

City of Atascadero
Woodlands Specific Plan



November 14, 2003



RRM DESIGN GROUP



City of Atascadero Woodlands Specific Plan

Prepared for:

The City of Atascadero
at the request of
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STATUS CHART

DATE OF ADOPTION

1st Reading September 23, 2003
2nd Reading October 14, 2003

PLAN VERSION

Effective Date
November 14, 2003

WOODLANDS SPECIFIC PLAN AMENDMENTS

N/A

CITY COUNCIL RESOLUTION AND ORDINANCE NUMBERS

Ordinance #429 Establishing Specific Plan #1 (Zone Change 2003-0062)
Ordinance #430 Approving Zone Change 2003-0041
Resolution 2003-045 Approving Specific Plan #1
Resolution 2003-046 Approving Vesting Tentative Tract Map 2003-0027

ENVIRONMENTAL DOCUMENT

Resolution 2003-044 Certifying Mitigated
Negative Declaration 2003-026



INTRODUCTION

I. INTRODUCTION

Section I of the Woodlands Specific Plan (“the Plan” or “Specific Plan”) provides a summary of the Plan, a detailed project description, a description of the existing conditions and constraints, the relationship of the Plan to applicable legislation, and a discussion regarding consistency of the Plan with the City of Atascadero General Plan. This section also includes a comparison of the Plan to the adopted Smart Growth Principles as set forth in the General Plan.

Section I is organized into the following subsections:

- A. Plan Summary
- B. Project Description
- C. Existing Conditions & Constraints Summary
- D. Specific Plan Requirements
- E. General Plan Consistency



INTRODUCTION

A. PLAN SUMMARY

This Specific Plan is a regulatory document, adopted by an ordinance, which rezones the project area site to SP-1 (Specific Plan). As a component of the General Plan, the Specific Plan is a legislative document that is controlled by the City of Atascadero. The Specific Plan implements the General Plan, as well as the City's Principles for Smart Growth, interpreting broad goals and policies into specific regulations and guidelines that control the orderly development of land.

Key features of this Plan include the perpetual preservation of a significant amount of open space (approximately 43.7% of the site), preservation and protection of existing oak trees and woodland, a walking nature trail network, a consistent architectural theme, and a mix of residential housing types.

1. Plan Sponsors & Project Team

The Plan Area's property owner and developer, R.W. Hertel & Sons, Inc., initiated the Plan. RRM Design Group prepared the Plan in conjunction with Ramseyer & Associates, Inc. and Lim, Chang, Rohling & Associates. C.A. Singer & Associates, Inc., GeoSolutions, Inc., Jack Brazeal's Tree Consulting, Morro Group, Inc., Vaughan Surveys, and David Lord Noise Consultant, prepared the technical studies attached hereto and made part of the Appendix.

2. Plan Area Setting

a. Site Location

The Plan Area is comprised of approximately 120 acres located on the southeastern end of the City of Atascadero as depicted in Exhibit 1 – Context Map. Halcon Road and the Southern Pacific Railroad bound the northwestern and northeastern portions of the property, respectively. Rural residential uses occur to the southwest, south and southeast. The Salinas River occurs just outside of the eastern property boundary and Paloma Creek Park occurs to the west across Halcon Road. The site is approximately 1/2 mile east of Highway 101 with access from the Santa Barbara Road and San Diego Road interchanges.

b. Site Features

The Plan Area consists of vacant, undeveloped land. The site's topography is comprised of rolling hills, with steeper slopes located to the southwest, northwest, and northeast. Elevations range between 880 and 1,020 feet above mean sea level.



INTRODUCTION

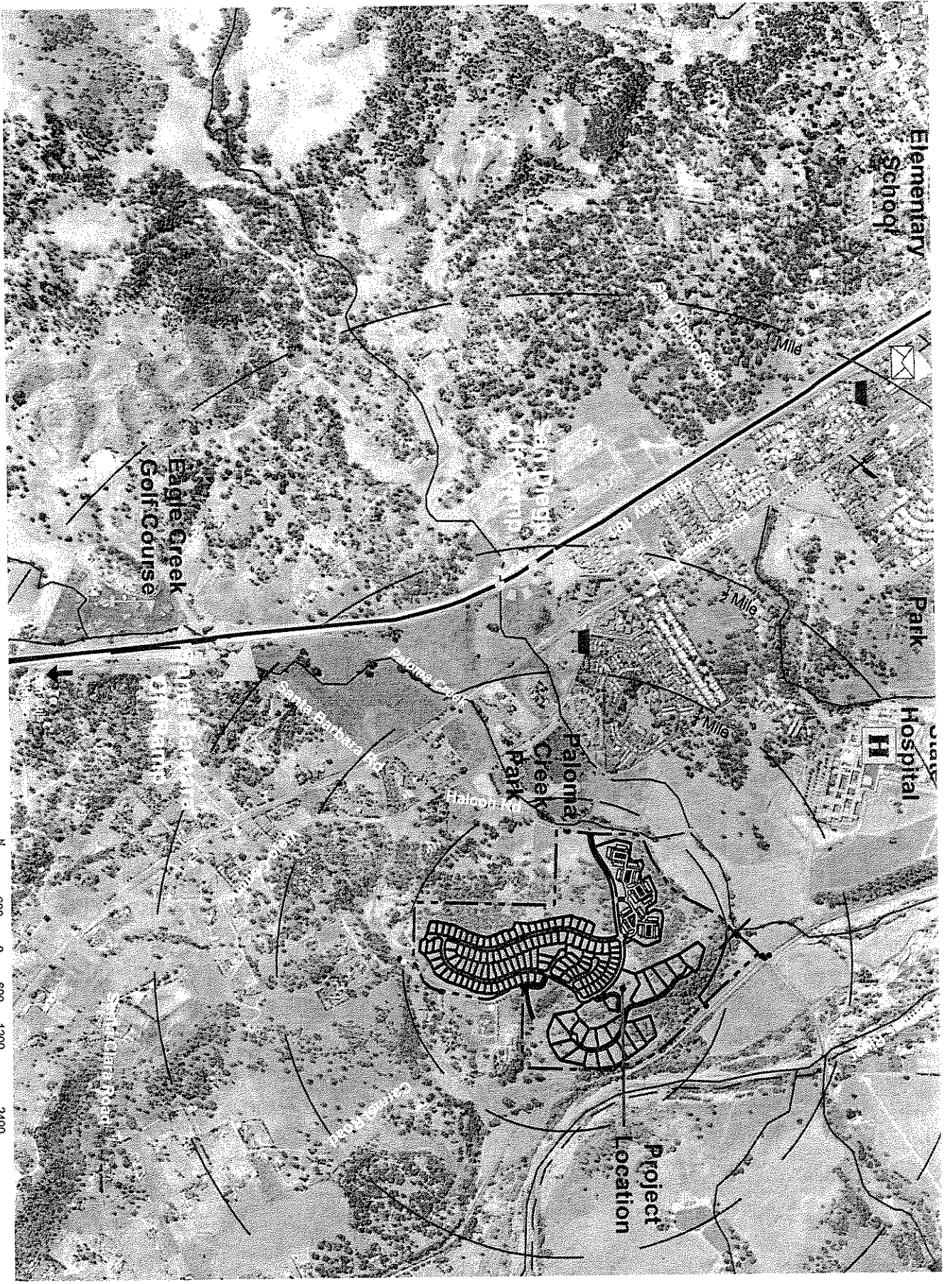
Site vegetation can be characterized primarily as oak woodland and oak savanna, with areas of open annual grassland. Fairly dense oak woodland occurs in the southwestern and northernmost portions of the site.

The site generally drains to the west toward Halcon Road, and to the east toward the Southern Pacific Railroad and Salinas River corridor. Several small drainages occur in the eastern and western portions of the site.



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Context Map

Scale: 1" = 600'
 Flight Date: 10-2000
 Photo Source: Air Photo USA



INTRODUCTION

B. PROJECT DESCRIPTION

The Woodlands is envisioned as a unique neighborhood designed to reflect the City's Smart Growth Principles. The Plan Area encompasses approximately 120 acres and offers 278 units including 28 small lot single-family (SFR-1), 94 standard lot single-family (SFR-2), 21 estate lot single-family (SFR-3), and 135 multi-family residential units (MFR) with ample open space, oak woodland preserve, and nature trails as depicted in Exhibit 2 – Site Map.

The Plan consists primarily of low density, single-family residential dwelling units with minimum lot sizes starting at 4,500 square feet (SFR-1), 6,500 square feet (SFR-2), and 23,000 square feet (SFR-3). The Plan also includes multi-family residential dwelling units (MFR) with densities of approximately 15 dwelling units per acre. Residential land uses occupy approximately 61.3 acres of the Plan Area. The Plan yields approximately 278 dwelling units. Three and a half (3.5) acres near the northern plan boundary are zoned Service Commercial (SC-1). Approximately 52.4 acres, or 43.7%, of the Plan Area is to remain as open space, oak woodland preserve, and nature trails.

The Multi-Family Residential (MFR) area, as currently configured, contains 135 multi-family units. This includes the 126 units allowed under the current General Plan plus an additional 9 units (7%) allowed under the City of Atascadero's quality housing density bonus provision. The Woodlands will incorporate an Inclusionary Affordable Housing Plan and a Work Force Housing Availability Program. A further discussion of these housing programs is provided in Section II: Specific Plan Regulations, Section III: Implementation, and Exhibit 16.

Table 1: Density Bonus

Density Bonus Request			
Unit Type	General Plan	Specific Plan	Difference
Multi-Family Units	126	135	9 units (or 7%)

A variety of entitlements are needed to implement the Plan. These include a Rezone to Specific Plan, a Tentative Tract Map to subdivide the property, and a Conditional Use Permit/Master Plan of Development for the Multi-Family Residential and Service Commercial areas. Appearance review is also required for single-family products within the SFR-1, SFR-2, and SFR-3 Zoning Districts. These entitlements are discussed in more detail in Section III: Implementation.



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Site Map

200 0 200 400 800
Photo Source: Air Photo USA
Flight Date: 9-28-01



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C. EXISTING CONDITIONS & CONSTRAINTS SUMMARY

Consideration for the Plan Area's existing conditions and constraints played an important role in the design of the site. These conditions and constraints are summarized below and are depicted in Exhibit 3 – Existing Conditions & Constraints Map.

1. Existing Neighborhoods

Rural residential neighborhoods exist to the southwest, south and southeast of the Plan Area. These neighborhoods consist primarily of low density, single-family homes with lot sizes ranging from two (2) to six (6) acres. Paloma Creek Park is located west of the Plan Area between Halcon Road and Viejo Camino. Immediately adjacent to the west of Paloma Creek Park are higher density single-family units and large, high-density multi-family projects. The El Camino Real and Highway 101 corridors, located approximately $\frac{1}{4}$ and $\frac{1}{2}$ mile west, respectively, support a variety of highway commercial and neighborhood commercial uses.

2. Existing Street System

Halcon Road provides primary access to the site. Alondra Road, located east of the site, will provide secondary access for emergency vehicles and emergency only egress. Access to Highway 101 is provided at Santa Barbara Road (full interchange) and San Diego Road. El Camino Real provides access into town running parallel to Highway 101.

3. Topography

The site is comprised of rolling hills, with steeper slopes located to the southwest and northeast. Elevations range between 880 and 1,020 feet above mean sea level.

4. Biological Resources

The land within the Plan Area has historically been vacant, undeveloped, and used for grazing. Three major habitat types cover the majority of the site including Annual Grassland, Oak Woodland, and Foothill Pine – Oak Woodland. No sensitive riparian habitat or plant communities have been identified on the site. The biological and botanical surveys of the Plan Area conducted by Morro Group, Inc. are attached hereto and made part of the Appendix.



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5. Easements

Easements applying to the Plan Area are as indicated on the Preliminary Title Report attached hereto and made part of the Appendix. Any conflicting easements will be abandoned or re-dedicated as needed on the Final Map.

6. Public Facilities & Services

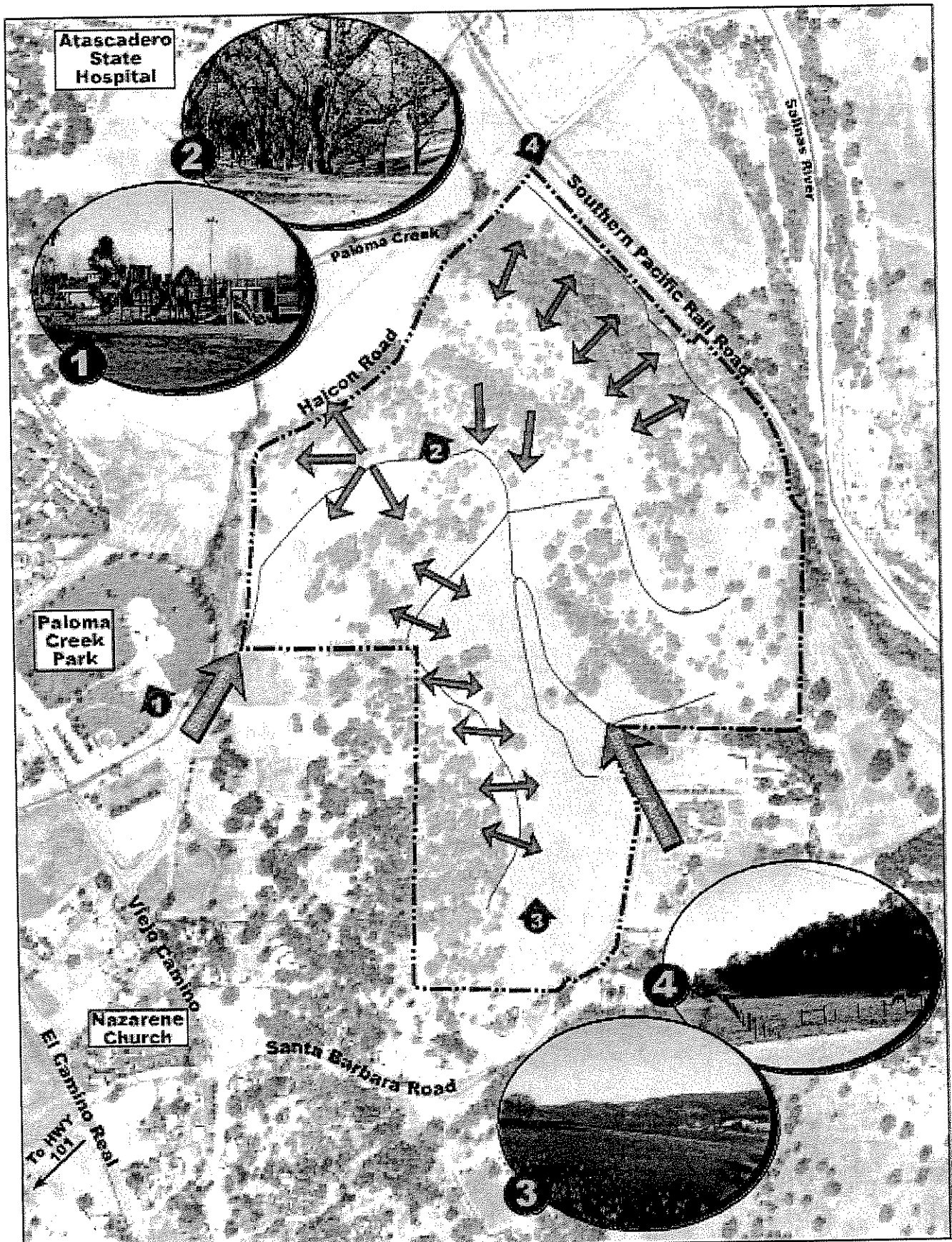
Public facilities and services are provided to the Plan Area by a variety of Service Providers. The City of Atascadero provides services including public schools, building inspection, storm drainage, flood control, police and fire protection, parks, recreation services, and sewage disposal.

Atascadero Mutual Water Company supplies and distributes water to the Plan Area. San Luis Obispo County operates the Atascadero Branch Library. Garbage collection and disposal is provided by Atascadero Waste Alternatives.

Table 2 below outlines the services currently available as well as their respective Service Providers.

Table 2: Public Service Providers

Service	Service Provider
School	Atascadero Unified School District
Library	San Luis Obispo County
Police Protection	City of Atascadero
Fire Protection	City of Atascadero
Water	Atascadero Mutual Water Company
Sanitary Sewer	City of Atascadero
Electricity	PG&E
Gas	Southern California Gas Company
Garbage	Atascadero Waste Alternatives
Telephone	Pacific Bell
Cable	Charter Communications



Atascadero Woodlands Existing Conditions and Constraints Map

Legend

-  View Corridor
-  Site Entrance
-  Dirt road/path



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INTRODUCTION

D. SPECIFIC PLAN REQUIREMENTS

Consistent with California Government Code and the State General Plan Guidelines prepared by the State Office of Planning and Research, this Plan is a regulatory document that implements the General Plan and its policies/programs as well as establishes the standards by which development shall occur within the Plan Area.

Precise design standards and guidelines for the development of land are provided in this Plan and supersede the City's existing Zoning Code, Public Works Standards, and other applicable regulations. Where this Plan is silent, City Codes effective upon the date of adoption of this Plan shall apply. This Plan shall be adopted by the City Council as a resolution.

1. Specific Plan Regulation & Adoption

Specific Plans must be consistent with the applicable elements of the General Plan. The following excerpt identifies the content requirements for Specific Plans defined in State Law (§65451 (a)).

- §65451 (a)** A Specific Plan shall include a text and a diagram or diagrams that specify all of the following in detail:
- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1), 2), and 3).
- (b) The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.



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Furthermore, the California Government Code §65453 and §65454 prepared by the State Office of Planning and Research state that:

- §65453** (a) A Specific Plan shall be prepared, adopted, and amended in the same manner as a General Plan, except that a Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- (b) A Specific Plan may be repealed in the same manner as it is required to be amended.

§65454 No Specific Plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan.

This Plan has been prepared pursuant to State Law and complies with all requirements.

2. **Environmental Review**

This Plan initially adopted September 23, 2003 by Mitigated Negative Declaration (MND 2003-0026), tiers off the Final Environmental Impact Report State Clearinghouse #2001121027 prepared by Crawford Multari & Clark in conjunction with the City of Atascadero's General Plan 2025 Update.

In accordance with §65457(a) of California Government Code, any residential development project, including a subdivision or any zoning change that is undertaken to implement, and is consistent with, this Plan is exempt from the requirements of the California Environmental Quality Act (CEQA) and requires no further environmental review (see CEQA Guidelines §15181 & §15182).

Upon filing of land use applications, the City shall make a Specific Plan consistency determination. Applications determined to be consistent with this Plan shall be exempt from or limited in additional environmental review. Where an application is deemed to be inconsistent with this Plan, subsequent environmental review and Plan amendment may be required.

3. **Plan Consistency**

All applications approved within the Plan Area, including zone changes, tentative and vesting tentative subdivision maps, building and grading permits, public works projects, and other discretionary actions shall be consistent with this Plan.



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4. Severability Clause

In the event that a California or Federal Court of competent jurisdiction holds any regulation, condition, program, or portion of this Plan invalid or unconstitutional, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

E. GENERAL PLAN CONSISTENCY

The General Plan has designated the Plan Area as an area requiring a comprehensive master plan in order to minimize environmental impacts and maximize community compatibility. The General Plan also requires the area to be developed with a mix of residential uses (143 single-family units and 126 multi-family units), up to a maximum of 269 residential dwelling units with a minimum of 40% of the total site left in open space.

Consistent with the land uses set forth in the General Plan, this Plan proposes a mix of residential uses, served by a collector street system and open space areas. Housing types include 143 single-family residential units, and 135 multi-family units. Nine (9) of the 135 multi-family units, have been included under the City of Atascadero’s quality design density bonus provision. A portion of the multi-family units may be developed as for-sale townhomes. Table 3 below demonstrates this Plan’s consistency with the General Plan.

Table 3: General Plan Consistency

Land Use	Unit Type	General Plan Requirement	Specific Plan Proposed	Difference
Residential	Single Family	143 Units	143 Units	0
	Multi-Family	126 Units	*135 Units	9 Units
Commercial		2 Acres	3.5 Acres	1.5 Acres
Open Space		40% (48 Acres)	44% (52 Acres)	5% (4 Acres)

* This Plan proposes an additional 9 multi-family units under the City of Atascadero’s quality design density bonus provision.

Table 4 demonstrates this Plan’s consistency with the Smart Growth Principles of the General Plan. The result is a tree-lined, mixed-use neighborhood, surrounded by open space and a nature trail system that provides for the perpetual preservation of a large portion of the City’s oak woodlands.



Table 4: Smart Growth Principle Consistency Statement

Smart Growth Principle	Specific Plan Consistency
<p><u>Well-Planned New Growth</u> Recognize and preserve critical areas of open space, environmental habitats, and agricultural lands, while accommodating new growth in compact forms in areas designated for higher density, in a manner that encourages multi-modal transportation opportunities, integrates the new growth, and creates housing and job opportunities for people of all ages and income levels.</p>	<p>The Plan clusters development in compact forms and preserves critical areas of open space, oak woodlands, and environmental habitat while incorporating a comprehensive system of nature trails. Transportation opportunities for bicycle, pedestrian, and vehicular modes are integrated in the project design and connect to off-site routes. The Plan creates housing opportunities for people of all ages and income levels by providing housing types ranging from estate lots to multi-family apartments with affordable units.</p>
<p><u>Maximize Existing Infrastructure</u> Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and revitalization of existing infrastructure.</p>	<p>The Plan accommodates new growth adjacent to existing urbanized lands, planned development areas, and existing freeway interchanges; optimizes the use of Paloma Creek Park; extends existing infrastructure in Halcon Road; utilizes a master planned sewer trunk line; and proposes installation of a non-potable water line to the adjacent Paloma Creek Park.</p>
<p><u>Support Vibrant City Centers</u> Give preference to the redevelopment and reuse of Downtown Atascadero and appropriate nodes along existing transportation corridors through the encouragement and retention of mixed-use development, business vitality, housing opportunities for people of all income levels, and safe, reliable and efficient multi-modal transportation systems.</p>	<p>The Plan accommodates a range of income levels by creating a variety of lot sizes and housing opportunities in a mixed-use design including small, standard, and estate lots, as well as multi-family units. The Plan efficiently utilizes existing transportation corridors at Halcon Road and El Camino Real and attaches to the existing nodes surrounding Paloma Creek Park and El Camino Real. Bicycle and pedestrian modes of travel are planned with sidewalks, trails, and bike lanes that connect to off-site routes.</p>
<p><u>Coordinated Planning For Regional Impacts</u> Coordinate planning with neighboring communities and the County so that there are agreed upon regional strategies and policies for dealing with the regional impacts of growth on transportation, housing, schools, air, water, wastewater, solid waste, natural resources, agricultural lands, and open space.</p>	<p>The Plan was coordinated with neighboring communities and circulated for review and comment.</p>
<p><u>Support High Quality Education & School Facilities</u> Encourage and support high quality education, neighborhood-accessible school facilities and adequate library services as a critical determinant in making our community attractive to families, maintaining a desirable and livable community, promoting life-long learning opportunities, enhancing economic development, and providing a work force qualified to meet the full range of job skills required in the future economy.</p>	<p>The Plan creates a desirable and livable community through the provision of a variety of housing types for families and individuals, a nature trail system, park access, and other amenities. The Plan will pay its fair share of school and other impact fees to accommodate new education facilities. The commercial service component of the Plan will enhance economic development in the City by providing opportunities for additional and diverse occupations and job skills.</p>



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Smart Growth Principle	Specific Plan Consistency
<p><u>Buld Strong Communities</u> Support and embrace the development of strong families and a socially and ethnically diverse community, by: (1) working to provide a balance of jobs and housing within the community; (2) reducing commute times; (3) promoting community involvement; (4) enhancing public safety; and (5) providing and supporting cultural and recreational opportunities.</p>	<p>The Plan provides housing opportunities for families of diverse income levels and needs proximate to Paloma Creek Park and boasts approximately 52.4 acres of open space, oak woodland preserve, a useable detention basin, and a nature trail system. The Plan helps to reduce commute time with immediate access to the City's circulation system via an existing arterial. New jobs will be created with development of the Service Commercial component of the Plan.</p>
<p><u>Emphasize Joint-Use of Facilities</u> Emphasize the joint-use of existing compatible public facilities operated by City, school County, and state agencies, as well as take advantage of opportunities to form partnerships with private businesses and non-profit agencies to maximize the community benefit of existing public and private facilities.</p>	<p>The Plan emphasizes joint-use of public facilities by utilizing the master planned sewer trunk line and the adjacent Paloma Creek Park.</p>
<p><u>Support Entrepreneurial/Creative Efforts</u> Support local endeavors to create new products, services and businesses that will expand the wealth and job opportunities for all social and economic levels.</p>	<p>The Plan provides affordable housing and a mix of housing types that meet the needs of a variety of social and economic levels. In addition, jobs and service opportunities will be expanded with development of the Service Commercial component of the Plan.</p>
<p><u>Encourage Full Community Participation</u> Foster an open and inclusive community dialogue and promote alliances and partnerships to meet community needs.</p>	<p>The Plan was developed through a public process to solicit community input on the development proposal. The Plan will provide the master planned community with full access to Public Facilities and Services and will enhance community access to open space and nature trails.</p>
<p><u>Establish a Secure Local Revenue Base</u> Create/support the establishment of a secure, balanced, and discretionary local revenue base necessary to provide the full range of needed services and quality land use decisions.</p>	<p>The Atascadero Woodlands Public Facilities Maintenance Assessment District collects and provides maintenance funds giving the Plan a net negative impact on the local revenue base. The Plan increases the City's property tax base and provides permit, impact, and school fees.</p>



INTRODUCTION

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II. SPECIFIC PLAN REGULATIONS

Section II of this Plan provides the goals, policies, regulations, and guidelines for development in the Plan Area. The language in this section controls the extent and intensity of development and improvements within the Plan Area. The standards and regulations herein supersede and enhance the existing City Zoning Ordinance and Public Works Standards to allow for a more precise and creative approach to creating a neighborhood.

Section II is organized into the following subsections:

- A. Land Use Element
- B. Circulation Element
- C. Infrastructure Element
- D. Public Facilities & Services Element
- E. Open Space Element
- F. Neighborhood Design Element



SPECIFIC PLAN REGULATIONS

A. LAND USE ELEMENT

The Land Use Element is consistent with the City of Atascadero's adopted General Plan 2025 Update Land Use Diagram that is attached hereto and made part of the Appendix. The Plan's land use policies shape the character of development within the Plan Area. The Woodlands Development Standards control development in the Plan Area as per City General Plan policy.

The following Land Use Goals and Policies establish the implementation framework for Land Use in the Plan Area.

Goal To create a new residential neighborhood that responds to the principles set forth in the City's General Plan.

Policies

- LU-1 All development shall be consistent with the City's General Plan Land Use Diagram.**
- LU-2 All development shall be consistent with the Plan's Zoning Districts and applicable Development Standards.**
- LU-3 All development approvals shall be consistent with the Development Standards established in the Specific Plan.**
- LU-4 Proposed development shall include a mix of residential uses including single and multi-family uses up to a maximum of 269 residential dwelling units; this does not include additional units available through the City's density bonus provision.**
- LU-5 Wooded and sensitive habitat areas shall comprise no less than 40% of the property and shall be retained as permanent Open Space and oak woodland preserve.**



SPECIFIC PLAN REGULATIONS

1. Land Use Designations

The General Plan Land Use designations have been adopted and incorporated into the Plan as shown in Table 5 below and depicted on Exhibit 4. All development projects shall be consistent with the densities established in Table 5 –Plan Land Use Summary.

2. Zoning Districts

The Plan’s Zoning Districts have been established consistent with the City’s Land Use Designations. These districts are regulated by the Plan’s Development Standards and are as depicted in Exhibit 5 – Zoning Districts Map.

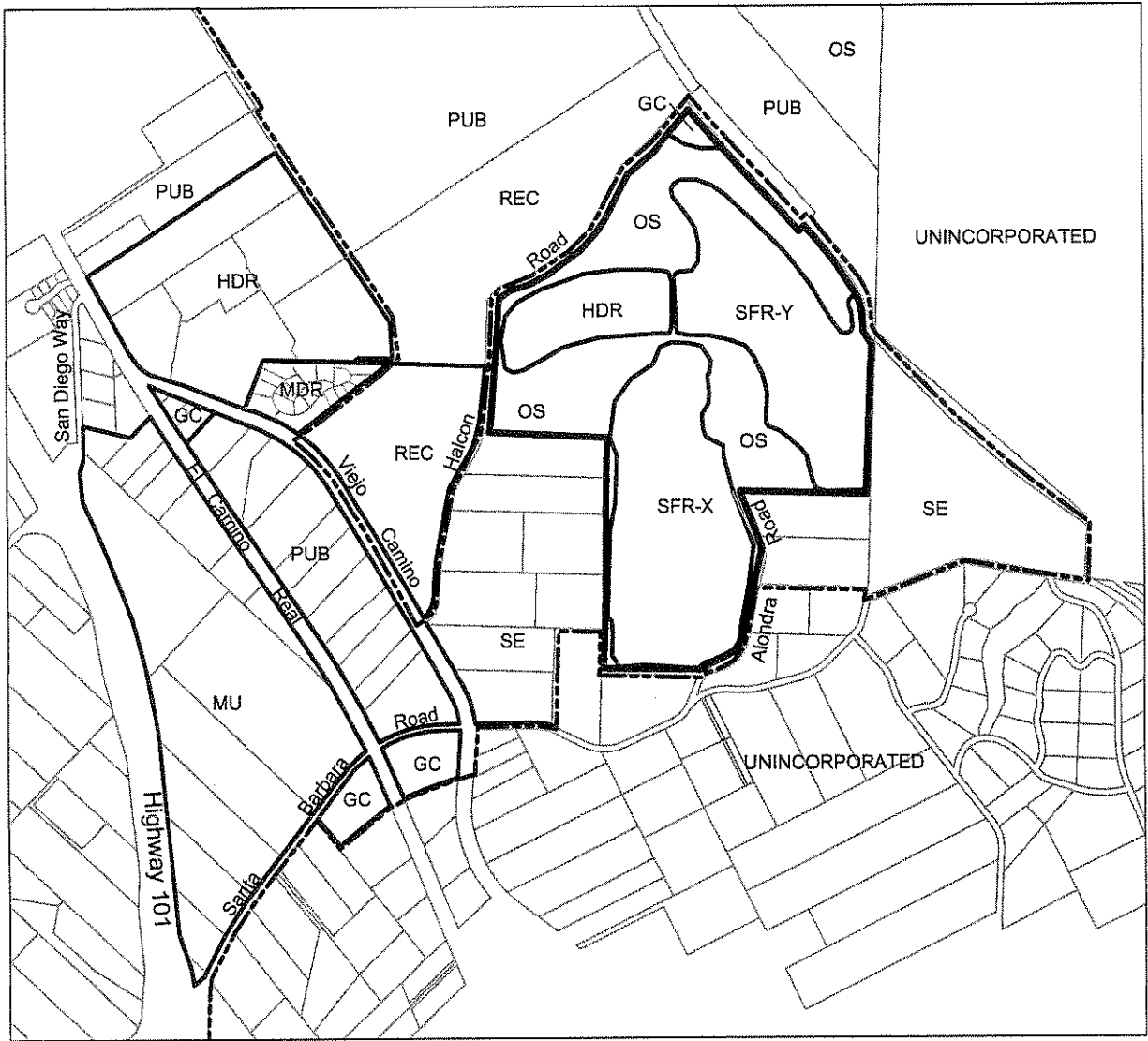
Table 5: Plan Land Use Summary

General Plan Land Use	Specific Plan							
	Land Use	Zoning District	Permitted Uses	Acres	% of Site	Min. Lot Size (sf)	Dwelling Units	Density (du/ac)
OS	OS	OS	Nature Trails	52.4	43.7%	N/A	N/A	N/A
SFR-X	SFR	SFR-1	Small Lot SFR	5.9	4.9%	4,500	28	4.7
SFR-X	SFR	SFR-2	Standard Lot SFR	<u>24.1</u>	20.1%	6,500	<u>94</u>	<u>3.9</u>
Subtotal				82.4			122	1.48
*SFR-Y	SFR	SFR-3	Estate Lot SFR	22.3	16.9%	23,000	21	.94
HDR	HDR	MFR	Multi-Family Apartments	9.0	7.5%	N/A	135	15
GC	GC	SC-1	See Development Standards	3.5	2.9%	N/A	N/A	N/A
			Streets	2.8	2.3%	N/A	N/A	N/A
Total				120	100%	--	278	--




* Estate Lot Single-Family land use designation is subject to additional regulations as set forth in the Conditions, Covenants and Restrictions (CC&Rs) attached hereto and made part of the Appendix.



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Legend

-  City Limit Line
-  Zoning Boundary
-  Woodlands Specific Plan Boundary

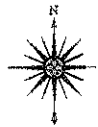
General Plan Land Use Designations

- SE - Suburban Estates
- SFR-Y - Single Family Residential (1.0 ac lot min.)
- SFR-X - Single Family Residential (0.5 acre lot min.)
- MDR - Medium Density Residential (10 units/ac)
- HDR - High Density Residential (16 units/ac)
- GC - General Commercial
- MU - Mixed Use
- REC - Public Recreation
- OS - Open Space
- PUB - Public Facilities



General Plan Land Use Designations

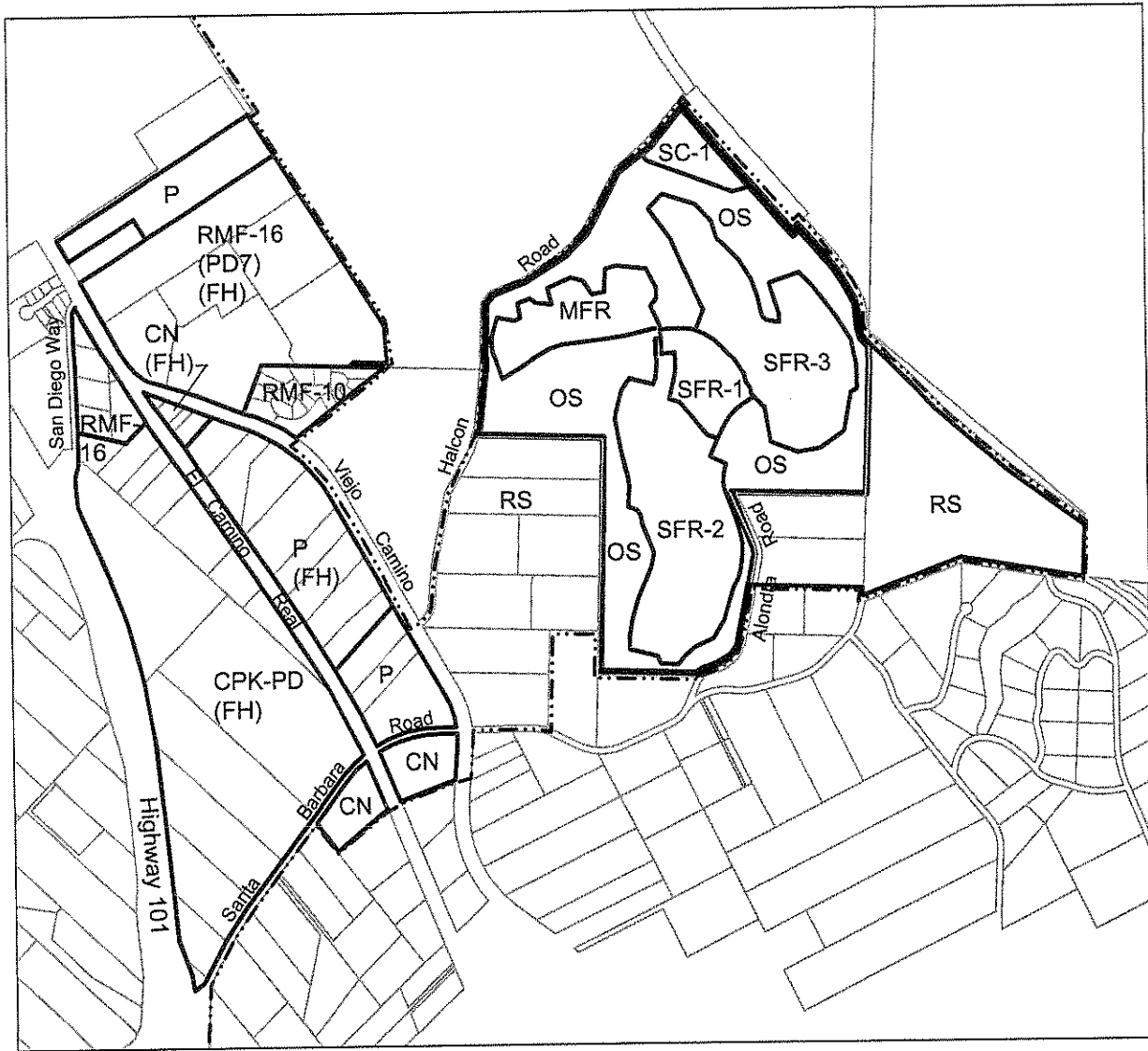
Exhibit 4








SPECIFIC PLAN REGULATIONS

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Legend

 City Limit Line	City of Atascadero Zoning Categories	Woodlands Specific Plan Zoning Districts
 Zoning Boundary	P - Public	SFR-1 - Single Family Residential (Small lot)
 Woodlands Specific Plan Boundary	OS - Open Space	SFR-2 - Single Family Residential (Standard Lot)
	CN - Commercial Neighborhood	SFR-3 - Single Family Residential (Estate Lot)
	CP-K - Commercial Park	MFR - Multi-Family Residential
	RS - Residential Suburban	OS - Open Space
	FH - Flood Hazard Overlay	SC-1 - Service Commercial
	PD7 - Planned Development Overlay	
	RMF - Residential Multi-Family	



Zoning Districts Map

Exhibit 5





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SPECIFIC PLAN REGULATIONS

3. **Affordable Housing Standards**

The Affordable Housing Standards established under this Plan are adopted by resolution and provide requirements establishing the provision of inclusionary affordable housing and workforce housing within the Plan Area.

a. **Inclusionary Affordable Housing Plan**

The Woodlands will incorporate an Inclusionary Affordable Housing Plan which will comply with the intent of current City of Atascadero Inclusionary Housing policies. A further discussion of Inclusionary Affordable Housing requirements is provided in Exhibit 16.

b. **Workforce Housing Availability Program**

The Woodlands is required to enter into a legal agreement with the City of Atascadero to reserve half of the dwelling units for sale in the SFR-1, SFR-2, and MFR zones for residents or workers within the City of Atascadero. A further discussion of the Workforce Housing Availability Program is provided in Section III: Implementation.

4. **Development Standards**

The Development Standards established under this Plan are adopted by ordinance and provide development regulations that control the subdivision and improvement of land within the Plan Area. These standards include regulations for land use, lot size, lot coverage, building setbacks, off-street parking, and height. All building setback requirements are measured from the property line unless otherwise indicated.

a. **SFR-1 Zoning District - Single Family Residential Small Lot**

The SFR-1 District encompasses 5.9 acres and accommodates twenty-eight (28) single-family dwelling units. Fully detached single-family homes are permitted in the SFR-1 District.

The standards established for the SFR-1 District are as depicted in Table 6 – SFR-1 Development Standards.

b. **SFR-2 Zoning District - Single Family Residential Standard Lot**

The SFR-2 District encompasses 24.1 acres and accommodates ninety-four (94) single-family dwelling units. Fully detached single-family homes are permitted in the SFR-2 District.

The standards established for the SFR-2 District are as depicted in Table 7 – SFR-2 Development Standards.



SPECIFIC PLAN REGULATIONS

c. SFR-3 Zoning District - Single Family Residential Estate Lot

The SFR-3 District encompasses 22.3 acres and accommodates twenty-one (21) estate single-family dwelling units. Fully detached single-family homes are permitted in the SFR-3 District with secondary dwelling units on lots of 1 acre or more. The secondary dwelling unit may be attached or detached and may have a separate entry with independent kitchen and bath facilities. Either the primary or secondary dwelling unit must be owner-occupied. Construction of both the primary and secondary dwelling units must occur within the designated building envelopes of each lot as indicated on the Tentative Tract Map. Modifications to the building envelopes require Conditional Use Permit review and approval by the Planning Commission.

The standards established for the SFR-3 District are as depicted in Table 8 – SFR-3 Development Standards. Separate Conditions, Covenants, and Restrictions (CC&Rs) have also been established for this Zoning District. The CC&Rs are attached hereto and made a part of the Appendix.

d. MFR Zoning District – Multi-Family Residential Units

The MFR District encompasses 9 acres and accommodates one hundred thirty-five (135) multi-family dwelling units with a density of approximately 15 dwelling units per acre. A portion of the multi-family units may be developed as for-sale town homes. Development within the MFR is subject to a separate Conditional Use Permit/Master Plan of Development to be reviewed and approved by the Planning Commission.

e. SC-1 Zoning District – Service Commercial Zone

The SC-1 District encompasses three and a half (3.5) acres and accommodates the following uses:

- (1) Wholesaling and distribution;
- (2) Light repair services;
- (3) Storage yards;
- (4) Animal hospitals;
- (5) Contract construction services;
- (6) Warehousing;
- (7) Electronic and scientific instruments, where areas of use exceed five thousand (5,000) square feet;
- (8) Furniture and fixtures, where areas of use exceed five thousand (5,000) square feet;



SPECIFIC PLAN REGULATIONS

- (9) Glass products manufacturing;
- (10) Pipelines;
- (11) Churches;
- (12) Outdoor Storage Yards; and
- (13) Other Similar Uses per Planning Director's Approval.

Development within the SC-1 Zone is subject to a separate Conditional Use Permit/Master Plan of Development to be reviewed and approved by the Planning Commission. The standards established for the SC-1 District are as depicted in Table 9 – SC-1 Development Standards.

f. OS Zoning District - Open Space Zone

The OS District encompasses 52.4 acres of native oak and foothill pine woodland, hillsides and ridges, natural ephemeral drainage areas, revegetated detention basins, overlooks, manufactured slopes, and other natural resource areas. This entire district is to remain free of structures. It may be developed with nature trails, interpretative signs, and native revegetation landscaping.



SPECIFIC PLAN REGULATIONS

Table 6 - SFR-1 Development Standards

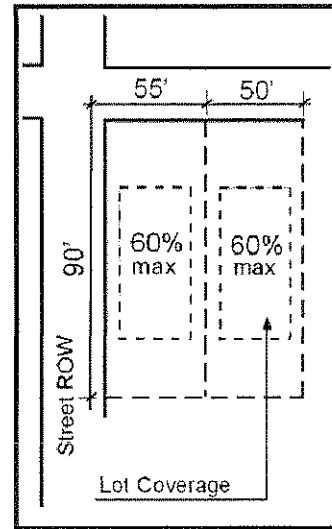
All numbers are minimums unless otherwise noted.

For regulations not covered in this code refer to the City of Atascadero Municipal Code Title 9.

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

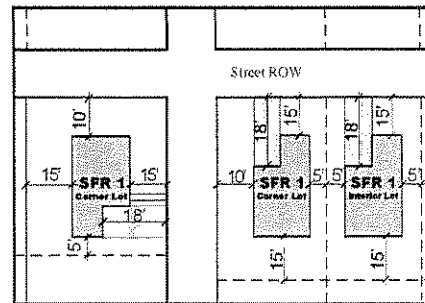
Property Development Standards

Lot Area	4,500 SF	Minimum Lot Area.
Interior Lot Width	50'	Minimum Interior Lot Width at Minimum Front Yard Setback.
Corner Lot Width	55'	Minimum Corner Lot Width at Minimum Front Yard Setback.
Cul-de-sac Frontage	Street 35'	Minimum Cul-de-sac Street Frontage.
Lot Depth	90'	Minimum Lot Depth.
Lot Coverage	60%	Maximum Lot Coverage. Applies to roofed areas including porches, garages, and accessory buildings.



Setback Requirements

Front Yard Dwelling Unit	15'	Minimum Front Yard Setback Measured from Property Line.
Garage	18'	Minimum Front Yard Garage Setback Measured from Property Line.
Side Yard Interior	5'	Minimum Side Yard Interior Setback Measured from Property Line.
Street Side	10'	Minimum Street Side Yard Setback Measured from Property Line.
Rear Yard	15'	Minimum Rear Yard Setback Measured from Property Line.



Off-Street Parking Requirements

Primary Use	2 Covered Spaces	Spaces must be enclosed by garage.
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SPECIFIC PLAN REGULATIONS

Table 6 - SFR-1 Development Standards

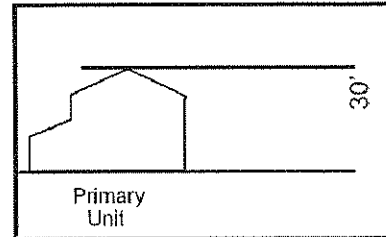
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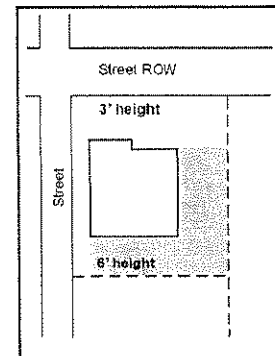
Building Massing

Height	30'	Maximum Building Height from Average Grade.
Floor Area	1,000 SF	Minimum Floor Area. Second floor shall not exceed 75% of gross first floor area, including garage.



Fencing

Within Setbacks	3'	Maximum Height of Fencing Within Front or Street Side Setbacks.
Behind Setbacks	6'	Maximum Height of Fencing Behind Front or Street Side Setbacks.



Hillside Standards (See Exhibit 15 - Hillside Fencing Standards)

Landscaping (on slopes 5' high & greater)	Trees shall be planted approximately 30' on center. Shrubs and groundcover on slopes shall provide 80% coverage in two (2) years.	
Fencing Along or Across Slopes of 5' high & greater	6'	Must be View Fencing.

Architectural Projections (See Exhibit 6)

- **Eaves:** May project up to 30" into any Setback.
- **Porch Covers, Patio Covers, Overhead Trellises & Deck Covers:** May project into Rear Setbacks provided that a minimum of 5' is maintained between the projection and the rear property line and that a height of 10' is not exceeded. May project into Front Setbacks a maximum of 5' provided the porch is a minimum depth of 8' and width of 10'.
- **Chimneys, Bay Windows, Architectural Projections & Similar Features:** May project up to 24" into any Setback.
- **Decks, Planters, Patios & Similar Features (less than 30" above grade):** May project into any Setback.
- **Uncovered Decks, Uncovered Balconies, & Uncovered Porches (greater than 30" above grade):** May project up to ½ of the minimum required rear yard.



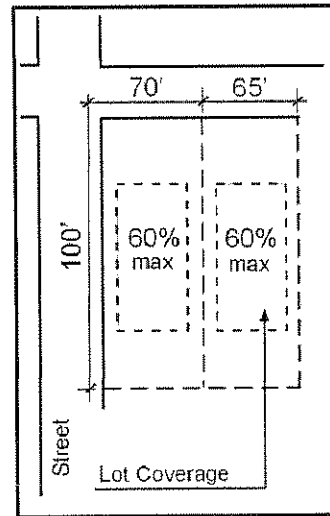
SPECIFIC PLAN REGULATIONS

Table 7 - SFR-2 Development Standards

All numbers are minimums unless otherwise noted.
 For regulations not covered in this code refer to the City of Atascadero Municipal Code Title 9.
 This Development Code shall prevail where it conflicts with the City of Atascadero Municipal Code.

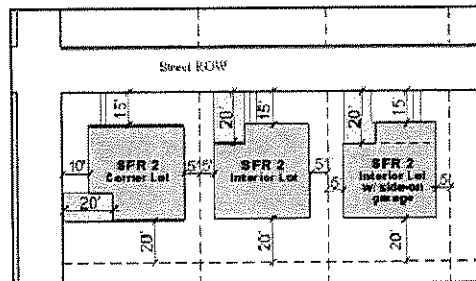
Development Standards

Lot Area	6,500 sq. ft.	Minimum Lot Area.
Interior Lot Width	65'	Minimum Interior Lot Width at Minimum Front Yard Setback.
Corner Lot Width	70'	Minimum Corner Lot Width at Minimum Front Yard Setback.
Cul-de-sac Frontage	Street 35'	Minimum Cul-de-sac Street Frontage.
Lot Depth	100'	Minimum Lot Depth.
Lot Coverage	60%	Maximum Lot Coverage. Applies to roofed structures including porches, garages, and accessory buildings. Excludes eave overhangs, patios, driveways, walks, and other impervious surfaces.



Setback Requirements

Front Yard Dwelling Unit	15'	Minimum Front Yard Setback Measured from Property Line.
Garage	20'	Minimum Front Yard Garage Setback Measured from Property Line.
Side-on Garage	15'	
Side Yard Interior	5'	Minimum Side Yard Interior Setback Measured from Property Line.
Street Side	10'	Minimum Street Side Yard Setback Measured from Property Line.
Rear Yard	20'	Minimum Rear Yard Setback Measured from Property Line.



Off-Street Parking Requirements

Primary Use	2 Covered Spaces
-------------	------------------



SPECIFIC PLAN REGULATIONS

Table 7 - SFR-2 Development Standards

All numbers are minimums unless otherwise noted.
 For regulations not covered in this code refer to the City of Atascadero Municipal Code Title 9.
 This Development Code shall prevail where it conflicts with the City of Atascadero Municipal Code.

Building Massing

Height	30'	Maximum Height.	
Floor Area	1,500 SF	Minimum Floor Area. Second floor shall not exceed 75% of gross first floor area, including garage.	

Fencing

Within Setbacks	3'	Maximum Height of Fencing Within Setbacks.	
Behind Setbacks	6'	Maximum Height of Fencing Behind Setbacks.	

Hillside Standards (See Exhibit - Hillside Fencing Standards)

Landscaping (on slopes 5' high & greater) Trees shall be planted approximately 30' on center.
 Shrubs and groundcover on slopes shall provide 80% coverage in two (2) years.

Fencing Along or Across Slopes of 5' high & greater 6' Must be View Fencing.

Architectural Projections (See Exhibit 6)

- **Eaves:** May project up to 30" into any Setback.
- **Porch Covers, Patio Covers, Overhead Trellises & Deck Covers:** May project into Rear Setbacks. Only provided that a minimum of 5' is maintained between the projection and the rear property line and that a height of 10' is not exceeded. May project into Front Setbacks a maximum of 5' provided the porch is a minimum depth of 8' and width of 10.'
- **Chimneys, Bay Windows, Architectural Projections & Similar Features:** May project up to 24" into any Setback.
- **Decks, Planters, Patios & Similar Features (less than 30" above grade):** May project into any Setback.
- **Uncovered Decks, Uncovered Balconies, & Uncovered Porches (greater than 30" above grade):** May project up to 1/2 of the minimum required rear yard.



SPECIFIC PLAN REGULATIONS

Table 8 - SFR-3 Development Standards

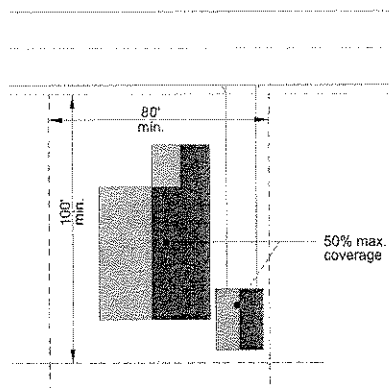
All numbers are minimums unless otherwise noted.

For regulations not covered in this code refer to the Conditions, Covenants & Restrictions (CC&Rs).

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

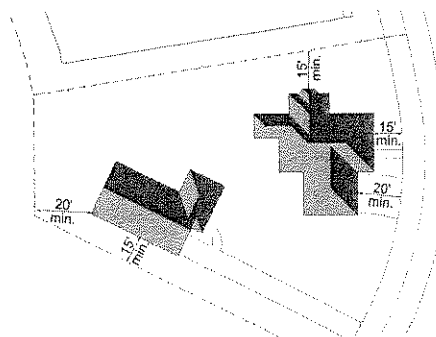
Development Standards

Lot Area	23,000 sq. ft.	Minimum Lot Area.
Interior Lot Width	80'	Minimum Interior Lot Width at Minimum Front Yard Setback.
Cul-de-sac Street Frontage	35'	Minimum Cul-de-sac Street Frontage.
Lot Depth	100'	Minimum Lot Depth.
Lot Coverage	50%	Maximum Lot Coverage for all structures or as dictated by building envelope as indicated on Tentative Tract Map, whichever is more restrictive. Applies to roofed structures including porches, garages, and accessory buildings. Excludes eave overhangs, patios, driveways, walks, and other impervious surfaces.
Secondary Dwelling Units	1 acre	Minimum lot size allowing secondary units



Setback Requirements

Front Yard Dwelling Unit/ Second Unit	15'	Minimum Front Yard Setback Measured from Property Line or edge of asphalt on private drive, whichever is greater.
Garage	20'	Minimum Front Yard Garage Setback Measured from Property Line or edge of asphalt on private drive; whichever is greater.
Side Yard Interior	15'	Minimum Side Yard Interior Setback Measured from Property Line.
Street Side	15'	Minimum Street Side Yard Setback Measured from Property Line or edge of asphalt on private drive; whichever is greater.
Rear Yard	20'	Minimum Rear Yard Setback Measured from Property Line.





SPECIFIC PLAN REGULATIONS

Table 8 - SFR-3 Development Standards

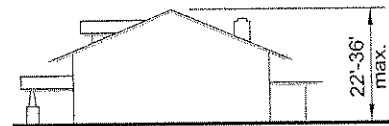
All numbers are minimums unless otherwise noted.
 For regulations not covered in this code refer to the Conditions, Covenants & Restrictions (CC&Rs).
 This Development Code shall prevail where it conflicts with the City of Atascadero Municipal Code.

Off-Street Parking Requirements

Primary Unit	2 Covered Spaces
Secondary Unit	1 Covered Space

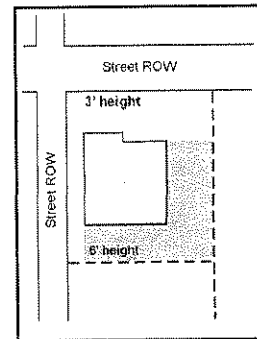
Building Massing

Height		
Ridge-top Lots		
Primary Unit & Secondary Unit	22'	Applies to Lots 138-142. Maximum Height.
Non-Ridge-top Lots		
Primary Unit & Secondary Unit	36'	Applies to Lots 123-137 & 143. Maximum Height.
Primary Unit Floor Area	1,500 SF	Minimum Floor Area.
Secondary Unit Floor Area	800 SF	Maximum Floor Area.



Fencing

Within Setbacks	3'	Maximum Height of Fencing Within Setbacks.
Behind Setbacks	6'	Maximum Height of Fencing Behind Setbacks.



Architectural Projections (See Exhibit 6)

- **Eaves:** May project up to 30" into any Setback.
- **Porch Covers, Patio Covers, Overhead Trellises & Deck Covers:** May project into Rear Setbacks. Only provided that a minimum of 5' is maintained between the projection and the rear property line and that a height of 10' is not exceeded.
- **Chimneys, Bay Windows, Architectural Projections & Similar Features:** May project up to 24" into any Setback.
- **Decks, Planters, Patios & Similar Features (less than 30" above grade):** May project into any Setback.
- **Uncovered Decks, Uncovered Balconies, & Uncovered Porches (greater than 30" above grade):** May project up to 1/2 of the minimum required rear yard.



SPECIFIC PLAN REGULATIONS

Table 9 - SC-1 Development Standards

All numbers are minimums unless otherwise noted.

For regulations not covered in this code refer to the City of Atascadero Municipal Code Title 9.

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

Development Standards

Lot Area	10,000 sf	Minimum Lot Area.
Lot Coverage	65%	Maximum Lot Coverage.

Setback Requirements

Front (Halcon Road)	20'
Side (Railroad)	5'
Rear	5'

Off-Street Parking Requirements

Consistent with Title 9.

No parking allowed within front setback on Halcon Road.

Building Massing

Height	45'
--------	-----

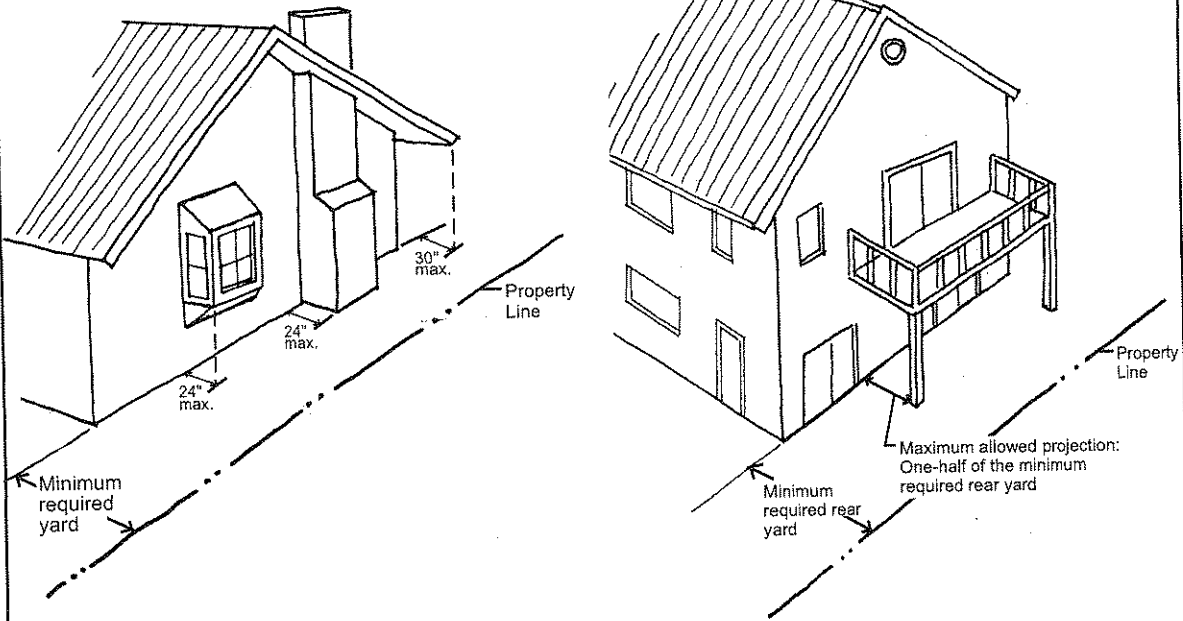
Fencing

Within Setbacks	3'	Maximum Height of Fencing Within Front or Street Side Setbacks.
Behind Setbacks	8'	Maximum Height of Fencing Behind Front or Street Side Setbacks.

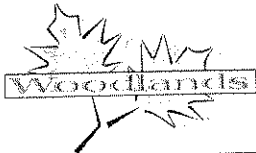
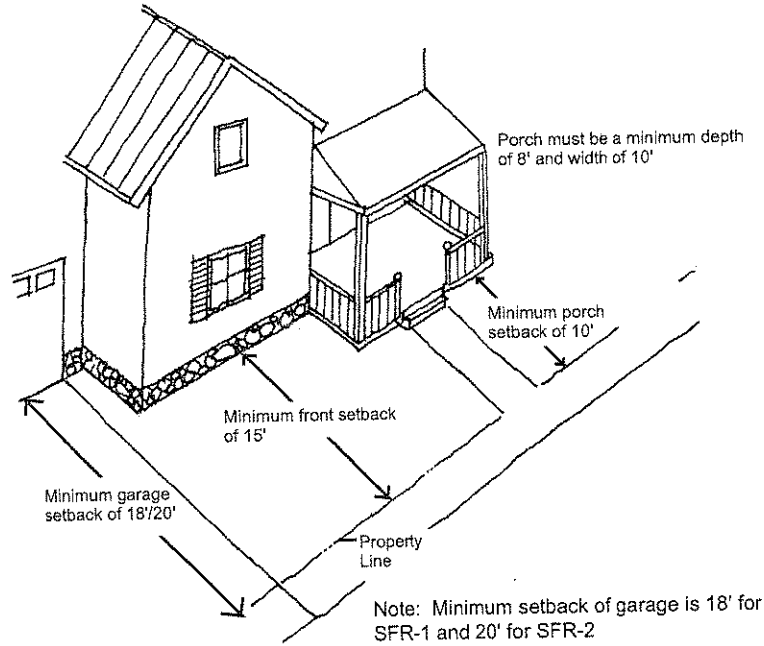
Landscape Screening

To be provided within setbacks adjacent to Halcon Road and Southern Pacific Railroad.

Rear Yard Projections



Front Yard Projections



Architectural Projections



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SPECIFIC PLAN REGULATIONS

B. CIRCULATION ELEMENT

The Plan's circulation system is designed to provide a functional and efficient transportation network for automobiles, bicyclists, and pedestrians. The street system is comprised of a network of collector and local residential streets designed to accommodate traffic generated by Plan residents. All streets are public. Exhibit 7 – Circulation Map, has been incorporated into this Plan consistent with §65451(a)(2) of the State Government Code.

The following Circulation Goal and Policies establish the implementation framework for the Plan's Circulation Diagram.

Goal Provide a safe and convenient circulation system that accommodates automobiles, bicyclists, and pedestrians on a tree-lined system of streets and nature trails.

Policies

- C-1 All streets and circulation routes shall be consistent with the Circulation Diagram.**
- C-2 Street widths shall be consistent with the street sections indicated in Exhibits 8 and 9 - Street Sections.**
- C-3 All streets shall be financed and installed by the developer of the subdivision.**
- C-4 All improved public streets shall be dedicated to the City of Atascadero; the City shall assume responsibility for maintenance and repair of all street facilities with funding from the Atascadero Woodlands Public Facilities Maintenance Assessment District (AWPFMAD).**
- C-5 The emergency gate at Alondra Road shall be designed to City standards and subject to the approval of the City of Atascadero Fire Department.**
- C-6 Funding for maintenance of lighting, street improvements, special paving surfaces, sewer, storm drain, common area landscape, open space, and hardscape shall be provided through the Atascadero Woodlands Public Facilities Maintenance Assessment District (AWPFMAD) or comparable maintenance assessment district.**
- C-7 A soft path, nature trail system shall be located within the Open Space and oak woodland preserve area.**



SPECIFIC PLAN REGULATIONS

- C-8 Pedestrian sidewalks shall be provided on all public streets, except in the SFR-3 Zone.**
- C-9 All turning radii shall be subject to the standards of the Fire Department.**



SPECIFIC PLAN REGULATIONS

1. On-Site Circulation System

The Circulation Map provides the location and classification of both vehicular and non-vehicular circulation routes within the Plan Area. Street sections are depicted in Exhibits 8 and 9 – Street Sections and described below in Table 10 – Street Classifications.

Table 10: Street Classifications

Street Classification	Street ROW	Curb-to-Curb Width
Collector Street	63'	46'
Local Street	43'	34'
Rural Local Street	32'	26'

a. Collector Streets

Collector Streets provide linkages between local residential streets and minor arterials. Collectors are designed to handle a larger volume of traffic. Under this Plan, a collector street provides access to the Plan Area from Halcon Road to the first intersection of the Plan Area.

The collector street has two travel lanes, center median, square curbs, no parking, a detached sidewalk with parkway, Class II Bikeways, and street trees as depicted in Section A of Exhibit 8 – Street Sections.

b. Local Residential Streets

Local Residential Streets provide access and circulation to individual lots within a residential subdivision. Under this Plan, Local Streets serving the SFR-1 and SFR-2 Zoning Districts have two travel lanes, rolled curbs, Class III Bikeways, sidewalks on one side, and on-street parking. The Local Residential Streets are depicted in Section B of Exhibit 8 – Street Sections.

c. Rural Local Streets

The street within the SFR-3 Zoning District has two travel lanes and does not include sidewalks. The Rural Local Street is depicted as Section C of Exhibit 9 – Street Sections.



SPECIFIC PLAN REGULATIONS

d. **Pedestrian & Bicycle Facilities**

Pedestrian and Bicycle Circulation provide excellent opportunities for leisure and recreation as well as an alternative means of transportation. Pedestrian sidewalks and bike access are provided on all public streets except within the SFR-3 area. The Plan's soft path nature trail system, which can be accessed at key locations by the public sidewalks, provides connections and walking access to open space.

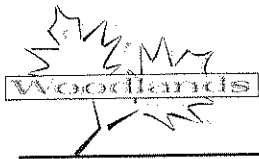
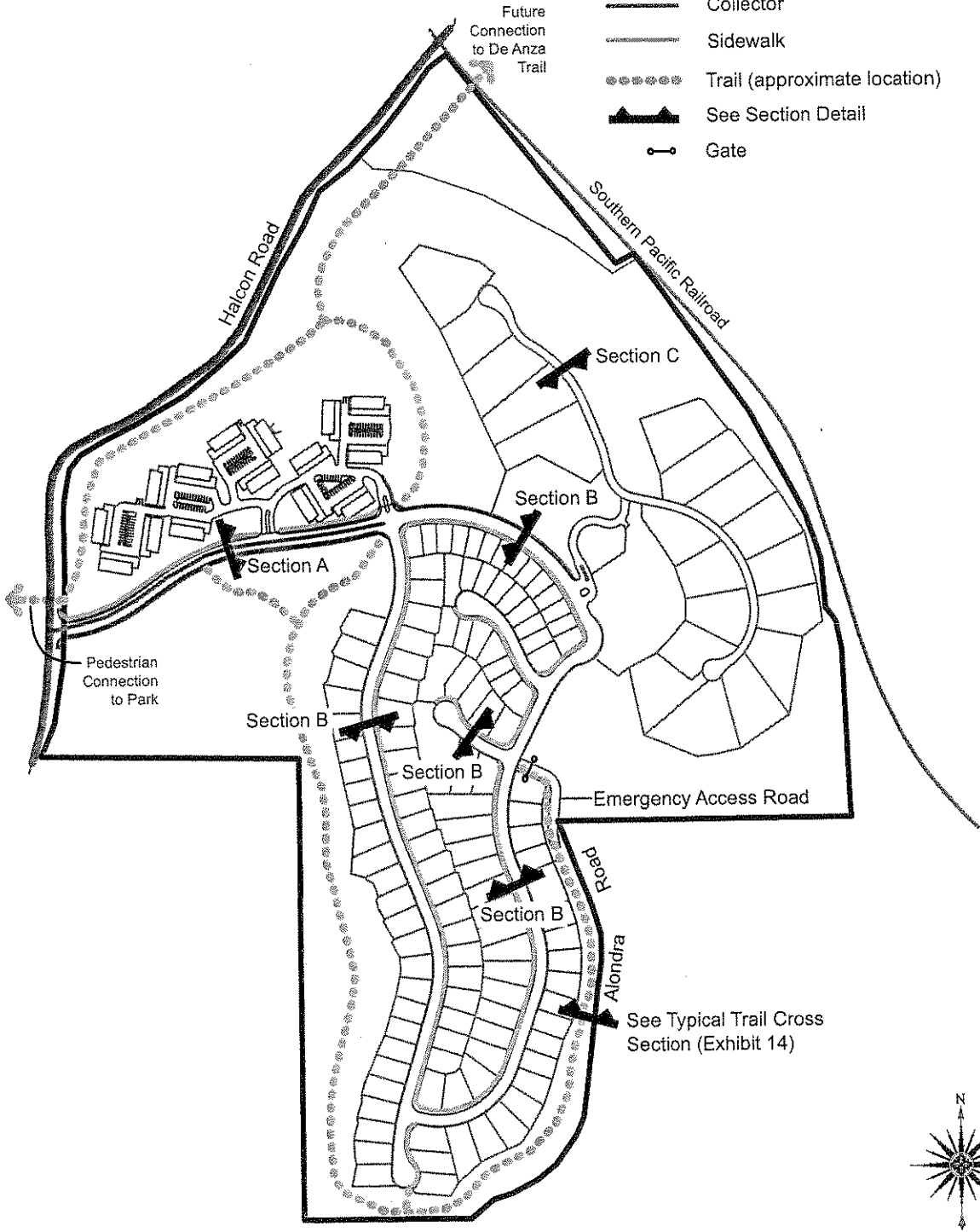
2. **Off-Site Circulation System**

Off-site circulation to the Plan Area vicinity includes Halcon Road, Alondra Road, Camino Viejo, El Camino Real, Santa Barbara Road, San Diego Road, and Highway 101. Halcon Road will provide primary access to the site. Alondra Road, located east of the site, will provide secondary, gated emergency access for emergency vehicles and emergency only egress. Access to Highway 101 is provided at Santa Barbara Road (full interchange) and San Diego Road. El Camino Real provides access into town running parallel to Highway 101.

The Plan Area will install certain off-site street improvements and intersection upgrades with signalization per City standard as required in the Traffic Study attached hereto and made part of the Appendix. These include improvements on Halcon Road from the Plan Area limits to Viejo Camino, Viejo Camino to Santa Barbara, and Santa Barbara to El Camino. Reimbursements for off-site improvements shall be as required by the Implementation Section. Pending future access improvements at Paloma Creek Park, the intersection of the Plan Area and Halcon Road will include a safe pedestrian crossing and pedestrian bridge to Paloma Creek Park.

Legend

- Minor Arterial
- Collector
- Sidewalk
- Trail (approximate location)
- See Section Detail
- Gate



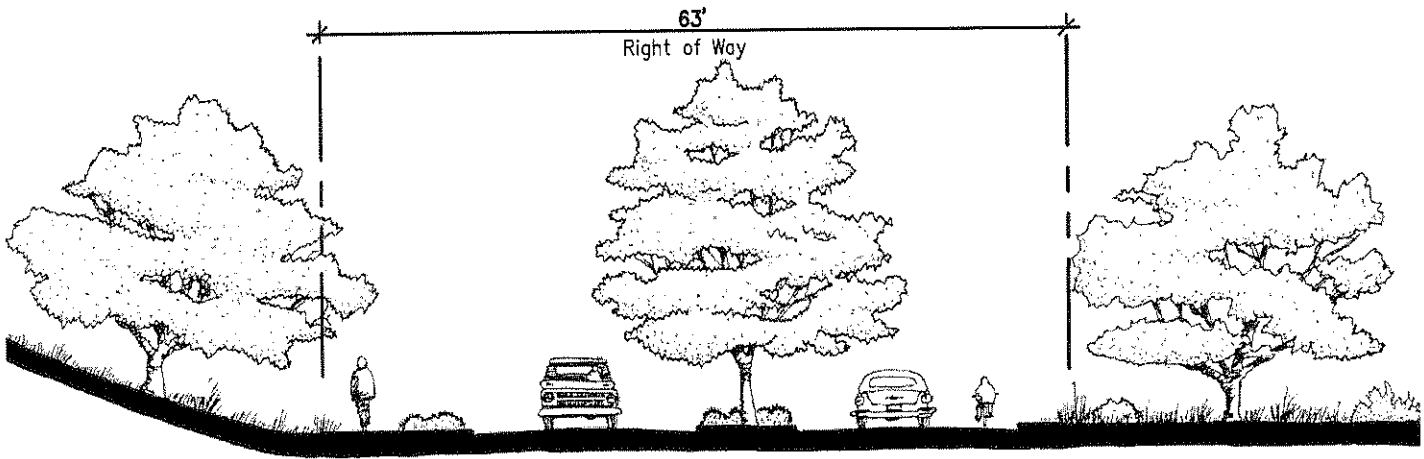
Circulation Map

Exhibit 7



SPECIFIC PLAN REGULATIONS

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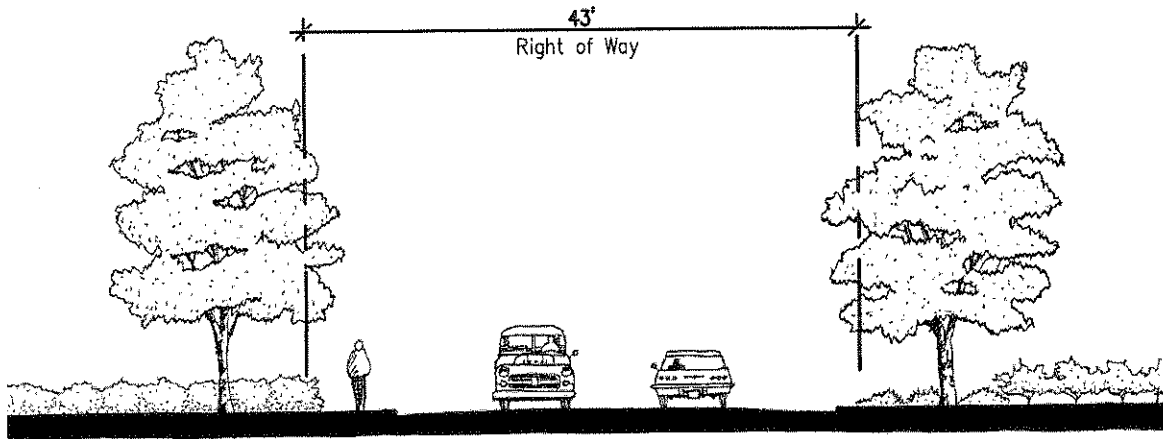


P.U.E.	Side-walk	Planter	Bike Lane	Travel Lane	Median	Travel Lane	Bike Lane	P.U.E.		
6'	2'	5'	6'	5'	12'	12'	12'	5'	4'	6'

Collector Street Section

Section A

Not to Scale

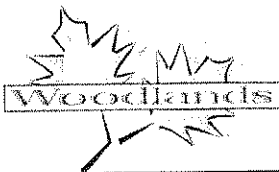


P.U.E.	Side-walk	Travel Lane	Travel Lane	P.U.E.		
6'	2'	5'	17'	17'	2'	6'

Local Residential Street Section

Section B

Not to Scale



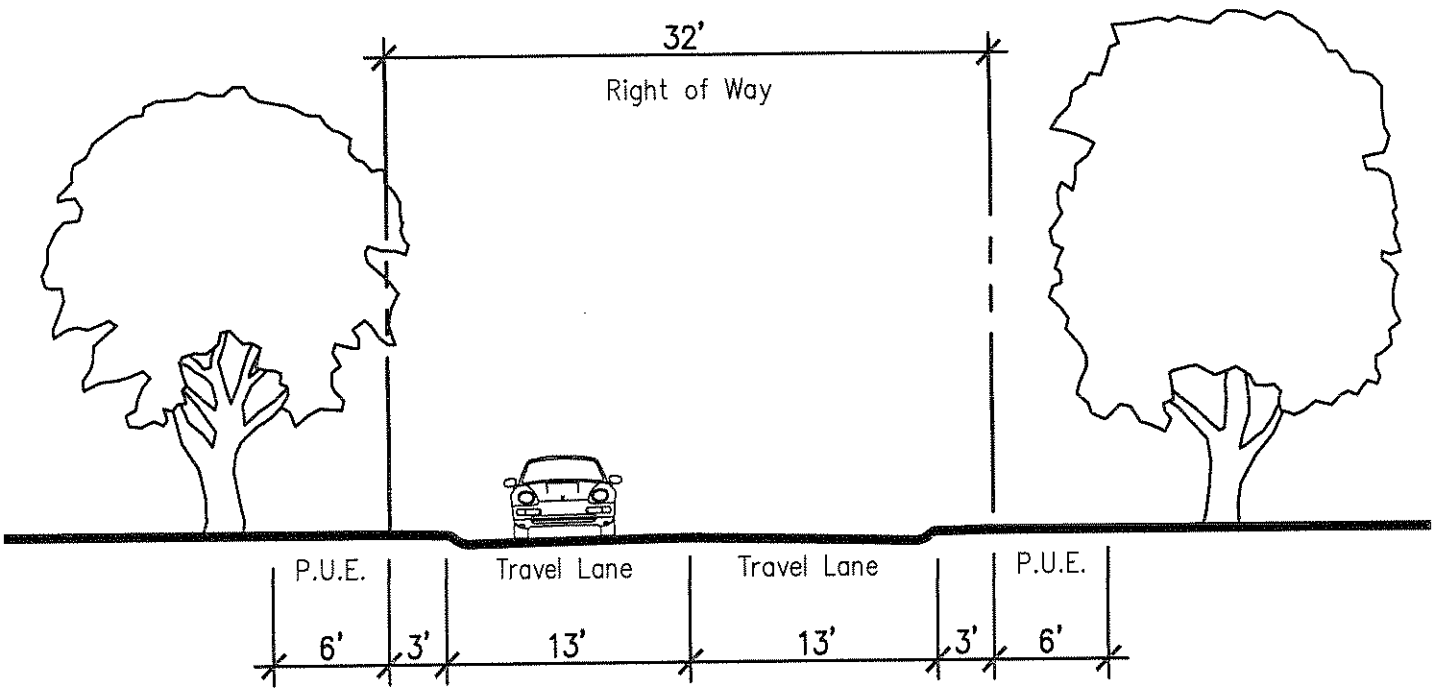
Typical Street Sections

Exhibit 8



SPECIFIC PLAN REGULATIONS

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Rural Local Residential Street Section

Section C

Not to Scale



Typical Street Sections

Exhibit 9



SPECIFIC PLAN REGULATIONS

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SPECIFIC PLAN REGULATIONS

C. INFRASTRUCTURE ELEMENT

The provision of adequate infrastructure to serve the Plan Area is a primary element of the Plan. The Plan Area will be served by an extension to the City of Atascadero's existing infrastructure consistent with the provisions of the General Plan.

This element describes at a conceptual level how and where services will be extended to serve the Plan Area. All infrastructure improvements to serve the Plan Area shall be financed and installed by the developer consistent with this element and Exhibit 10 – Phasing Plan, Exhibit 11 – Water Supply System, Exhibit 12 – Sanitary Sewer Collection System and Exhibit 13 – Storm Drainage System which provide a schematic plan for the routing and location of facilities within the Plan Area. Improvement Plans will determine the exact sizing and location of facilities.

The following Infrastructure Goal and Policies establish the implementation framework for the Plan's infrastructure.

Goal Provide the necessary infrastructure to adequately serve the entire Plan Area at build out.

Water Supply System Policies

- I-1 Water shall be provided by Atascadero Mutual Water Company.**
- I-2 The water supply system shall be consistent with Exhibit 11 - Water Supply System as well as the standards of Atascadero Mutual Water Company.**
- I-3 The water supply system may be phased in accordance with Exhibit 10 - Phasing Plan.**
- I-4 System configuration, sizing, connections and location of fire hydrants shall be consistent with the standards of Atascadero Mutual Water Company.**



SPECIFIC PLAN REGULATIONS

Sanitary Sewer Policies

- I-5 Sanitary sewer services shall be provided by the City of Atascadero.
- I-6 The sanitary sewer collection system shall be consistent with Exhibit 12 - Sanitary Sewer Collection System as well as the standards of the City of Atascadero.
- I-7 The sanitary sewer system may be phased in accordance with Exhibit 10 - Phasing Plan.

Storm Drainage System Policies

- I-8 All storm drainage flows shall be accommodated in detention basins on site and the storm drainage system shall be consistent with Exhibit 13 - Storm Drainage System.
- I-9 All storm drain facilities shall conform to City of Atascadero Standards.
- I-10 The storm drainage system may be phased in accordance with Exhibit 10 - Phasing Plan.
- I-11 The detention basins shall be designed to desilt, detain and meter storm flows as well as release them to natural runoff locations.
- I-12 The detention basins shall be landscaped with native plantings in accordance with the Site Amenities Plan attached hereto and made a part of the Appendix.
- I-13 Storm drainage maintenance services shall be funded by the Atascadero Woodlands Public Facilities Maintenance Assessment District (AWPFMAD) and provided by the City of Atascadero.
- I-14 Construction and grading activities shall comply with Best Management Practices and Storm Water Pollution Prevention Plan policies per applicable controls, standards and Regional Water Quality Control Board.



SPECIFIC PLAN REGULATIONS

1. **Water Supply System**

Atascadero Mutual Water Company supplies water to the Plan Area. The company owns wells along the Salinas River that receive groundwater from the Paso Robles Groundwater Basin. Historically, the City has had good water quality.

The Plan Area will utilize two existing water mains as its points of connection to the existing Atascadero Mutual Water Company system. The primary point of connection will be at an existing 12" waterline at the southwest corner of the Plan Area in Halcon Road. The secondary point of connection will be at an existing 6" waterline at the southeast corner of the Plan Area in Alondra Road.

A new Atascadero Mutual Water Company well site is proposed on a portion of the SC-1 site for the installation of a new well and related facilities. Exploratory borings are needed to determine whether a community well on the site is viable and determine an exact location. An easement on a portion of the SC-1 site will be provided to Atascadero Mutual Water Company for future development of water wells. Water system design criteria shall conform to the Atascadero Mutual Water Company Standards as depicted in Exhibit 11 – Water Supply System.

2. **Sanitary Sewer Collection, Treatment, & Disposal**

The City of Atascadero provides sanitary sewer services including collection, transmission, and treatment for the Plan Area. Development within the Plan Area will require connection to the City's future sewer system mainline extension included in the City's Sewer Master Plan. The Plan requires the Plan Area developer to design and install the on-site and the off-site mainline. For reimbursement and maintenance, refer to the Implementation section. The mainline will be built with sufficient capacity to accommodate development within the Plan Area, the mixed use development at Dove Creek, other future development in the adjacent area, and existing uses. The extension will run from the sewer treatment plant south to Halcon Road and the El Camino Real and Santa Barbara Road area. Design criteria for the sewer collection system shall conform to the City of Atascadero Standards as depicted in Exhibit 12 – Sanitary Sewer Collection System.

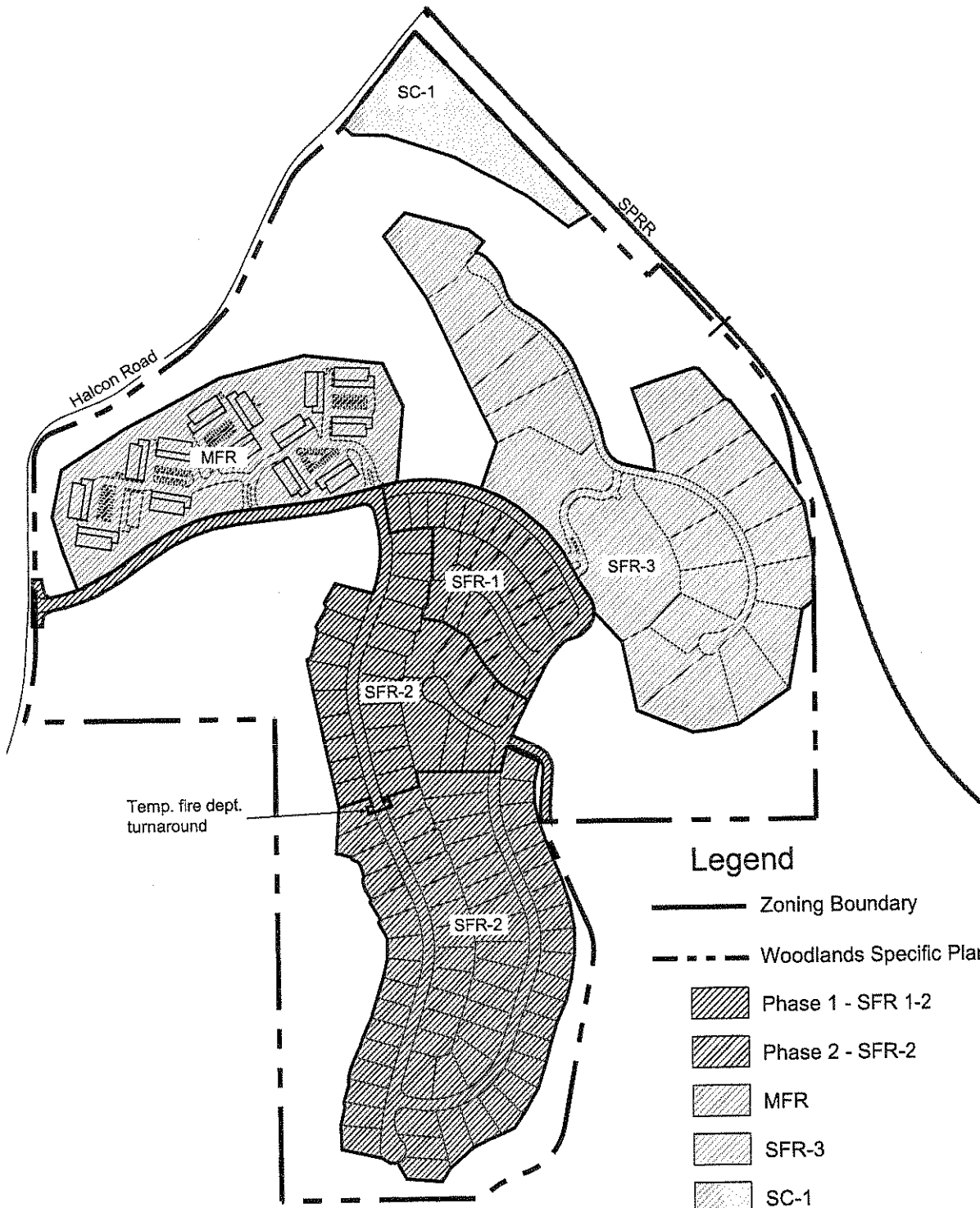
3. **Storm Drainage System**

The City of Atascadero provides storm drainage services including collection and disposal. Drainage will be collected in two on-site basins, one near the site entrance and the other at the rear of the site. Storm drainage detention basins will be landscaped with native plant species as shown in the Site Amenities Plan. Design criteria for the storm drainage system shall conform to the City of Atascadero Standards as depicted in Exhibit 13 – Storm Drainage System.



SPECIFIC PLAN REGULATIONS

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Legend

- Zoning Boundary
- - - Woodlands Specific Plan Boundary
- Phase 1 - SFR 1-2
- Phase 2 - SFR-2
- MFR
- SFR-3
- SC-1

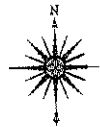
Phasing Notes:

1. The apartments (MFR), estate lots (SFR-3), and commercial (SC-1) may be developed independently of the single family lots (SFR-1&2)
2. Phase 1 of the single family lots shall be the first developed on the entire site, and will include all SFR-1 lots and 28 SFR-2 lots. The remaining 66 lots of SFR-2 will be constructed in phase 2.
3. All phases may be graded at once.
4. There shall not be a delay of more than 180 days between the completion of grading and the beginning of construction in the MFR zone.



Phasing Plan

Exhibit 10



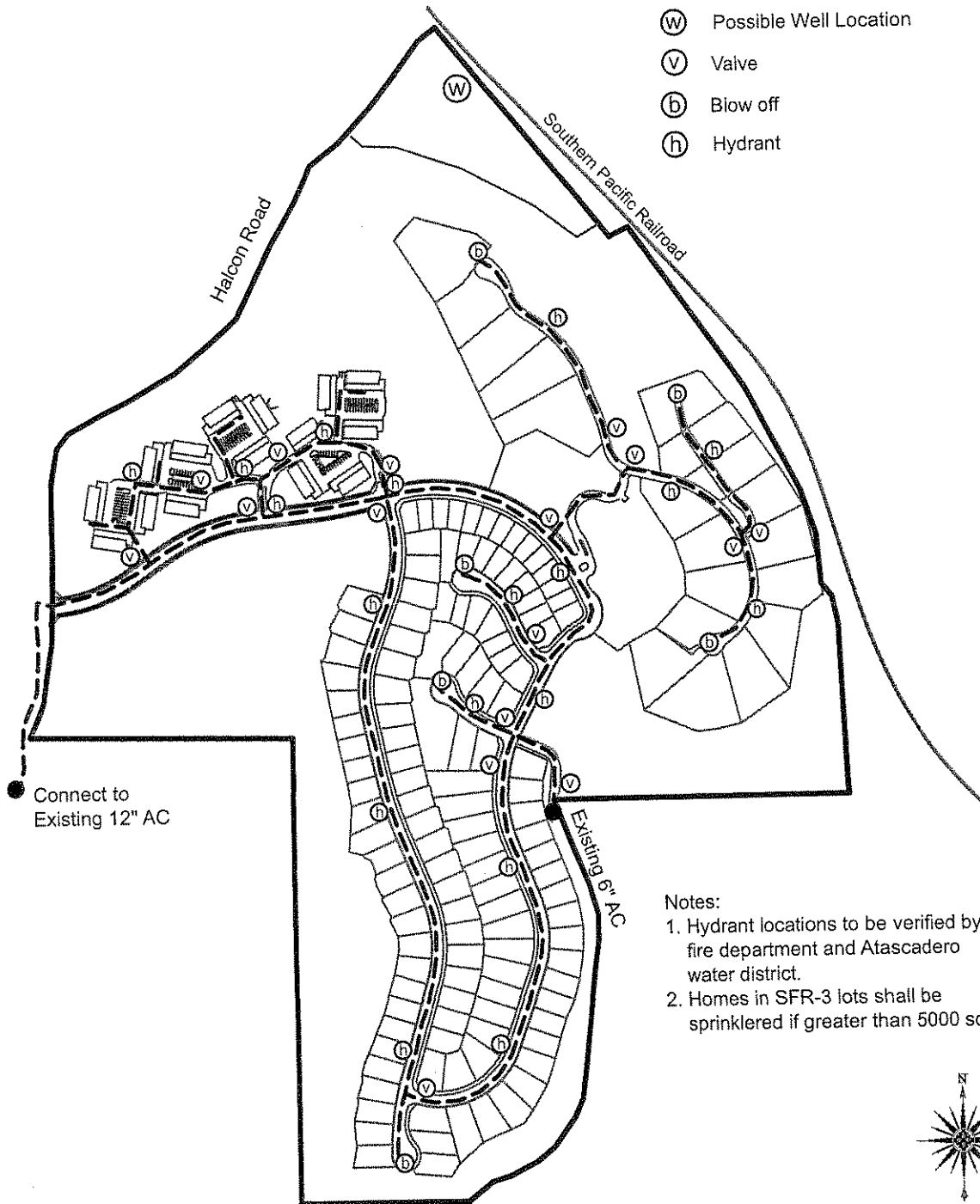


SPECIFIC PLAN REGULATIONS

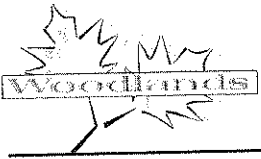
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Legend

- Water Supply Lines
- Connection Point to Existing Water Line
- (W) Possible Well Location
- (V) Valve
- (b) Blow off
- (h) Hydrant



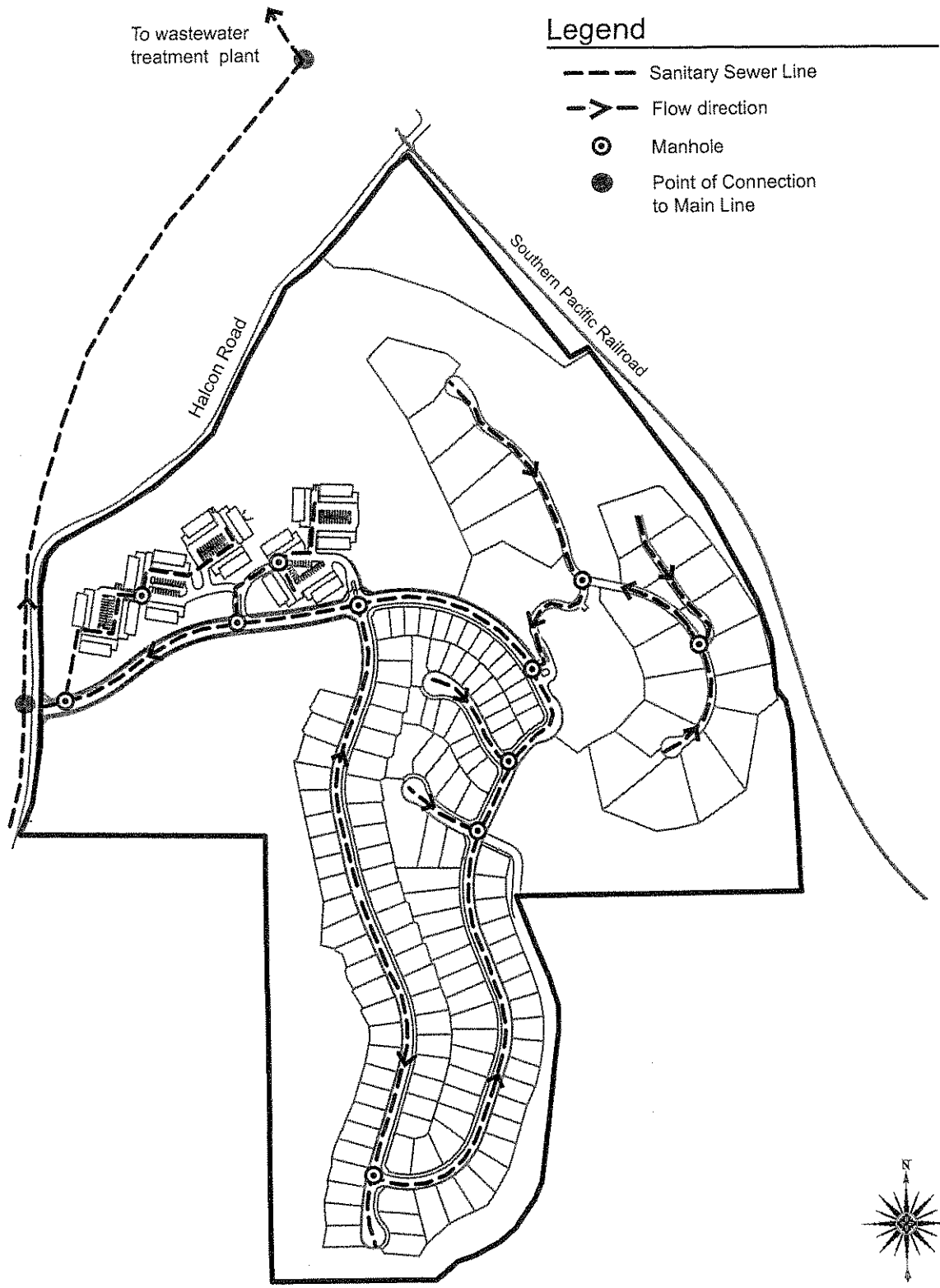
- Notes:
1. Hydrant locations to be verified by fire department and Atascadero water district.
 2. Homes in SFR-3 lots shall be sprinklered if greater than 5000 sq.ft.



Water Supply System



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Legend

- Sanitary Sewer Line
- > Flow direction
- ⊙ Manhole
- Point of Connection to Main Line



Sanitary Sewer Collection System

Exhibit 12

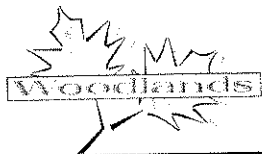
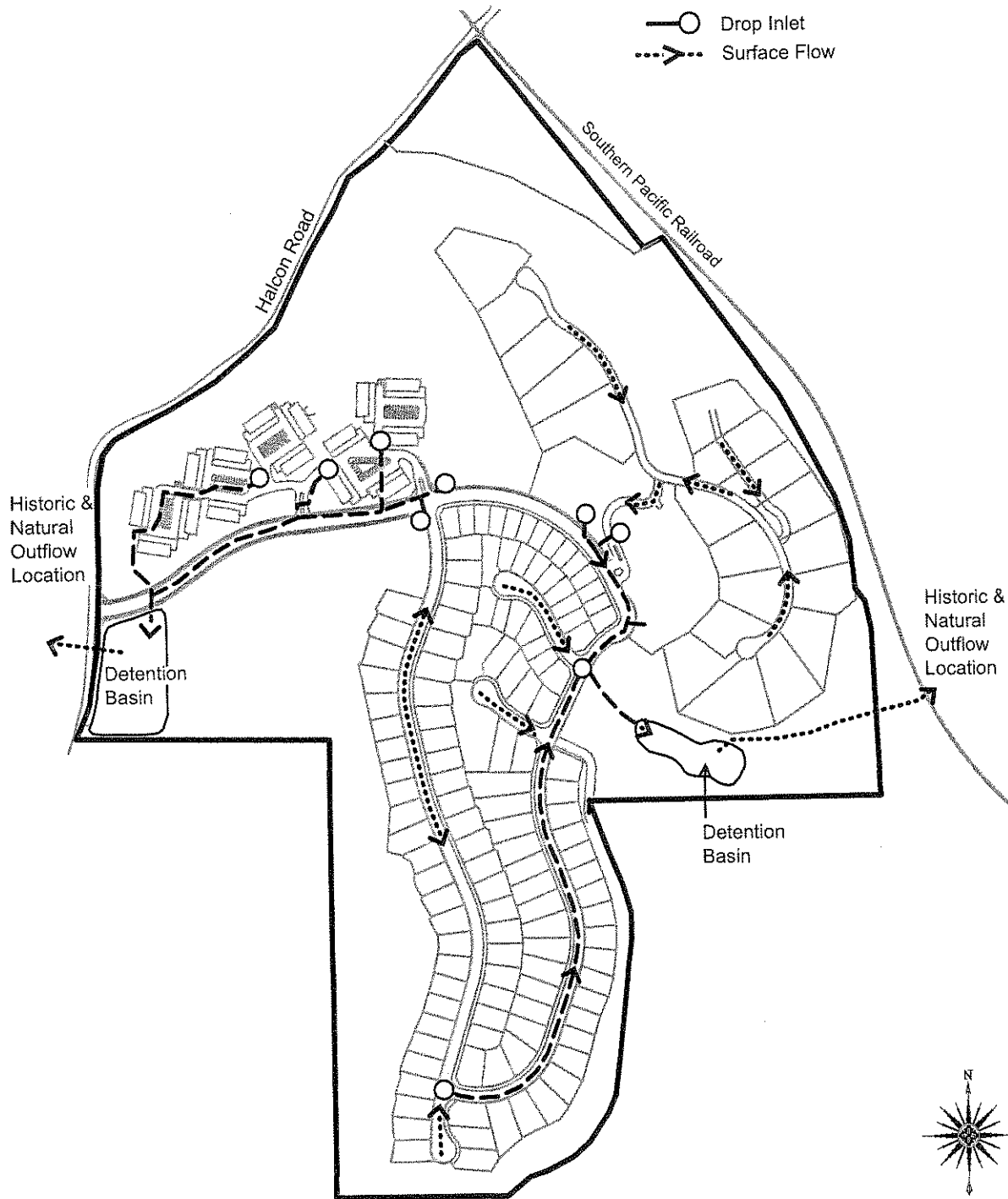


SPECIFIC PLAN REGULATIONS

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Legend

- Storm Drain Line
- > Flow direction
- Drop Inlet
- ...> Surface Flow



Storm Drainage System

Exhibit 13



SPECIFIC PLAN REGULATIONS

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SPECIFIC PLAN REGULATIONS

D. PUBLIC FACILITIES & SERVICES ELEMENT

The provision of adequate public facilities and services to serve the Plan Area is a primary element of the Plan. The Plan Area is served by an extension of the City of Atascadero's existing public facilities and public safety services consistent with the provisions of the General Plan. This element describes at a conceptual level how and where services shall be extended to serve the Plan Area.

Goal Provide the necessary public facilities and services to adequately serve the Plan Area and maintain existing levels of service.

Public Schools Policies

- PF-1 Public school services shall be provided by Atascadero Unified School District.**
- PF-2 Prior to the issuance of any certificates of occupancy for the Plan Area, the applicant shall pay school impact fees.**

Fire Protection Services Policies

- PF-3 Fire protection services shall be provided to the Plan Area by the City of Atascadero Fire Department.**
- PF-4 Fire hydrants shall be located in accordance with City of Atascadero standards.**
- PF-5 Emergency fire access shall be provided via the main entrance at Halcon Road as well as the gated emergency access at Alondra Road as depicted in Exhibit 7 - Circulation Map.**
- PF-6 The emergency access gate at Alondra Road shall be designed to City standards and subject to the approval of the City of Atascadero Fire Department.**
- PF-7 Streets shall be designed to City of Atascadero Fire Department standards including fire hydrants, turn-outs and cul-de-sac radii.**
- PF-8 Dwelling units within the SFR-3 Zoning District In excess of 5,000 square feet shall be sprinklered per City of Atascadero Fire Department standards.**



SPECIFIC PLAN REGULATIONS

Police Protection Services Policies

- PF-9 Police Protection services shall be provided to the Plan Area by the City of Atascadero.
- PF-10 Adequate lighting, visual corridors, and vehicle access shall be provided along streets and nature trails to the extent feasible.
- PF-11 All landscaping features and plant materials shall be selected and maintained to minimize hiding spaces and other indefensible spaces.
- PF-12 Walls, fences and other publicly accessible flat surfaces shall be landscaped, designed or protected to minimize areas that attract graffiti.

Solid Waste Pick-up & Recycling Policies

- PF-13 Solid waste pick-up and curbside recycling shall be provided by Atascadero Waste Alternatives or by another private vendor under the provision of franchise agreements with the City.
- PF-14 Each house and the multi-family apartments shall have an area for trash and recycling dumpster storage located behind the front yard fence.

Energy & Communication Facilities Policies

- PF-15 The City shall ensure that energy and communications services are provided, either through direct city provision, contract, or franchise.
- PF-16 Electrical services shall be provided by Pacific Gas & Electric (PG&E) or other authorized service providers.
- PF-17 Southern California Gas Company shall provide natural gas service or other authorized service providers.
- PF-18 Telephone service shall be provided by Pacific Bell or other authorized service providers.
- PF-19 Cable television shall be provided by Charter Communications or other authorized service providers.
- PF-20 All utilities shall be installed underground.
- PF-21 No roof mounted or aerial antennas or receiver dishes shall be installed that are visible from beyond a parcel's property lines.



SPECIFIC PLAN REGULATIONS

1. Public Schools

Public school services for the Plan Area are provided by Atascadero Unified School District. The nearest public schools are Santa Rosa Elementary School, Atascadero Junior High School, and Atascadero High School; located within approximately 5 miles of the Plan Area. No school facilities are provided within the Plan Area area. The developer shall be responsible for payment of school impact fees prior to certificate of occupancy.

2. Fire Protection Services

The City of Atascadero Fire Department provides fire protection services to the Plan Area. Emergency fire access is provided via the main entrance at Halcon Road as well as the gated emergency access at Alondra Road; both of which are depicted in Exhibit 7 – Circulation Map. The connection to Alondra Road will have an automatic emergency-access-only gate. Emergency personnel will be able to remotely activate the gate for emergency access. Fire hydrants shall be provided and spaced per City of Atascadero Fire Department standards. Dwelling units within the SFR-3 Zoning District in excess of 5,000 square feet shall be sprinklered per City of Atascadero Fire Department standards. No fire protection facilities are provided within the Plan Area.

3. Police Services

The City of Atascadero Police Department provides police services to the Plan Area. Emergency access is provided via the main entrance at Halcon Road as well as the emergency access at Alondra Road; both of which are depicted in Exhibit 7 – Circulation Map. The connection to Alondra Road will have an automatic emergency access only gate. Emergency personnel will be able to remotely activate the gate for emergency access. No police facilities are provided within the Plan area.

4. Solid Waste Pick-up & Recycling

Atascadero Waste Alternatives shall provide solid waste pick-up and curbside recycling service to the Plan Area.

5. Energy & Communication Facilities

The service providers currently authorized to serve the City of Atascadero shall provide energy and communication facilities. However, this should not preclude additional providers from competing within the Plan Area as these services are deregulated.



SPECIFIC PLAN REGULATIONS

E. OPEN SPACE ELEMENT

The Plan offers the perpetual preservation of approximately 52.4 acres of open space and oak woodland preserve, as well as a nature trail system. The dedication of the open space protects heavily wooded areas, highly visible slopes, natural drainages, and native revegetated detention basin areas from development, traffic and construction impacts.

Goal To provide open space and a system of walking nature trails, protect sensitive oak woodlands, and create a unique rural neighborhood character.

Policies

- OS-1** Open space and oak woodland preserve areas shall be made accessible via nature trails. Nature trail connections shall be provided consistent with the design depicted in Exhibit 7 - Circulation Map.
- OS-2** The on-site storm water detention basins shall be improved as a passive open space feature and planted with native plants.
- OS-3** Manufactured slopes and other graded common areas shall be revegetated with native plants for use as passive open space.
- OS-4** Oak trees near construction areas that are to remain shall be protected as per the Tree Preservation, Protection, and Mitigation Plan made a part of the Appendix.
- OS-5** Oak tree removal will be mitigated by the preservation of the open space and oak woodland preserve, through payment into the tree mitigation fund, and with replanting per the Tree Mitigation Plan attached hereto and made a part of the Appendix.
- OS-6** Prior to the issuance of any certificates of occupancy for the Plan Area, the applicant shall pay park in-lieu fees.
- OS-7** Nature trails shall be constructed consistent with the design depicted in Exhibit 14 – Typical Nature Trail Cross Section.
- OS-8** Open Space areas shall include a 50-foot defensible space from street frontages and 100-foot defensible space from residential buildings.



SPECIFIC PLAN REGULATIONS

1. **Parkland Requirements**

The City of Atascadero requires the dedication of 5 acres of parkland for every 1,000 residents. Due to its proximity to Paloma Creek Park and the open space and nature trail; no new parkland will be built within the Plan Area.

The Plan will complete its parkland requirement through payment of an in-lieu fee to be paid prior to certificate of occupancy. There will be some park-in-lieu fee credits granted in return for the dedication of the open space, nature trail system, pedestrian bridge and street crossing providing access to Paloma Creek Park, and on-site tot lot, pocket park, staging area.

2. **Open Space Facilities**

The Plan provides a nature trail system and staging area amongst native grasslands and oak woodlands taking advantage of the Plan Area's scenic views and sensitive resources. Maintenance of Open Space areas are the responsibility of the City who will provide for or contract for maintenance activities in these areas, including defensible space features as described in the Implementation Section.

a. **Nature Trail**

The nature trail system will be designed to serve the residents of the Plan and the public in general. The trail system will be constructed to be an environmentally friendly, natural footpath with little impact on the native setting. The narrow, meandering trail will provide walking access to open space and natural resource areas. The trail slope and width will respond to the natural terrain as well as areas of existing vegetation. Nature trails shall be constructed with the design depicted in Exhibit 14 – Typical Nature Trail Cross Section.

b. **Pocket Park/Trail Staging Area**

The pocket park/trail staging area shall consist of a concrete bench, picnic table, tot lot, barbeque, wooden directional fence, interpretive exhibit and natural landscaping as depicted in the Site Amenities Plan made part of the Appendix.

c. **Native Revegetated Slopes & Detention Basins**

Cut slopes, fill slopes, and detention basins within the Plan Area shall be revegetated with native plants as depicted in the Site Amenities Plan attached hereto and made part of the Appendix.



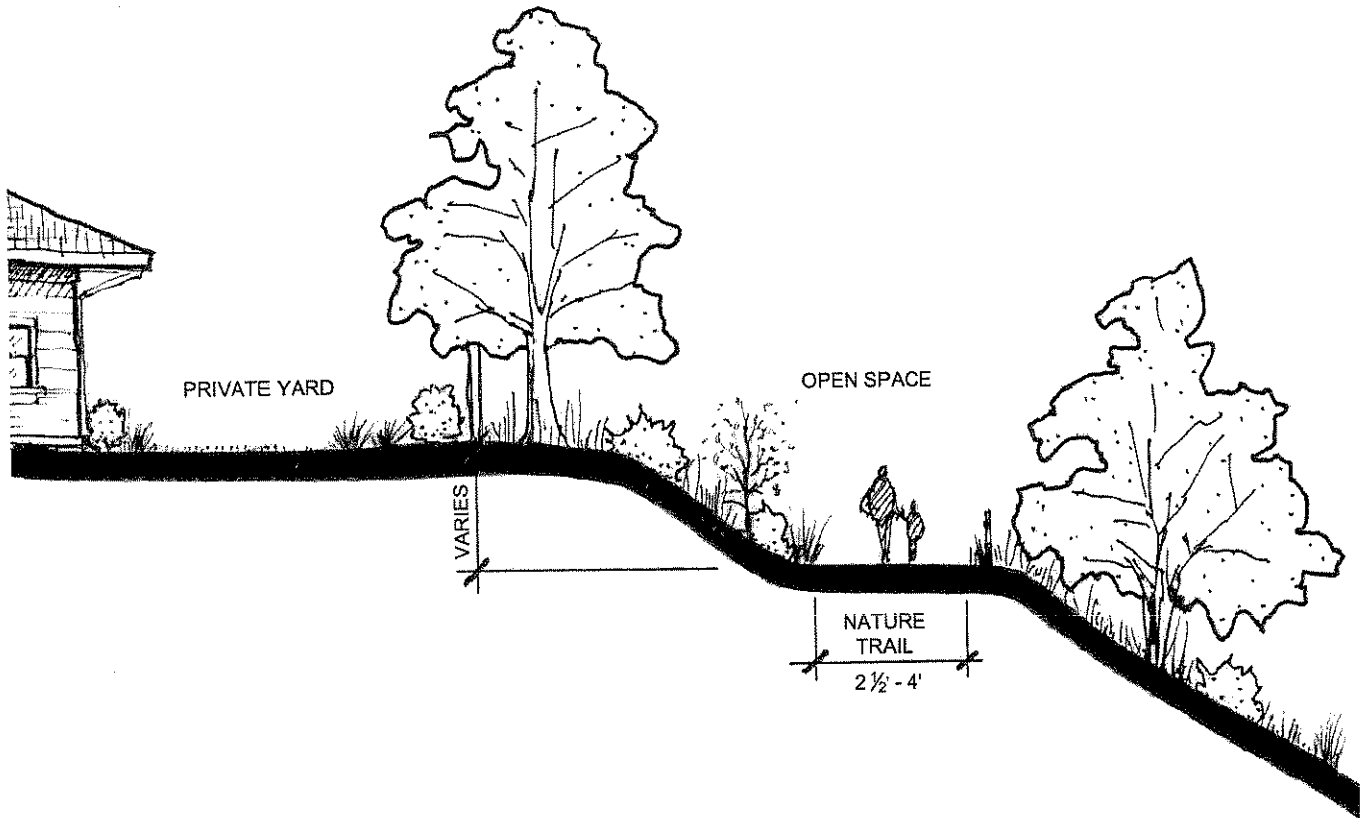
SPECIFIC PLAN REGULATIONS

d. Off-site Facilities

Pending future access improvements at Paloma Creek Park, the intersection of the Plan Area and Halcon Road will include a safe pedestrian crossing and pedestrian bridge providing access to Paloma Creek Park.

3. Oak Tree Preservation

To preserve the beauty and rural identity of the community, development within the Plan shall seek to preserve native woodlands and oak trees and control their removal. Oak trees shall not be trimmed, destroyed or removed without a permit or the approval of the City. The removal of oak trees shall be mitigated by the preservation of the open space and oak woodland preserve areas through payment into the tree mitigation fund, and with replanting per the Certified Arborist's recommendation. Tree mitigation fund payment is estimated at \$167.60 per tree removed or approximately \$221,400.00. Avoided oak trees shall be protected and preserved per the Tree Protection and Preservation Plan attached hereto and made part of the Appendix.



NOT TO SCALE

Trail Notes:

1. Trail width to vary depending on topography and location.
2. Trail alignment shall be near parallel with topographical contours to minimize impacts on slopes.



Typical Nature Trail Cross Section

Exhibit 14



SPECIFIC PLAN REGULATIONS

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SPECIFIC PLAN REGULATIONS

F. NEIGHBORHOOD DESIGN ELEMENT

Effective Landscape and Streetscape Design are crucial to creating a unique, cohesive and attractive neighborhood. Features such as landscaping, fencing, street trees, street lighting, and sidewalks have been included in this Plan to collectively add to the quality of the streets. Similarly, a consistent architectural style provides for a unified streetscape and neighborhood design.

Goal To create a unique, cohesive and attractive neighborhood through effective landscape and streetscape design.

Streetscape Policies

- ND-1 Street trees should be planted consistent with Table 11 - Trees Species List.
- ND-2 Streets shall be planted with a single-tree species in a regularly spaced pattern and irrigation installed at time of planting.
- ND-3 Trees shall be in place prior to issuance of certificate of occupancy of the unit.
- ND-4 Streetlights shall be low level and of unified earth tone color and design.
- ND-5 Sidewalks shall be provided consistent with the standards set forth in the Circulation Element and as depicted in Exhibits 8 and 9 - Street Sections.

Landscape Policies

- ND-6 All manufactured or manipulated slopes shall be hydroseeded after grading.
- ND-7 Private rear yards with slopes exceeding five (5) feet in height shall be landscaped and drip irrigated with an automatic controller for each lot. Trees shall be planted approximately thirty (30) feet on center on all slopes over five (5) feet in height. This landscaping shall be in place prior to certificate of occupancy of the unit; planting shall be designed to provide 80% ground coverage at 24 months.
- ND-8 Automatic, underground irrigation shall be provided for all front yards. Front yard landscaping shall be installed prior to certificate of occupancy of the unit. Each front yard shall include a minimum of one (1) street tree on interior lots, and two (2) street trees on corner lots, with an average thirty (30) feet on center spacing.



SPECIFIC PLAN REGULATIONS

ND-9 All disturbed open space, detention areas, and manufactured slopes in common areas shall be planted with native species and irrigated with temporary drip irrigation until established.

Fencing Policies

ND-10 View fencing shall be installed on slopes as identified in Exhibit 15 - Hillside Fencing Standards.

ND-11 Solid fencing shall not be constructed on slopes over five (5) feet in height as measured from above the lower building pad.

Architectural Style Policies

ND-12 Housing products shall conform to the development standards set forth in their respective Zoning Districts and shall be consistent with the elevations shown in the Architectural Style attached hereto and made part of the Appendix.



SPECIFIC PLAN REGULATIONS

1. **Streetscape Design**

Effective street tree and streetscape design is crucial to a cohesive and attractive neighborhood. The Plan's street system has been designed with consideration for aesthetics and includes a site entry, sidewalks, streetlights, and street trees that enhance the quality of the neighborhood streets.

a. **Sidewalks**

Sidewalks are provided on all public streets to complete the pedestrian circulation network and provide connections to the nature trail system.

b. **Street Lights**

Street lighting shall be low level, earth toned, and placed in accordance with the Site Amenities Plan attached hereto and made part of the Appendix.

c. **Street Trees**

Street trees are an important feature of the neighborhood's aesthetics. They offer shade to pedestrians, reduce urban heat buildup, improve air quality, and provide visual unity to the streetscape. To further enhance the streetscape, street trees shall be installed prior to occupancy of the units.

Street tree selection shall be consistent with Table 11 –Tree Species List as well as the Site Amenities Plan attached hereto as part of the Appendix.



Table 11: Tree Species List

Botanical Name	Common Name
Arbutus menziesii	Madrone
Celtis sinensis	Chinese Hackberry
Fraxinus latifolia	Oregon Ash
Platanus racemosa	California Sycamore
Pinus sabiniana	California Grey Pine
Quercus agrifolia	Coast Live Oak
Quercus douglasii	H&A Blue Oak
Quercus lobata	Nee Valley
Quercus rubra	Red Oak
Quercus suber	Cork Oak
Quercus wislizenii	Desert Oak
Umbellularia californica	California Bay Laurel
Zelkova serrata	Japanese Zelkova

d. Site Entry

The Plan's site entry feature shall include an externally illuminated stone-faced masonry wall with lettering, accent planting with a variety of texture and color at the base of the wall, and trees.

2. Landscape & Fence Design

Due to the site's topography and geographic location, the development may be visible from certain locations throughout Atascadero. Drought tolerant landscaping shall be provided to soften visual impacts and enhance neighborhood design. Where feasible, existing native vegetation shall be left undisturbed. Impacts to the natural landscape, including open space, oak woodlands, and native grasslands, will be minimized and revegetated with native species where impacts are unavoidable.

Drought tolerant landscaping for common areas shall be provided; including entryway feature landscaping, median and parkway landscaping, and multi-family common area landscaping. Street trees shall be provided consistent with the species listed herein. Natural landscaping shall be provided within the pocket park/trail staging area.



SPECIFIC PLAN REGULATIONS

Within the SFR-1 and SFR-2 Zoning Districts, landscaping shall be provided for private front yards as well as private rear yards with slopes exceeding five (5) feet in height. To further enhance the streetscape, front yard landscaping shall be installed prior to occupancy of the units. In order to minimize the visual impact of fencing up and across tall uphill sloping rear yards, and in order for uphill lots to see distant vistas, hillside fencing should be installed consistent with Exhibit 15 – Hillside Fencing Standards.

Drought tolerant common area landscaping and gate/entry landscaping features will be provided in the SFR-3 Zoning District. Landscaping and fencing improvements for the SC-1 Zoning District will be provided by the site developer consistent with the Development Standards contained herein.

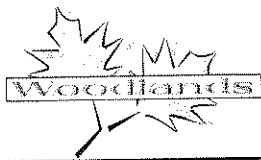
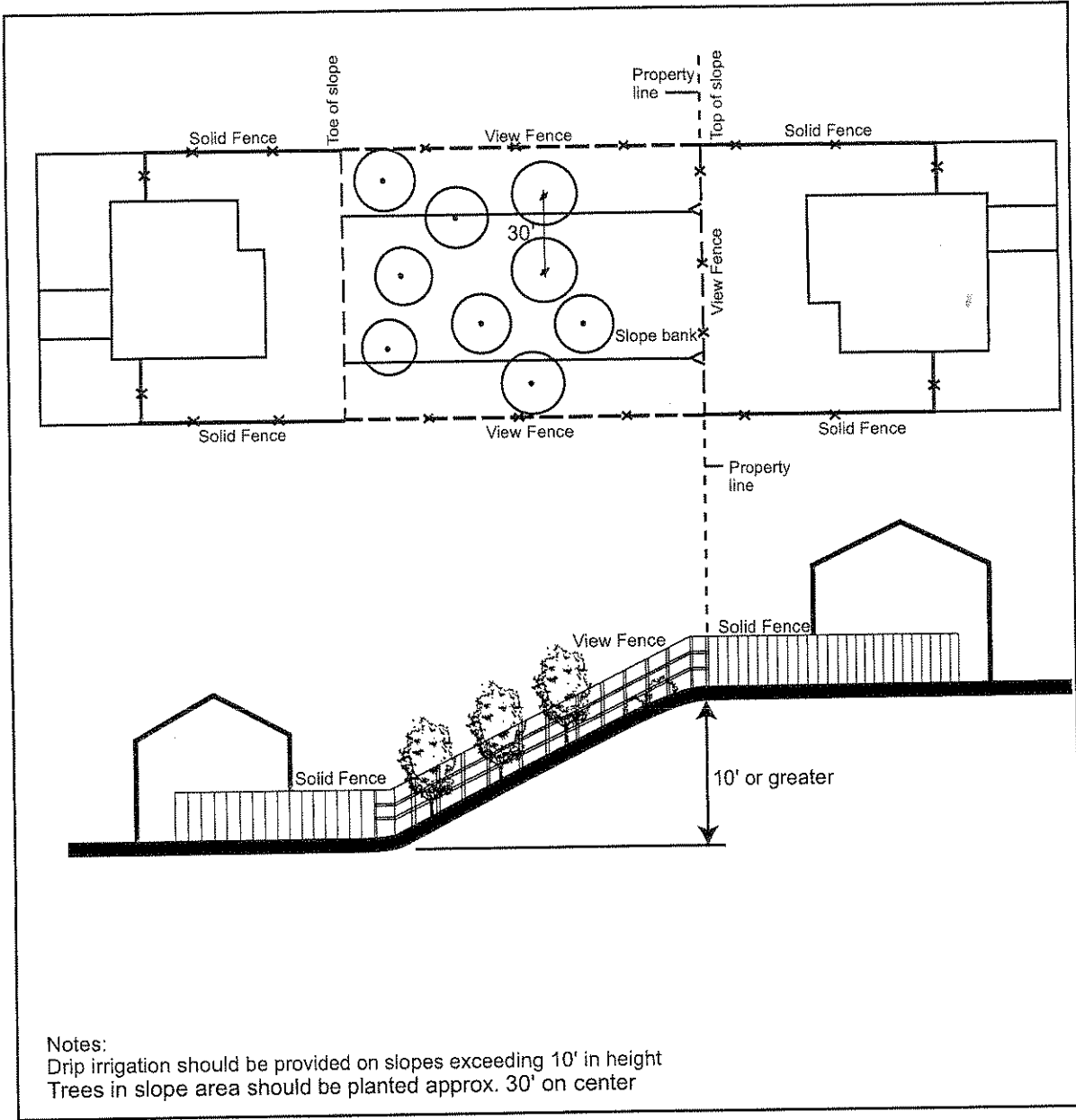
3. **Architectural Style**

The Plan provides a range of architectural styles consistent with the existing rural character of Atascadero. The architectural styles of the Plan include Rural Traditional, Monterey, California Ranch. Housing products shall be provided consistent with the elevations shown in the Architectural Style attached hereto and made part of the Appendix.



SPECIFIC PLAN REGULATIONS

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Hillside Fencing Standards



SPECIFIC PLAN REGULATIONS

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AFFORDABILITY BY DESIGN									
		Inclusionary Units:				Market Rate Units:			
Tiers	Product	For-Rent:			For-Sale:	In-Lieu number of units used to calculate in-lieu fees	Economically more- available market-rate for-rent units	Tiered less- expensive market-rate for-sale units	Base SFR-3 larger-lot market-rate for-sale units
		very-low- income inclusionary for-rent units	low- income inclusionary for-rent units	moderate- income inclusionary for-rent units	moderate- income inclusionary for-sale units				
	Inclusionary Housing Units:								
1)	MFR Apartments very-low	2							
2)	MFR Apartments low		5						
3)	MFR Apartments moderate			8					
4)	SFR-3 secondary dwelling units			13					
5)	MFR Townhome				9				
6)	SFR-1 Small-Lot Homes				4				
	Multi-Family Area In-Lieu Units					8			
	Single-Family Area In-Lieu Units					7			
	Designed tiers of economic availability:								
7)	MFR Apartments					86			
8)	MFR Townhomes						25		
9)	SFR-1 Small Lot Homes						24		
10)	SFR-2 Standard Lot Homes						94		
11)	SFR-3 Estate Lots w/ large homes							21	

The Atascadero Woodlands has been designed to provide multiple tiers of economic availability. This was done in purposeful compliance with the General Plan, and prior to the adoption of the Interim Inclusionary Policy. At the time of adoption of the Woodlands Specific Plan, a formal inclusionary housing ordinance was not yet adopted. Relevant General Plan policies include Goal HOS 2, Policy 2.1.1; Goal HOS 2, Policy 2.1.3; and Goal HOS 2, Policy 2.2.2. The interim policy required 20% Inclusionary Housing. The Woodlands proposal provides a total of 20% Inclusionary Units, by providing approximately 15% on site and 5% payment of In-Lieu fees.

This level of affordability is fully compliant with the General Plan and the intent of the later adopted Interim Policy.



Inclusionary Affordable Housing Plan

INCLUSIONARY AFFORDABLE HOUSING PLAN:					analysis:						
Zone	Category	Type	Income Level of Provided Units	Number of Inclusionary Units	inclusionary as a % of overall units		distribution by income level, type or in-lieu		estimated typical unit building permit valuation	estimated overall in-lieu valuation figure	estimated in-lieu fees
MULTI-FAMILY AREA (MFR apartments):											
MFR	For-Rent	Apt.	Very-low	2	2.0%	of 101	9.9%	of 20% of 101	101 units @ \$120,000		
			Low	5	5.0%	of 101	24.8%	of 20% of 101			
			Moderate	8	7.9%	of 101	39.6%	of 20% of 101			
			Provided subtotal	15	14.9%	of 101	74.3%	of 20% of 101			
			In-Lieu Units	5.2	5.1%	of 101	25.7%	of 20% of 101			
Area subtotal	20.2	20.0%	of 101	100.0%	of 20% of 101						
SINGLE-FAMILY AREA (SFR-1, SFR-2 and SFR-3 zones, and MFR townhomes):											
MFR	For-Sale	Townhome	Moderate	9	5.1%	of 177	25.4%	of 20% of 177	34 units @ \$130,000		
SFR-1	For-Sale	S.F. Det.	Moderate	4	2.3%	of 177	11.3%	of 20% of 177	28 units @ \$160,000		
SFR-3	For-Rent	Secondary Unit	Moderate	13	7.3%	of 177	36.7%	of 20% of 177	94 units @ \$197,000		
			Provided subtotal	26	14.7%	of 177	73.4%	of 20% of 177	21 units @ \$220,000		
			In-Lieu Units	9.4	5.3%	of 177	26.6%	of 20% of 177	\$800,950		
			Area subtotal	35.4	20.0%	of 177	100.0%	of 20% of 177			
PROJECT:			For-Rent subtotal	28	10.1%	of 278	50.4%	of 20% of 278	\$158,842	\$1,103,950	\$290,682
			For-Sale subtotal	13	4.7%	of 278	23.4%	of 20% of 278			
			Provided subtotal	41	14.7%	of 278	73.7%	of 20% of 278			
			In-Lieu subtotal	14.6	5.3%	of 278	26.3%	of 20% of 278			
			Total	55.6	20.0%	of 278					

Notes:

- a. The number of **bedrooms** of any of the inclusionary units provided may vary, and the inclusionary prices and rents would vary proportionately.
- b. The inclusionary units will have an equivalent **exterior appearance** as the market rate units in the same zone.
- c. The inclusionary units may have a different **interior size, configuration and finish** than the market rate units.
- d. The inclusionary units will be distributed evenly in **location** throughout the zones in which they are placed.
- e. All inclusionary units shall be **deed restricted** for a period of 30 years.
- f. The **for-sale** inclusionary units will be placed in the SFR-1 and MFR zones. **Townhomes** can count for Multi-Family or Single-Family Areas, per City Staff.
- g. **In-Lieu Fees** will be calculated as: (per City Staff)

"the sum of all building permit valuations, times 2.5%, times the percentage of in-lieu units"

For example: for the Multi-Family Area, typical units have estimated building permit valuations averaging approx. \$120,000. This average valuation, multiplied by the overall unit count of 101 units, gives the sum of all building permit valuations. This sum times 2.5% gives the "overall in-lieu valuation figure" of \$303,000. This overall figure, multiplied by the percent of inclusionary units which are in-lieu (not-provided), gives: \$303,000 X 25.7% = \$78,000, the estimated in-lieu fee for this Area. Likewise, for the Single-Family Area: average typical unit building permit valuation times 177 units, times 2.5%, times the in-lieu percentage of 26.6%, gives the estimated in-lieu fee of \$212,682 for the Area. Estimated in-lieu fee for the entire project is: \$78,000 + \$212,682 = \$290,682.



Inclusionary Affordable Housing Plan



IMPLEMENTATION

III. IMPLEMENTATION

Section III of the Plan responds to the requirements of §65451(a)(4) of the Government Code by providing public facilities and development review programs necessary to implement the regulations and design guidelines set forth in Section II.

Section III is organized into the following subsections:

- A. Public Facilities
- B. Development Review & Approval Process



IMPLEMENTATION

A. PUBLIC FACILITIES

Development of the public facilities required to accommodate growth in the Plan will occur in several ways. The general requirements for infrastructure and facilities, and the likely method of funding, are described in the following subsections.

Public Facility Policies

- F-1 The property developer of the Plan Area shall be required to pay for the backbone infrastructure and community facilities that are required to serve the Plan Area.
- F-2 The developer shall pay school fees prior to certificate of occupancy.
- F-3 The Atascadero Woodlands Public Facilities Maintenance Assessment District (AWPFMAD) shall be formed for the collection of assessment fees to finance the maintenance of all public facilities in the Plan Area. Funds will be collected by the County Tax Collector and distributed to the City biannually. The City shall administer the funds and provide or contract for all maintenance activities.



IMPLEMENTATION

1. **Facilities Service Standards**

Development within the Plan shall conform to all existing City of Atascadero standards set forth in the City's General Plan, Zoning Ordinance, and Public Works Standards unless otherwise specified in this Plan. Individual projects developed in the Plan Area shall pay all required fees established by the City, including permit, school, plan check and impact fees, to mitigate all off site facilities impacts anticipated under the General Plan. A fiscal impact report is being prepared to evaluate the proposed Plan Area impacts on City services.

2. **Phasing Plan**

The Plan establishes the framework for infrastructure improvements required within the Plan Area. Certain elements of the overall infrastructure network (i.e. location of sewer trunks, storm drainage, collector street access) act as constraints in the phasing of the Plan Area. The Phasing Plan provides for development to begin from the northwest corner of the Plan Area consistent with Exhibit 10 – Phasing Plan. Alternative phasing shall be permitted subject to the provision of the necessary infrastructure and public facilities to support the level of development. Construction of Phase II shall not be contingent upon completion of Phase I.

3. **Facility Funding & Maintenance**

Unless otherwise indicated, the Atascadero Woodlands Public Facilities Maintenance Assessment District (AWPFMAD) shall be created to collect fees assessed on the owners of property within the Plan Area and provide for the funding maintenance of all public facilities. Annual fees will include maintenance costs required to maintain all public facilities within the Plan Area for one year, plus a reserve amount for replacement costs, annual repairs, and administrative fees. Fees will be assessed upon each single-family lot, the multi-family site, and the commercial site based on the relative impact/benefit of each use on the facilities. Funds will be collected by the County Tax Collector with property taxes and distributed to the City biannually. The City shall administer the funds and provide or contract for all maintenance activities.

a. **On-Site Streets**

Construction of streets shall be the responsibility of the developer of the Plan. Public street improvements will be offered for dedication to the City; maintenance will be provided by funds collected by Atascadero Woodlands Public Facilities Maintenance Assessment District (AWPFMAD). Public facilities to be maintained by the City using AWPFMAD funds include public streets, curb/gutter/sidewalk, signage, striping, sewer system, storm drain system, functional parts of the detention basins, and the emergency egress gate at Alondra Road.



IMPLEMENTATION

b. Off-Site Streets

A Traffic Study has been prepared to investigate the impacts of existing users, the Atascadero Woodlands and other current and anticipated development on surrounding roads. This Traffic Study indicates the level of road improvements needed as well as each user's proportionate responsibility.

The Woodlands will install certain off-site street improvements and intersection upgrades with signalization in accordance with the Traffic Study, Tentative Tract Map and Circulation Element contained herein. Class II bicycle facilities shall be provided from the Woodlands development to Paloma Creek Park with Class II connections to the existing bicycle facilities at El Camino Real. Should Atascadero Woodlands be the first development to provide street improvements, the developer of the Woodlands will be responsible for the financing and construction of the improvements. The improvements will be built with sufficient capacity to accommodate development within the Plan Area. As necessary, new development in the region and existing uses will also be accommodated. A Reimbursement Agreement shall be created providing that subsequent development using the improvements reimburse the Woodlands developer proportionate to their rate of use.

c. Open Space & Landscaping

Open space, including the oak woodland preserve, natural grassy areas, nature trails, native revegetated slopes, and non-functional areas of the detention basins shall be dedicated for preservation and continued public access. Open Space maintenance, including defensible space features and trash cleanup, shall be provided using AWPFMAD funds, administered by the City, or be provided under separate contract administered by the City. The Atascadero Woodlands developer will be required to maintain replanted native trees and native revegetated areas for a period of two (2) years or until established.

The trailhead, trail staging areas, and pocket park area shall be dedicated to the City and maintained by funds collected through the AWPFMAD. These funds will be collected by the County Tax Collector and distributed to the City biannually. The City shall administer the funds and provide or contract for all maintenance activities.

Street trees and fencing on private lots shall be maintained by the lot owners. The developer of the SC-1 site shall be responsible for the maintenance of landscaping and fencing improvements.



IMPLEMENTATION

d. **Utilities**

Construction of all utilities infrastructure shall proceed in conjunction with development within the Plan Area consistent with the Phasing Plan depicted in Exhibit 10. The need for the utility systems within the Plan will be triggered by the approval of the tentative map for the residential subdivisions. Prior to the recording of final maps, detailed improvement plans, and funding mechanisms consistent with the general design described in this Plan shall be prepared and approved by the City. The developer will design and install all needed infrastructure; impact fee credits and reimbursements shall apply as is appropriate. The City shall assume maintenance responsibilities for all water, sanitary sewer and storm drainage facilities using funds from the AWPFMAD.

Water System

The developer will finance, design and install all on-site water system improvements, from the point of connections described above in the Infrastructure Element to each individual service location including mains, valves, blow-offs, service laterals and meter boxes. There are no required off-site or infrastructure improvements needed upstream of the said points of connection.

The developer will provide an easement to Atascadero Mutual Water Company on a portion of the SC-1 parcel for the future development of a water well and related facilities. Atascadero Mutual Water Company may test for, design and install the well and any related facilities, needed to connect to Atascadero Mutual Water Company's existing infrastructure.

Sanitary Sewer System

Should Atascadero Woodlands be the first development to require connection to the new sewer system mainline extension, the developer of the Woodlands will be responsible for the financing and construction of the mainline from the treatment plant to the Woodland's point of connection. The mainline will be built with sufficient capacity to accommodate development within the Plan Area as well as new development in the area and existing uses. Development using the sewer extension, within fifteen (15) years, will be responsible for reimbursing the Woodlands developer proportionate to their rate of use. The City shall assume maintenance responsibilities.



IMPLEMENTATION

Storm Drainage System

The developer will design and install all on-site storm drainage facilities. Irrigation and landscape maintenance will be provided by the developer for a period of two (2) years after installation. Maintenance of the storm drain system and the functioning elements of the basins will be provided by the City of Atascadero using AWPFMAD funds.

e. Lighting

Streetlights shall be installed along all collector and local residential streets. Street lighting shall be funded as part of street improvements. Maintenance of all lighting shall be the responsibility of the City using funds from the AWPFMAD.

4. Public Safety Facilities

Public safety services and facilities shall be funded through the City of Atascadero. All new developments shall be charged a fee prior to certificate of occupancy.

Development within the Plan Area shall be required to mitigate their impact on the City school system. No school sites or facilities are included in the Plan consistent with the General Plan. A School Facilities Impact Fee and payment schedule shall be negotiated with Atascadero Unified School District prior to certificate of occupancy.

B. DEVELOPMENT REVIEW & APPROVAL PROCESS

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

1. Subdivision Process

The subdivision process within the Plan shall be governed by the City of Atascadero's Subdivision Ordinance and Municipal Code, as well as the State Subdivision Map Act (California Government Code Sections 66410 et. seq.). Processing procedures, submittal requirements, and findings required by the City's Subdivision Ordinance will be enforced as set forth therein.

In addition to the findings required by the Atascadero Subdivision Ordinance, all tentative map and vesting tentative map approvals will require adoption of the following findings.



IMPLEMENTATION

Findings

- a. The Tentative Map conforms to the requirements of this Plan.
- b. The Tentative Map is consistent with any relevant/required mitigation measures adopted by the Mitigated Negative Declaration, as certified by the City Council.
- c. The Tentative Map is consistent with this Plan as adopted and therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453).
- d. The Woodlands will incorporate an Inclusionary Affordable Housing Plan which will comply with the intent of current City of Atascadero Inclusionary Housing policies. A further discussion of Inclusionary Affordable Housing requirements is provided in Exhibit 16.
- e. As a condition of the Tentative Map approval, prior to final map recordation the applicant shall enter into a legal agreement with the City to reserve half of the for-sale dwelling units in the SFR-1, SFR-2, and MFR districts for sale to residents or workers within the City of Atascadero. The agreement shall be subject to approval by the City attorney and is proposed to include the following provisions:
 - (1) The units shall be offered for sale to residents or workers within the City of Atascadero for a minimum of 60-days. During this time period offers may only be accepted from Atascadero residents or workers.
 - (2) The applicant shall provide reasonable proof to the City that at least one of the qualified buyers is a resident or worker within the City Limits of Atascadero.
 - (3) The Atascadero resident or worker restriction shall apply to the initial sale only.
 - (4) The applicant shall identify which units will be reserved.
- f. As a condition of the Tentative Map approval, prior to final map recordation, the applicant shall provide a detailed cost analysis and breakdown of all maintenance required and the amount to be billed to each property annually. The analysis shall include scheduled maintenance including slurry seals, overlays, etc. The analysis shall include administrative fees.



IMPLEMENTATION

2. **Appearance Review Process**

The Appearance Review Process within the Plan applies to any proposed multi- or single-family product and commercial development and shall vary depending on the type of project proposed. Processing procedures, submittal requirements, and findings required by the City will be enforced consistent with the findings set forth below.

a. **Single Family Residential 1, 2, and 3 (SFR-1/SFR-2/SFR-3)**

Under the Appearance Review Process, all single-family residential products require staff level Appearance Review and approval. All Appearance Review approvals within these Zoning Districts will require adoption of the following findings.

Findings

- a. **The product conforms to the requirements of this Plan.**
- b. **The product is consistent with any relevant/required mitigation measures adopted by the Mitigated Negative Declaration, as certified by the City Council.**
- c. **The product is consistent with the standards and requirements of this Plan as adopted and therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453).**
- d. **The product is consistent with the architectural style and standards attached hereto and made part of the Appendix.**
- e. **Colors and materials shall focus on the use of earth tones and natural materials.**

b. **Single Family Residential 3 (SFR-3)**

Under the Appearance Review Process, single-family residential products within the Single-Family Residential 3 (SFR-3) Zoning District require staff level Appearance Review and approval. All Appearance Review approvals within this Zoning District will require adoption of the following findings.



IMPLEMENTATION

Findings

- a. The product conforms to the requirements of this Plan.
 - b. The product is consistent with any relevant/required mitigation measures adopted by the Mitigated Negative Declaration, as certified by the City Council.
 - c. The product is consistent with the standards and requirements of this Plan as adopted and therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453).
 - d. The product is consistent with the Conditions, Covenants and Restrictions (CC&Rs) attached hereto and made a part of Appendix.
 - e. Colors and materials shall focus on the use of earth tones and natural materials consistent with the Conditions, Covenants and Restrictions (CC&Rs).
3. **Conditional Use Permit/Master Plan of Development Process**
The Conditional Use Permit/Master Plan of Development Process within the Plan applies to any proposed multi-family or commercial product. Processing procedures, submittal requirements, and findings required by the City will be enforced consistent with the findings set forth below.
- a. **Single Family Residential 3 (SFR-3)**
Under the Development Review Process, single-family residential products within the Single-Family Residential 3 (SFR-3) Zoning District with modifications to the building envelopes require Conditional Use Permit review and approval by the Planning Commission and adoption of the following findings.



IMPLEMENTATION

Findings

- a. **Conformance with the findings set forth in the Appearance Review Process for Single Family Residential 3 (SFR-3).**
 - b. **Requested modification does not result in any additional adverse visual impacts.**
 - c. **Requested modification does not result in the removal of any additional oak trees 6" diameter at breast height (dbh) or greater and the overall tree canopy is not reduced by more than 20%.**
 - d. **Oak tree removal is mitigated by replanting the species removed at a two-to-one ratio.**
-
- b. **Multi-Family Residential (MFR)**
Under the Development Review Process, multi-family residential products within the Multi Family Residential (MFR) Zoning District require Conditional Use Permit/Master Plan of Development review and approval by the Planning Commission. All Conditional Use Permit/Master Plan of Development approvals within the Multi Family Residential Zoning District will require adoption of the following findings.

Findings

- a. **The product conforms to the requirements and intent of this Plan.**
- b. **The product is consistent with any relevant/required mitigation measures adopted by the Mitigated Negative Declaration, as certified by the City Council.**
- c. **The product is consistent with the standards and requirements of this Plan as adopted and therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453).**
- d. **The product is consistent with the architectural style and standards attached hereto and made part of the Appendix.**



IMPLEMENTATION

- c. **Service Commercial -1 (SC-1)**
Under the Development Review Process, commercial development within the Service Commercial - 1 (SC-1) Zoning District requires Conditional Use Permit/Master Plan of Development review and approval by the Planning Commission. All Conditional Use Permit/Master Plan of Development approvals within the Service Commercial - 1 (SC-1) Zoning District will require adoption of the following findings.

Findings

- a. **The product conforms to the requirements and intent of this Plan.**
- b. **The product is consistent with any relevant/required mitigation measures adopted by the Mitigated Negative Declaration, as certified by the City Council.**
- c. **The product is consistent with the standards and requirements of this Plan as adopted and therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453).**
- d. **All future development shall protect existing trees and hillsides in accordance with current City Standards.**
- e. **All future development shall provide adequate landscape screening in order to mitigate adverse visual impacts from Halcon Road and the adjacent Railroad.**



IMPLEMENTATION

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IV. AMENDMENT PROCESS

Over time, various sections of this Plan may need to be revised to respond to changing technical, economic, or political conditions. Section IV of this Plan addresses the process for amending the Plan. The policies presented in this Plan contain some degree of flexibility, but any amendments must be judged by relatively fixed criteria.

Section IV is organized into the following subsections:

- A. Specific Plan Amendment Process
- B. Development Review & Approval Process



AMENDMENT PROCESS

A. SPECIFIC PLAN AMENDMENT PROCESS

The following process must be followed in reviewing any proposed Plan amendments.

1. Specific Details of Amendment

Proposals to amend this Plan must be accompanied by detailed information to document the change requested. This information should include revised text (or excerpt therefrom) and revised Land Use Diagram, where relevant, depicting the amendment requested.

2. Presentation of Need for Amendment

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

3. Submittal of Supplemental Studies

Any proposal to amend this Plan must be accompanied by reports or studies that analyze the amendment's effects, compared to the adopted Plan, on the following issues.

Plan Amendment Requirements

1. **Conformance with the Plan's Goals, Policies, Standards and Intent.**
2. **Consistency with the Comprehensive Regulations presented in Section II of the Plan.**
3. **Compatibility with any approved development that will be affected by the Plan amendment.**
4. **Compatibility with existing and planned land uses surrounding the proposed Plan Amendment, as indicated by the adopted Plan.**
5. **Analysis of traffic impacts.**
6. **Consistency with the adopted environmental document.**

4. Supplemental Environmental Analysis

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



5. City Staff Analysis

City staff shall review all of the above-submitted material and provide a staff report for presentation to the Planning Commission and City Council. Staff may also request further clarification of the above studies, if necessary. The staff report will analyze whether the proposed Plan Amendment is consistent with the General Plan and whether the need to amend this Plan can be supported by the conclusions of the supplemental studies. The Planning Director shall have the authority to determine whether a proposed change is major or minor. Examples of Major and Minor Amendments are indicated in Table 10 –Amendment Procedures. With appropriate findings of consistency, the Director or Planning Commission may authorize a minor change. A major change must be processed as a full Specific Plan Amendment.

6. Public Hearings

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

Table 12: Amendment Procedure

Amendment Procedure	
Type of Amendment	Approval Authority
Update Architectural Styles, Floor Plan or Details (Minor)	Staff
Text clarifications (Minor)	Staff
New Product Type or Architectural Style inconsistent with Appendix (Minor)	Planning Commission
Change in Text that affect standards or policies (Major)	Planning Commission
Revised lotting layout or change in unit mix (Major)	City Council



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