONTOUR



ANNEX
EL CAMINO REAL +
DEL RIO ROAD
ATASCADERO
CALIFORNIA

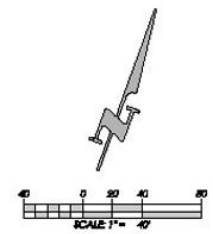


EXHIBIT 12: MAJOR TENANT PROJECT SIGN PROGRAM



Date: July 15, 2010
Job#: 07238
Sign Program

STORE NO. 4329-00
Atascadero, CA

Perkowitz + Ruth
ARCHITECTS
Long Beach, CA (562) 538-8000
www.perkowitz.com

Table of Contents

Project Directory 2

Purpose and Intent 3

General Provisions & Specifications 4

Construction Specifications & Miscellaneous Requirements 5

Site Plan Indicating Signage 6

Proposed Freestanding Sign 7

Walmart Elevations 8 - 11

Signage Details 12

Installation Details 13

STORE NO. 4329-00
 Alhambra, CA
 July 15, 2010



Project Directory

Architect of Record:
Perkowitz + Ruth Architects
Contact: Don Fukumoto
111 West Ocean Blvd., Suite 2100
Long Beach, CA 90802
Phone: 562.628.8000
Fax: 562.901.1568

Civil Engineer:
EDA Design Professionals
Contact: Jeff Wagner
1998 Santa Barbara Street
San Luis Obispo, CA 93401
Phone: 805.549.8658
Fax: 805.549.8704

STORE NO. 4329-00
Atascadero, CA
July 15, 2010



Purpose and Intent

To promote the quality of design desired for this Retail Project, this Sign Program establishes criteria for the design, implementation and regulation of Walmart signage, as well as site or thematic graphics for the Walmart located in Atascadero, CA. Signage of high quality design and materials using appropriate colors is considered an integral part of the image and success of this Retail Project.

Walmart may utilize any or all of the sign types described herein. All signage shall comply with applicable provisions of the Zoning Ordinance and land use plans of the City of Atascadero. All building and site signage shall be consistent with this Sign Program to provide a consistent and comprehensive design character.

The intent of this Sign Program is to ensure that signage for Walmart is designed and executed in a manner which will achieve the following objectives while providing desired project identification.

EXTERIOR SIGNAGE

The objectives of exterior signage are:

- To provide concise identity and information for shoppers and prospective shoppers while avoiding visual competition with the building's aesthetic or the site landscaping.
- To produce creative signage in good taste that will enhance Walmart's image while complementing the architectural and landscape design theme.
- To provide functional signage to effectively serve the needs of consumers while providing proper identification of the Walmart.
- To expedite the review and approval of Walmart's signage by providing guidelines and criteria that explain acceptable standards for the signage.

STORE NO. 4329-00
Atascadero, CA
July 15, 2010



General Provisions and Specifications

No sign shall be installed without the approval of this Sign Program by the City of Atascadero.

- Signs shall meet or exceed minimum industry standards for graphic quality and shall be designed to be compatible with and complementary to the surrounding building facades. Sign fabrication work shall meet or exceed minimum industry standards for quality.
- The sign copy, color, size and design shall be consistent with this Sign Program which shall be subject to approval by the City of Atascadero. Letter heights and logos, where specified, shall be determined by measuring the normal capital letter of a font exclusive of swashes, ascenders and descenders.
- Wall signs shall be affixed without visible means of attachment unless attachments make an intentional design statement and are an integral part of the design.
- Walmart's sign contractor shall repair any damage to the building caused by its work.

STORE NO. 4329-00
Atascadero, CA
July 15, 2010



Construction Specifications & Miscellaneous Requirements

- All identification signs and secondary identification signs shall consist of face-illuminated individual dimensional letter forms and/or symbols (or an assembly of dimensional letter forms where Walmart's logotype is script-style letters). All letter/symbol faces shall be translucent acrylic with integral color.
- The cabinet and/or channel letters shall be constructed of 0.060 - 0.090 aluminum, with 1/8" plastic face and fastened to the wall or fascia in an approved manner. All metal shall receive a minimum of two (2) coats of primer and two (2) coats of finish paint. Metal sheet seam joints shall be joined by pop rivets. Halo lighting, LED and/or neon need secondary ground fault consistent with UL2161. All letters shall have service access to lamps, ballasts and wiring.
- All fascia signs shall be centered left to right on the fascia or building frontage and generally centered top and bottom between fascia reveals. The vertical position will vary depending on the configuration of the sign and the locations of the reveals on the sign fascia.
- Power will be provided from the site and/or building electrical panel to a junction box at all sign locations. Power connection shall be Walmart's responsibility. A time clock shall be provided by Walmart to turn off power to its wall signs. All electrical signs shall bear the Underwriters Laboratory "UL" symbol (not visible to the public view), and the installation of all electrical signs shall comply with applicable building and electrical codes. Walmart shall pay for electrical service for the signs. All conductors, transformers and other equipment shall be concealed.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. All bolts, fastenings, clips, etc., shall be painted to match the adjacent building surface.
- All lettering shall be restricted to the "net sign area". No projection above or below the "net sign area" shall be permitted, except as otherwise approved in writing.
- Any hole or other building damage resulting from the removal of a sign shall be repaired and painted to match the building surface in the vicinity of the damage.
- Walmart shall maintain its signs in accordance with applicable City of Atascadero standards and shall replace defective lights and components in a timely manner.
- All sign installers shall comply with applicable State and local statutes, regulations and ordinances, and shall possess a current, valid City of Atascadero business license, and shall provide evidence of a current, valid Workman's Compensation Insurance policy.

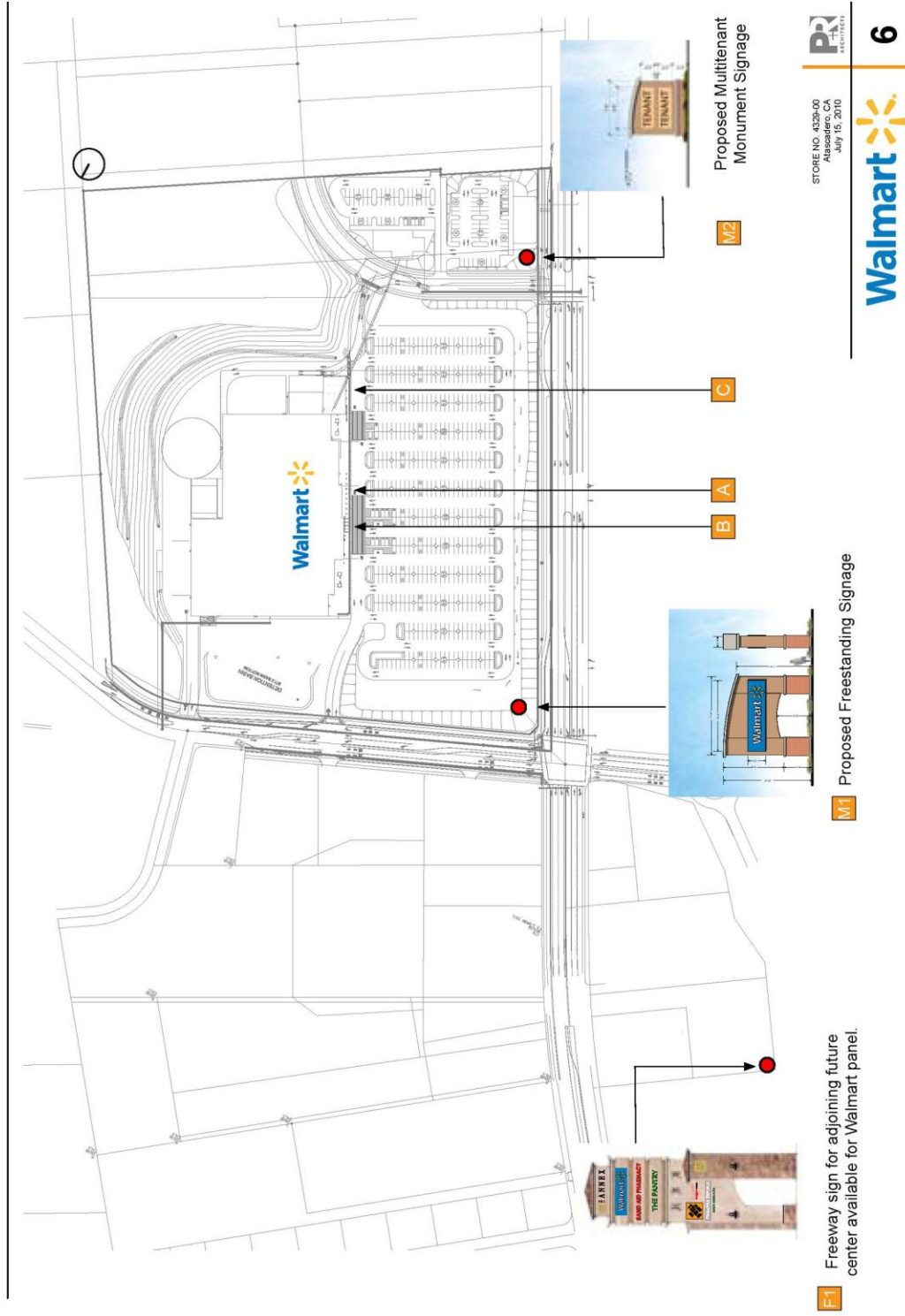
STORE NO. 4325-00
Atascadero, CA
July 16, 2010



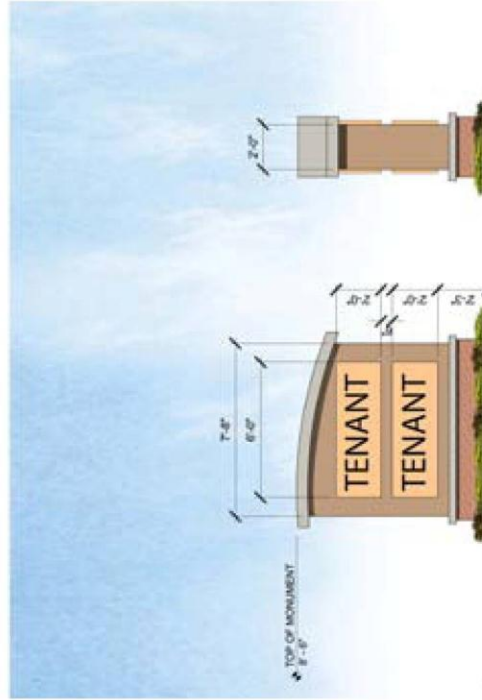
5



Site Plan Indicating Signage



Proposed Freestanding Sign

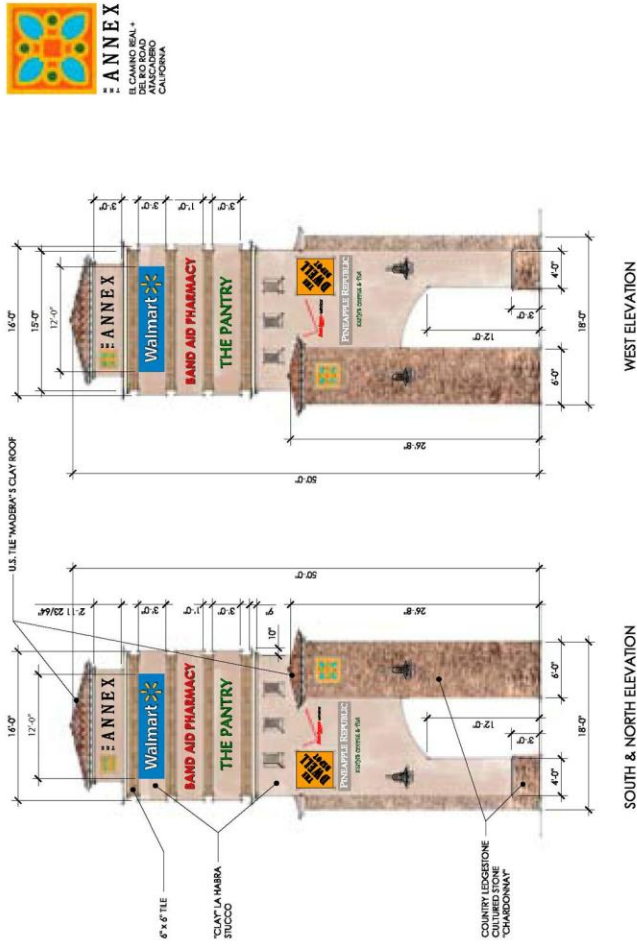


M2 Monument Signage
Walmart Sign Area Per Side: 24.00 S.F.
THE SIGN M2 WILL BE THE RESPONSIBILITY
OF FUTURE TENANT TO PROVIDE.



M1 Proposed Freestanding Signage
Walmart Sign Area Per Side: 64.00 S.F.

Proposed Freestanding Sign



SIGNAGE PROGRAM

FREEWAY SIGN

F1 Proposed Freestanding Signage
Walmart Sign Area Per Side: 64.00 S.F.

FREEWAY SIGN TO BE CONSTRUCTED BY DEVELOPER.



STORE NO. 4325-00
ATASCADERO, CA
JULY 15, 2010



Front - West Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sanguard Weatherable Polycarbonate
Color: White with a yellow spark
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
A (I)	Walmart*	8'-0" x 37'-3"	298.00 sf
B (N)	Market & Pharmacy	3'-5 1/2" x 29'-8 1/2"	102.58 sf
C (N)	Outdoor Living	3'-4 7/8" x 22'-7 7/8"	77.24 sf

Sign Area Sub-Total: **477.82 sf**
Total Building Signage Area: **477.82 sf**

STORE NO. 4325-00
ATASCADERO, CA
JULY 16, 2010



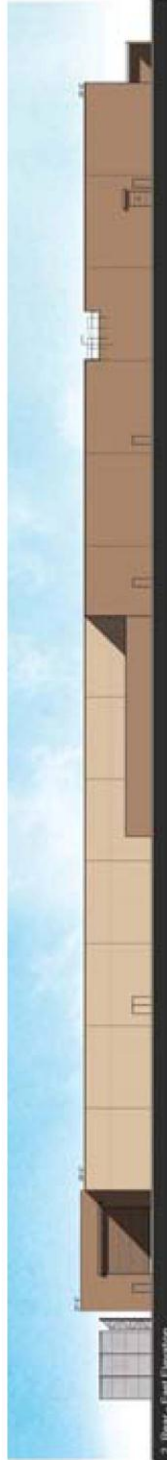
Rear - East Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White with a yellow spark
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
N/A	N/A	N/A	N/A

Sign Area Sub-Total: **N/A sf**
Total Building Signage Area: **477.82 sf**

STORE NO. 4329-00
Atascadero, CA
July 15, 2010



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Left - North Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sunguard Weatherable Polycarbonate
Color: White with a yellow spark
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
N/A	N/A	N/A	N/A

Sign Area Sub-Total: **N/A sf**
Total Building Signage Area: **477.82 sf**

STORE NO. 4329-00
Atascadero, CA
July 16, 2010



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Right - South Elevation

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Sanguard Weatherable Polycarbonate
Color: White with a yellow spark
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 anchors per sign

NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf Plastic
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
Minimum 3 studs per sign.



SIGN	NAME	DIMENSION	TOTAL
N/A	N/A	N/A	N/A

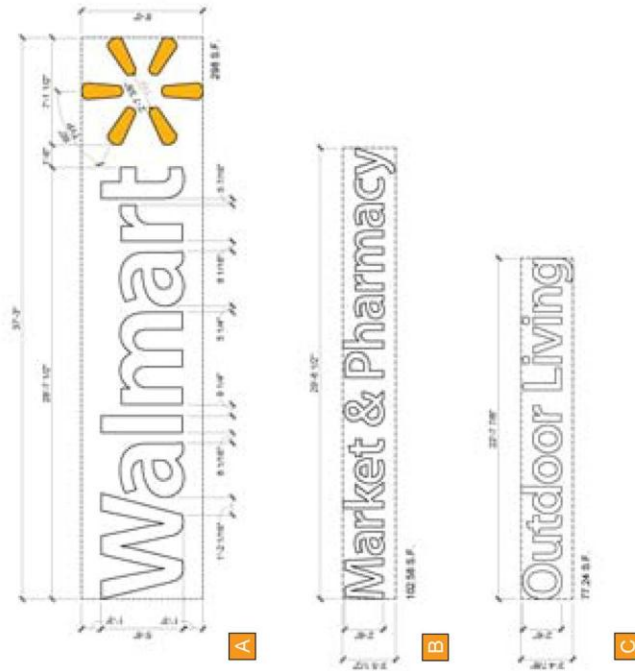
Sign Area Sub-Total: **N/A sf**
Total Building Signage Area: **477.82 sf**

STORE NO. 4329-00
Atascadero, CA
July 15, 2010



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Signage Details

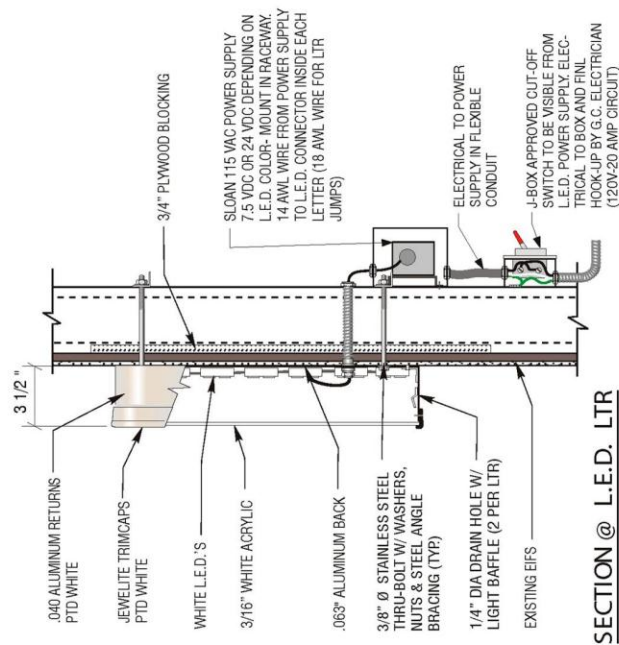
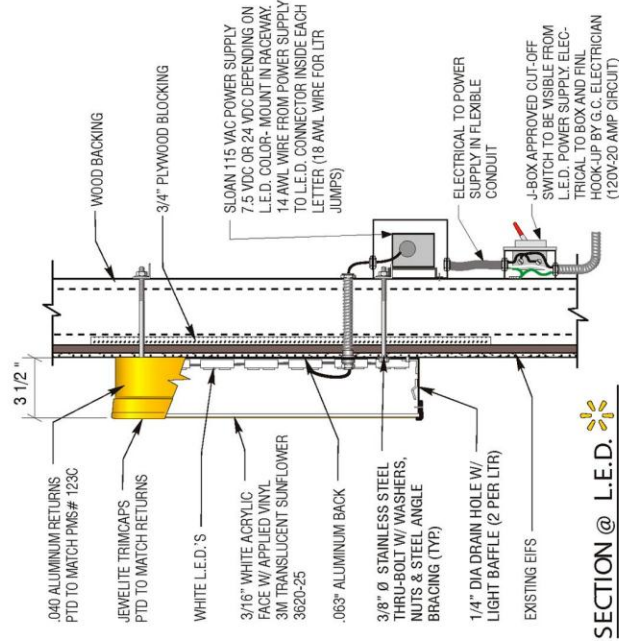


STORE NO. 4328-00
Atascadero, CA
July 15, 2010



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Installation Details



STORE NO. 4329-00
Atascadero, CA
July 16, 2016

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Exhibit L Sign Program



THE ANNEX

Application for:
General Plan Amendment
Zone Change
Vesting Tentative Parcel Map
Specific Plan
Tree Removal

April 2, 2010

Exhibit Signage Program



Signage Program Summary:

In compliance with City requirements, the Annex project will consist of wall mounted signs, with one tenant wall sign per business street frontage of 20 square feet, or 30 square feet where tenant space is 10,000 square feet or more. In several cases, where national stores are anticipated, extra signage is requested. In total, the Annex project will consist of 400 square feet of allowable wall signs and 150 square feet of requested additional wall signs. All wall signs will utilize materials, colors, and design motifs that are compatible with the architecture and color of the buildings on-site and adjacent properties and will be internally illuminated.

Parcel 1 of the Annex project will feature 2 monument signs at the southwest corner of the lot and the main westerly driveway along El Camino Real, as well as a smaller secondary address sign at the southerly driveway along Del Rio Road. Parcel 2 will also have 1 monument sign at the main driveway along El Camino Real. All monument signs will feature landscaping or decorative hardscaping at the base and will be consistent with the architectural design of the shopping center.

Additionally, the Annex will feature a free-standing freeway oriented sign, approximately 50 feet in height, with a maximum area not to exceed 60 square feet per tenant that will be consistent with the architectural design of the shopping center. Signage will consist of individually illuminated pan channel letters for each tenant and approximately 30 square feet of center identification. The free-standing sign will be available for use to any business within the specific plan boundary.



THE ANNEX

Application for:
General Plan Amendment
Zone Change
Vesting Tentative Parcel Map
Specific Plan
Tree Removal

Exhibit Signage Program



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Parcel 1 of the Annex project will feature 2 monument signs at the southwest corner of the lot and the main westerly driveway along El Camino Real, as well as a smaller secondary address sign at the southerly driveway along Del Rio Road. Parcel 2 will also have 1 monument sign at the main driveway along El Camino Real. All monument signs will feature landscaping or decorative hardscaping at the base and will be consistent with the architectural design of the shopping center.

Additionally, the Annex will feature a free-standing freeway oriented sign, approximately 50 feet in height, with a maximum area not to exceed 60 square feet per tenant that will be consistent with the architectural design of the shopping center. Signage will consist of individually illuminated pan channel letters for each tenant and approximately 30 square feet of center identification. The free-standing sign will be available to use to any business within the specific plan boundary.



Application for:
General Plan Amendment
Zone Change
Vesting Tentative Parcel Map
Specific Plan
Tree Removal

THE ANNEX

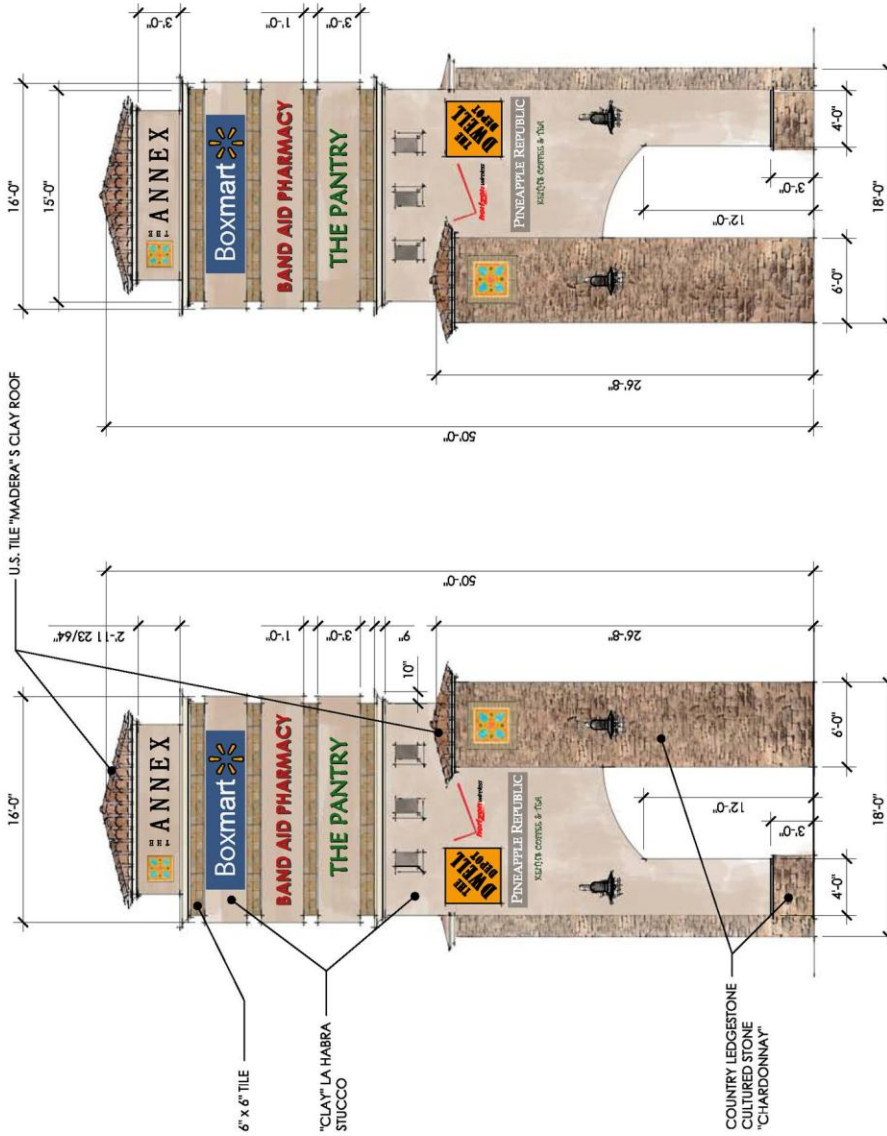
The Signage program for the Annex Project Site shall include the following provisions:

- a. Major tenants over 10,000 square in size may be permitted up to 125 square feet of sign area.
- b. Minor tenants shall be permitted to install one (1) square foot of sign per linear square foot of frontage, with a minimum of 20 square feet and a maximum of 40 square feet per building frontage facing a street or customer parking area. Signage for minor tenants shall not exceed 80 square feet per tenant space.
- c. All signs shall be individual pan channel letters and logos. No box cabinet signs shall be permitted.
- d. The freeway facing pylon sign on the Annex site shall be permitted to have a maximum combined sign area of 300 square feet per side and a maximum height of 50 feet above finished grade.
- e. Monument signs on the Annex Project Site shall have a maximum sign area of 60 square feet and a maximum height of 12 feet from finished grade.
- f. Additional tenant signage on the Annex Project Site may be approved through the Administrative Use Permit process, with design review by the Community Development Department, if the request is consistent with the intent of the Specific Plan.



The ANNEX Signage Square Footage

Building	Tenant	SF	Allowable Signage		Additional Signage	
			Façade	SF	Façade	SF
A		24,911	West	30	South	30
B	1	1,984	West	20		
B	2	2,143	West	20		
B	3	2,623	West	20		
B	4	11,483	West	30		
B	5	1,767	West	20		
B	6	2,896	West	20		
C		25,839	West	30	South	30
D		16,250	South	30	North	20
					West	30
E		4,556	South	20	North	10
F		4,180	South	20	East	10
G	1	1,651	South	20		
G	2	1,689	South	20		
G	3	1,651	South	20		
H	1	7,500	South	20	East	20
H	2	3,117	South	20		
H	3	3,117	South	20		
H	4	3,117	South	20		
Total Allowable				400		
Total Additional						150



WEST ELEVATION

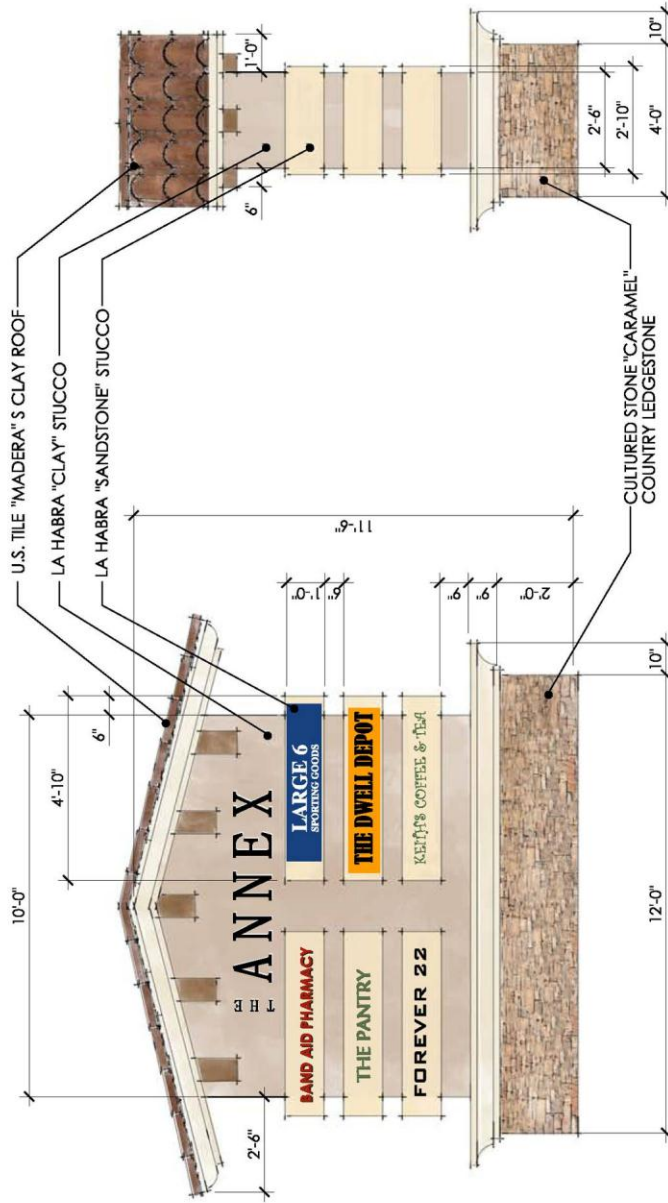
SIGNAGE PROGRAM

FREEWAY SIGN

SCALE: 3/32" = 1'-0"

SOUTH & NORTH ELEVATION





SIDE ELEVATION

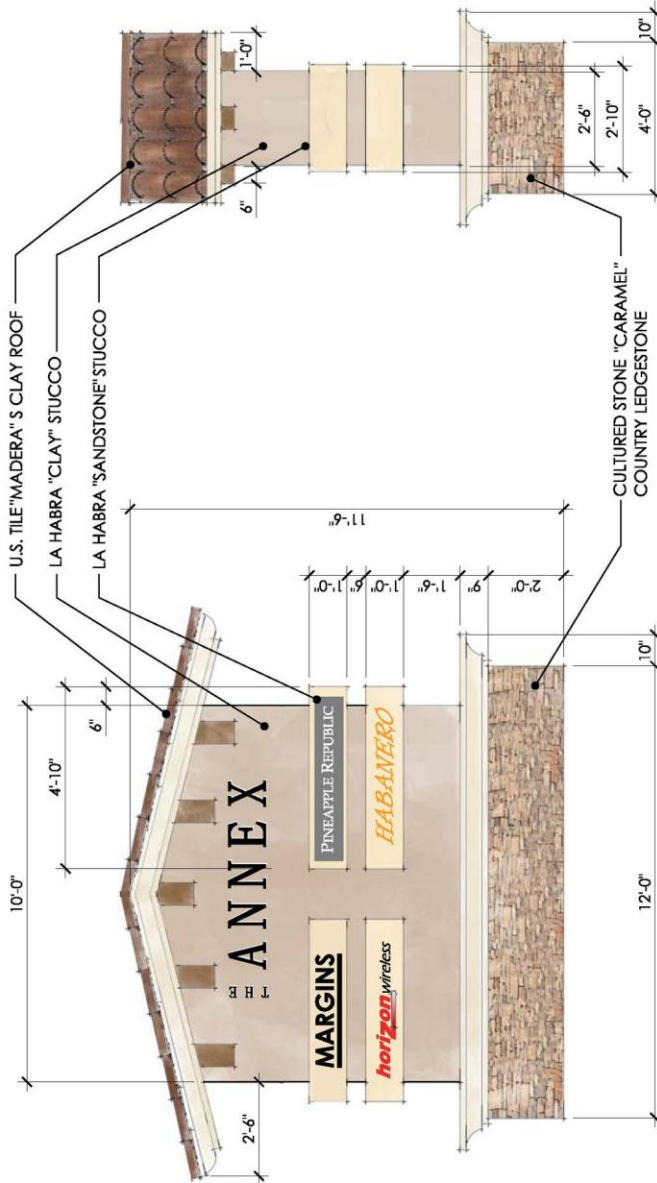
FRONT ELEVATION

SIGNAGE PROGRAM

MONUMENT SIGN 'A'

SCALE: 1/4" = 1'-0"



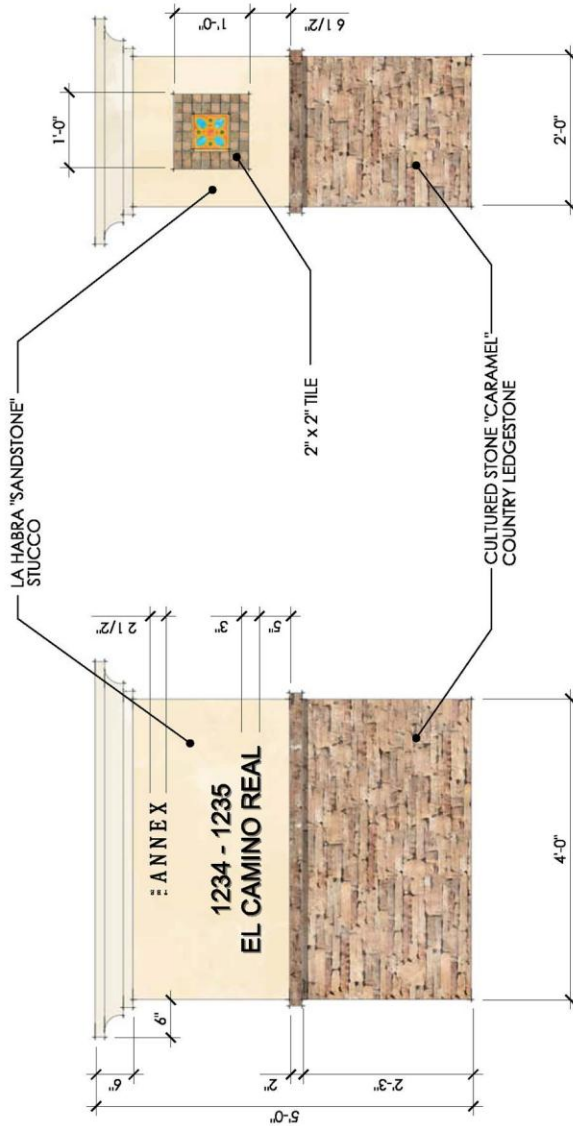


SIDE ELEVATION

FRONT ELEVATION

SIGNAGE PROGRAM
MONUMENT SIGN 'B'
SCALE: 1/4" = 1'-0"





SIDE ELEVATION

FRONT & BACK ELEVATION

SIGNAGE PROGRAM

ADDRESS SIGN

SCALE: 1/2" = 1'-0"



VIII APPENDICES

Appendix A: Precise Description of Specific Plan Boundary Area	A-1
Appendix B: Development Approvals	B-1
Appendix C: Project Consistency Analysis	C-1

PRECISE DESCRIPTION OF SPECIFIC PLAN BOUNDARY

MAJOR TENANT PROJECT PRECISE BOUNDARY DESCRIPTION

The land referred to herein is situated in the City of Atascadero, County of San Luis Obispo, State of California, described as follows:

PARCEL A: APN NO.: 049-112-002

Lot 7-A in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps, in the office of the County Recorder of said County.

Also excepting therefrom all streets and roads as shown on the map above referred to.

PARCEL B: APN NO.: 049-112-018

That portion of Lot 6 in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps, described as follows:

Beginning at the most Westerly corner of said Lot 6, being a point in the center line of Del Rio Road;

Thence South 30°08' East, along the Southwest line of said Lot, 359.25 feet to the most Southerly corner thereof;

Thence North 59°52' East, along the Southeast line of said Lot, 275 feet;

Thence North 30°50' East, 318.22 feet to a point on the centerline of Del Rio Road;

Thence South 68°26' West, along said center line, 275 feet to the Point of Beginning.

Also excepting therefrom that portion thereof included in Del Rio Road.

PARCEL C: APN NO.: 049-112-019

That portion of Lot 6 in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps, described as follows:

Beginning at a point on the center line of Del Rio Road, which bears North 68°26' East, 275 feet from the most Westerly corner of said Lot 6, said point being the most Northerly corner of the property conveyed to Joseph W. Vollmer, et ux., by deed dated May 25, 1961, and recorded June 2, 1961 in Book 1126, Page 328 of Official Records;

Thence South 30°50' East, along the Northeast line of the property so conveyed, 318.22 feet to the most Easterly corner thereof, being a point on the Southeast line of said lot;

Thence North 59°52' East along said Southeast line, 192.29 feet to the most Easterly corner of said lot;

APPENDIX A: DESCRIPTION OF SPECIFIC PLAN BOUNDARY

Thence North 30°08' West, along the Northeast line of said lot, 238.00 feet to a point on the center line of Del Rio Road;
Thence North 77°14' West along said center line 0.61 feet;
Thence continuing along said center line on a curve to the left with a radius of 286.6 feet through an angle of 34°20' for a distance of 171.74 feet;
Thence South 68°26' West, along said center line, 43 feet to the Point of Beginning.

Also excepting therefrom that portion of said land included within the lines of Del Rio Road as shown on the map above referred to.

PARCEL D: APN NO.: 049-112-022

The Northeasterly 111 feet, measured along the Northwesterly line of Lot 7, in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps.

Also excepting therefrom that portion of said land included within the lines of Del Rio Road as shown on the map above referred to.

PARCEL E: APN NO.: 049-112-036

Parcel 2 of Map AT AL-87-082, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded November 17, 1987 in Book 42, Page 47 of Parcel Maps.

PARCEL F: APN NO.: 049-112-039

Parcel 1 of Map AT AL-87-082, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded November 17, 1987 in Book 42, Page 47 of Parcel Maps.

PARCEL G: APN NO.: 049-151-005

That portion of Lot 11 in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps, described as follows:

Beginning at a point common to Lots 11, 10, and 5, Block 22, said Point of Beginning is the Northern corner of Lot 11, Block 22;
Thence along a line common to Lots 11 and 5, Block 22, South 30°08' East, 187.00 feet to a point;
Thence South 59°52' West, 764.17 feet to a point;
Thence North 30°08' West, 12.00 feet to a point;
Thence South 59°52' West, 266.64 feet to a point on the center line of California State Highway;
Thence running along said center line of the California State Highway North 26°39' West, 175.32 feet to a point common to Lots 11 and 10, Block 22;
Thence along line common to Lots 11 and 10, Block 22, North 59°52' East, 1,020.18 feet to the Point of Beginning.

Also excepting therefrom all streets and roads as shown on the map above referred to.

APPENDIX A: DESCRIPTION OF SPECIFIC PLAN BOUNDARY

PARCEL H: APN NO.: 049-151-036

That portion of Lot 10, in Block 22 of Atascadero Colony, in the City of Atascadero County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps, described as follows:

Beginning at the most Southerly corner of said Lot 10, being a point on the centerline of California State Highway as shown on the map above referred to;
Thence North 59°52' East, along the Southeasterly line of said Lot, 50.09 feet to a point on the Easterly right of way line of the property conveyed to the State of California, by deed dated August 16, 1929 and recorded October 11, 1929 in Book 72, Page 453 of Official Records, and the True Point of Beginning;
Thence North 26°39'30" West, along said right of way line, 100 feet;
Thence North 59°52' East, parallel with the Southeasterly line of said Lot, 125.00 feet;
Thence South 26°39'30" East, parallel with said Easterly right of way line, 100 feet to a point on the Southeasterly line of said Lot;
Thence South 59°52' West, along said Southeasterly line, 125.00 feet to the True Point of Beginning.

Also excepting therefrom all streets and roads as shown on the map above referred to.

PARCEL I: APN NO.: 049-151-037

Lot 10, in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps.

Excepting therefrom the Southeast portion of said land as described in the Deed to Tod Natho and Doshia J. Natho, recorded April 7, 1964 in Book 1291, Page 714 of Official Records.

Also excepting therefrom all streets and roads as shown on the map above referred to.

PARCEL J: APN NO.: 049-151-040

Lot 8, in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps.

Also excepting therefrom all streets and roads as shown on the map above referred to.

PARCEL K: APN NO.: 049-151-041

Lot 9, in Block 22 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to Map recorded October 21, 1914 in Book 3AC, Page 25 of Maps.

Also excepting therefrom all streets and roads as shown on the map above referred to.

PRECISE DESCRIPTION OF SPECIFIC PLAN BOUNDARY

ANNEX PROJECT PRECISE BOUNDARY DESCRIPTION

The land referred to herein is situated in the City of Atascadero, County of San Luis Obispo, State of California, described as follows:

Parcel A: A.P.N.: 049-102-020

That portion of Lot 30 in Block 49 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded October 21, 1914 in Book 3, Page 66 of Maps, described as follows:

Beginning at the Southwest corner of said Lot 30, said point being common to Lots 29 and 30 in said block 49 and on the centerline of the California State Highway, as shown on Page 66 of Maps of Atascadero Colony;

Thence North 540 06' East along a line common to said Lots 29 and 30, 850.00 feet to a point;

Thence South 350 54' East, 105.00 feet to a point;

Thence South 550 06' 45" West, 852.32 feet to a point on the centerline of the California State Highway;

Thence along said centerline on a curve to the left with a central angle of 30 21' 08" and a radius of 800 feet a distance of 46.80 feet to a point;

Thence continuing along said centerline North 350 54' West, 43.20 feet to the Point of Beginning.

Excepting therefrom all streets, roads and alleys as shown on the map above referred to.

Parcel B: A.P.N.: 049-102-031

That portion of Lot 30 in Block 49 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded October 21, 1914 in Book 3, Page 66 of Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the most Southerly corner of said lot, said point being on the centerline of the California State Highway as shown on the map of Atascadero Colony, recorded in Book 3, Page 66 of Maps; thence Northwesterly along said centerline on a curve to the left with a radius of 800 feet through an angle of 50 53' 32" for a distance of 82.35 feet to the most Southerly corner of the property so conveyed to Eric Oscar Ericson, et ux., in deed dated August 22, 1950 and recorded September 19, 1950 in Book 579, Page 175 of Official Records; thence along the Southeasterly line of said property, North 550 06' 45" East 319 feet; thence South 340 53' 15" East 129.31 feet to the Southeasterly line of said Lot 30; thence along said Southeasterly line, South 630 21' West 330 feet to the point of beginning.

Excepting therefrom that portion of said land lying within the lines of El Camino Real as shown on the map above referred to.

Parcel C: A.P.N.: 049-102-032

That portion of Lot 30 in Block 49 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded October 21, 1914 in Book 3, Page 66 of Maps, described as follows:

Beginning at the most Southerly corner of said Lot 30, said point being in the centerline of the California State Highway on the line common to Lots 30 and 31 in said Block; thence North 63° 21' East along said common line 330 feet to the true point of beginning, said point being the most Easterly corner of the property conveyed to Margaret E. Smalley, et al., by deed dated July 23, 1951 and recorded July 31, 1951 in Book 620, Page 430 of Official Records; thence North 34° 53' 15" West along tile Northeasterly line of said property 129.31 feet to the Southeasterly line of the property conveyed to Eric Oscar Ericson, et ux., by deed dated August 22, 1950 and recorded September 19, 1950 in Book 579, Page 175 of Official Records; thence North 55° 06' 45" East along said Southeasterly line of the property last above mentioned, 533.32 feet; thence South 35° 54' East, 206.93 feet to the Southeasterly line of said Lot 30; thence South 63° 21' West, 541.73 feet to the point of beginning.

Parcel D-1: A.P.N.: Ptn. 049-102-045

That portion of Lot 32 in Block 49 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded October 21, 1914 in Book 3, Page 1 et seq., of Maps, described as follows:

Beginning at a point on the centerline of Del Rio Road North 68° 26' East, 349.87 feet from the intersection of the centerlines of the State Highway and Del Rio Road; thence North 260 39' West, 134.0 feet to a point; thence North 63° 21' East, 179.29 feet to a point in the Westerly line of the land described in the deed recorded February 16, 1950 in Book 552, Page 140 of Official Records; thence Northerly along said Westerly line to a point in the Northerly line of said lot which is 527.79 feet East from the most Westerly corner of said Lot 32; thence South 63° 21' West, 527.79 feet to the most Westerly corner of said lot; thence South 26° 39' East, 215.89 feet to the intersection of the centerline of the State Highway with the centerline of Del Rio Road; Thence North 68° 26' East 349.87 feet to the point of beginning.

Also excepting therefrom those portions of said land included within the lines of the California State Highway and Del Rio Road as shown on the map above referred to.

Parcel D-2: A.P.N.: Ptn. 049-102-045

That portion of Lot 32 in Block 49 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded October 21, 1914 in Book 3 at Page 1 et seq., of Maps, described as follows:

Beginning at a point on the centerline of Del Rio Road distant thereon North 68° 26' East, 349.87 feet from the point of intersection of said centerline with the centerline of the California

APPENDIX A: DESCRIPTION OF SPECIFIC PLAN BOUNDARY

State Highway as shown on said map; thence North 68° 26' East along the centerline of Del Rio Road, 180.00 feet to the Southwest corner of the land described in the deed to W.L. Turley, et ux., recorded February 16, 1950 in Book 552, Page 140 of Official Records; thence North 26° 39' West, 149.95 feet; thence South 63° 21' West, 179.29 feet; thence South 26° 39' East, 134.00 feet to the true point of beginning.

Also excepting therefrom that portion of said land lying within the lines of Del Rio Road as shown on the map above referred to.

Parcel E: A.P.N.: 049-102-048

That portion of Lot 32 in Block 49 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, being Parcel 3 of Parcel Map No. CO-70-108 recorded November 20, 1970 in Book 5, Page 28 of Parcel Maps, in the office of the County Recorder of said county.

Excepting therefrom all oil or other hydrocarbon products and all other minerals products, without the right, however, to prospect for or take the same from said land while said land is used for residential, agricultural or horticultural purposes as reserved by Colony Holding corporation, a corporation in deed recorded November 10, 1916 in Book 111, Page 285 of Deeds.

Also excepting therefrom those portions of said land lying within the lines of Del Rio Road as shown on the map above referred to.

Parcel F: A.P.N.: 049-102-056

Parcel B of Parcel Map AT 84-149, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded January 21, 1987 in Book 40, Page 76 of Parcel Maps, in the office of the County Recorder of said county.

Excepting therefrom all oil, minerals and other hydrocarbon substances in, under or upon said land.

Parcel G: A.P.N.: 049-131-070

Lot 3 in Block 48 of Atascadero Colony, in the City of Atascadero, County of San Luis Obispo, State of California, according to map recorded July 21, 1916 in Book 3, Page 65A of Maps, in the office of the County Recorder of said county.

Excepting therefrom all streets, roads and alleys as shown on the map above referred to.

Also excepting therefrom those portions conveyed to the State of California by deeds recorded January 23, 1950 in Book 549, Page 170 of Official Records and January 13, 1964 in Book 1278, Page 654 of Official Records

APPENDIX B: DEVELOPMENT APPROVALS

Appendix B adopted by separate resolution

APPENDIX C: PROJECT CONSISTENCY ANALYSIS

The Specific Plan is consistent with the General Plan and advances the policies and goals described below. Please refer to Specific Plan EIR Section 3.8, Land Use, for additional description of the Specific Plan’s consistency with the General Plan.

Element	Goal/Policy		Consistency Determination
	No.	Text	
2 – Land Use, Open Space and Conservation Element	Goal LOC 1	Protect and preserve the rural atmosphere of the community by assuring “elbow room” for residents by means of maintenance of large lot sizes which increase in proportion to distance beyond the Urban Core.	Consistent: The Specific Plan would develop commercial and residential uses on property designated for urban development within the Urban Core. The Specific Plan incorporates various planning techniques to achieve compatibility with neighboring large-lot residential uses, including orienting commercial buildings away from residential dwelling, establishing landscaped buffers along property lines, and reserving acreage for future residential development immediately adjacent to existing residential properties. These characteristics are consistent with the goal of facilitating land use compatibility with large-lot residential uses.
	Policy 1.1	Preserve the rural atmosphere of the community and assure “elbow room” in areas designated for lower density development by guiding new development in the Urban Core to conform to the historic Colony land use patterns of the City and to respect the natural environment, hillside areas, and existing neighborhoods.	Consistent: The Specific Plan area is within the Urban Core and is located within a designated retail node. The Specific Plan incorporates various planning techniques to achieve compatibility with neighboring low-density residential uses, including orienting commercial buildings away from residential dwellings, establishing landscaped buffers along property lines, and reserving acreage for future residential development immediately adjacent to existing residential properties. Additionally, the Major Tenant Project grading plan is intended to minimize disturbance to the highly visible upper elevations of the site and concentrate new development in the lower areas, consistent with the policy of respecting the natural environment,

APPENDIX C: PROJECT CONSISTENCY ANALYSIS

			hillside areas, and existing neighborhoods.
	Policy 1.2	Ensure the rural character of Atascadero is preserved by respecting the historic Colony boundaries and cooperate with the County on regional planning issues surrounding the Colony.	Consistent: The project is within the Urban Reserve line, which approximates the historic 1913 Atascadero Colony boundary and is recognized as the ultimate boundary for the City of Atascadero. As such, the project's urban uses are located with an area designated for such development.
	Policy 1.3	Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.	Consistent: The project would develop a commercial retail development on El Camino Real, a commercial corridor. The Specific Plan would employ design guidelines to provide a consistent and visually appealing design theme for both the Annex and Major Tenant sites. The project would also use landscaping along roadway frontages and property lines to minimize the visibility of parking, loading, and storage areas. Collectively, these characteristics are consistent with enhancing the appearance of commercial corridors within the City.
	Policy 1.4	Ensure that "darkness" remain a rural characteristic by requiring that all exterior lighting does not result in significant off-site spillage or glare.	Consistent: The project includes the installation of exterior building lights, freestanding parking lot lights, and building mounted illuminated signage. Specific Plan EIR Mitigation Measure AES-3 requires the applicant to submit a photometric plan to the City of Atascadero for review and approval. The photometric plan will identify types of exterior lighting fixtures and their locations on the project site. All light fixtures will be fully shielded or employ full cutoff fixtures to minimize light trespass onto neighboring properties. Additionally, parking lot lighting will be directed away from public streets and residences so that it does not produce glare.
	Goal LOC 2	Preserve residential neighborhoods and the	Consistent: The project would plant trees along the street frontages with

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		winding tree-lined nature of the street and road system.	the Major Tenant and Annex sites, which would be consistent with the goal of maintaining the tree-lined nature of the street system.
	Policy 2.1	Ensure that new development is compatible with existing and surrounding neighborhoods.	Consistent: The project employs design measures to facilitate compatibility with surrounding neighborhoods. The Major Tenant and Annex commercial buildings, parking lots, and vehicular entrances are oriented towards US 101, El Camino Real, and Del Rio Road and away from the residential uses to the north, east, and south. This would also serve to discourage project-related trips from traveling on the residential streets east of the project site. Sound walls and landscaping would be provided in the rear of the Major Tenant and Annex Shopping Center sites to screen views and minimize noise impacts. Collectively, these characteristics would ensure that the project is compatible with surrounding neighborhoods.
	Policy 2.3	Incorporate Pedestrian and Transit Oriented design concepts into new residential and commercial development within the Urban Core.	Consistent: The project provides safe travel routes that ensure destinations may be reached conveniently by public transportation, bicycling or walking. The circulation network is designed to allow pedestrians a safe path from public and private areas to and from the Major Tenant store and the Annex Shopping Center buildings. Further, the project will accommodate a bus stop on El Camino Real and provide secure bicycle parking near Major Tenant building and Annex Shopping Center building entrances.
	Goal LOC 3	Transform the existing El Camino Real "strip" into a distinctive, attractive and efficient commercial, office, and industrial park area, which can provide for the long-term economic viability	Consistent: The Major Tenant and Annex Shopping Center sites are designed to locate landscaping, pedestrian facilities, and (where possible) buildings along roadway frontages in order to soften the visual appearance of the site. This design is

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		of the community.	distinctly different that "strip development," in which parking lots are featured prominently and often at the expense of landscaping and pedestrian facilities. Thus, the project is consistent with the goal of transforming the El Camino Real corridor from a "strip" to a distinctive, attractive and efficient commercial, office, and industrial park area.
	Policy 3.1	Encourage retail businesses at efficient and attractive nodes along El Camino Real and Morro Road with mixed office and residential uses between those nodes.	Consistent: The Specific Plan's retail uses would be located at a "node" with El Camino Real and Del Rio Road. The Specific Plan sets forth detailed design guidelines for building design, landscaping, and signage to ensure that commercial uses are attractive and compatible with their surroundings. Finally, the Specific Plan allows for office uses within the Commercial Retail zoned uses and includes multi-family and single-family residential components.
	Goal LOC 4	Provide for a strong and distinctive Downtown Area.	Consistent: The project would locate regional-serving retail uses near the US 101/Del Rio Road interchange. This is an appropriate location for such uses, given the visibility and accessibility to the freeway. In contrast, the Downtown Area consists primarily of local serving retail and restaurant uses. Thus, the project would indirectly contribute to maintaining a strong and distinctive Downtown Area by appropriately siting regional serving retail uses outside of this area.
	Goal LOC 5	Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for the design of the structure.	Consistent: The Major Tenant Project site ranges in elevation from 870 feet near the Del Rio Road/El Camino Real intersection to 970 feet in the southeast corner. The site would be graded to create a finished floor elevation of 892 feet for the Major Tenant store and 889 feet and 897 feet for each of the Commercial Outparcels. The highest portion of the site (the 2.8-acre, future residential

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			<p>parcel) would be maintained at its current elevation (approximately 935 to 970 feet in elevation). As such, the grading plan is intended to minimize disturbance to the highly visible upper elevations of the site and concentrate new development in the lower areas, consistent with the goal of matching buildings to the topography of the site.</p> <p>Note that the Annex Project site contains flat relief and would not be considered hillside.</p>
	Policy 5.1	Reduce multi-family densities and increase single family lot sizes as site slope increases.	<p>Consistent: The Multiple Family Outparcel uses would be located on a bench in the upper elevations of the property. As such, these uses would not be located on a slope. The Single Family Outparcel uses would be located on flat relief.</p>
	Policy 5.2	Require hillside development and subdivisions to blend in with surrounding topography.	<p>Consistent: As previously discussed, the Major Tenant Project site grading plan seeks to blend development in with the site topography by locating the Major Tenant store and Commercial Outparcels in the lower elevation of the site and preserving the existing elevations of the highest portions of the site.</p>
	Policy 5.3	Prevent unnecessarily intensive grading of development sites.	<p>Consistent: As previously discussed, the Major Tenant Project site grading plan seeks to avoid unnecessary intensive grading by locating the Major Tenant store and Commercial Outparcels in the lower elevations of the site and preserving the existing elevations of the highest portions of the site.</p>
	Goal LOC 6	Preserve natural flora and fauna and protect scenic lands, sensitive natural areas, historic buildings and cultural resources.	<p>Consistent: The Specific Plan EIR included an analysis of impacts to Biological Resources and Cultural Resources in Specific Plan EIR Section 3.3, Biological Resources and 3.4, Cultural Resources. Mitigation is incorporated into the project to mitigate impacts from development of the project.</p>

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	Policy 6.1	Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides, and other valuable habitats.	Consistent: The Specific Plan EIR included an analysis of impacts to Biological Resources and Cultural Resources in Section 3.3, Biological Resources and 3.4, Cultural Resources. Mitigation is incorporated into the project to mitigate impacts from development of the project.
	Policy 6.2	Protect prehistoric cultural resources from disturbance associated with development.	Consistent: A Cultural Resource Assessment was prepared as part of the Specific Plan EIR and included a field survey for potential archaeological resources. As discussed in Specific Plan EIR Section 3.4, Cultural Resources, because of the property's proximity to Graves Creek and known archaeological sites, the project area has the potential to contain previously unidentified archaeological resources. Mitigation Measure CUL-2 requires full-time monitoring by a qualified archaeologist during all earthmoving (grading and excavation) activities associated with the project. This measure will ensure that potentially significant resources are documented and protected.
	Policy 6.3	Encourage conservation and preservation of neighborhoods, Colony Homes and sound housing, including places and building of historical and architectural significance.	Consistent: Specific Plan EIR Section 3.4, Cultural Resources, identified the Colony Home at 1800 El Camino Real on the Annex Project site as having local historic significance. Mitigation Measures CUL-1a and CUL-1b are required to be implemented to reduce the impact related to the residence through archival documentation of as-found conditions and relocation of the residence to a site deemed suitable by the City of Atascadero.
	Policy 6.4	Encourage conservation and preservation of structures and houses that have historical and architectural significance.	Consistent: Specific Plan EIR Section 3.4, Cultural Resources, identified the Colony Home at 1800 El Camino Real on the Annex site as having local historic significance. Mitigation Measures CUL-1a and CUL-1b are required to be

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			implemented to reduce the impact related to the removal of the residence through archival documentation of as-found conditions and relocation of the residence to a site deemed suitable by the City of Atascadero.
	Goal LOC 7	Tree-covered hills shall be preserved to retain the distinctive scenic quality of the community.	Consistent: The project would retain 34 trees on the Major Tenant Project site, which are primarily located in the upper elevations of the property. As many as 86 trees would be removed from the Major Tenant Project site and replaced in accordance with the requirements of the Atascadero Native Tree Ordinance. This would include onsite planting of native tree species on the various slopes of the project site.
	Policy 7.1	Ensure that the native trees of Atascadero are protected from new development in order to retain the natural character of the community.	Consistent: The project would retain 34 trees on the Major Tenant Project site, which are primarily located in the upper elevations of the property. As many as 86 native trees on the Major Tenant Project site and as many as 46 native trees on the Annex Project site would be removed, as it is not feasible to avoid removal of these trees. Although tree removal would occur on the site, substantial replanting and new landscaping would reduce this impact. Additionally, the project will replace any tree removed as part of the project with a similar species or pay an in-lieu contribution to the City's tree replacement fund.
	Policy 7.2	Protect and replenish native tree populations, including saplings.	Consistent: The project will remove as many as 86 native trees from the Major Tenant Project site and 46 native trees from the Annex Project site. The project will replace any tree removed as part of the project with a similar species or pay an in-lieu contribution to the City's tree replacement fund.
	Goal LOC 8	Watershed areas of Atascadero shall be	Consistent: The project would implement storm water pollution

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		protected.	prevention management practices during construction and operations to prevent pollutants from entering downstream waterways.
	Policy 8.1	Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.	Consistent: The Specific Plan boundaries do not encompass any of the waterways named in this policy. As such, development of the project would not interrupt natural flows or adversely impact riparian ecosystems.
	Policy 8.4	Review and regulate all proposed on-site wastewater disposal systems to protect public health and water quality.	Consistent: The project would be served by sanitary sewer service provided by the City of Atascadero. No septic or alternative wastewater disposal systems would be installed as part of the project. Furthermore, existing septic tanks on the project site would be properly abandoned according to City standards.
	Policy 8.5	The City shall implement a storm water control program consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit Program (Phase II).	Consistent: The project incorporates mitigation that requires the submission of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be consistent with the City's Storm Water Management Program.
	Goal LOC 10	Conserve energy and resources by preventing or correcting degradation of the environment.	Consistent: The Major Tenant store incorporates numerous project design features that conserve energy and resources through building design. Other project buildings would be designed to California Title 24 Building Standards, which is widely regarded as a benchmark for energy efficiency.
	Policy 10.1	Ensure efficient and adequate solid waste disposal by reducing waste volumes through recycling and other methods.	Consistent: Mitigation measures have been incorporated to require both construction and operational waste recycling as part of the project.
	Policy 10.2	Support ongoing water conservation efforts	Consistent: The project would implement design features and mitigation measures that promote

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			water conservation, including drought-tolerant landscaping and water efficient fixtures.
	Policy 10.3	Support regional efforts to maintain clean air.	Consistent: The project would support regional efforts to maintain clean air by preparing a Construction Activity Management Plan to reduce NO ₂ and PM ₁₀ during construction. The project will reduce operational emissions by encouraging and providing transportation alternatives that reduce vehicle trips. Furthermore, as discussed in Specific Plan EIR Section 3.2, Air Quality and Greenhouse Gases, the project would be expected to reduce trip lengths for local residents who patronize existing discount stores in other markets.
	Policy 10.4	Ensure that development in mineral resource areas is appropriate and compatible with existing uses.	Consistent: The Specific Plan area does not contain any known mineral deposits or active mineral extraction operations. In addition, the City of Atascadero General Plan does not identify the Specific Plan area as containing mineral resources of local importance.
	Policy 10.5	Encourage soil conservation by minimizing grading and preventing erosion.	Consistent: As previously discussed, the Major Tenant Project site grading plan seeks to avoid unnecessary intensive grading by locating the Major Tenant store and Commercial Outparcels in the lower elevations of the site and preserving the existing elevations of the highest portions of the site. Furthermore, mitigation is incorporated that requires a SWPPP to prevent soil erosion.
	Goal LOC 11	Provide an adequate supply of City park facilities to all.	Consistent: The project would provide development fees to the City of Atascadero for park development impact fees in accordance with the City's fee schedule.
	Goal LOC 13	Provide for a sound economic base to sustain the City's unique character by establishing a range of employment and business	Consistent: The project would provide new employment opportunities for local residents. It is estimated that the Specific Plan's commercial uses (Major Tenant and

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		opportunities and generate sufficient revenue to support adequate levels of public services, and environmental, social and educational quality.	Annex) would employ as many as 507 workers. Employment opportunities would include full-time and part-time positions, and range from entry-level to management-level positions. Additionally, the project would provide residents with greater shopping opportunities, allowing resident to keep their retail expenditures within their community.
	Policy 13.1	Facilitate convenient location of goods and services needed by local residents.	Consistent: The project is located within the Atascadero city limits along the El Camino Real corridor and near existing residential uses. The Major Tenant store would retail groceries and everyday household items, as well as offer in-store services such as a bank, medical clinic, vision center, and salon. The Commercial Outparcels and the Annex Shopping Center commercial uses would offer complementary retail and restaurant uses. Accordingly, the project would be well positioned to conveniently serve the needs of Atascadero residents.
	Policy 13.3	Expand tourist commercial nodes to serve the traveling public at freeway interchanges and develop tourist destinations based on the Atascadero's rural character.	Consistent: The project would be located near the US 101/Del Rio Road interchange and would be visible from the freeway. As such, it would be well positioned to cater to the traveling public.
	Policy 13.4	The City shall continue to take a long-range view of its fiscal condition, and specifically the possibility of enhancing revenues, in order to maintain and, wherever possible and desirable, enhance current levels of service.	Consistent: The Specific Plan would guide the development of as much as 260,460 square feet of commercial uses and 50 dwelling units on two under-utilized sites. These uses would generate new tax revenues that would directly accrue to the City of Atascadero, as well as new employment and retail opportunities for local residents that would indirectly accrue revenues to the City (i.e., employee wages that are spent locally on taxable items). As such, the project would afford the City the possibility of enhancing its revenues.

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	Goal LOC 14	Retain and expand existing businesses and attract new businesses to improve the availability of goods and services.	Consistent: The project would develop 260,460 square feet of retail and restaurant uses on the project site and would be anchored by a Major Tenant store. The Major Tenant store would retail everyday items (such as groceries and general merchandise) and operate 24 hours a day. The Commercial Outparcels and the Annex Shopping Center would consist of smaller specialty retail and restaurant uses. Accordingly, the project would improve the availability of good and services to Atascadero residents.
	Policy 14.2	Attract new development and land uses that provide jobs and services for residents, provided that those uses are consistent with the City's character.	Consistent: The project would provide new employment opportunities for local residents. The project would provide residents with greater shopping opportunities, allowing residents to keep their retail expenditures within their community. The project would provide design and landscaping features that reflect local characteristics.
	Policy 14.3	Plan for a regional commercial center near U.S. 101.	Consistent: The project would develop 260,460 square feet of retail and restaurant uses anchored by a Major Tenant store that is located near the US 101/Del Rio Road interchange.
	Goal LOC 15	Provide adequate public services for high quality, orderly and sensible growth.	Consistent: The project would provide onsite infrastructure improvements and pay development fees to local public service providers. This would be consistent with the objective of ensuring adequate public services.
	Policy 15.1	Growth should be directed to areas where services can be provided in a cost effective manner.	Consistent: The project is site is located within the City limits on land designated for urban development. Public utility providers were consulted to determine if services could be provided to the project site. Providers indicated that existing utility lines are available to the project site; moreover, the project would make onsite infrastructure improvements

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			and pay development fees to local public service providers.
	Policy 15.3	Ensure that adequate service capacity and facilities exist prior to approving new development.	Consistent: Public service providers were consulted to determine if adequate service capacity and facilities exist to serve the project. Mitigation is required, where necessary, to ensure that the project maintains adequate levels of service.
	Policy 15.5	Two tiers of public service will be provided within the City based on the Urban Services Line (USL).	Consistent: The project is within the USL and there would be served by the highest level of urban services.
	Policy 15.6	Ensure that new development pays the cost of providing and/or installing all capital facilities needed to support it, including the infrastructure necessary to attract high-tech and professional support businesses.	Consistent: The project would pay development fees to local public service providers and pay for all onsite infrastructure improvements necessary to serve the project.
	Policy 15.7	Continue to support effective regional planning for solid and hazardous waste.	Consistent: The project would be served by the City's solid waste service provider. Mitigation requires the implementation of recycling measures, which would be expected to reduce solid waste generation, consistent with regional efforts in this regard. The project would not be a large quantity generator of hazardous wastes.
3 – Circulation Element	Goal CIR 1	Provide a balanced, safe, and efficient circulation system that serves all segments of the community, and is designed and constructed to preserve rural character.	Consistent: The project would install roadway improvements or provide fair share costs for roadway improvements to mitigate for its traffic impacts. This would contribute to maintaining a roadway network that provides the safe and efficient movement of people and goods.
	Policy 1.1	Plan, fund and implement circulation improvements necessary to comply with adopted City safety and level of service standards, and the General Plan.	Consistent: The project would install roadway improvements or provide fair share costs for roadway improvements to mitigate for its traffic impacts and comply with adopted City safety and level of service standards.
	Policy 1.2	Provide regional facilities to	Consistent: Most project-related trips

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		minimize through-traffic intrusion on local streets and to avoid barriers to local traffic.	would be expected to use US 101 or El Camino Real to access the project site, thereby avoiding impacts to local streets. Through construction and/or provision of fair share costs, the project would implement improvements to the US 101/Del Rio Road interchange and El Camino Real to ensure that these facilities can adequately accommodate project-related trips.
	Policy 1.3	Maintain LOS C or better as the standard at all intersections and on all arterial and collector roads. Upon City Council approval, accept LOS D where residences are not directly impacted and improvements to meet the City's standard would be prohibitively costly or disruptive.	Consistent: The Specific Plan EIR traffic analysis evaluated LOS for project roadways affected by the project. The project would install roadway improvements or provide fair share costs for roadway improvements to mitigate for its traffic impacts and comply with adopted City standards.
	Policy 1.5	Maintain an adequate and well designed supply of off-street parking, particularly in commercial, industrial, and higher-density residential areas.	Consistent: The project would provide off-street parking within the Major Tenant parcel and Commercial Outparcels. Approximately 697 off-street parking spaces would be available for vehicular parking throughout the site. The Annex Shopping Center component would provide 470 off-street parking spaces. These counts would be sufficient to meet the parking demand of each component.
	Goal CIR 2	Provide for walkways, horse trails, and bikeways without curbs and sidewalks in rural areas. Provide a comprehensive system of routes to schools and parks which include creekside trails.	Consistent: Currently, no sidewalks or bicycle facilities existing along the project frontages with El Camino Real and Del Rio Road. The project would install sidewalks and bicycle facilities existing along the project frontages with these roadways, which is consistent with the objective of providing a compressive bicycle and pedestrian network.
	Policy 2.1	Provide for a comprehensive system of creekside trails, roadside	Consistent: Currently, no sidewalks or bicycle facilities existing along the project frontages with El Camino Real

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		pathways, equestrian trails, multi-use trails and bikeways to connect neighborhoods, schools, commercial, and recreation areas, in accordance with the Bikeway and Trail Plan.	and Del Rio Road. The project would install sidewalks and provide room for Class II bicycle facilities existing along the project frontages with these roadways, which is consistent with the objective of providing a comprehensive bicycle and pedestrian network.
	Policy 2.2	Accommodate bicycles at major destinations including downtown, bus stops, schools, and other public facilities.	Consistent: The project would provide bicycle storage facilities throughout the site. This is consistent with the objective of accommodating bicycles at major destinations.
	Policy 2.3	Promote walking as an alternative to vehicle travel in retail district and multi-family areas.	Consistent: The project would provide sidewalks along street frontages and pedestrian connections between sidewalks and project buildings. This is consistent with promoting walking as an alternative to vehicle travel in retail districts.
	Goal CIR 3	Provide and promote alternative modes of travel to reduce traffic congestion and improve air quality by providing viable transit alternatives.	Consistent: The project would provide a bus stop, bicycle storage facilities, and pedestrian facilities. This is consistent with the objective of promoting alternative modes of travel.
	Policy 3.1	Promote alternative to single-occupancy vehicle travel, particularly for commute trips.	Consistent: The project would provide a bus stop, bicycle storage facilities, and pedestrian facilities. This is consistent with the objective of promoting alternative to single-occupancy vehicle travel.
	Policy 3.2	Encourage expansion of public transit as needed to meet the changing needs of the area for local and regional access, including fixed route and demand response.	Consistent: The project would provide a bus stop and, therefore, be accessible to public transit. This is consistent with the objective of promoting expansion of public transit to meet the changing needs of the area.
	Policy 3.3	Comply with the Transportation Demand Management program requirements of the San Luis Obispo County Clean Air Plan to reduce peak-period trip generation.	Consistent: The project would provide a bus stop, bicycle storage facilities, and pedestrian facilities. All of these features are consistent with the various measures identified in the Transportation Demand Management program.
4 – Safety and	Goal SFN 1	Attain a High Level of Emergency Preparedness.	Consistent: The Specific Plan EIR evaluated potential impacts

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Noise Element			associated with geologic and seismic hazards, hazardous materials, flooding, and fires. Mitigation is incorporated as needed to reduce impacts to a less than significant level. Furthermore, the Atascadero Fire and Police Department indicated that adequate resources are available to maintain levels of police, fire, and other emergency services.
	Policy 1.3	Coordinate with County and State agencies, news media, and others working to reduce the risks of disasters through effective preparedness, response and recovery.	Consistent: The Specific Plan EIR evaluated potential impacts associated with geologic and seismic hazards, hazardous materials, flooding, and fires, which is consistent with the objective of reducing the risks of disasters through effective preparedness, response and recovery.
	Policy 1.5	Perform assessment aimed at reducing or eliminating long-term risks to improve the efficiency and decrease the cost of disaster response and recovery.	Consistent: The Specific Plan EIR assesses the project's susceptibility to hazards and requires mitigation to reduce potential exposure to acceptable levels. This is consistent with the objective of performing assessments aimed at reducing or eliminating long-term risks.
	Goal SFN 2	Reduce damage to structures and danger to life caused by flooding and dam inundation.	Consistent: The project is not located in flood zone or flood inundation zone.
	Goal SFN 3	Reduce the threat to life, structures, and the environment caused by fire.	Consistent: The project site is not located near the urban-wildland interface and, therefore, is not susceptible to wildfires. Buildings within the Major Tenant Project site and the Annex Project site would install onsite fire suppression systems (e.g., sprinkler systems and hydrants) and be designed to allow unobstructed access for large emergency vehicles. Furthermore, the Atascadero Fire Department indicated that resources are available to maintain an adequate level of fire service.
	Policy 3.1	Carefully site and configure new development in higher	Consistent: According to the General Plan, the project site is not in

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		fire risk areas.	an area of high risk for fire.
	Policy 3.2	Plan for adequate facilities, equipment, and personnel to meet fire-fighting demands.	Consistent: The Atascadero Fire Department was consulted about potential impacts during the preparation of the Specific Plan EIR. The Fire Department indicated that it did not anticipate that the project would pose any significant challenges in terms of service needs. Furthermore, the project would pay all applicable development fees for fire protection.
	Policy 3.3	Sustain the ability of the Fire Department to respond to emergencies.	Consistent: The Atascadero Fire Department was consulted about potential impacts during the preparation of the Specific Plan EIR. The Fire Department indicated that it did not anticipate that the project would pose any significant challenges in terms of service needs. Furthermore, the project would pay all applicable development fees for fire protection.
	Goal SFN 4	Minimize the potential for loss of life and property resulting from geologic and seismic hazards	Consistent: Preliminary geotechnical investigations were prepared for the Major Tenant Project and Annex Project sites that assessed geologic and seismic conditions. The Specific Plan EIR summarizes the findings of the investigations and sets forth mitigation measures intended to reduce the risk of injury, loss of life, and property damage from geologic and seismic hazards.
	Policy 4.1	Ensure that developments, structures, and public facilities adequately address geologic and seismic hazards.	Consistent: Preliminary geotechnical investigations were prepared for the Major Tenant Project and Annex Project sites. The Specific Plan EIR evaluated potential impacts associated with geologic and seismic hazards. The project incorporates mitigation measures that reduce the risk of injury, loss of life, and property damage from earthquakes, landslides, and other geologic hazards.
	Policy 4.2	Ensure that structures are designed and located to	Consistent: Mitigation is incorporated in the Specific Plan EIR

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		withstand strong ground-shaking, liquefaction, and seismic settlement.	requiring the submission of a design-level geotechnical study and building plans to the City of Atascadero for review and approval prior to issuance of building permits for each development within the Specific Plan. The building plans will include all applicable recommendations of the geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. Compliance with mitigation will ensure that structures are designed and located to withstand strong ground-shaking, liquefaction, and seismic settlement.
	Policy 4.3	Avoid development in area at risk for slope failure when possible, and ensure that hillside developments employ appropriate design and construction techniques.	Consistent: According to the General Plan Figure IV-4: Fault Line and Geohazard Map, the project site is not in an area of high risk for landslides.
	Goal SFN 5	Reduce the potential for harm to individuals and damage to the environment from hazardous materials, radiation, electromagnetic fields, radon, and unsafe trees and structures.	Consistent: The Specific Plan EIR evaluated potential impacts associated with hazardous materials, electromagnetic fields, radon, and unsafe structures and identified mitigation measures where necessary to reduce risks to acceptable levels.
	Goal SFN 6	Protect the citizens of Atascadero from the harmful and annoying effects of exposure to excessive noise.	Consistent: The Specific Plan EIR analyzed the project's potential to expose nearby sensitive land uses to excessive levels of noise. Mitigation is required where necessary to reduce offsite noise exposure to acceptable levels.
	Goal SFN 7	Protect the economic base of Atascadero by preventing incompatible land uses from encroaching upon existing or planned noise producing uses.	Consistent: The project's future residential component is considered a noise-sensitive land use. The residential uses were evaluated for potential exposure to unacceptable noise levels from the project's nonresidential uses. Mitigation requires the future Multiple Family Outparcel use on the Major Tenant

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			Project site be evaluated by a qualified noise consultant to ensure that these units incorporate noise attenuation measures. This is consistent with the objective of protecting the economic base of Atascadero from encroachment of incompatible land uses.
	Goal SFN 8	Preserve the tranquility of residential areas by preventing the encroachment of noise-producing uses.	Consistent: The Specific Plan EIR analyzed the project's potential to expose nearby residential land uses to excessive levels of noise. Mitigation is proposed where necessary to reduce offsite noise exposure to acceptable levels. As such, the tranquility of the surrounding residential uses would not be adversely affected by the project.
	Goal SFN 10	Avoid or reduce noise impacts through site planning and project design, giving second preference to the use of noise barriers and/or structural modifications to buildings containing noise-sensitive land uses.	Consistent: The project is oriented to have noise source locations (driveways, parking lots, etc.) directed towards El Camino Real and US 101 and away from the residential uses to the north, east, and south of the project site. Noise barriers are only proposed in cases where noise sources cannot be located elsewhere due to operational needs or site constraints (e.g., drive-thru speakers, trash compactors, etc.). This is consistent with the objective of emphasizing site design to attenuate noise, with reliance on noise barriers as second preference.
	Policy 1	The noise standards in this chapter represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation. The City shall maintain a Noise Ordinance that implements the requirements of the Noise Element.	Consistent: The project would minimize noise exposure and noise generation by orienting noise source locations such as driveways and parking lots towards El Camino Real and US 101 and installing noise barriers to protect nearby residences from unwanted noise. Noise generation would also be reduced by project design features such as sealed rubber gaskets in the Major Tenant loading docks (which reduces noise from opening and closing of

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			doors) and devices on Major Tenant trucks that limit idling to no more than 3 minutes.
	Policy 3	Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table IV-3 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.	Consistent: The standards set forth in Table IV-3 were used in assessing transportation noise impacts. Mitigation is required where necessary to reduce the noise generated to acceptable levels.
	Policy 5	Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table IV- 4 on lands designated for noise-sensitive uses. This policy does not apply to noise levels associated with agricultural operations.	Consistent: The standards set forth in Table IV-4 were used in assessing stationary noise impacts. Mitigation is required where necessary to reduce the noise generated to acceptable levels.
	Policy 6	The City shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise-sensitive land uses.	Consistent: The Specific Plan EIR analyzed the cumulative increase in noise levels associated with implementation of the project. Mitigation is required where necessary to reduce offsite noise exposure to acceptable levels.
5 – Housing Element	Goal HOS 1	Promote diverse and high quality housing opportunities to meet the needs of all segments of the community.	Consistent: The project includes single-family and multiple-family residential uses in a later phase. As many as 50 dwelling units would be developed.
	Policy 1.1	Encourage steady production of new housing, including mixed-use projects in commercial land use areas, to meet the	Consistent: The project includes single-family and multiple-family residential uses in a later phase. As many as 50 dwelling units would be developed. The residential units

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		needs of all household types in the City.	would be adjacent to the non-residential uses and could be characterized as “horizontal” mixed-use. This is consistent with encouraging the steady production of new housing. Including mixed-use projects in commercial land use areas.
	Goal HOS 4	Protect and conserve the existing housing stock and neighborhoods.	Consistent: The Specific Plan includes setback and landscaping requirements to segregate and buffer the non-residential uses from the residential uses surrounding the Major Tenant Project and Annex Project sites. These characteristics would serve to protect the existing neighborhoods surrounding the project area.
	Policy 4.1	Encourage conservation and preservation of neighborhoods and sound housing, including places and buildings of historical and architectural significance.	Consistent: There is an existing dilapidated, unoccupied Colony Home on the Annex Project site that may meet local historical significance criteria. The applicant is seeking to relocate this structure to another location. This is consistent with the objective of conserving and preserving buildings of historical significance.
	Policy 4.2	Encourage conservation and preservation of houses that have historical and architectural significance.	Consistent: There is an existing dilapidated, unoccupied Colony Home on the 1800 El Camino Real parcel within Annex Project site that may meet local historical significance criteria. The applicant is seeking to relocate this structure to another location. This is consistent with the objective of conserving and preserving buildings of historical significance.
	Policy 4.3	Encourage attractive architecture and site landscaping that respect terrain and native trees.	Consistent: The Specific Plan contains design standards and guidelines that are consistent with City standards. The Major Tenant store and Annex Shopping Center would employ contemporary architecture and install landscaping throughout the site. A tree removal permit will be required and a Tree

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			Protection Plan will be provided to the City prior to grading. Removed trees will be replaced with new trees that will be planted onsite.
	Goal HOS 10	Ensure an adequate supply of land for new housing production.	Consistent: The Housing Element does not identify any of the parcels comprising the project site in the inventory of the sites needed to meet the City's regional housing needs. Therefore, re-designating the residentially designated parcels to non-residential use would not adversely affect the City's ability to produce new housing. Furthermore, both the Major Tenant Project and Annex Project components contemplate future residential uses that would allow for as many as 50 new dwelling units. The ultimate development of these dwelling units could be credited towards the City's regional housing needs allocation.
	Policy 10.1	Encourage infill and intensification in areas suitable for housing within the USL	Consistent: The project would be located on an infill site and would provide housing within the USL
	Policy 10.2	Consider revising the Zoning Ordinance to allow mix use project outside the downtown area.	Consistent: The project, which is located outside of the downtown area, would provide a mix of uses, including commercial and residential.