



General Plan

July 2016



- Land Use, Open Space, & Conservation
- Circulation
- Safety & Noise
- Housing





CITY *of* ATASCADERO

General Plan 2025

Final Plan – Update #3

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General Plan Status Chart

Date of Adoption:

June 25, 2002

Plan Version and Title:

June 23, 2004

February 26, 2008

July 1, 2016

Final Plan: Text Amendment / Land Use Update 3

General Plan Amendments Approvals:

GPA number	Approval Date	Amendment Type	Location
GPA 2003-0003	March 25, 2003	Land Use Map	Curbaril Ave
GPA 2003-0004	March 25 2003	Land Use Map	Principal / Las Lomas
GPA 2003-0005	September 27, 2005	Land Use Map	West Front Village
GPA 2003-0007	March 9, 2004	LOC Element Text	ECOSLO Settlement
GPA 2003-0008	October 12, 2004	Land Use Map	Westpac Mixed Use
GPA 2003-0009	March 9, 2004	Land Use Map	Pine Mountain TDR
GPA 2003-0010	June 22, 2004	Land Use Map	Parriza Ct.
GPA 2003-0011	March 23, 2004	Land Use Map	K-Jons Mixed Use
GPA 2004-0012	June 22, 2004	LOC / HOS Element	2 nd Unit Update
GPA 2004-0013	July 27, 2004	Land Use Map	Matthews Mixed Use
GPA 2005-0014	September 27, 2005	Land Use Map	Marchant Condos
GPA 2005-0015	February 14, 2006	Land Use Map	4705 El Camino Real mixed use
GPA 2005-0016	November 13, 2007	Land Use Map	13000 Atascadero Road – Eagle Creek
GPA 2007-0019	February 26, 2007	Land Use Map / Text	6905 Navajoa -Atascadero Ave. Triangle
GPA 2009-0024	May 12, 2009	Land Use Map	Stadium Park Project
GPA 2009-0025	January 25, 2011	Housing / Land Use	Housing Element & Density Increases
GPA 2007-0020	June 26, 2012	Land Use Map	Del Rio Road Commercial Area SP
GPA 2007-0021	June 26, 2012	Land Use Map	Del Rio Road Commercial Area SP
GPA 2014-0029	December 9, 2014	Land Use Map	Former Atascadero Library GPA
GPA 2014-0028	January 26, 2015	Housing / Safety	Housing Element 2014-2019 & Safety
GPA 2014-0030	February 2, 2016	Land Use Map	Halcon / Viejo Camino

City Council Resolution of Adoption:

City Council Resolution 2002-031 June 25, 2002

Environmental Impact Report State Clearinghouse #:

Final Environmental Impact Report SCH# 2001121027

I. General Plan Overview

Nestled between the Salinas River to the east, and the oak covered hillsides of the Santa Lucia Mountains to the west, Atascadero is a vital community within a rural landscape. Atascadero has an attractive downtown and linear commercial corridors along El Camino Real and Morro Road. The City offers residents a small-town lifestyle combined with modern amenities. Atascadero's General Plan is a comprehensive plan that embraces these qualities to ensure that they are protected for present and future generations.

A. Atascadero's History

When Mission San Miguel was founded in 1797, the area that became Atascadero was used primarily for cattle grazing. The first building in the area was an 1812 adobe that served as the southern grazing outpost for the mission. Portions of the adobe walls stood until the late 1900's near Traffic Way. During the 19th century, cattle ran in large tracts that had been Mexican land grants. Toward the end of the century, J.H. Henry consolidated a number of tracts into the 23,770-acre Atascadero Ranch, which included all of the present planning area, except for Baron von Schroeder's Eaglet, now part of Eagle Ranch.

During the early years of the 20th century, the U.S. Army used the central plain of the ranch for annual encampments and maneuvers and at one time considered acquisition of the ranch for a permanent military camp.

1. E.G. Lewis

In 1913, Edward Gardner "E.G." Lewis selected the Atascadero Ranch as the ideal location for a model colony. It was Lewis' plan that this model community would provide its residents with the most favorable aspects of both urban and rural life, in part by anticipating widespread use of the automobile. Lewis purposely chose a location halfway between the major urban centers of the state on both a railway and state highway. The oak covered rolling foothills of the Santa Lucia Range provided ample water, pleasant climate and proximity to the coast.

After purchasing the property, Lewis employed a group of nationally recognized experts to plan, survey and subdivide the entire 38 square miles. Many of the concepts put into practice then were progressive even by today's standards. Instead of subdividing on a piecemeal basis as immediate demand might require, the full colony area was surveyed, subdivided and plats filed with the County Recorder in October 1914. Contrary to the speculative nature of many early cities in the United States and California, some 100 miles of roads were constructed with care for aesthetics as well as circulation. A water system of wells, tanks and mains was installed as part of what would become the Atascadero Mutual Water Company. Nearly 3,000 acres of orchards consisting of more than 20,000 pear, apple, peach, prune, and apricot trees were planted. To provide a complete community, parks were laid including the Sunken Garden and public buildings like Administration Building were constructed.

Meanwhile, a nationwide promotional campaign successfully provided money for development and attracted residents to the colony. As many as 1,000 prospective residents lived in a tent city until construction began in 1915. That year the four-story Administration Building neared completion at a cost of \$136,000, as did a large printing plant for Lewis' magazine and a shopping center to serve the residents. An industrial center was producing the construction materials and included machine and maintenance shops and warehouses. A ten-mile stretch of what is now El Camino Real was paved with concrete and a lighted bridge spanned Atascadero Creek.

A twenty-mile road through the Santa Lucia Mountains connecting the Colony to the 1,000-acre Atascadero Beach properties near Morro Bay was completed at a cost of \$90,000. Subsequently schools, a community center with a swimming pool, a hospital and a hotel were built at the beach. Pine Mountain Stadium was developed and used for a variety of community activities. Golf courses were built in the Colony and on the beach property. Tennis courts were installed near the Civic Center. The Community Center was, in addition to many other uses, the home of the Federated Church of Atascadero, where members of twenty-three Protestant denominations worshipped together.

2. The Atascadero Colony

The Colony's major enterprises, other than agriculture and a flower seed experiment were a lumber mill and yard, a brick plant, the shopping center, the offices of the Colony Holding Corporation, a doll factory, a fruit and vegetable processing plant and a large and active printing and publishing plant. At their zenith, each of the latter two plants employed several hundred persons, and the local post office was third in mail volume statewide.

The Atascadero Mutual Water Company is the one commercial organization dating from the Colony's founding that still retains its original form: shares of capital stock are deeded with each lot and can't be sold or disposed of separately from the land. The entire water system, pumping plants, reservoirs, distribution mains, and wells are the property of the Atascadero Mutual Water Company, which is owned mutually by the owners of Colony lots. Development of the planned community halted abruptly in 1924 when Lewis declared bankruptcy, and the effects of the Depression slowed growth for several decades.

3. The 1950's

Two important factors that stimulated growth in the 1950s have also significantly affected the design and demographics of the community: bisection of the City in 1954 by Highway 101, and siting of the Atascadero State Hospital on the edge of the community in 1956.

In 1956, a sanitary district was established through San Luis Obispo County. A sewer bond was passed in 1968 and sewer service was subsequently provided for the center of the community by 1972. In addition to resolving a public health problem, sewer enabled intensification of land uses. Between 1960 and 1970 the population of Atascadero virtually doubled from 4,583

persons to approximately 9,100 persons in 1970. Between 1970 and 1980, the population increased by over 78% with an additional 7,141 persons being added to the community. Most of the growth was in-migration, both from the major metropolitan areas to the south and north and through resettlement from other communities within the county. Owing to the character of the area with rolling woodlands subdivided for large lots, many incoming residents sought the rural lifestyle of a bedroom community and commuted to jobs beyond the community.

Table I-1: Population Trends: 1960- 2000

	City of Atascadero	
Year	Population	10 year rate
1940	2,600	
1950	3,400	31%
1960	4,583	35%
1970	9,100	99%
1980	16,232	78%
1990	23, 138	43%
2000	26, 411	14%

• Source: U.S. Census

4. Incorporation of the City of Atascadero

In 1968, the county adopted a General Plan to guide growth in the unincorporated community of Atascadero as recommended by the local advisory committee. In 1972, pressed by continuous growth and the more stringent requirements of state planning law, the local advisory committee was expanded, and served as a policy-directing entity for the 1980 General Plan. The San Luis Obispo County Board of Supervisors adopted the draft plan in December, 1978. In June, 1979 the residents of Atascadero voted in favor of incorporation. The newly elected City Council directed the Planning Commission to review and update the 1978 General Plan as its first major task. Public hearings were conducted and the 1980 General Plan became the first major planning document adopted by the newly incorporated City of Atascadero. Subsequently, in 1983, a new zoning ordinance designed to implement that plan consistent with state law was also adopted.

In 1985, the City began updating the 1980 General Plan, which was phased over fiscal years 1986 and 1987. This planning process resulted in Atascadero planned for a population capacity of slightly less than 33,000 persons, which was consistent with the goals set by E.G. Lewis when planning the original colony. The revised General Plan was adopted in 1992.

B. General Plan Update 2000

1. The General Plan Update Process

The most recent update to the General Plan began in the winter of 2000. To respond to community concerns about protecting the integrity of the current General Plan, the City prepared a General Plan that is an update and refinement of the 1992 General Plan rather than a complete rewrite. In the first step, the City Council adopted *Guiding Community Goals* by readopting the Goals of the previous General Plan. These goals provide the foundation for the direction of all the required components of the General Plan, and they provide continuity with the public's desires that were incorporated into the 1980 and 1992 General Plans.

2. Smart Growth

Aware that concern for environmental protection and resource conservation are becoming increasingly important issues at all levels, the City Council and Planning Commission jointly developed a set of "Smart Growth Principles". Smart Growth is a concept in city planning that encourages more compact, walkable communities that encourage pedestrian scale mixed use infill rather than automobile dependent subdivisions. The "Atascadero Smart Growth Principles" were intended to supplement the Goals of the previous General Plan and provide a solid foundation for the new General Plan that combined the communities' previous 20-years of planning with the most current principles of good community development.

Table I-2: Atascadero's Smart Growth Principles

- 1. Provide for well-planned new growth.** 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.
- 2. Maximize use of existing infrastructure.** 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.
- 3. Support vibrant city centers.** 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.
- 4. Develop and support coordinated planning for regional impacts.** 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.

5. **Support high quality education and school facilities.** Encourage and support high quality public 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.
6. **Build strong communities.** 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 time; (3) promoting community involvement; (4) enhancing public safety; and (5) providing and supporting cultural and recreational opportunities.
7. **Emphasize joint-use of facilities.** 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.
8. **Support creative entrepreneurial efforts.** Support local endeavors to create new products, services and businesses that will expand the wealth and job opportunities for all social and economic levels.
9. **Encourage full community participation.** Foster an open and inclusive community dialogue and promote alliances and partnerships to meet community needs.
10. **Establish a secure local revenue base.** 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.

3. Community Involvement

The next step of the General Plan update process was to get the community involved consistent with Smart Growth Principle #9. The City held over a dozen neighborhood meetings, workshops and charettes to gather input from residents on what they thought was important about Atascadero, and what they would like Atascadero to be in the future. The results of this outreach effort found that the community is deeply concerned about maintaining the small-town / rural atmosphere of Atascadero. This concern included preserving the natural qualities of community; protecting native oaks, creeks, open vistas, hillsides and natural habitats; providing good public services and amenities; maintaining safe, clean neighborhoods; providing a range of commercial opportunities; increasing local employment and improving the appearance of the community. These issues were organized into the following four categories under the title of General Plan Framework Principles: 1) protecting the natural environmental, 2) improving the appearance of the community, 3) developing a strong revenue base and 4) creating strong neighborhoods.

Table I-3: General Plan Framework Principles

Protect the Natural Environment

- Open Space and Hillside
- Oak Woodlands
- Wildlife
- Creeks and the Salinas River

Improve the Appearance and Character of Atascadero

- Rural Atmosphere /Small Town Scale / Architectural Character
- El Camino Real & Morro Road / streetscape appearance
- US 101 corridor
- Signs

Provide a Secure Revenue Base

- Provision of City Services
- Downtown Revitalization
- Primary Wage Earner Jobs
- Business and Industry
- Additional Commercial Services & Variety

Promote Well Planned Neighborhoods

- Parks and Trails
- Affordable Housing
- Traffic and Streets
- Large Lot Residential Areas
- Mixed Use Areas

4. The Draft Plan

The Readopted Goals, Smart Growth Principles and the Framework Principles were incorporated into a series of land use alternatives that were reviewed by the public in the spring of 2001. At the same time, a list of Policy Options was developed to determine if there were existing General Plan policies that should be updated. Through a series of public workshops and meetings, the three alternatives were refined into a Preferred Alternative and a number of opportunities and challenges were identified in the Policy Options report.

That Preferred General Plan Land Use Alternative was endorsed by the City Council in September 2001 with a build-out population of approximately 36,000 persons as the preferred plan for the General Plan update. In addition, the Council provided direction on each of the Policy Options which was in turn developed into General Plan policies. A Draft General Plan encompassing the revised goals, land use plan and circulation diagram was distributed for

public review in February 2002, along with an accompanying Draft Environmental Impact Report (DEIR). The DEIR disclosed potential effects of the Draft Plan and recommended appropriate mitigation measures, pursuant to the California Environmental Quality Act.

C. General Plan Requirements

This section discusses the legal framework and requirements for the General Plan, its organization, and the relationship of the General Plan to the local planning process in Atascadero.

California planning law requires the City to prepare and adopt a “comprehensive, long-term General Plan for [its] physical development” (Government Code 65300). A General Plan expresses the community’s goals for the future distribution and character of land uses and development, both public and private. The General Plan is required to be comprehensive in terms of issues addressed and must include the City’s entire physical planning area. It is required to be long-term and internally consistent. Towards this end, planning activities including zoning approvals and amendments, subdivision approvals, capital improvements, and development activities need to conform to the City’s General Plan. Preparing, adopting, implementing and maintaining a General Plan serves to:

- Identify the community’s land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.
- Provide a basis for local government decision-making, including decisions on development approvals and exactions.
- Provide citizens with opportunities to participate in the planning and decision making processes of their community.
- Inform citizens, developers, decision makers, and other cities and counties of the ground rules that guide development within the community.

The General Plan bridges the gap between community values, visions and objectives, and physical decisions such as subdivisions, land development and public works. California law (Government Code Section 65302) requires that the General Plan include a statement of policies for each of the following topics: land use, circulation, housing, conservation, open space, noise and safety. The typical content of these required “elements” include the following:

- **Land use.** Designates the general distribution and intensity of land uses, including the location and type of housing, businesses, industry, open space, education, public buildings, and parks.
- **Circulation.** Identifies the general location and nature of existing and proposed circulation, including roadways (e.g. arterial, collector, and local streets), highways, transit, and other transportation facilities and modes.

- **Housing.** Assesses the current and projected housing needs of all segments of the community and identifies land and programs to provide adequate housing to meet those needs.
- **Open Space.** Identifies open space resources, and provides techniques for preserving open space areas for natural resources, outdoor recreation, public health and safety, and agricultural activities.
- **Conservation.** Identifies conservation resources and issues and provides measures for conservation and use of natural and cultural resources, including wetlands, forests, rivers, archeological resources, and historic structures.
- **Noise.** Identifies and evaluates noise sources in the community and develops methods to mitigate noise nuisances.
- **Safety.** Establishes policies to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

General Plans may also include additional, optional topics as necessary to address local issues relevant to the physical development of the community. In addition, individual elements may be consolidated and reformatted as desired, provided that all seven topical areas are addressed in the plan.

The General Plan is the foundation in the hierarchy of local government law regulating land use. Subordinate to the General Plan are specific plans, the Redevelopment Area Plan, the Parks and Recreation Master Plan, and special planning area projects such as the Downtown Plan. These planning efforts must conform to the City's adopted General Plan.

D. Regional Considerations

Atascadero is one of seven incorporated cities in San Luis Obispo County. Each jurisdiction carries a responsibility to coordinate its General Plan with regional planning efforts, including the Safety Element of the County General Plan. The City's General Plan should be coordinated with other local government agencies to ensure consistent planning decisions, as well as attainment of regional circulation, environmental and housing goals. The principal regional agencies with planning policies and standards that may affect the City of Atascadero are shown in Table I-4.

Table I-4: Regional Planning Agencies

Agency	Planning Responsibilities
County of San Luis Obispo	Responsible for the planning of lands directly outside the Atascadero City limits. Prepared the <i>Salinas Area Plan</i> as the guiding planning document for the land to the north/east of the Salinas River. The County has a referral agreement with the City for proposed development within the City's sphere of influence.
San Luis Obispo Council of Governments (SLOCOG)	The designated Regional Transportation Planning Agency (RTPA), Metropolitan Planning Organization (MPO), and regional Census Data Affiliate (CDA) for the County. Has a variety of responsibilities that support a continuous, comprehensive, coordinated planning process to help assure the development of an efficient, coordinated and balanced transportation system to meet the region's mobility needs and programming transportation funding. SLOCOG is responsible for preparing the Regional Transportation Plan (RTP) and the Regional Housing Needs Plan (RHNP).
SLO Local Agency Formation Commission (LAFCO)	Responsible for determining, adopting, and periodically reviewing and updating the City's sphere of influence and approve annexation requests.
Regional Water Quality Control Board	Responsible for developing and enforcing water quality plans which will best protect the beneficial uses of the State's waters, recognizing local differences in climate, topography, geology and hydrology
SLO County Integrated Waste Management Authority	Responsible for solid waste reduction and collection, as well as the siting and management of solid waste facilities in SLO County; prepares the SLO County Integrated Waste Management Plan.
SLO County Environmental Health Division	Responsible for the treatment, storage and disposal of hazardous wastes, as well as the siting and management of hazardous waste facilities; prepares the SLO County Hazardous Waste Management Plan.
SLO County Air Pollution Control District	Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares the Air Quality Management Plan (AQMP - federal) and Air Quality Attainment Plan (AQAP - state).
Upper Salinas-Las Tablas Resource Conservation District	The RCD works as a partner with the Natural Resources Conservation Service in land use planning, watershed planning, wetlands preservation, stream restoration, beneficial agriculture management practices (BAMP's), water conservation, water quality enhancement, soil protection, and conservation education.
California Department of Transportation (Caltrans)	Responsible for maintenance, congestion management and safety. of Highway 101 and Highway 41. Responsible for enforcement of the Scenic Highways program.

E. General Plan Organization

The Atascadero General Plan consists primarily of a policy document. The policy document contains the seven required elements and provides goals, policies, and programs for each elements and additional local topics.

The emphasis of this Plan is in the establishment of goals, policies, and programs to guide short- and long-range decision making by the community. Goals represent the ultimate end towards which an effort is directed and are general in nature with the intention of providing policy direction. Policies represent an official statement providing more specific direction to guide actions. Programs are the actions to be fulfilled to achieve the goals and policies.

The Atascadero General Plan includes the following elements:

- Land Use, Open Space and Conservation Element
- Circulation Element
- Safety and Noise Element
- Housing Element

Table I-5: General Plan Organization

Atascadero GP Elements	Required GP Elements	Examples of Topics Covered
Section II Land Use, Open Space & Conservation Element <i>(Includes Recreation and Economic policies)</i>	Land Use	Development patterns, residential neighborhoods, community character, recreation, public facilities and recreational facilities and standards.
	Open Space Conservation	Open space, hillside development, water quality, riparian areas, endangered plants and animals, greenbelt, agriculture, historic resources
	Recreation <i>(optional)</i>	Parkland location and standards, facility needs, coordination with land use issues
	Economic Development <i>(optional)</i>	Commercial and industrial land uses, economic diversification, job opportunities, tourism
Section III Circulation Element	Circulation	Traffic, street network, parking, transit services, bike routes
Section IV Safety & Noise Element	Noise Safety	Development in hazardous areas, wildfire protection, hazardous waste management, seismicity, flood control, noise
Section V Housing Element	Housing	Population, employment, income, housing needs, rehabilitation need, affordable housing development potential

II. Land Use, Open Space & Conservation Element

A. Introduction

The Land Use, Open Space and Conservation (LOC) Element is intended to guide development and revitalization projects consistent with community values. Three mandatory General Plan elements have been consolidated to ensure internal consistency and to address the importance of Open Space and Conservation issues within the community. An optional Recreation Element of the previous General Plan has also been consolidated within the LOC Element. This change has been made to ensure that recreation and land use issues are given equal consideration. Detailed park improvement standards of the previous Recreation Element will be addressed in Park Master Plans. Optional Economic and Fiscal Elements of the previous General Plan have also been consolidated under the LOC Element.

The LOC Element designates the general distribution and intensity of land uses, including housing, commercial, business, industry, open space, conservation areas, recreation areas, and public facilities. Table II-2 summarizes existing development in the City. Table II-3 General Plan Land Use - Projected Potential Development and the Land Use Diagram control the land use distribution and the maximum development potential for the City in 2025

The guiding principle of the LOC Element is to retain the historic Colony land use pattern and rural character of the City. This will be achieved by focusing mixed uses and moderate densities into the downtown and nodes along the Urban Core of El Camino Real and Morro Road, and by preserving natural resources, open space, and "elbow room" with rural density surrounding the Urban Core. The Urban Form Diagram (Figure II-3) depicts a distinct downtown at the center of the Urban Core. Radiating out along El Camino Real is a series of mixed-use nodes surrounded by lower-density single family residential neighborhoods. Areas beyond the Urban Core are designated as rural residential up to the Colony boundary and an open space greenbelt is designated as a buffer surrounding the Colony.

B. Population

Demographics and population projections are fundamental to a General Plan. Detailed demographic and socioeconomic information and analysis is contained in the Housing Element (Section V). The LOC Element deals primarily with population on a dwelling unit basis. In 2001, the City had approximately 3,000,000 square feet of commercial and industrial buildings and 10,000± dwelling units. The 2000 Census population estimate was 26,411 persons which included the 1999 annexation of approximate 1,200 persons at the Atascadero State Hospital (ASH).

Historically, the City of Atascadero experienced periods of explosive growth rates following World War II. During the decade of the 1990's these rates began to stabilize into more sustainable growth rates averaging between 1% and 2% annually. The General Plan assumes that an annual growth rate averaging 1.25% will be sustained during the next 20 years. Based on this assumption the General Plan buildout would be reached around 2025 (Table II-1). Table II-3 General Plan Land Use - Projected Potential Development provides a statistical summary of the land uses and population that could be accommodated within the General Plan Land Use Diagram Figure II-2.

Table II-1 General Plan Population Projection

Year	Population	10 Year Average Growth Rate
1940	2,600 pp	
1950	3,400 pp	31%
1960	4,583 pp	35%
1970	9,100 pp	99%
1980	16,232 pp	78%
1990	23,138 pp	43%
2000	26,411 pp	14%
2010	29,904 pp	13%
2020	33,860 pp	13%
2025	36,030 pp	

Table II-2 Existing Development, 2001

Land Use Type	Sq. Ft.
Commercial	2,683,000 sf
Industrial	416,000 sf
Residential	Units
<i>Group Quarters</i>	260 du's
<i>Single-Family Detached</i>	6,768 du's
<i>Single-Family attached</i>	280 du's
<i>2-to-4 Unit</i>	869 du's
<i>5-plus Unit</i>	1,217 du's
<i>Mobile Home</i>	601 du's
Total Units	9,995 du's
Population	26,411 persons

• Source: Department of Finance 2000, GIS Floor Area Analysis, 2000 Census

C. Urban Reserve Line

The City of Atascadero covers 15,600± acres of the original 29,980± acres of the historic Colony. The Urban Reserve Line (URL) includes portions of the Colony area that are planned for urban and suburban uses with City services and facilities. The Urban Reserve Line generally coincides with the historic Atascadero Colony boundary. The URL is largely dictated by topographic considerations, existing land use patterns, and community desires to maintain the existing Colony Boundary.

The primary area of possible future expansion of the City limits is planned to be the Eagle Ranch. The Eagle Ranch consists of 400± undeveloped Colony lots that are entitled to water service as shareholders of the Atascadero Mutual Water Company. Since it is likely these existing lots would be developed in the County once the Williamson Act Contracts expire in 2009, the General Plan's policy is that this development should occur within the City. Development within the City would provide the City with best mechanisms to control the project's impacts to the City's circulation system, public facilities and emergency services.

The Urban Reserve Area is divided into two sub-areas, the Urban Services Area and the Rural Services Area. The Urban Service Area includes urban and suburban land planned to receive higher levels of services such as parks, drainage, emergency services, and street maintenance and is designated by the Urban Services Line (USL). The General Plan calls for infill development inside the USL where services can be provided in a cost-efficient manner. Beyond the USL, the plan intends for the Rural Service Area to retain rural residential to reinforce the City's identity and maintain open space characteristics.

D. Land Use Designations

The Land Use Element and Diagram establish distinct residential and non-residential land use categories that identify where certain types of uses may occur. While the General Plan outlines overall development parameters, the Zoning Ordinance implements these designations through regulations for specific districts and allowed uses. Table II-3 General Plan Land Use - Projected Potential Development establishes the land use designations of the General Plan and lists maximum potential development for each designation.

Table II-3 General Plan Land Use - Projected Potential Development

Land Use Designation	Maximum Density	Average FAR	Minimum Lot Size	Acres (ac)	Projected Dwelling Units (du)	Projected Population 2.65 people/unit (pp)
RR / RE / SE	0.1 - 0.4 unit/acre gross**		2.5 -10 ac	9,340.4 ac	3,634 du	9630 pp
SFR-Z	1.0 unit/acre gross**		1.5 - 2.5 ac	655.2 ac	652 du	1728pp
SFR-Y	2.0 units/acre gross		1.0 ac	1,579.5 ac	2,831du	7503pp
SFR-X	4.0 units/acre net*		0.5 ac	472.7 ac	1,380 du	3658 pp
MDR	10 units/acre net		0.5 ac	217.1 ac	1,116 du	2958 pp
HDR	24 units/acre net (minimum 20 units/acre net)		0.5 ac	303.0 ac	3,801du	10,070 pp
GC	20 units/acre net	0.3 FAR		292.1 ac	194 du	514 pp
SC		0.4 FAR		41.8 ac		
D	20 units/acre net	3.0 FAR		62.3 ac	55 du	146 pp
MU	20 units/acre net	0.3 FAR		66.6 ac	208 du	551 pp
CPK		0.4 FAR		82.9 ac		
CREC	10 units/acre net	0.1 FAR		6.7 ac		
IND		0.4 FAR		65.2 ac		
AG	0.1 - 0.4 units/acre gross**		2.5 - 10 ac	43.9 ac		
REC				501.7 ac		
PUB		0.4 FAR		1,174.3 ac		
OS				277.4 ac		
Total				15,182.6 ac	13,871 du	36,758 pp

- “Net” shall mean minimum lot size exclusive of private or publicly owned abutting road rights-of-way while “Gross” shall include abutting road right-of-way to center line.
FAR (Floor Area Ratio): The FAR expresses the percentage of a site area that could be covered by a building. The FAR is not considered an absolute cap under this General Plan but is used as an overall land use designation average to calculate traffic and job generation related to the uses. Actually site utilization restrictions are determined by the zoning ordinance's setback, landscaping, parking and height standards.
Downtown FAR is assumed with an average of 0.4 with a max of 3.0.
- * The maximum density sets a limit to the number of units that may be developed in each land use designation. The General Plan also sets minimum lots size areas that are allowed through the subdivision process consistent with the "Elbow Room" principle. The minimum lot sizes are more restrictive than the maximum densities in order to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.
** Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.

Residential density (the number of dwelling units allowed per acre, calculated prior to dedications for streets and other improvements) may decrease due to site constraints or increase if State-required affordable housing density bonuses are incorporated. Non-residential uses allowed in residential districts, such as schools and churches, can reduce potential population, while population can grow if group quarters increase.

1. Residential Land Use Designations

This section provides a description of each of the official residential land use designations and the corresponding zoning districts. The Rural Estates areas are beyond the USL and tend to have large lots, while Suburban Estates, Rural Residential and Single Family Residential areas are inside the USL and range from large lots to suburban densities. Densities generally decrease with distance from the Urban Core to maintain the rural atmosphere of the community and preserve the large lots that are a distinguishing feature of Atascadero.

Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE)

These areas are intended for detached single-family homes on lots sizes of 2.5-10 acres gross with allowable accessory agricultural and livestock uses. Allowable lot size is based on performance standards that include neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access.

Corresponding zoning districts are RR, RS, P, L, and OS.

Single-Family Residential (SFR)

These areas are intended for detached single-family homes on lots sizes of 0.5-2.5 acres with densities ranging from 1.0 du/acres to 4.0 du's/acre, depending on neighborhood and site characteristics. Lower densities are applied in areas with relatively steep topography, oak woodlands, and areas further from the downtown. Accessory agricultural and farm animal raising may be allowed based on zoning.

Within the SFR designation, there are three distinct minimum lot size designations: SFR-Z, SFR-Y, and SFR-X.

SFR-Z:

The minimum lot size ranges from 1.5 to 2.5 acres gross based on performance standards. Lot size is calculated based on neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation and adequacy of access.

Corresponding zoning districts are RSF-Z, LSF-Z, P, L and OS.

SFR-Y:

The minimum lot size is 1.0 acre gross with or without sewer service. Second dwelling units may be permitted within this designation based on zoning standards.

Corresponding zoning districts are RSF-Y, LSF-Y, P, L and OS.

SFR-X:

The SFR-X designation has a maximum density of 4.0 dwelling units per acre (du/ac) with a minimum lot area of 0.5 acres net. Smaller lot sizes allowing up to 4.0 du/ac may be allowed through a planned development overlay process.

Corresponding zoning districts are RSF-X, LSF-X, P, L, and OS.

Medium-Density Residential (MDR)

These areas are intended for up to ten attached or detached residences per acre. In addition to apartments and townhouses, this designation allows mobile home subdivisions and mobile home parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

The corresponding zoning districts are RMF-10, P, and L with appearance review required.

High-Density Residential (HDR)

These areas are intended for a minimum of 20 and a maximum of 24, multi-family residences per acre, including mobile homes parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

The corresponding zoning districts are RMF-20, P and L with appearance review required.

2. Mixed Use Designations

This section provides a description of each of the official mixed use land use designations and the corresponding zoning districts. The mixed use districts are primarily commercial districts where multi-family residential uses may be appropriate on a conditional basis.

General Commercial (GC)

This designation includes office, neighborhood, retail and tourist commercial zoning districts.

Office areas allow a range of professional, business, and administrative service uses with small-scale retail uses. Mixed-use development with attached multi-family residential up to 20 du/ac maybe conditionally permitted by zoning.

Neighborhood commercial areas accommodate daily shopping and service needs of surrounding residents, with businesses such as small markets, convenience stores, drug stores, salons, and other personal services. Neighborhood convenience centers should be concentrated at intersections of collector or arterial streets.

Retail commercial zoning districts are provided to meet both the comparison and convenience shopping needs of residents in the City and surrounding area. The intended principal tenants of retail commercial areas include specialty and department stores, and supermarkets. Retail nodes should be located at the intersections of arterial streets (including state highways) and major collector streets. A master plan of development is required for prime undeveloped commercial sites to prevent fragmented development from occurring that would comprise the retail potential of these sites. Mixed-use multi-family residential development maybe conditionally allowed up to 20 du/ac based on zoning. Exclusive development of multi-family may be allowed along the El Camino Real corridor provided they are located on mid-block infill lots that are not best reserved for commercial development. Along Morro Road, mixed use multi-family and commercial projects are permitted in the GC land use provide a commercial or office use is provided along the street frontage.

The tourist commercial zoning districts provides for uses that serve the traveling public, such as motels, restaurants, automotive services, and other compatible uses. Tourist commercial nodes are appropriately located along Highway 101 interchanges.

Corresponding zoning districts are CP, CN, CR and CT with appearance review required.

Downtown (D)

This designation allows a mix of retail, office, restaurant, personal service, commercial and residential uses. To encourage pedestrian orientation, businesses are encouraged to occupy small lots with sidewalk storefronts, and residences are allowed on upper floors. Mixed-use multi-family residential development is conditionally allowed up to 20 du/ac, higher densities may be approved through a planned development process. Design and parking standards are different from other areas to encourage a development pattern consistent with a historic Downtown. Development within the Downtown will be consistent with the Downtown Revitalization Plan and support the Atascadero Main Street Program.

Corresponding zoning districts are DC and DO with appearance review required.

Mixed Use (MU)

This designation is intended to encourage a mix of retail, office and residential uses within individual projects to encourage pedestrian orientation and create a synergy between housing and goods and services needed by surrounding residents. Housing can occur alongside or above non-residential uses. All mixed-use designations shall be accompanied by a planned development overlay that will establish a master plan of development for the site and all mixes of uses. The maximum residential density shall be 20 du/ac.

The corresponding zoning district is a MU/PD overlay in a CR or CP district with appearance review required and a Planned Development Overlay.

Commercial Recreation (CREC)

This designation allows private recreational land uses, including private parks for active and passive recreation, playgrounds, playfields, swimming pools, and golf courses as well as tourist

recreation such as RV parks. Multi-family uses such as mobile home parks may be conditionally allowed up to a maximum residential density of 20 du/ac.

The corresponding zoning district is LS, OS, and P with appearance review required.

3. Non-Residential Designations

Non-residential designations are intended to concentrate businesses, industry and services in appropriate locations that serve the community, rely on existing infrastructure, and protect residential neighborhoods. Site-specific zoning requirements (such as screening outdoor storage lighting from off-site) are often required to mitigate impacts associated with high-intensity uses. All non-residential uses are subject to appearance review.

Service Commercial (SC)

This designation accommodates more intensive uses than allowed in other commercial areas, such as lumberyards, building material supply, wholesaling, storage, auto sales, auto and equipment repair, and printing establishments. These areas are appropriate for uses that would be detrimental to or not benefit from pedestrian orientation, and that frequently have outdoor storage needs involving trucking activity and movement of large products. Locations for this designation include districts along freeway frontage or with direct access to arterial streets (to preclude truck traffic using local residential streets).

The corresponding zoning district is CS with appearance review required.

Commercial Park (CPK)

This designation applies to areas along the northern portion of El Camino Real to accommodate uses that require large parcels, such as automobile and mobile home sales, factory outlet centers, traveler destination and recreation complexes, craft uses, nurseries and planned commercial developments. Certain types of light industrial uses, including research and development facilities and clean manufacturing facilities, along with office parks and business uses may also be appropriate in this area.

The corresponding zoning is CPK with appearance review required.

Industrial (IND)

This designation provides for a range of uses, from intensive individual operations such as auto body shops, contractor staging areas, outdoor storage facilities, and manufacturing plants, to lower intensity businesses in light industrial park developments master planned on large parcels. Typical industrial park uses include small-scale manufacturing, assembly, research and development, computer-based services, and product fabrication. Campus-type site development is required for larger industrial park projects.

The corresponding zoning districts are I and IPK with appearance review required.

Agriculture (AG)

This designation is limited to several parcels along Graves Creek that are used for crop production. It is not expected that this designation will be expanded to additional parcels in the planning area.

The corresponding zoning districts are RR, RS, A and OS.

Public Facilities (PUB)

This designation, which applies to parcels that are publicly owned and/or house publicly operated facilities, is intended to meet the public service, institutional, educational, religious, and cultural needs of the community. This designation includes the Atascadero State Hospital, which the General Plan allows as a mental health facility use. Community facilities require large areas of land and may have specialized site location requirements.

The corresponding zoning districts are P and L with appearance review required.

Public Recreation (REC)

This designation is reserved for public park and recreation facilities available for public use and owned by a public entity. Residential subdivisions are not allowed under this designation. Future park sites may be designated with a non-site specific (REC) designation.

The corresponding zoning districts are L, P, and OS with appearance review required.

Open Space (OS)

This designation covers areas with environmentally sensitive natural or cultural resources, areas to be used for the managed production of natural resources, and areas subject to natural hazards such as floods or landslides. Open Space land generally is intended to remain free of structures but may be developed with low intensity recreational improvements such as trails, landscaping and tot lots. Open Space may be developed with public-serving facilities and utilities provided by the City and Water Company including the development, production, treatment and transmission of the public water supply.

The corresponding zoning districts are L, P, and OS with appearance review required.

4. Corresponding Zoning Districts

Table II-4 establishes the corresponding Zoning Districts that are consistent with the General Plan Land Use Designations and appearance review requirements. Zoning Consistency determinations with the General Plan shall be consistent with Table II-4.

Table II-4: General Plan Land Use Designation and Corresponding Zoning

Land Use Designation	Corresponding Zoning Districts	Appearance Review Requirement
RR/RE/SE	RR, RS, P, L, OS	Grading Only
SFR-Z	RSF-Z, LSF-Z, P, L, OS	Grading Only
SFR-Y	RSF-Y, LSF-Y, P, L, OS	Grading Only
SFR-X	RSF-X, LSF-X, P, L, OS	Grading Only
MDR	RMF-10, P, L	Yes
HDR	RMF-20, P, L	Yes
GC	CP, CN, CR, CT	Yes
SC	CS	Yes
D	DC, DO	Yes
MU	CR, CP: (MU/PD overlay)	Yes
CPK	CPK	Yes
CREC	LS, OS, P	Yes
IND	I, IPK	Yes
AG	RR, RS, A, OS	Grading Only
REC	L, P, OS	Yes
PUB	P, L	Yes
OS	L, P, and OS	Yes

Figure II-1: General Plan Setting

LEGEND

- City Boundaries
- City Limits
- Urban Service Line
- Colony Boundary
- Urban Reserve Line
- Salinas River

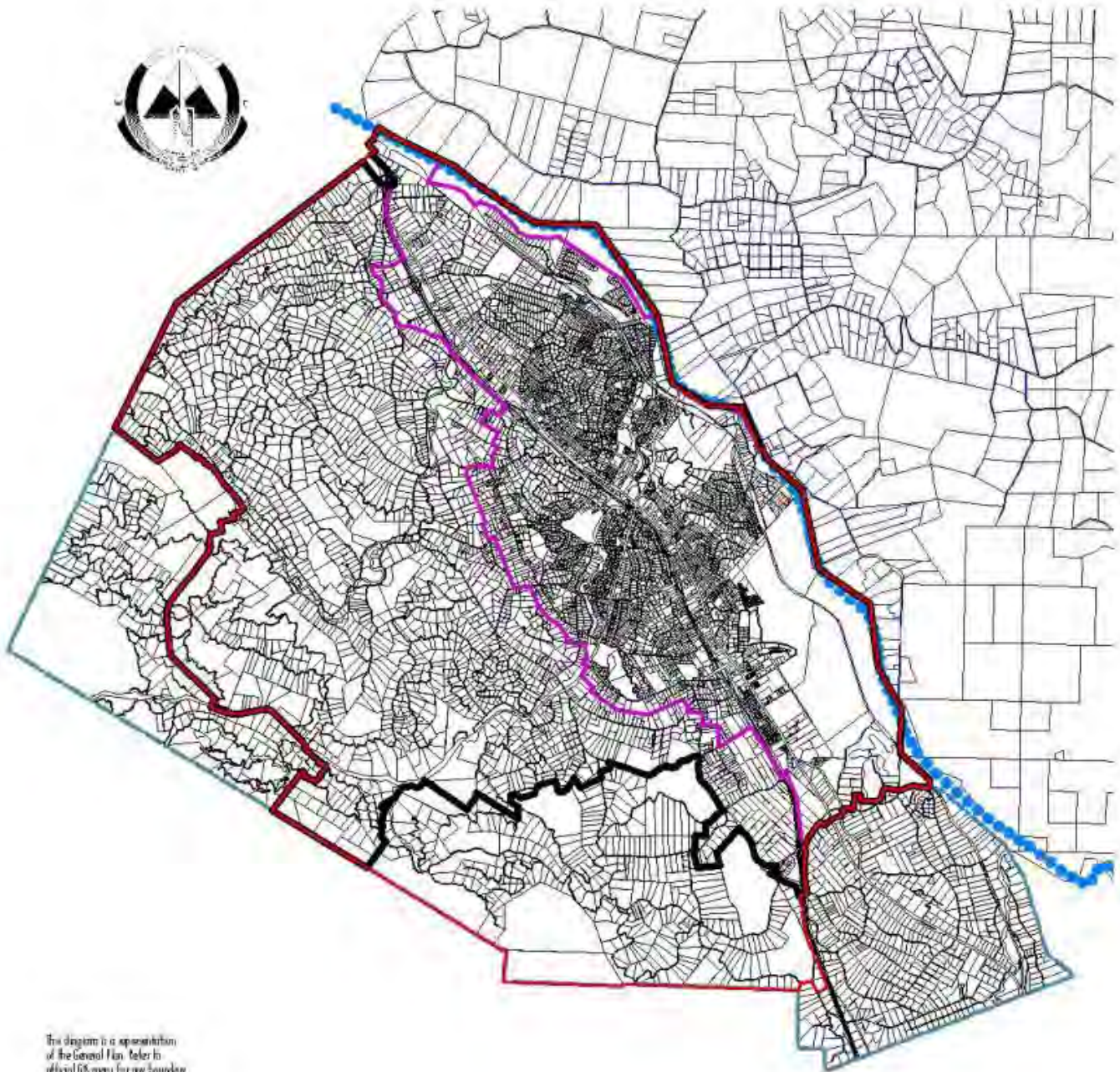
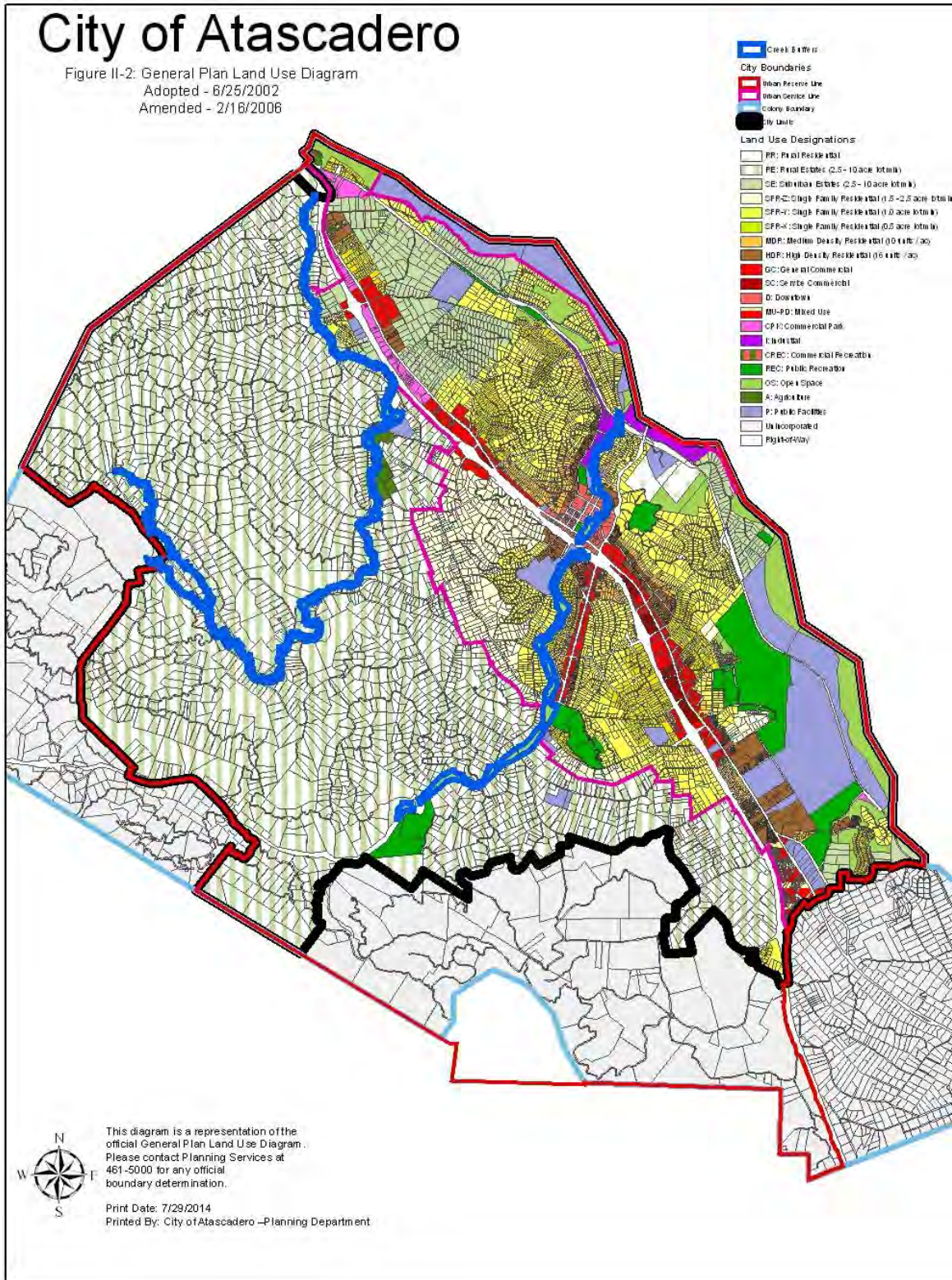


Figure II-2 General Plan Land Use Diagram



E. Land Use, Open Space, and Conservation Goals, Policies and Programs

The overall guiding principle of the General Plan is to maintain the rural character and identity of Atascadero while assuring orderly development and infill and efficiently providing needed goods and services to the community within the Urban Core. The following goals, policies and programs are designed to help the community achieve this objective.

1. Land Use and Rural Character Policies

Atascadero combines city and country elements in a woodland setting with rugged hillsides, abundant vegetation, and creeks that require careful planning and development. Throughout the City live oak, valley oak, and blue oak woodlands define the character of Atascadero with pines found on the higher ridges, which top 2,000 feet at the southwest City limit. South-facing slopes are home to chaparral vegetation, while willows, sycamores, bay laurel and cottonwoods line the creeks. The Salinas River defines the eastern boundary of Atascadero and at 1,332 feet, Pine Mountain is the most prominent hill Downtown.

In accordance with the original Colony design, the historic downtown is ringed by residential neighborhoods that transition into lower-density rural areas. A number of landowners raise animals, including domestic pets, livestock and horses. Commercial activity is focused along El Camino Real, Morro Road and near Highway 101 interchanges with mixed-use nodes planned at Del Rio and El Camino Real, Downtown, Curbaril and El Camino Real, and Santa Barbara and El Camino Real.

Goal LOC 1. Protect and preserve the rural atmosphere of the community by assuring “elbow room” for residents by means of maintenance of large lot sizes which increase in proportion to distance beyond the Urban Core.

Policy 1.1. Preserve the rural atmosphere of the community and assure “elbow room” in areas designated for lower density development by guiding new development into the Urban Core to conform to the historic Colony land use patterns of the City and to respect the natural environment, hillside areas, and existing neighborhoods.

Programs:

1. Atascadero should retain its overall character and rural atmosphere with the long-term protection of the environment as primary guiding criteria for public policy decisions.
2. Concentrate higher density development downtown and within the Urban Core, and focus master planned commercial uses at distinct nodes along arterial corridors.

3. Require residential densities to decrease as distance from the Urban Core increases.
4. Outside of the Urban Core and Single Family Neighborhoods, maintain lot sizes of 2.5 to 10 acres based on performance standards and natural constraints including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access,
5. Update and maintain the Appearance Review Manual to include provisions for incorporating local cultural and architectural themes into site and building design that are appropriate for each land use designation.
6. Update and maintain the Zoning Ordinance to address the size, use, and appearance of accessory structures to ensure neighborhood compatibility.
7. Within the Urban Core encourage infill development or the revitalization or reuse of land already committed to urban development where utilities and public services exist.
8. Appropriate land use and corresponding lot size and density shall be determined by site conditions, slope, neighborhood characteristics, and proximity to the Urban Core rather than by the availability of sewer.
9. Require the approval of specific plans consistent with Government Code Section 65450 for single family residential project of 100-units or greater.
10. Require the comprehensive master planning of large development projects to minimize environmental impacts and maximize community compatibility. Projects identified in and shall be required to have an approved Master Plan of Development prior to any site development. The Master Plan of Development may be approved in the form of Conditional Use Permit, Planned Development, or Specific Plan.

Table II-5: Master Plan of Development Overlay Areas

Overlay Number	Location	EIR Maximum Density	Special Features
1	Rochelle Single Family Project	50 single family residential units max.	<ul style="list-style-type: none"> • Equestrian staging area with Salinas River / De Anza Trail access required. • Trail connection to El Camino Real required
2	Woodlands Specific Plan	269 residential units max: <ul style="list-style-type: none"> • 143 single family units max • 126 multi-family units max 	<ul style="list-style-type: none"> • Specific Plan approval required • Minimum 40% open space required.
3.	Dove Creek Mixed Used Center	200 dwelling units max 300,000 square feet of commercial development max	<ul style="list-style-type: none"> • Site design issues will be addressed in the Master Site Plan, which will require approval from the City Council.
4.	Neighborhood Shopping Center: South San Anselmo at El Camino Real	Commercial Center 80,000 sf	<ul style="list-style-type: none"> • Mixed use preferred as residential transition
5	Neighborhood Shopping Center: Northeast Del Rio at El Camino Real	Commercial Center 150,000 sf	<ul style="list-style-type: none"> • Preferred site for a neighborhood shopping center with grocery store
6	Southeast Del Rio at El Camino Real	Commercial Center 150,000 sf	<ul style="list-style-type: none"> • Site of master plan commercial center compatible with Factory Outlets. •
7	Single Family Cluster Development	56 clustered market rate units at ½ acre density. 14 deed restricted affordable bonus units (moderate income) [25% density bonus]	<ul style="list-style-type: none"> • Public access and buffering of Graves Creek • ±6.5 acre public park • sewer service required
8.	Mixed Use Center: Portola / US 101	Mixed Use Commercial Center 170,000 sf	<ul style="list-style-type: none"> • Single family residential buffers required.
9.	Neighborhood Shopping Center Southeast Curbaril at El Camino Real	Neighborhood Commercial Center 20,000 square feet	<ul style="list-style-type: none"> • Circulation and driveways locations of all parcels to be shared and minimized.
10.	Northend Annexation	No increased intensity modeled.	<ul style="list-style-type: none"> • Future use to provide an attractive Civic Gateway appearance. • Public access to Paso Robles Creek required.
11.	Eagle Ranch Annexation	Development of existing 400 colony lots	<ul style="list-style-type: none"> • Specific Plan required • Historic colony lots and roads to be reconfigured and clustered to minimize impacts. • Public open space, trails and parks to be provided. • Resort facilities
12.	Atascadero Avenue Triangle	<ul style="list-style-type: none"> • 10 dwelling units combined max on Lots 2 & 3 • 2 dwelling units max on Lot 1 	<ul style="list-style-type: none"> • Development on Lot 1 shall include additional landscape buffer

Policy 1.2: Ensure the rural character of Atascadero is preserved by respecting the historic Colony boundaries and cooperate with the County on regional planning issues surrounding the Colony.

Programs:

1. The ultimate General Plan development boundary shall be the Urban Reserve Line shown in Figure II-5. The Urban Reserve line approximates the historic 1913 Atascadero Colony boundary and is recognized as the ultimate boundary for the City of Atascadero, expansion beyond this boundary is inconsistent with the General Plan.
2. Develop agreements with the County to maintain rural residential, agricultural and open space uses beyond the Urban Reserve Line, including continuation of existing agricultural uses.
3. Work with the County to maintain a greenbelt and rural land use patterns outside the Urban Reserve Line and to create an agricultural buffer around the original Colony boundary.
4. In cooperation with the County, consider establishing a greenbelt or other type of buffer between Atascadero and Templeton.
5. Oppose any land use changes east of the Salinas River that would result in more intensive or higher density development.
6. Oppose any land use changes by the County within unincorporated portions of the Colony that would result in more intensive or higher density development.
7. Execute a Memorandum of Understanding whereby the County seeks City comment on development proposals in the area between Vineyard Drive and Cuesta Grade, between the ridges east of the Salinas River and Cerro Alto Campground.
8. Cooperate with LAFCO and the County to incorporate the Eagle Ranch into the City's Sphere of Influence for eventual annexation.
9. It is the City's position, that Eagle Ranch shall be developed within the City and any development of the site prior to annexation will be opposed.
10. Prior to the annexation of Eagle Ranch a Specific Plan shall be approved by the City which will provide a comprehensive development plan for the property that address issues including, clustering of Colony lots, public facilities, circulation facilities, parks, open space, conservation easements, and a fiscal analysis of service costs.
11. Update and maintain the Zoning Ordinance to designate the Eagle Ranch property as a future Specific Plan area to be subject to future environmental and site-specific review prior to annexation.
12. Require the approval of a planned development and master plan of development prior to supporting any LAFCO annexation request of property located north of the San Ramon interchange on the west side of US 101.

FIGURE II-3: Urban Form of Atascadero

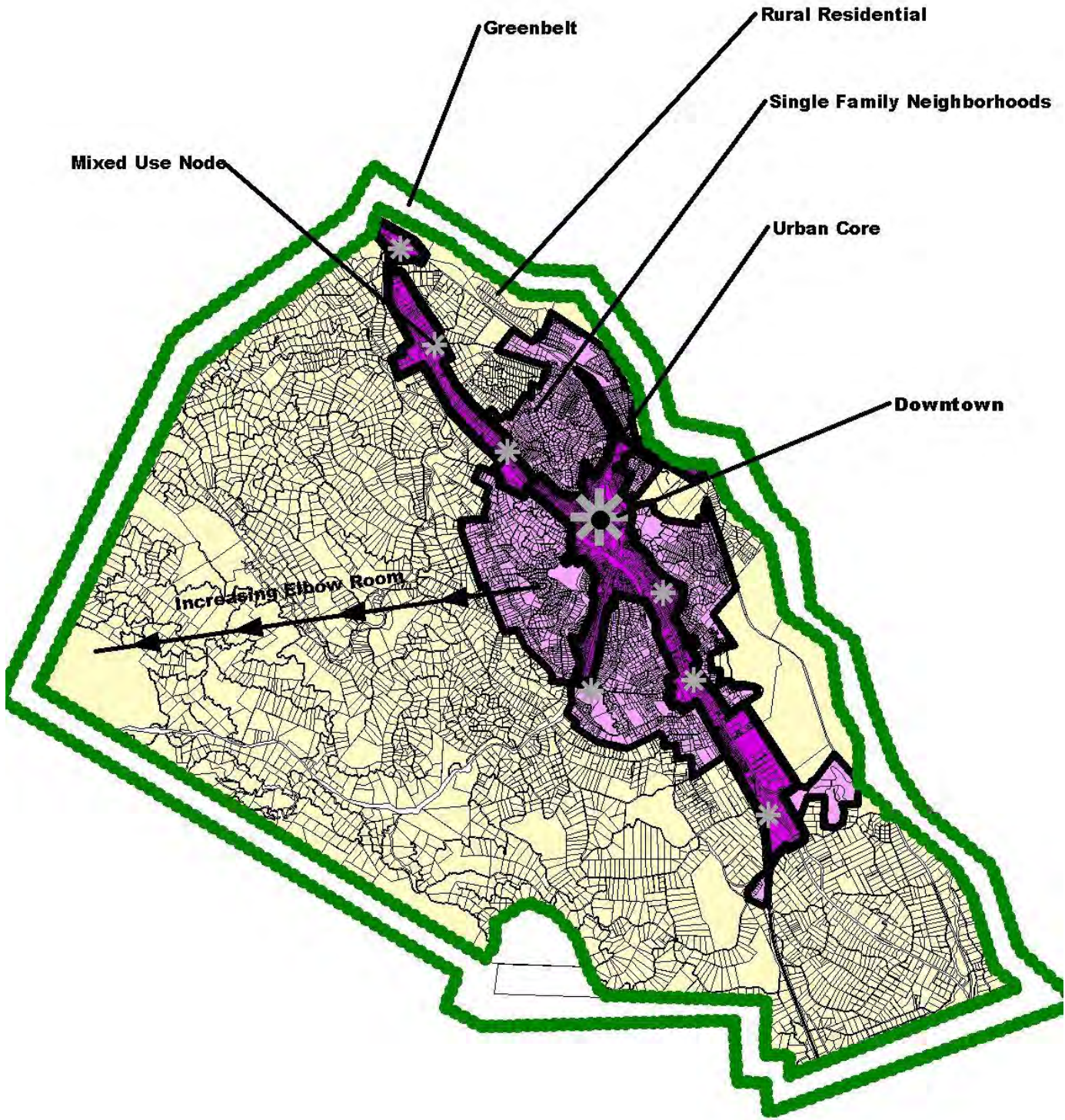
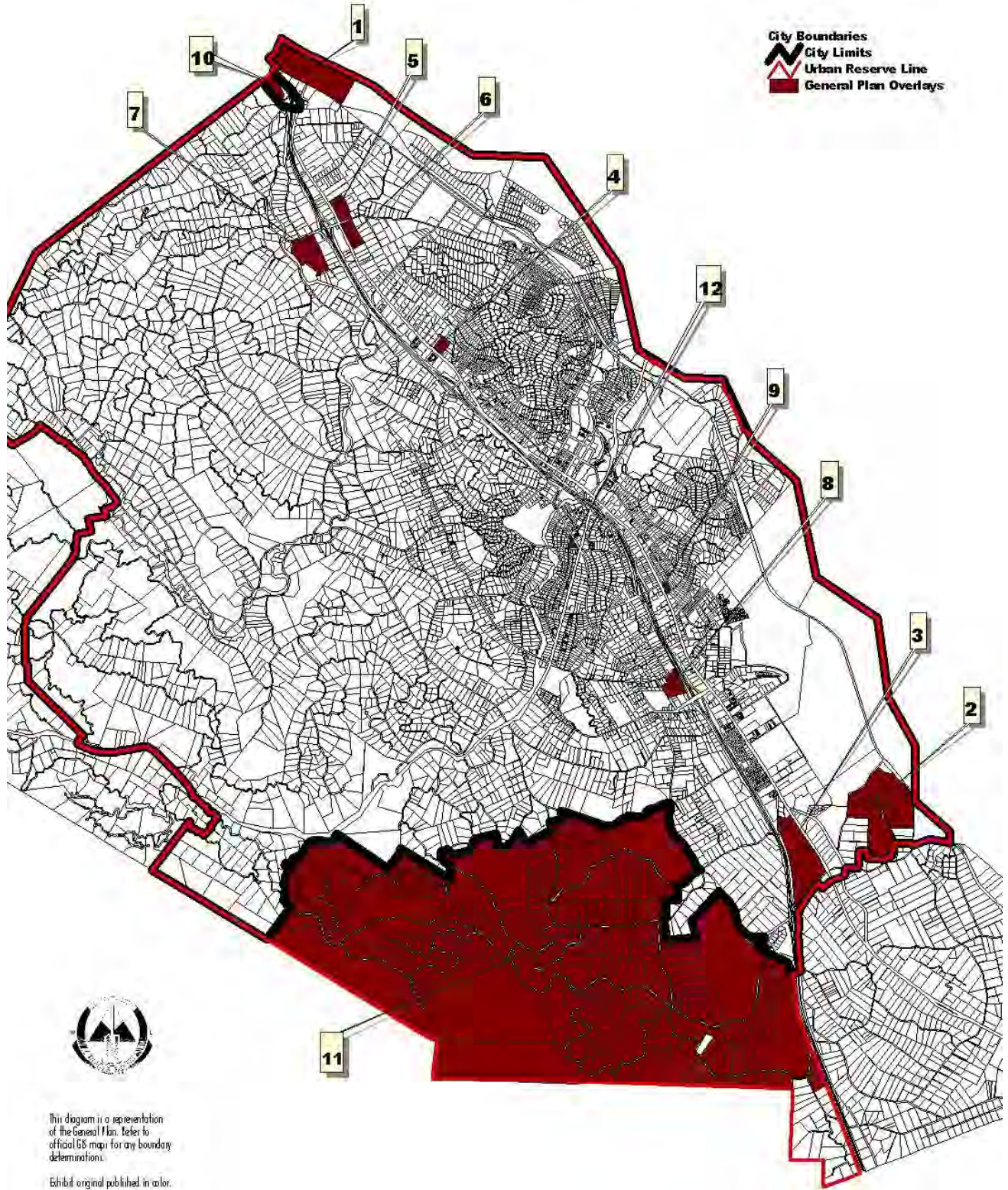


Figure II-4: Master Plan of Development Overlay Areas



Policy 1.3: Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.

Programs:

1. Update and maintain the Appearance Review Manual to include provisions for rural character design features, street trees, landscaping, parking, fencing, screening, and architectural design (except for single family development), with standards tailored to specific areas of the City, including commercial corridors, and gateways such as Highway 101 and Morro Road.
2. Require landscaping and/or screening to buffer non-residential uses from residential areas.
3. Continue to support the Neighborhood Preservation Program.
4. Update and maintain the Sign Ordinance with higher standards for the quality and visual impact of signs.
5. Develop incentives to encourage existing uses to upgrade to contemporary design standards, including frontage and parking lot landscaping, and the screening of loading and service areas.
6. Work with Caltrans to implement a freeway landscape and maintenance plan for the Highway 101 corridor.
7. Develop a program to abate uses solely devoted to outdoor storage.
8. Beautify the City's primary entryways indicated in by creating Civic Gateways. The freeway and other vehicular approaches to Atascadero shall be made more attractive through judicious application of the elements including landscaping, civic monuments, and rural character site development.
9. Continue abatement programs to remove unsafe buildings, and require the cleanup of premises and vacant lots with code violations. Clean-up campaigns and beautification of existing facilities and neighborhoods shall be encouraged.
10. The City will develop standards and undergrounding districts to require the undergrounding of existing utilities within the Urban Core.
11. New utilities will be undergrounded in all proposed subdivisions and development projects.

Policy 1.4: Ensure that “darkness” remain a rural characteristic by requiring that all exterior lighting does not result in significant off-site spillage or glare.

Programs:

1. Amend and maintain the Sign and Zoning Ordinances to require that all non-decorative exterior lighting shall be shielded to direct light toward buildings or the ground.
2. Provide street lights only in the Downtown, along El Camino Real, at major intersections, and locations where street safety is of concern.

Goal LOC 2. Preserve residential neighborhoods and the winding tree-lined nature of the street and road system.

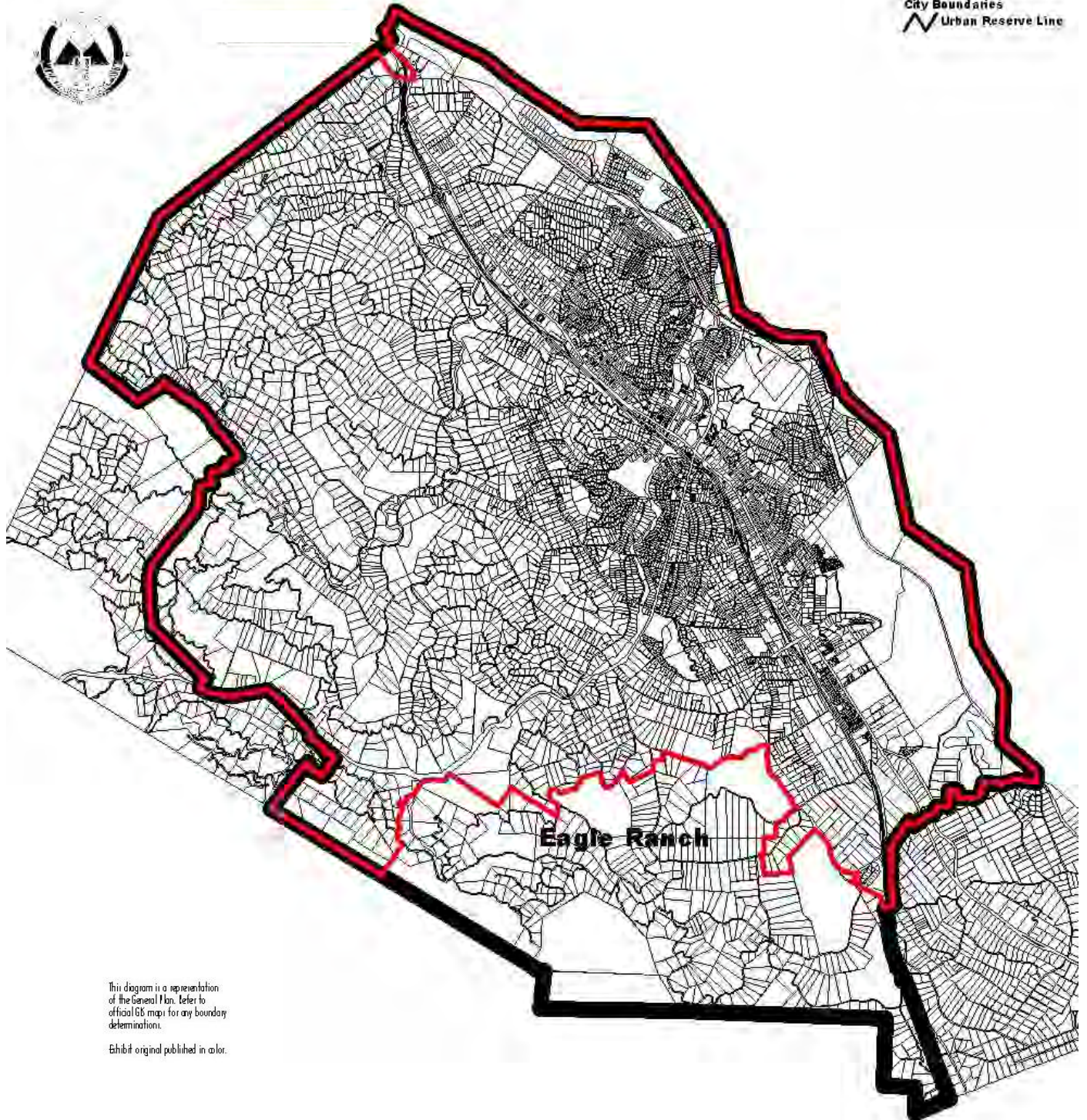
Policy 2.1: Ensure that new development is compatible with existing and surrounding neighborhoods.

Programs:

1. Require that the appearance, mass and scale of multi-family development is compatible with adjacent single-family neighborhoods.
2. Develop standards and procedures to allow the Planning Commission to grant up to a 15% density bonus for attached multi-family project of exceptionally high design quality through the Conditional Use Permit process.
3. Update Public Works standards for roadways to provide for street trees and landscaping consistent with the community's rural character.
4. Allow for alternate road standards in rural areas in order to minimize grading and tree removals.
5. Do not allow single-family planned developments on prime multi-family sites with all of the following characteristics:
 - a) site area greater than two acres
 - b) slopes less than 10%
 - c) arterial or collector street frontage
 - d) neighborhood is appropriate for multi-family development.
6. Require Conditional Use Permit approval for social establishments, including senior citizen facilities, in residential areas.
7. Residential second units shall be permitted in all single-family residential districts consistent with the requirements of the zoning ordinance. “Guesthouses” and “granny units” shall be considered second units for purposes of issuing building permits and collecting capital facility impact fees.

Figure II-5 Urban Reserve Diagram

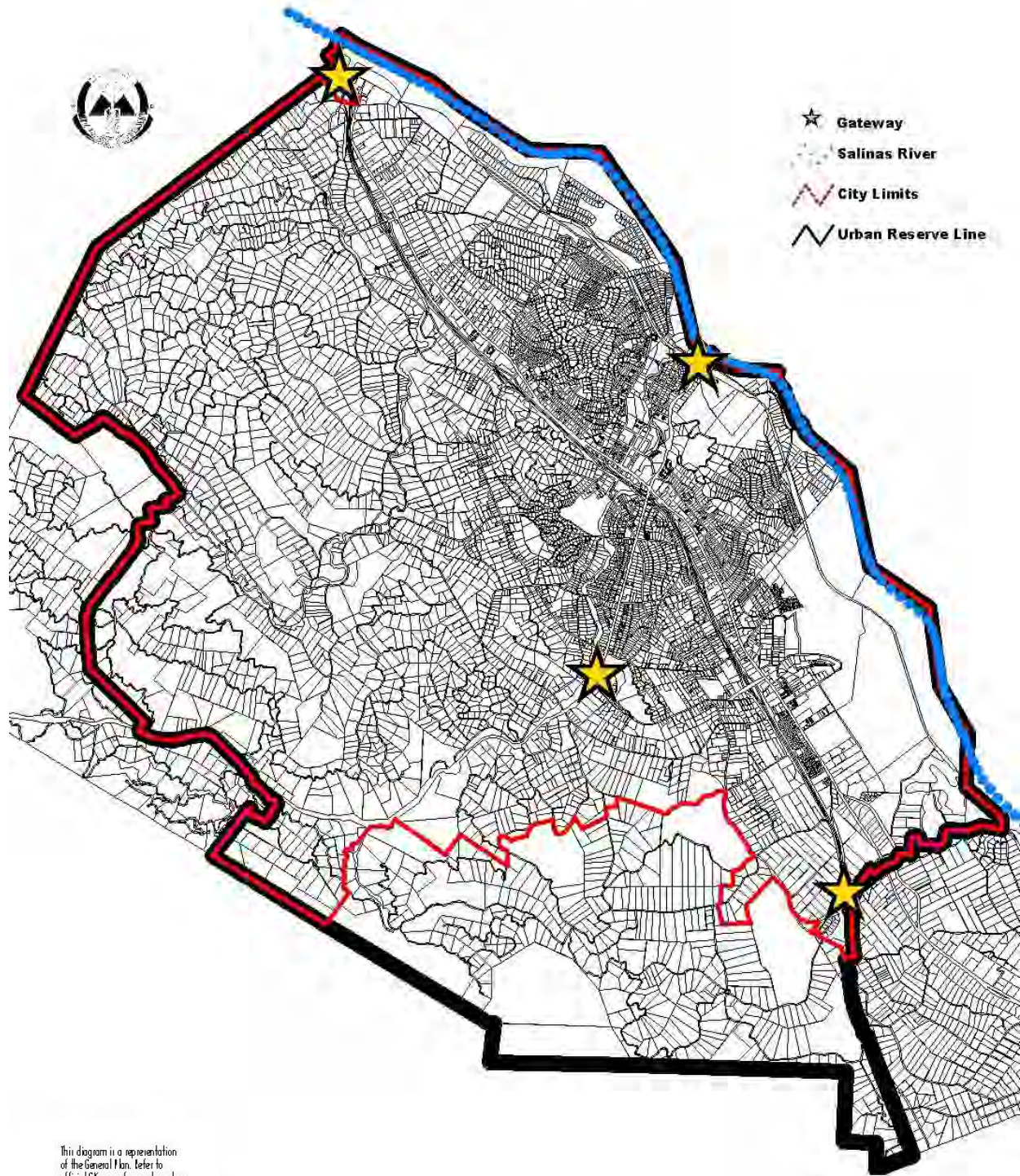
City Boundaries
City Limits
City Boundaries
Urban Reserve Line



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

Figure II-6: Civic Gateways



This diagram is a representation of the General Plan. Refer to official GP maps for any boundary determination.

Exhibit original published in color.

Policy 2.2: Allow for the orderly development of neighborhoods by allowing for the consideration of lot size reductions for lots that are significantly larger than the surrounding neighborhood.

Programs:

1. Within the Urban Services Line allow for planned developments to approve lot sizes below district minimums in the SE, SFR-Z and SRF-Y land use areas only, when no more than two (2) lots are surrounded on all sides within the same land use designation by non-conforming lots. Minimum lot sizes shall not exceed maximum General Plan densities of the next lowest single-family land use designation.

Policy 2.3 Incorporate Pedestrian and Transit Oriented design concepts into new residential and commercial development within the Urban Core.

Programs:

1. Incorporate urban design concepts from the Air Pollution Control District's Transit Oriented Design Guidelines into new projects within the Urban Core.
2. Update the Appearance Review Manual to include pedestrian and transit oriented design concepts.
3. Pedestrian walkways shall be prioritized in new residential developments and between residential developments and commercial areas.

Goal LOC 3. Transform the existing El Camino Real "strip" into a distinctive, attractive and efficient commercial, office and industrial park area which can provide for the long-term economic viability of the community.

Policy 3.1: Encourage retail businesses at efficient and attractive nodes along El Camino Real and Morro Road with mixed office and residential uses between those nodes.

Programs:

1. Designate the southeast corner of the Curbaril Avenue and ECR intersection for a master planned retail commercial use.
2. Designate and protect the east side of the Del Rio Road and El Camino Real intersection for a master planned retail commercial use.
3. Designate parcels northwest of the Santa Barbara and El Camino Real intersection known as Dove Creek for a mixed-use planned development.
4. Designate the area between San Jacinto Avenue and Rosario Avenue along El Camino Real for neighborhood commercial and office uses.
5. Develop incentives to attract new businesses to under utilized locations along El Camino Real.

6. Require new development to comply with provisions of the Appearance Review Manual specific to the El Camino Real corridor, including the incorporation of landscaping and pedestrian walkways, and providing reciprocal driveway access easements between sites, where feasible.
7. Conditionally allow mixed-use or exclusive multi-family infill development in the mid-block portions of General Commercial areas along El Camino Real.
8. Preserve primary intersections for commercial development with a land use overlay that requires the approval of an overall Master Site Development Plan prior to approval of any development plans.
9. Conditionally allow, mixed-use office and multi-family development along Morro Road, provided each development has an office or commercial frontage use with recessed parking.
10. Utilize the Capital Improvement Program to prioritize street tree planting, streetscape improvements and street repair projects along El Camino Real.
11. Amend and maintain the zoning ordinance to require Conditional Use Permit approvals of bars, dance halls, night clubs, drive through restaurants, and service stations (all gasoline sales uses).
12. Develop street design standards for El Camino Real that provide for street trees, landscaping, and pedestrian comfort.

Goal LOC 4. Provide for a strong and distinctive Downtown Area.

Policy 4.1: Cooperate with the Atascadero Main Street Organization to promote downtown as the City's cultural, entertainment, and commercial center, and to concentrate governmental facilities downtown.

Programs:

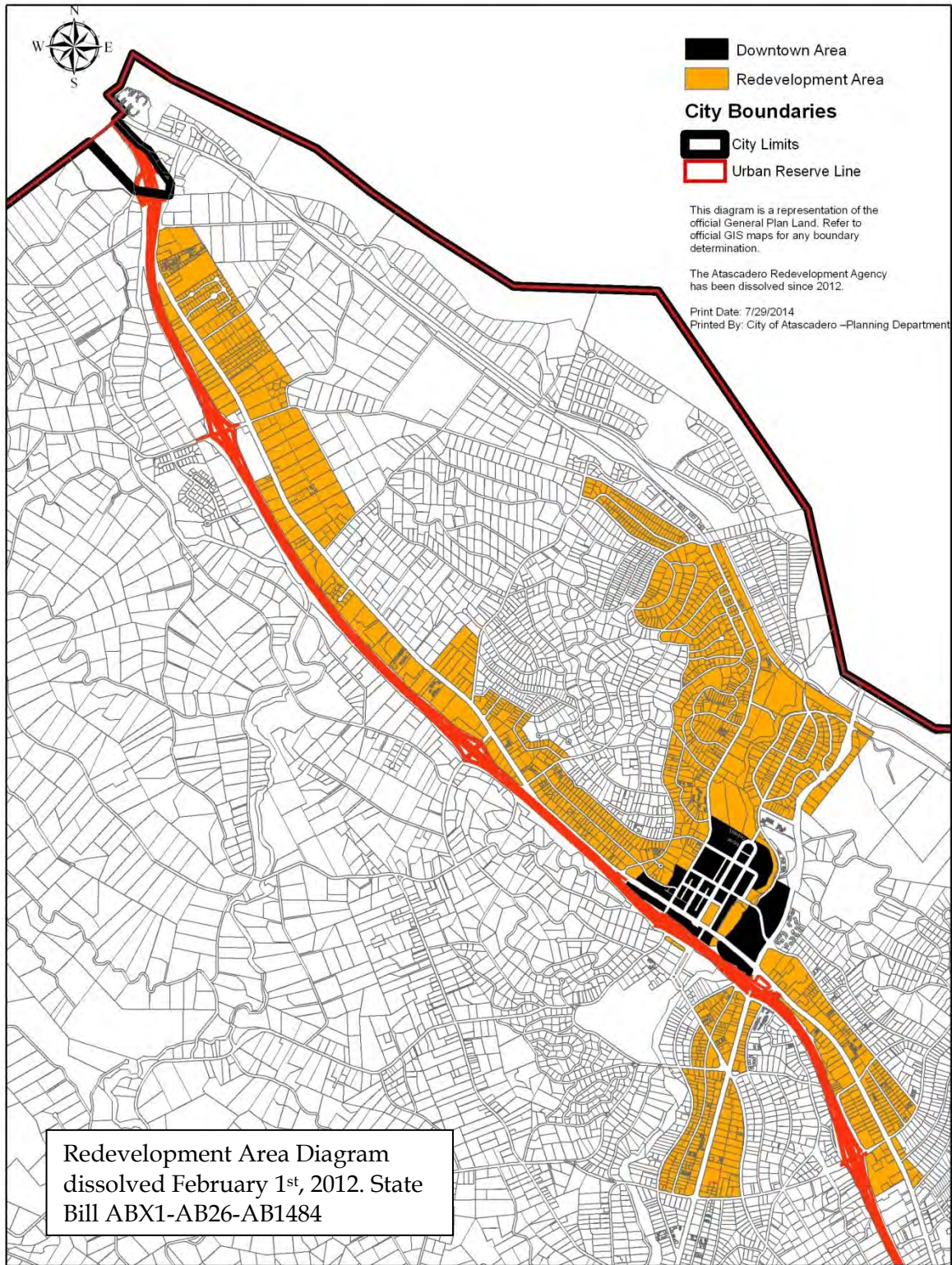
1. Provide mixed-use/pedestrian scale zoning and development standards for the downtown. Encourage government, arts, entertainment, recreation, business facilities and residential uses to be mixed in multi-story buildings with sidewalk orientation and recessed or off-site parking.
2. Continue to implement the Main Street Program and the Downtown Revitalization Plan.
3. Develop a master plan for the Sunken Garden and surrounding block to establish the area as a vibrant dining, community gathering area and civic destination.
4. Integrate Atascadero Creek and Stadium Park into the function and experience of Downtown.
5. Encourage the relocation of the Junior High School to an area outside of the Downtown.
6. Mixed-use multi-family residential development is allowed up to 20 du/ac, higher densities may be approved through a planned development process.

Policy 4.2: Enhance the appearance of the downtown area and improve pedestrian circulation.

Programs:

1. Update and maintain the Appearance Review Manual to specify pedestrian oriented design requirements for the Downtown area.
2. Review all architectural design, signs, parking, and circulation for development within the "D" land use category to ensure compatibility with the Downtown Revitalization Plan.
3. Develop a comprehensive streetscape and pedestrian access plan for the Downtown area.

Figure II- 7: Downtown / Redevelopment Area Diagram



2. Open Space Policies

Open space is land where basic natural features have been retained. It can include wilderness areas as well as a small park in the heart of the City. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture, forestry, or water supply. Open space lands can also have a protective function as in the case of flood plains or limitations on developments in watershed areas. A third function of open space is structural, which has to do with helping shape the form of the community by establishment of urban reserve lines surrounded by green belt uses.

Passive recreation is an additional important function of open space. There is also a scenic function of open space recognizing natural, visual relief of a mountain, hill, and forest in contrast to the man-built environment. The varying functions of open space generally do not occur separately. A stream has protective value as a flood channel as well as for wildlife habitat, recreational, and scenic values. This multiple use and value concept of open space should be stressed and recognized. Any government action to improve one of the functions of open space should be taken with assurance that other values are not damaged or destroyed. Towards this end the following goals and policies are established to guide community decision-making:

Goal LOC 5. Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for the design of the structure.

Policy 5.1: Reduce multi-family densities and increase single-family lot sizes as site slope increases.

Policy 5.2: Require hillside development and subdivisions to blend in with surrounding topography.

Programs:

1. Update and maintain the Appearance Review Manual to include standards for hillside design and grading including driveway design and slopes, undergrounding of utilities, and erosion control.
2. Update and maintain the Zoning Ordinance to require structures to be located below prominent ridgelines visible from City streets, when alternative building sites are available.
3. Update the Zoning Ordinance to include standards for minimizing hillside grading, cuts, fills, and ridgeline disturbance.
4. Prohibit development on slopes 30% or greater, unless no other feasible building site exists.

5. New lots with slope averaging 30% or greater are not permitted except when they contain building envelopes with less than 20% average slope (including driveways and leach fields), and when the creation of such parcels includes an offer of public dedication or easement that would directly benefit City residents, and where native tree impacts are minimal.
6. Require the building envelopes, driveways, leach fields with schematic grading plans to be provided for all lot line adjustments, parcel maps, and tract maps proposed on sites with slopes greater than 10%.
7. The City shall require open space uses in hazard lands including those areas subject to inundation, high wildland fire risk, and high levels of seismic or other geological hazard as identified in the Safety Element.

Policy 5.3: Prevent unnecessarily intensive grading of development sites.

Programs:

1. Update and maintain the Municipal Code to require approval of grading plans prior to any site disturbance.
2. Limit grading to the minimum area necessary to accomplish site development.

Goal LOC 6. Preserve natural flora and fauna and protect scenic lands, sensitive natural areas, historic buildings and cultural resources.

Policy 6.1: Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides and other valuable habitats.

Programs:

1. Encourage use of planned developments to cluster projects around open space easements, parks, open space dedication and minimize impacts to natural resources.
2. Seek funding to purchase or require dedication of areas of unique habitats or scenic value, especially in areas lacking adequate park facilities and open space.
3. Require native trees and plant species to be incorporated into landscaping plans.
4. Scenic and sensitive lands including creeks, riparian corridors, wetlands and other areas of significant habitat value shall be protected from destruction, overuse, and misuse by the use of zoning, tax incentives, easements, or fee acquisition.
5. Public and private development in close proximity to scenic and sensitive lands, including creek reservations, wooded areas, flood plains, prominent view sheds and historic sites shall be designed to minimize impacts.
6. Scenic and open space easements, parklands and open space dedications shall be required as mitigation for subdivisions and development projects that impact, floodplains, creek reservations, wooded areas, scenic backdrops, sensitive areas, historic sites, cultural sites, and similar areas.

7. The City shall carefully evaluate both public and private projects to require the preservation of trees, watersheds, natural slopes, and other natural features.
8. Subdivisions shall be reviewed in accordance with the Appearance Review Manual and the principle of maintaining the rural and natural character of the community.
9. Attention shall be paid to the aesthetic result of land division. Building sites shall minimize disruption of natural slopes, native vegetation and watersheds by the careful selection of building sites, leach fields and driveways. Building designs inappropriate for hillside locations shall not be approved.

Policy 6.2: Protect prehistoric cultural resources from disturbance associated with development.

Programs:

1. Maintain a current GIS-based map of generalized areas of known archaeological resources.
2. For discretionary projects within the generalized areas of archaeological resources, require Phase I surveys to determine the extent and significance of archaeological sites prior to approval.
3. For discretionary projects located in areas of known resources, require Phase II surveys to determine the significance and mitigation requirements for identified resources.
4. Require short and long-term mitigation measures for significant archaeological resource sites; include avoidance of impacts, burial under sterile fill, and/or monitoring of earthmoving activities.
5. If determined appropriate by a qualified archaeologist, actively involve Native Americans with any work located within known archaeological sites.
6. If archaeological resources are unearthed during construction, suspend all earth-disturbing work until appropriate mitigation is established.

Policy 6.3: Encourage conservation and preservation of neighborhoods, Colony Homes and sound housing, including places and buildings of historical and architectural significance.

Programs:

1. Actively utilize the Historic Overlay zoning district to protect known historic structures, significant Colony homes and colony sites.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Amend zoning map with Historic Overlays in 2003.

2. Develop a GIS based mapping inventory and protection ordinance for the historic Colony homes.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Adopt ordinance in 2003.

Policy 6.4: Encourage conservation and preservation of structures and houses that have historical and architectural significance.

Programs:

1. Protect historic buildings and sites. Atascadero's historic buildings and features shall be preserved and protected in recognition of the role the community's past plays in its present and future. Historic overlay zoning shall be utilized to protect appropriate historic districts.
2. Utilize the State Historic Building Code to encourage rehabilitation, preservation, restoration or relocation of historic buildings listed or deemed on the local, State or Federal register.
3. Implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.
 - a) Develop and adopt a comprehensive inventory of historic resources.
 - b) Identify (HS) overlay boundaries on zoning map.
4. Utilize the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Properties to assess proposed improvements to historic properties.
5. Update the PD (Planned Development) overlay zone to include retention and rehabilitation of historic resources as a primary justification for PD zoning regulation standards.
6. Update the City's Appearance Review Manual to include preservation guidelines for preservation, rehabilitation, and maintenance of historic properties.
7. Develop incentives for retaining and rehabilitating Atascadero's historic resources including:
 - a) Exceptions to development regulations;
 - b) Conservation districts;
 - c) Staff technical assistance;
 - d) Program to facilitate relocation instead of demolition; and
 - e) Mill's Act contracts.

Goal LOC 7. Tree-covered hills shall be preserved to retain the distinctive scenic quality of the community.

Policy 7.1: Ensure that the native trees of Atascadero are protected from new development in

order to retain the natural character of the community.

Programs:

1. Enforce all provisions of the Atascadero Native Tree Ordinance as a high priority.
2. Maintain a current Geographic Information System (GIS) based inventory map of all native woodlands, plant communities, sensitive habitats, connective habitat and wildlife corridors. Require lot line adjustments, subdivision maps, and development permits to minimize impacts on mapped resources that are identified as sensitive, and provide mitigation as requirement by the Native Tree Ordinance.

Responsibility: Community Development Department / Environmental
Consultant
Timeframe: 2003-04.

3. Update and maintain the Appearance Review Manual to include standards requiring building siting, mass and scale to be compatible with surrounding natural features.
4. Require lot line adjustments and tentative subdivision maps on sites with 25 percent or greater native tree canopy cover to establish locations of building sites, driveways, and leach fields that will minimize native tree impacts.

Policy 7.2: Protect and replenish native tree populations, including saplings.

Programs:

1. Continue to implement and enforce the Native Tree Ordinance to protect and replenish native tree species within the City. Construction permits for both residential and non-residential development shall be required to preserve as many native trees as possible. Buildings shall be designed to utilize existing trees in the landscaping pattern. Any trees removed shall either (1) be replaced with like species, (2) in-lieu contributions made to the City's tree replacement fund or (3) have Planning Commission approved conservation easements created depending on the characteristics of the affected site.
2. Augment the City Geographic Information System to include a native tree GIS database to assist decision-makers with analyzing development proposals.
3. The City shall implement a comprehensive program for street tree planting and maintenance within the Urban Core and all major routes and approaches to the community.
4. Require planting of large canopy shade trees in new projects, in part to provide shading adjacent to buildings to conserve energy use.

Goal LOC 8. Watershed areas of Atascadero shall be protected.

Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

Programs:

1. Work with other agencies to implement the Erosion Control Assistance Program for review of development proposals to minimize sedimentation of creeks and the Salinas River.
2. Update the Appearance Review Manual to include provisions for preserving, reclaiming and incorporating riparian features in conjunction with new development.
3. The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.
4. The City shall strongly discourage underground piping, and unnecessary disturbance of creeks and streams, and encourage use of bridges and arched culverts. Any alterations required for public safety will be guided by this policy.
5. Allow flood protection measures (such as selective brush cleaning), low-impact trail development, streambed maintenance and bank protection along streams where appropriate with necessary permits.
6. Prohibit new structures or disturbance of riparian habitat along creek banks except for restoration purposes.
7. Maintain a current GIS-based map of the riparian areas within Atascadero.
8. Prior to permit approval, refer projects along blue-line creeks to the Corps of Engineers, Department of Fish and Game, Regional Water Quality Control, and Upper Salinas-Las Tablas Resource Conservation District.
9. Creek reservations and the Salinas River shall be preserved for open space and recreational use, with appropriate areas left in their natural state for public enjoyment and habitat purposes. Any recreational use of the River and creeks shall minimize its impact on the habitat value and open space qualities of the creeks.
10. Land disturbance shall be minimized in proximity to watercourses including necessary flood protection measures, such as selective brush clearing, and low-impact trail development.
11. Areas subject to flooding, as identified through flood hazard overlay zoning and flood maps, shall be protected from unsound development consistent with the City's flood hazard ordinance requirements.
12. Wellhead and Aquifer Recharge Area Protection Zones
The City shall adopt and maintain an ordinance that identifies existing and potential well sites and aquifer recharge areas, including sufficient buffers to protect them from contamination. The ordinance shall define restricted and prohibited land uses within the wellhead/recharge protection zones and provide for the review and approval by both the City and the Atascadero Mutual Water Company of any project or development within the specified zones. The ordinance will establish a policy to provide for the monitoring of activities within these protection zones.
13. Support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams.

Policy 8.2: Establish and maintain setbacks and development standards for creek side development.

Program:

1. Adopt and maintain a creek setback ordinance that will establish building setbacks and development standards along the banks of Atascadero Creek, Graves Creek, blue line creeks and the Salinas River to ensure the uninterrupted natural flow of the streams and protection of the riparian ecosystem with flexible standards for the downtown area.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Adopt Ordinance in 2005.

2. Prior to adoption of a creek setback ordinance an interim 35-foot creek setback shall be in effect along Atascadero Creek and Graves Creek until March 1, 2005. All other 7.5 min USGS quadrangle blue line creeks shall have an interim 20-foot setback. The interim setbacks shall be subject to the following:
 - a) On Atascadero Creek and Graves Creek setbacks shall be measured from the edge of the creek reservation.
 - b) All other blue line creek setbacks shall be measured from ordinary high water mark.
 - c) The Planning Commission may approve exceptions to the interim creek setbacks in the form of a Conditional Use Permit if the finding can be made that creeks, riparian areas and site improvement will not be negatively impacted by the exception.

Policy 8.3: Preserve public creek reserves for public access, and ensure that recreational use does not impact habitat value and open space qualities.

Programs:

1. Develop park, trail, and recreational amenities where appropriate in public creek reserves.
2. Require the dedication of trail easements and access points as part of subdivision maps or development permits consistent with the Circulation Element.

Policy 8.4: Review and regulate all proposed on-site wastewater disposal systems to protect public health and water quality.

Programs:

1. Update and support a Memorandum of Understanding or similar agreement between the City of Atascadero and Regional Water Quality Control Board regarding the standards for the design, approval, exception process, installation, and maintenance of on-site wastewater disposal systems.
2. Require percolation testing of all proposed subdivision lots that will not be served by sewer.

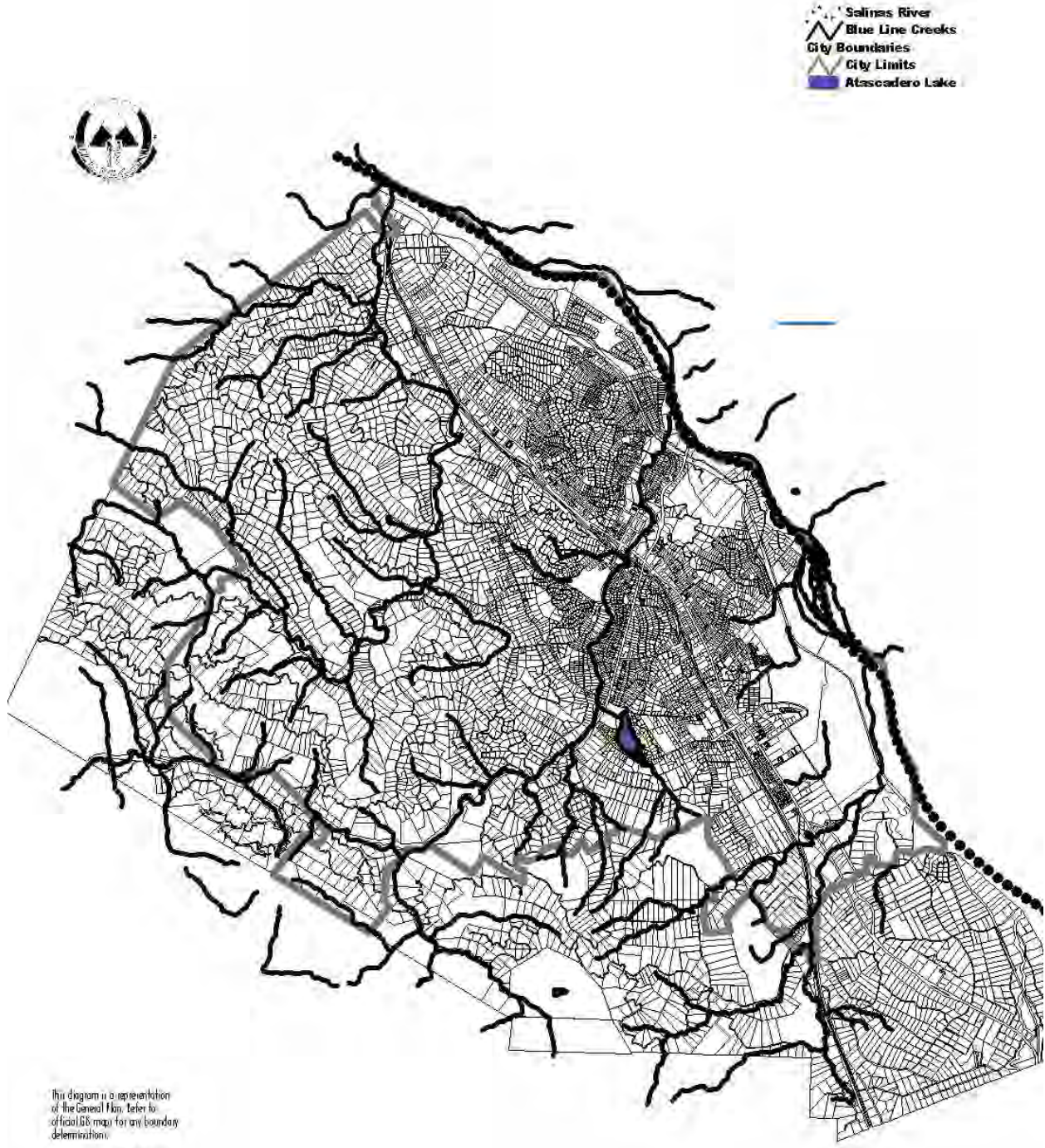
3. The City's Sewer Master Plan shall address sewerage areas with a high concentration of existing lots below 1/2 acre and areas with extremely severe soil percolation constraints.

Policy 8.5: The City shall implement a storm water control program consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit Program (Phase II).

Programs:

1. Adopt and implement an Urban Storm Water Quality Management and Discharge Control ordinance.
2. Include design guidelines to minimize impervious surfaces and decrease off-site storm flows in the Appearance Review Manual.
3. New development shall be required to maintain historic off-site storm flows unless improvements are made that maintain historic downstream and upstream flows.
4. The City will develop a storm water master plan including shared detention facilities.
5. Require Erosion Control Plans and Storm Water Pollution Prevention Plans (SWPPP) for development on sites of 1-acre or more and on smaller sites with slopes over 10%.
6. The City will continue to notify project applicants and actively inspect sediment and erosion control mitigation measures from October 15 to April 15 of each year.

Figure II-8: Blue Line Creek Diagram



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

Goal LOC 9. Designate areas where livestock can be owned and maintained.

Policy 9.1. Allow agricultural practices, including keeping livestock and farm animals, on parcels of appropriate size in Rural Estate, Suburban Estate, and Single Family Residential areas, provided that natural features and residential neighbors will not be adversely impacted.

Policy 9.2 Adequately regulate allowed agricultural practices and keeping of domestic animals on rural and agricultural lands consistent with the farm animal regulations of the City Zoning Ordinance.

3. Conservation Policies

Conservation in the context of the General Plan is concerned with preservation and protection of natural resources. For example, policies within the General Plan and within the conservation section provide direction for environmentally sensitive development throughout the community. Responsible stewardship to conserve our land, air, water quality, and energy resources is at the heart of the following conservation goals and policies:

Goal LOC 10. Conserve energy and resources by preventing or correcting degradation of the environment.

Policy 10.1: Ensure efficient and adequate solid waste disposal by reducing waste volumes through recycling and other methods.

Programs:

1. Pursuant to State law, institute a program to achieve maximum recycling of waste products generated by the community to prolong the useful life of landfill.
2. Continue to reduce solid waste through source reduction, curbside recycling, green waste collection, and recovery, in cooperation with the Integrated Waste Management Board (SLO IWMA).
3. Develop effective and efficient recycling programs for multi-family developments and businesses.
4. Encourage recycling programs at City facilities, projects, and programs to the maximum extent feasible.
5. Support actions which conserve energy and encourage energy conservation. Consumption of non-renewable resources should be minimized. Renewable resources should be recycled or replenished.

Policy 10.2: Support ongoing water conservation efforts.

Program:

1. Coordinate water conservation programs with AMWC as required by State Water Efficiency Regulations.
2. Consider expansion of reclaimed water use.
3. Encourage the incorporation of water conservation measures in new development.

Policy 10.3: Support regional efforts to maintain clean air.

Programs:

1. Require dust control and emissions limitations during project construction.
2. Adopt circulation policies that encourage vehicle trip reductions.
3. Concentrate new intensive development at identified nodes to help reduce vehicle trips.
4. Support regional programs to maintain clean air by adopting transportation and land use policies which encourage vehicular trip reductions.
5. Support the development of park and ride locations in appropriate locations.

Policy 10.4: Ensure that development in mineral resource areas is appropriate and compatible with existing uses.

Programs:

1. Review extraction proposals for conformity with the State Surface Mining and Reclamation Act.
2. Review the Zoning Ordinance to identify compatibility issues for uses in the vicinity of mining areas, and amend the Ordinance as appropriate.
3. Carefully evaluate proposals to extract mineral resources from the Salinas River channel to ensure conformity with the State Surface Mining and Reclamation Act and all other applicable resource agencies, surface mining criteria contained within the Zoning Ordinance, and flood hazard zoning standards.

Policy 10.5: Encourage soil conservation by minimizing grading and preventing erosion.

Programs:

1. Require soil retention and erosion control as conditions of approval for development projects consistent with standards of the Regional Water Quality Control Board.
2. Amend the Municipal Code to require sediment and erosion control measures on projects, consistent with National Pollution Discharge Elimination System requirements.

Policy 10.6: Utilize new technologies to improve convenience for City residents, reduce

dependency on nonrenewable resources, increase ecological and financial efficiencies, and better inform the citizenry

Programs:

1. Facilitate and support development of infrastructure necessary for all residents to use and benefit from new communication technologies.
2. Monitor information technology development to ensure compatibility with City infrastructure.
3. Strive to expand opportunities for all citizens to participate in City governance through use of communication technologies.
4. Continue to make essential City documents available for immediate retrieval by electronic transfer technologies.
5. Review all proposed residential subdivision maps for consistency with section 66473 of the Subdivision Map Act requiring lot orientation to consider passive and natural heating and cooling opportunities.

4. Park and Recreation Policies

Public parks and recreation facilities are an important part of the quality of life of a community. Parks provide a variety of benefits to the community in the form of active recreation and passive enjoyment. Active parks include sports fields, play areas, and gathering places that are essential to the physical and social health of residents, both young and old. Passive parks offer access to scenic areas and they protect sensitive environmental areas and historic sites for the future. Atascadero has a unique variety of parklands and facilities that range from the Historic Sunken Garden to the Lake Park and Zoo. The following goals and policies seek to maintain and expand the City's park and recreation facilities as the City continues to grow.

Goal LOC 11. Provide an adequate supply of City park facilities to all Atascadero residents.

Policy 11.1: Acquire parkland needed for future development of park and recreation facilities and ensure that park improvements are consistent with adopted master plans to accommodate future growth.

Programs:

1. Develop an overall Parks and Recreation Master Plan to provide for the long-term needs of all City residents. All planned major facilities shall be incorporated into the General Plan Land Use Element.
2. Prepare and maintain master plans for all City park facilities, including management requirements.

3. Provide recreation opportunities in each quadrant of the City, including multi-purpose sports complexes, tennis courts, play areas for children, equestrian trails, bikeways, jogging paths, and community centers.
4. Parkland shall be acquired and /or dedicated at a ratio of 5 acres /1000 residents consistent with the Quimby Act.
5. Encourage the acquisition of open space and sensitive lands beyond the ratio of 5 acres /1000 residents.
6. Pursue ownership of Paloma Creek Park, and /or execute a long-term agreement with the State to acquire or lease the site, and analyze its expansion into a regional sports facility.
7. Require new subdivisions along the Salinas River to provide controlled public access to the Salinas River and De Anza Trail for pedestrian and equestrian recreation.
8. Support the development of equestrian staging areas and trail systems throughout the community including a Salinas River / De Anza trailhead at the north end of town and other appropriate locations.
9. Acquire and improve a neighborhood park site in the vicinity of Del Rio Road and El Camino Real.
10. Require a pocket park to be dedicated and improved on the triangular lot west of the library in conjunction with any residential development of the parcel.
11. Future development of the Eagle Ranch property shall include a system of parks, recreation facilities, trails, and equestrian facilities.

Policy 11.2: Encourage joint use of school facilities for public recreation purposes.

Program:

1. Work with the School District to formulate a program for joint use of facilities to attain a system of school-park complexes.

Policy 11.3: Encourage park development on or adjacent to schools where appropriate.

Program:

1. Work with the schools to acquire and develop parks and facilities as appropriate, and execute necessary agreements to allocate maintenance and operation costs for joint use.

Policy 11.4: Encourage cooperative park and facility development programs.

Program:

1. Work with the County and other agencies to acquire and develop parks and facilities as appropriate.

Policy 11.5: Develop a method of financing park and recreational facilities and services throughout the City using a variety of revenue sources.

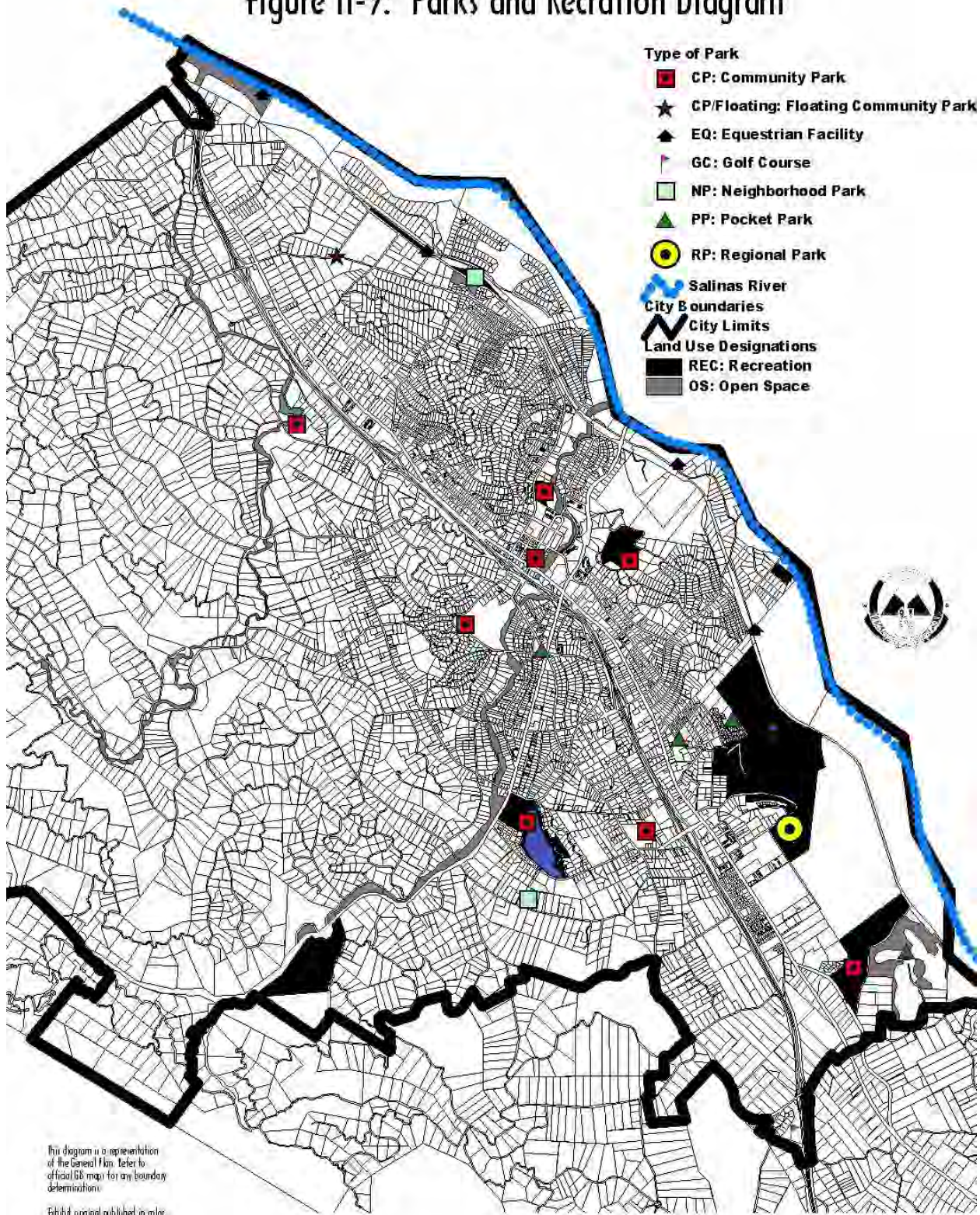
Programs:

1. Acquire parkland through developer dedications (updating fee levels as necessary) or other financing mechanisms.
2. Use in-lieu fees to develop mini-parks.
3. Finance park operations in part through user fees where appropriate.

Table II-6: General Plan Park Sites

Park Site	Acreage
Atascadero Lake Park	57 acres
Paloma Creek Park	65 acres
Heilman Park	15 acres
Sunken Gardens	2 acres
Traffic Way Park	11 acres
Chico Road Park	6 acres
Stadium Park	26 acres
Future Del Rio Park	5 acres
Library Pocket Park	½ acre
Total	187 acres

Figure II-9: Parks and Recreation Diagram



Goal LOC 12. Provide a wide range of recreational activities and leisure experiences for all age groups, designed to foster a healthy community for residents and visitors.

Policy 12.1: Provide specialized recreation opportunities based on projected needs and standards identified in parks master plans.

Program:

1. Plan for funding on-going operations and maintenance to finance development of special facilities, a multi-purpose sports complex, tennis courts, recreation centers, play areas for children, equestrian trails, bike and jogging paths, and community centers.

Policy 12.2: Emphasize the importance of recreation facilities as community resources.

Programs:

1. Promote the Zoo, Lake Park, and other City parks as unique and valuable attractions.
2. Establish a community/youth recreation center in the vicinity of downtown.
3. Provide for public transportation connections to public parks and recreation facilities.
4. Provide a comprehensive signage program for pedestrian walkways, bikeways, equestrian trails, and recreation trails.

Policy 12.3: Develop and implement a program to improve water quality in Atascadero Lake with specific water quality standards to be provided in the Parks and Recreation Master Plan.

5. Economic Development Policies

Intensification of commercial uses downtown and at nodes along major corridors will help increase economic activity while ensuring that goods and services are available at appropriate and convenient locations. Diversifying the local economic base by attracting new businesses will help stabilize the long-term commercial and fiscal health of the City. Streetscape, site, landscaping and other improvements will be necessary to enhance the appearance and function of the commercial corridors, especially El Camino Real.

Goal LOC 13. Provide for a sound economic base to sustain the City's unique character by establishing a range of employment and business opportunities and generate sufficient revenue to support adequate levels of public services, and environmental, social and educational quality.

Policy 13.1: Facilitate convenient location of goods and services needed by local residents.

Programs:

1. Update and maintain the Zoning Ordinance to allow grocery stores and medical and professional offices at appropriate neighborhood nodes.
2. Update and maintain the Zoning Ordinance to allow office, business, and health care services in the Commercial Park Zoning District.

Policy 13.2: Encourage planned office development in appropriate locations.

Programs:

1. Formulate a planned development process for office uses.

Policy 13.3: Expand tourist commercial nodes to serve the traveling public at freeway interchanges and develop tourist destinations based on the Atascadero's rural character.

Programs:

1. Promote tourism and travel industries.
2. Encourage hotel, conference, and resort development and protect potential sites from conversion to other uses.
3. Update and maintain the Zoning Ordinance to allow additional uses in the Tourist Commercial zoning district.
4. Promote the community's rural character, open space and oak woodlands in attracting tourist and develop tourist destinations based on these features.

Policy 13.4: The City shall continue to take a long range view of its fiscal condition, and specifically the possibility of enhancing revenues, in order to maintain and, where ever possible and desirable, enhance current levels of service.

Programs:

1. The City will work towards preparing a long range economic plan (often called a "strategic plan") to develop a strategy for future fiscal health so that projected levels of service can be maintained and enhanced.

2. The City will annually adjust its long range revenue and expenditure projections to track changes in the City's fiscal situation, so that both problems and opportunities can be anticipated and planned for.
3. New development should pay its share of the costs of providing all capital facilities needed to support it; payment may be in the form of actual construction of facilities where appropriate as conditions of approval and/or by the payment of fees.
4. The City will review its developer fees on a regular basis.
5. The City will minimize its road maintenance responsibilities by requiring private funding mechanisms such as assessment districts for the maintenance of new local streets.

Goal LOC 14. Retain and expand existing businesses and attract new businesses to improve the availability of goods and services.

Policy 14.1: Encourage existing uses to continue providing needed products and services.

Programs:

1. Continue to support Chamber of Commerce efforts to market goods and services available in Atascadero, including those produced locally.
2. Identify locations with adequate land to accommodate new commercial and industrial development.

Policy 14.2: Attract new development and land uses that provide jobs and services for residents, provided that those uses are consistent with the City's character.

Programs:

1. Update the Zoning Ordinance to allow craft uses in appropriate locations, including multi-tenant incubator spaces.
2. Update the Municipal Code to adequately regulate home occupation uses.
3. Update the Zoning Ordinance to allow commercial recreation development at the northern gateway to the City.

Policy 14.3: Plan for a regional commercial center near Highway 101.

Programs:

1. Update the Zoning Ordinance to allow regional retail (including auto and home furnishing) uses in appropriate locations.

Policy 14.4: Ensure that City regulations and processes support economic development opportunities.

Programs:

1. Review and Update the Zoning Ordinance to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

6. Public Services Policies

The City provides a variety of services, including building inspection, storm drainage, flood control, fire protection, police, parks, recreation services, sewage disposal, and street maintenance. Garbage collection and disposal is contracted with private firms. Most water in the City is supplied and distributed by the Atascadero Mutual Water Company which is a private company separate from the City. San Luis Obispo County operates the Atascadero Branch Library, and public schools are run by the Atascadero Unified School District.

The City does not expect to be able to provide the same levels of services to all properties, especially in lower-density hillside areas. New development is required to pay its share of costs for services and mitigate its impacts on infrastructure, and growth should be directed to areas where services can be provided in a cost-effective manner.

Goal LOC 15. Provide adequate public services for high-quality, orderly and sensible growth.

Policy 15.1: Growth should be directed to areas where services can be provided in a cost-effective manner.

Policy 15.2: Maintain an updated Capital Improvements Program (CIP) that forecasts needs at least five years into the future and conforms to General Plan policies and programs.

Programs:

1. The Planning Commission shall annually review the Capital Improvement Program for consistency with the General Plan and forward its findings to the City Council
2. Prepare and implement master storm drainage plans.

Policy 15.3: Ensure that adequate service capacity and facilities exist prior to approving new development.

Programs:

1. Coordinate with the Atascadero Municipal Water Company to provide for adequate facilities and water supplies.

2. Require all new projects and new development requiring domestic water to be served by the Atascadero Municipal Water Company unless a waiver is granted by the Planning Commission through a Conditional Use Permit.
3. Coordinate with other local and regional public service providers to identify and ensure adequate service levels for all public services and facilities.
4. Update the municipal code to require new single-family residential development on lots within 200-feet of an existing public sewer system to be required to extend and connect to the public sewer when topographically possible.
5. Continue to support regional planning for solid and hazardous waste disposal.
6. Continue to provide police and fire staffing and facilities as necessary to meet community needs.
7. Incorporate public safety measures in development project design.
8. All residential projects of 100 or more dwelling units shall be required to prepare a Fiscal Impact Report prior to any discretionary approvals. The Fiscal Impact Report shall analyze all revenues, service costs and facilities costs associated with a project. The City shall require the establishment of Facilities Districts and / or Maintenance Districts to cover revenue short falls on a project.

Policy 15.4: Extend services only when the City has funding for additional improvements identified in the CIP.

Programs:

1. Include in the CIP a prioritized list of projects, timing, cost estimates, responsible department, and funding sources.

Policy 15.5: Two tiers of public service will be provided within the City based on the Urban Services Line (USL).

Program:

1. The Urban Services Line defines the area that will eventually be furnished with major public and quasi-public services. This area will be served by some or all of the essential urban services, including :
 - a) Creekway & Horse Trails
 - b) Solid Waste Disposal
 - c) Cultural Facilities
 - d) Storm Drainage (based Master storm drainage plans for selected sub-drainage basins)
 - e) Streets and sidewalks
 - f) Improvement Districts
 - g) Street Sweeping
 - h) County Library
 - i) Street Trees
 - j) Parks
 - k) Public Utilities
 - l) Emergency Services (Level of Service 1)

- m) Water
- n) Sewers

2. The Rural Services Area is the area outside of the USL and consists of the remainder of the City within the City boundaries. Services to be provided are:
 - a) Creekway & Horse Trails
 - b) Rural Streets
 - c) Solid Waste Disposal
 - d) Improvement Districts
 - e) Public Utilities
 - f) Water
 - g) Emergency Services (Level of Service 2 & 3)
 - h) Fire risk management program with backyard burning
 - i) Sewering of areas with poor percolation and high rates of septic system failure.

Policy 15.6: Ensure that new development pays the cost of providing and/or installing all capital facilities needed to support it, including the infrastructure necessary to attract high-tech and professional support businesses.

Programs:

1. Continue to condition approval of new development on collection of impact fees and/or construction of facilities, as appropriate, adequate to fund facilities to serve new development.

Policy 15.7: Continue to support effective regional planning for solid and hazardous waste disposal.

Programs:

1. Continue to require solid waste collection within the City.
2. Maintain on going communication with solid waste disposal service providers.

Policy 15.8: Support expansion of the County library.

Programs:

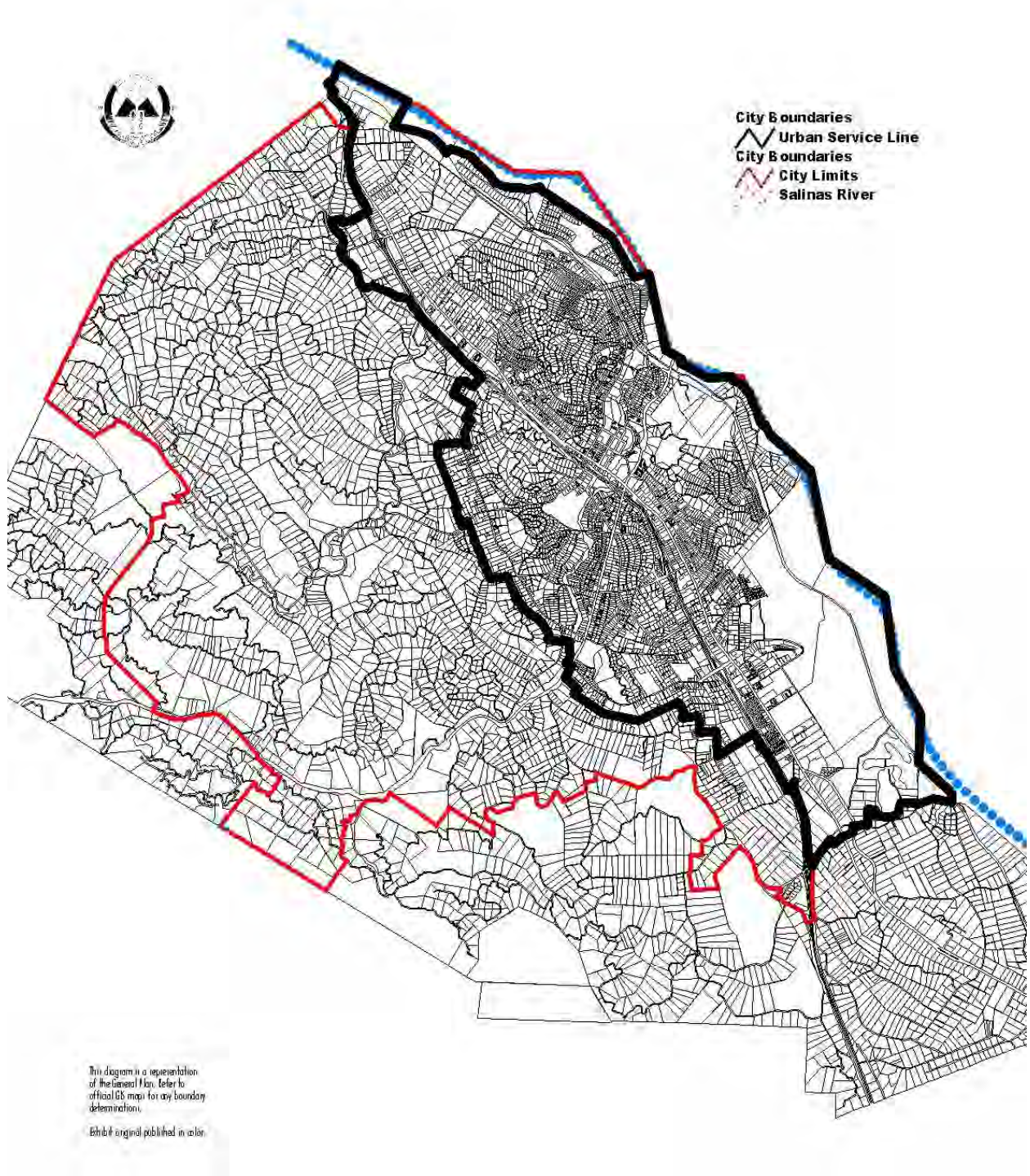
1. Work with the County to designate an appropriate site for an expanded County library, including adequate parking.

Policy 15.9: Ensure high quality educational facilities and services are provided to the community.

Programs:

1. Work with the School District to review land use decisions involving provision of educational facilities.

Figure II-10: Urban Services Line



Policy 15.10: Require public agency and private utilities development projects in the City to conform to City site improvement standards.

Programs:

1. Support expansion of Atascadero State Hospital facilities and functions only when impacts can be adequately mitigated.
2. Require all local utilities to notify the City of projects and comply with all applicable ordinances.

F. Implementation and Adoption

Once adopted, local units of government are mandated to implement general plans (Government Code Section 65103(c)). State law also requires local governments to have a subdivision ordinance, building regulations and open space zoning, all of which are tools for plan implementation. Other plan implementation measures are derived from State laws requiring consistency of local actions with the adopted general plan including the zoning ordinance, subdivision ordinance, specific plans and the capital improvement program.

Policy 16.1: The General Plan shall be adopted by City Council resolution.

G. General Plan Amendments

1. General Plan Amendment Process

Over time, various sections of the General Plan will need to be updated or revised to respond to changing conditions. The policies presented in the General Plan contain some degree of flexibility, but any General Plan Amendments must be judged by relatively fixed criteria. The following process must be followed in reviewing and approving any proposed General Plan Amendments

2. Amendment Applications

Applications to amend the General Plan shall be accompanied by detailed information to document the scope and impact of the amendment request. This information should include revised text, tables and diagrams for all affected elements. For example a change to the Land Use Element must include an analysis of impacts to the Housing and Circulation Elements. Pursuant to the requirements of the California Environmental Quality Act, all application amendments shall include an environmental analysis for consistency with the certified EIR and mitigation monitoring program.

Since a significant amount of public resources has been invested in the preparation of the General Plan and EIR any proposals to amend the General Plan must document the need for such changes. The application will include a discussion of the environmental, economic, social, or technical issues which justify the need to amend the General Plan.

3. Submittal of Supplemental Studies

Any application to amend the General Plan must be accompanied by studies which analyze the Amendment's effects, compared to the adopted General Plan and EIR. At a minimum the following issues must be addressed:

General Plan Amendment Requirements

- Conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the Plan.
- Compatibility with existing development, neighborhoods, and the environment.
- Analysis of traffic, infrastructure, and public service impacts.
- Consistency with adopted EIR and mitigation monitoring program.

4. Staff Analysis

City staff will review all of the above submitted material and provide a staff report to the Planning Commission and the City Council. Staff may also request additional information beyond the studies mentioned above. The staff report will analyze whether the proposed General Plan Amendment is consistent with the General Plan and whether the need to amend the General Plan can be supported by the conclusions of the supplemental studies.

5. Public Hearings

Consistent with section 65358(b), no element of the General Plan shall be amended more than four (4) times per calendar year. Two cycles of amendments shall be reserved for City use and the remaining two cycles shall be available for other amendment applications. More than one amendment application maybe considered during a cycle provided it is heard on the same public hearing date. The dates for the non-reserved General Plan amendment cycles shall be as follows, the City Council may grant exceptions to the dates prior to Planning Commission hearing.

General Plan Amendment Cycles

Cycle A	Planning Commission	1 st Tuesday of March
	City Council	4 th Tuesday of March

Cycle B	Planning Commission	1 st Tuesday of September
	City Council	4 th Tuesday of September
Cycle C	Reserved for City amendments (may be heard at any meeting)	
Cycle D	Reserved for City amendments (may be heard at any meeting)	

Both the Planning Commission and the City Council shall hold a public hearing on the General Plan Amendment application, in accordance State Law Government Code. In approving the amendment the following findings shall be made.

General Plan Amendment Findings

1. The proposed amendment is in the public interest.
2. The proposed amendment is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.
3. The proposed amendment is compatible with existing development, neighborhoods and the environment.
4. The proposed amendment will not create any new significant and unavoidable impacts to traffic, infrastructure, or public services.
5. The proposed amendment is consistent with adopted EIR and mitigation monitoring program.

6. Exceptions

Minor adjustments to General Plan boundaries and diagrams may be approved with a simplified process that does not require additional studies. Minor adjustments would include changes that modify boundaries to follow more logical locations without increasing density or changing entitlements.

H. Severability Clause

In the event that any goal, policy, or program, or portion of any element of the General Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining portions there.

I. Environmental Impact Report / Mitigation Monitoring Program

In conjunction with the preparation of the General Plan an Environmental Impact Report (GPEIR) #SCH 2001121027 was prepared consistent with the requirements of the California Environmental Quality Act (CEQA). The EIR was certified with a Statement of Overriding Considerations and Mitigation Monitoring Program. The Mitigation Monitoring Program is incorporated into the General Plan to ensure implementation (Table II-7). The General Plan EIR is intended to be utilized for "Tiering" consistent with Section 15152 of the CEQA Guidelines. Projects that are determined to be consistent with the General Plan and the EIR may incorporate the analysis, mitigation, and overriding considerations into subsequent Negative Declarations.

Table II-7 General Plan EIR Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Geology			
<p>Cumulative Impacts.</p> <p>Eagle Ranch appears to abut or include a designated geologically sensitive area as shown in the Salinas River Area Plan.</p> <p><i>Eagle Ranch.</i> Amend the Draft Plan to include the following policy:</p> <p>Prior to development, the Geologically Sensitive Combining Designation shown in the Salinas River Area Plan shall be further studied for its application to the Eagle Ranch property.</p>	<p>Prior to Eagle Ranch development approvals</p>	<p>Community Development Department (CDD)</p>	<p>Ensure that consideration of the Combining Designation is reflected in environmental documentation prepared for any proposal on the property, and in site designs.</p>
Hydrology and Water Quality			
<p>Water Quality.</p> <p><i>Implement Best Management Practices for Water Quality Improvement.</i> Condition project approval to include Best Management Practices in construction and operation. Options include, but are not limited to:</p> <p>Regular inspection, maintenance and clean out of stormwater retention or detention structures</p> <p>Regular inspection, maintenance and clean out of oil and water separators</p> <p>Regular inspection maintenance and clean out of sediment traps.</p> <p>Promotion of self-directed removal of on-site trash, dead vegetation and leaf litter.</p> <p>Promotion of use of biodegradable herbicides and pesticides and encouragement of the use of biologically-sensitive landscape management</p> <p>Conduction of regularly scheduled creek clean-ups</p> <p>Conduction of regular maintenance of City fleets</p> <p>Provision of worker education programs</p> <p><i>Create guidelines for City facilities and discretionary projects to improve the quality of runoff water.</i> Considerations may include:</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements, the CDD shall assure that all adopted measures are complied with for sites with the potential to result in water quality degradation.</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>Install and maintain appropriately sized stormwater retention or detention structures</p> <p>Install and maintain oil and water separators</p> <p>Install and maintain appropriately sized sediment traps</p> <p>Install and maintain drought tolerant landscaping</p> <p>Install and maintain landscaping which does not require excessive application of fertilizers and pesticides</p> <p>Do not permit use of sprinkler and spray systems in areas less than eight feet wide (City facilities)</p> <p>Encourage the use of drip systems</p> <p>Encourage the use of more permeable paving materials (not feasible for applications where fueling and vehicle maintenance take place.</p>			
<p>Drainage and Flooding.</p> <p><i>Ensure Consistency with Applicable Drainage-Related Plans.</i> All new development in or near existing drainage systems and associated tributaries shall be assessed for consistency with applicable existing drainage, grading, erosion control, and water quality-related policies, standards, and programs including but not limited to the following:</p> <p>Water Quality Control Plan – Central Coast Basin including Best Management Practices (BMPs)</p> <p>San Luis Obispo County Master Water Plan Update (1998)</p> <p>Paso Robles Formation Study (in progress).</p> <p>Future recovery plans for the Salinas River and Atascadero Creek.</p> <p>Urban Water Management Plan (in progress).</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements, the CDD shall assure that compliance with all applicable plans and regulations is attained.</p>
<p><i>Stormwater Infrastructure.</i> Prior to approval of stormwater infrastructure improvements, ensure that adequate environmental review has been completed.</p>	<p>Prior to approval of infrastructure improvements</p>	<p>CDD</p>	<p>Upon review of infrastructures improvements, ensure that adequate environmental review is provided.</p>
<p><i>Compliance with SB 221.</i> All applicable development projects under the General Plan</p>	<p>Prior to discretionary</p>	<p>CDD</p>	<p>Upon review of discretionary</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
shall comply with the recent legislation governing water supplies and development approval. Any subdivision proposing 400 or more units shall be subject to the provisions of this legislation.	approval of development applications meeting criteria		entitlements meeting specific size and service connection criteria, the CDD shall assure compliance with applicable regulations
Compliance with SB 610. Incorporate the recommendations of the Urban Water Management Plan and amend the General Plan as necessary.	Upon completion of the Urban Water Management Plan	CDD	Upon completion of the Urban Water Management Plan, make necessary amendments to the General Plan to comply with recommendations.
Biological Resources			
<p>Sensitive and/or Special Status Species.</p> <p><i>Impacts to Sensitive Species.</i> The City shall condition project approval, where it has jurisdiction, and recommend conditioning of project approval, in areas outside its jurisdiction, with the following measures:</p> <p><i>Implement sediment reduction measures.</i> Implement drainage measures recommended in Section V.III to reduce downstream impacts of sediment.</p> <p><i>Plant/Animal Survey procedures.</i> Until such time that a city ordinance is adopted, surveys for endangered and sensitive plant and animal species shall be conducted during proper seasons and in accordance with standard methodologies. Surveys will be prepared on sites with established vegetation, relatively undisturbed character and/or proximity to known occurrences of sensitive species. Appropriate mitigation measures in accordance with California Department of Fish and Game guidelines shall be developed where necessary to reduce impacts to sensitive species to a level of insignificance.</p> <p><i>Construction Activity Timing.</i> Where sensitive species are known to occur within a proposed project area, construction activities shall occur outside of species breeding and/or migration seasons in order to minimize impacts. These limitations are often included as provisions within associated permits. For example, construction occurring in or directly adjacent to</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements meeting criteria for biological sensitivity, the CDD shall assure compliance with mitigation measures

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>a perennial stream may be limited to the summer months in order to minimize disturbance of steelhead spawning activities as part of a Section 1601 or 1603 DFG streambed alteration agreement.</p> <p><i>Prepare and Submit a Revegetation Plan.</i> For all development expected to result in removal or significant disturbance of native vegetation, the applicant shall contact the City to determine their responsibilities in terms of revegetation and restoration. The plans shall be prepared by a qualified botanist, restoration specialist, or other qualified firm. The plan shall address all natural communities impacted by all phases of the proposed project including chaparral, annual grassland, and oak woodland. The plan shall provide detailed specifications for replacement and restoration of all affected natural communities, including appropriate replacement ratios for disturbed native plants, and shall specify the duration and frequency of monitoring associated with restoration/revegetation efforts.</p> <p><i>Implement the Pre-approved Revegetation Plan.</i> Upon completion of construction for all new development, the applicant shall implement the pre-approved Revegetation and restoration plan described above. Following completion of construction, immediately revegetate all areas previously containing natural vegetation and disturbed because of project implementation. Revegetate only with appropriate native and indigenous vegetation. At a minimum, the structure and composition of habitats restored shall reflect pre-project site conditions or better. The health and maintenance of all replacement vegetation shall be monitored and/or otherwise supported for a sufficient duration and frequency to ensure successful establishment of the vegetation.</p> <p><i>Control Further Introduction of Invasive Exotic Plants at New Development Sites.</i> During and upon completion of construction, the proponent shall be required to control further introduction of invasive exotic plants. The project proponent shall implement the following measures:</p> <p>Use only clean fill material within all construction zones.</p> <p>Prohibit planting or seeding of disturbed</p>			

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>portions of natural communities with non-native plant species.</p> <p><i>Avoid Disturbance of Special-status Plants at New Development Sites.</i> During construction associated with all new development, avoid or minimize disturbance of special-status plants. Implement the measures identified below to avoid or minimize unnecessary disturbance of special-status plants either known of having potential to occur in the project area.</p> <p>Retain a qualified biologist and/or botanist to conduct focused surveys for special-status plant species during the appropriate flowering periods for various species having potential to occur in the project area.</p> <p>Clearly map and identify each individual or group of special-status plants observed during the surveys with highly visible flagging, and then completely avoid during construction</p> <p>In the event rare plants cannot be avoided during construction, applicable resource agencies should be contacted to determine appropriate avoidance measures before construction. Various measures may include relocation and transplanting of individual plants, and/or stockpiling of existing soils to retain the seedbank.</p> <p><i>Invasive Exotics.</i> The City shall develop and revise current landscaping plan guidelines to include prohibition of the planting of invasive exotics designated by CNPS</p>			
<p>Riparian, Wetland and other Sensitive Communities.</p> <p><i>Riparian/wetland habitat avoidance.</i> Until such time as a creek setback and mitigation program is adopted by the City, condition approval of development proposed to be located within 100 feet of a riparian or wetland area, and implement the following:</p> <p>Adjacent riparian or wetland resources shall be evaluated by a qualified biologist</p> <p>Development shall be sited at an adequate distance from riparian or wetland areas as determined necessary by a qualified biologist.</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements proximate to riparian areas, the CDD shall assure compliance with mitigation measures</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>Setbacks for non-significant riparian or wetland areas shall be determined based on recommendations of the qualified biologist.</p> <p>Construction and development activities shall employ measures designed to reduce impacts to riparian areas, in addition to respecting specified setbacks. Measures include, but are not limited to:</p> <p>Clearly delineate construction areas through physical and/or visual barriers.</p> <p>Do not allow location of fueling or staging areas proximate to waterways when feasible. When no other options exist, protect waterways by berming or otherwise creating barriers to soil and fuel movement.</p> <p>Do not allow washwater from construction to enter waterways.</p> <p>The City should develop a preferred set of Best Management Practices to be implemented by developers.</p> <p><i>Implement Erosion and Spill Control Measures during Construction.</i> To reduce the potential for inadvertent release of sediment or fuel from construction areas to adjacent drainage and wetland areas, the following measures shall be implemented as part of all development projects.</p> <p>During construction, avoid all cleaning and refueling of equipment and vehicles near existing drainages and associated seasonal wetland habitat.</p> <p>Following completion of construction-related activities, revegetate all disturbed and barren areas with appropriate native vegetation to reduce the risk of erosion and sedimentation in adjacent drainage areas.</p>			
<p><i>Movement and Migration Corridors.</i> Condition project approval in rural areas based on an assessment of the project's impacts on migration and movement corridors, including but not limited to, waterways, intact woodland areas, and fringe areas that abut intact habitat. The City should identify important corridor areas and aim for their preservation through</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
conservation easements, where feasible, and through site design.			
<i>Consistency with Regional, Species Specific Recovery Plans and Other Habitat Conservation Efforts.</i> Project approval shall be conditioned on consideration of consistency with regional conservation plans, including critical habitat designations and recovery plans, where applicable.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Agriculture			
<p>Evaluation and Mitigation. Prior to approval of development on parcels listed with potential for supporting important farmland, evaluate the following criteria:</p> <p>Do the on-site soils exhibit the necessary characteristics for farmland of local potential? Is the parcel large enough to support agriculture (refer to the County minimums)?</p> <p>If the parcel meets all of the above criteria, condition development approval with offsets of at least 1:1 offsite.</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Circulation			
<i>Implement Recommended Intersection Mitigation.</i> The following policy will be included in the Draft Plan: Incorporate the recommendations of the traffic engineers to remedy existing intersection deficiencies.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Air Quality			
<p>Short-Term (Construction-related) Impacts.</p> <p><i>Construction.</i> The City shall incorporate APCD recommendations for all construction in the City. Measures include the use of catalyzed particulate filters for both off- and on-road vehicles.</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Noise			
<i>Vibration.</i> When reviewing project-specific applications for vibration-sensitive construction within 100 feet of the centerline of the railroad tracks, project approval will be conditioned pending results of vibration studies. Mitigation such as setback or vibration reduction treatments shall be included in the project design and specifications.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Public Services.			
<i>Fiscal Analysis.</i> The City shall prepare a citywide fiscal analysis outlining funding required to support staffing for police and fire throughout buildout of the Draft Plan. The analysis will identify methods to fund staffing, milestones for new hires based on projected growth, and specific policies for implementation of funding methods.	Adoption of General Plan	CDD	Amend policies to reflect language
Aesthetics			
<p>Light and Glare. Additional recommended General Plan policies:</p> <p><i>Glare.</i> The City shall assess the potential glare impacts of a proposed project and apply the following:</p> <p>Do not allow large expanses of reflective glass or reflective metal roofing in locations visible to residents and/or traffic.</p> <p>The City shall consider establishing minimum and maximum light levels for each of the proposed land uses.</p>	Adoption of General Plan	CDD	Amend policies to reflect suggested language

III. Circulation Element

A. Introduction

1. Purpose

The Circulation Element provides a long-range plan for the City of Atascadero to accommodate the transportation of people and goods within the City using a structured network of highways, streets, pathways, and trails. This includes all modes of transportation including transit, bicycles, pedestrians, and equestrians in addition to motorized vehicles. Circulation policies and programs have been developed to achieve consistency with the other elements of the General Plan, to reflect current community desires, and to provide a safe and efficient circulation system. The Circulation Element has been developed to be consistent with policies of the APCD, SLOCOG, SLORTA, Caltrans, and other regional agencies.

Although the plan recognizes that the automobile will continue to be the primary means of transportation during the timeframe of this plan (2025), it emphasizes policies and programs to reduce vehicle use by promoting alternative modes of travel. The Circulation Element also reflects the importance of neighborhood quality as well as vehicle, bicyclist, and pedestrian safety.

The Land Use Element identifies locations of future development, and the Circulation Element accommodates the project traffic generation that will result from future land use activities. The Land Use Element, in turn, is shaped by the location and capacity of transportation facilities. The Land Use Element and Downtown Plan contain policies aimed at reducing auto use by encouraging pedestrian-scale development.

2. Circulation System History

Laid out as part of the 1913 Atascadero Colony plan, the circulation system was designed for turn of the century automobile use and low-intensity land uses. Unfortunately, the circulation system did not anticipate today's level of automobile traffic. The network consists of radial routes emanating from the City Hall area supported by a series of arterial rings meant to convey traffic to outlying areas. Only a few blocks in the City center display the grid system common to most cities. Not all planned streets have been built, and some minor streets are privately maintained and not part of the City's adopted maintenance system.

The radial street pattern was interrupted in 1954 with construction of US Highway 101, and commercial development has since spread along El Camino Real. The freeway has limited east-west travel to the eight crossings. Most significantly, it cuts off access from Atascadero Mall to El Camino Real and the Downtown.

Since most routes were laid out with the Colony formation in 1913, a key objective is optimal use of these streets to meet current and future needs while addressing safety and air quality concerns. Few streets within Atascadero are designed to carry high traffic volumes; freeway interchanges create existing and potential bottlenecks; many roadways are not wide enough to safely accommodate automobiles, bicyclists and pedestrians; and the street patterns and topography constrain transit operations and access. One of the goals of the Circulation Element and the associated circulation improvements is to improve this situation.

B. Street Classifications

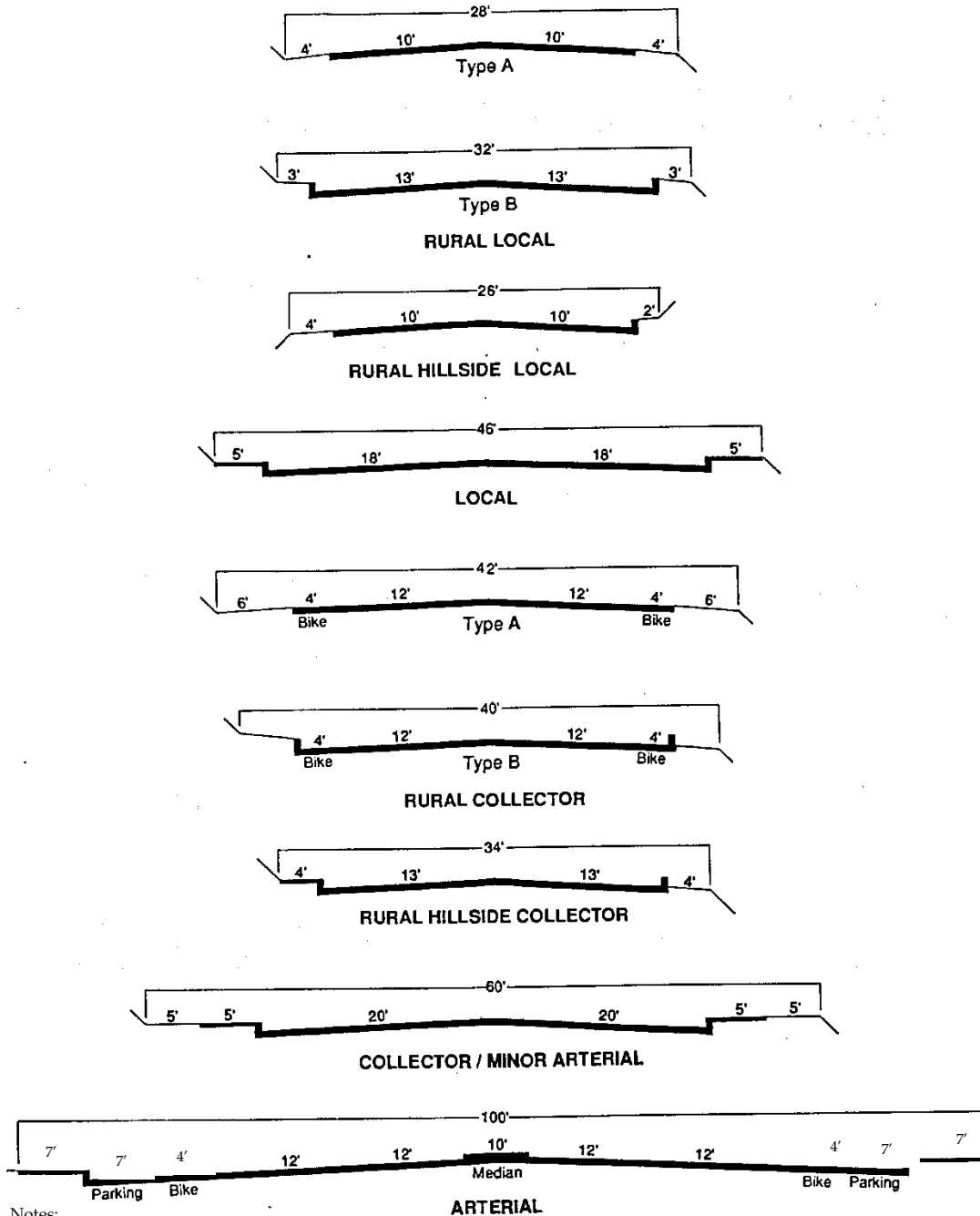
In developing policies and programs for the Circulation Element, existing and potential future transportation conditions were analyzed comprehensively for the planning area. This analysis included reviewing existing transportation services, surveying existing traffic volumes and travel patterns, modeling future traffic volumes and patterns, and assessing existing and potential future transportation improvement needs and opportunities.

The Circulation Plan classifies roadways based on their intended function and projected traffic levels, which determine the appropriate type of design and number of lanes for the route. Table III-1 describes the different classes of roads recognized by the General Plan.

Table III-1: General Plan Roadway Classifications

Freeway	These are high speed; high capacity limited access facilities serving intercity and regional travel. US 101 is classified as a freeway.
Arterials	<p>Arterials provide for circulation between major activity centers and residential areas in the City and beyond; they also provide access to freeways. They are further subdivided into two categories:</p> <p>Major arterial usually carry the highest volumes and/or longest trip in the City. Major arterials are high-capacity, moderately high-speed routes, typically two or four lanes wide (with up to six lanes where warranted by traffic volumes). Arterials also include regional highways. For high capacity, major arterials in the urban areas should have medians between intersections and additional lanes at intersections. Service to abutting properties may be provided but should be subordinate to through-travel needs; access points should be consolidated where possible. El Camino Real and Route 41 (Morro Road) are classified as major arterials.</p> <p>Minor arterial typically interconnect with and augment the major arterial system, and serve trips of moderate length. Minor arterials permit access to abutting properties, but traffic capacity needs are equally important. Minor arterials are typically two lanes wide and their design is similar to that of collectors except for additional space for separating bicycles from other traffic. To minimize roadway width and right-of-way, minor arterials are usually undivided (no median). Left-turn lanes should be provided at intersections, and a continuous two-way left turn lane may be provided mid-block to improve traffic flow. Traffic Way is an example of a minor arterial</p>
Collectors	Collectors channel traffic from residential or commercial areas to arterials. Residences, commercial or public activities, typically front on to them. They are usually two-lane streets, and maximum acceptable volumes are often dictated by resident concerns about intrusion rather than traffic capacity considerations. Collectors are further classified as urban, rural or hillside , depending upon the area, and type of topography and vegetation.
Local Streets	Local streets have the sole function of providing access to adjoining land uses. All streets not otherwise depicted on the circulation plan are local streets. Local streets are further classified as urban, rural, or hillside , depending upon the area and type of topography and vegetation.

Figure III-1: Typical Road Cross Sections



Notes:

- 1) Additional right-of-way may be required at intersections to accommodate turning lanes
- 2) Arterial parking lanes may be utilized for landscaping when on street parking is not required.
- 3) Road sections may be modified to minimize native tree impacts or to reduce grading impacts.
- 4) Road sections shall be modified as necessary to accommodate street trees and landscaping

El Camino Real and State Route 41 (Morro Road) are the major arterials in Atascadero. Portions of both these roads will need to be improved to four lanes in the future. Minor arterials include Traffic Way, Atascadero Avenue, Santa Barbara Road, Halcon Road, Portola Road and Santa Rosa Road. Portion of San Anselmo Road, Del Rio Road, Santa Cruz, Curbaril Avenue, and Santa Lucia Avenue are also designated as minor arterials. These routes can accommodate future traffic as two-lane streets, but should be upgraded to the City standard widths to safely accommodate transit vehicles, bicyclists, pedestrians and turning vehicles.

Certain arterial streets and US 101 are designated as truck routes. Trucks will still use other streets for access to local destinations but should be restricted through signage and by ordinance to use only designated truck routes.

Policies and programs also address collectors, which funnel traffic from local streets to arterials and local streets. Standards for collector and local roadways consider the maximum amount of traffic that is typically acceptable to people living along such streets.

C. Alternate Transportation

Successful Travel Demand Management (TDM) can reduce or postpone the need for roadway improvements, particularly on commute routes such as US 101. TDM measures are designed to reduce peak-period traffic by increasing use of transit, bicycling, and walking, (particularly for work and school trips), and by promoting flexible working hours, ridesharing, and land use and circulation management programs.

TDM also supports regional air quality mandates. The 1998 County Clean Air Plan, which classifies the county as a moderate non-attainment area, includes measures to reduce emissions from vehicles through ridesharing, transit improvements, bikeway enhancements, park-and-ride lots, and traffic control improvements.

Atascadero Transit provides fixed route service on El Camino Real from Paloma Park to Twin Cities Hospital in Templeton and door-to-door, demand-responsive service in the City. Central Coast Area Transit (CCAT) operates fixed-route bus service between Paso Robles and San Luis Obispo via Atascadero, with four southbound trips in the morning and four northbound trips in the evening.

Atascadero has a limited bikeway system confined mainly to portions of El Camino Real and Traffic Way. The General Plan seeks to expand this system into a comprehensive bikeway and trail system (shown schematically shown on the General Plan Land Use Plan). The system will utilize a combination of Class I, Class II, Class III, and multi-purpose trails to provide for both the bicycle commuting and recreation needs of the community. Trailhead and staging areas that provide for controlled access to the Salinas River and historic De Anza Trail will be part of the system.

Sidewalks are generally limited to fully developed portions of El Camino Real, commercial streets in the city center, and some higher density residential areas. In rural areas, bicyclists, pedestrians and equestrians use the roadway or the unpaved shoulders. Many streets are too narrow to safely accommodate bicycles or pedestrians, and hilly terrain can be a limiting factor.

D. Railroads

Union Pacific (UPRR) operates mainline rail freight service between the San Francisco Bay Area and Southern California along the Coast Line. Through Atascadero, the Coast Line runs generally north-south, parallel to and west of the Salinas River. There are three at grade railway crossings and two grade-separated undercrossing at Atascadero Creek and State Route 41. A third grade separated crossing is proposed at the north end of El Camino Real.

According to the *Rail Improvement Feasibility Study* (SLOCOG, 1992) two through-freight trains operate daily in each direction, and this level of operation has remained stable in the recent past. Local freight train service through Atascadero has decreased to a tri-weekly local train operating between Salinas and Santa Margarita. Amtrak also operates the Coast Starlight passenger train along the SPTC track from Los Angeles to Seattle, with one daily train in each direction and no passenger stops in Atascadero. There are no expectations for significantly increased through-freight operations in the future, although local freight levels could expand depending on the local need. The *Rail Improvement Feasibility Study* recommended improved service on the Coast Starlight run, including a new passenger station in Paso Robles, but no near term expansion of the number of trains operated.

US 101 Freeway

As shown in Table III-2, US 101 through Atascadero has six interchanges with overcrossings, two with undercrossing (SR 41 and Traffic Way). An additional ramp at San Diego Road has a northbound off-ramp and southbound on-ramp with low traffic volumes and no crossing.

Table III-2: US 101 Freeway Interchanges

Cross Street	Lanes	Sidewalk	Shoulder	Bikeway	Year Built	Width (ft.)	Length (ft.)	Min. Ft. Clearance
Santa Barbara	2/over	South side	None	None	1962	32	199	16
Santa Rosa	2/over	South side	None	None	1956	28	210	15
Curbaril	2/over	South side	None	None	1962	32	192	15
SR 41	3/under	Both sides	None	None	1956	28	139	
Traffic Way	2/over	Both sides	None	None	1956	28	131	
San Anselmo	2/over	South side	None	None	1966	30	169	16
Del Rio	2/over	South side	None	None	1967	30	160	16
San Ramon	2/over	North side	None	None	1967	30	166	16

Table III-3: US 101 Improvement Priorities

The 1999 Route 101 North Corridor Study (prepared by the San Luis Obispo Council of Governments, the County, the Cities of Atascadero and Paso Robles and Caltrans) and 2001 RTP calls for widening 101 and improving all of the interchanges through the city to increase capacity and enhance safety. These improvements are expected to bring 2025 levels of service at the freeway interchanges into compliance with the City's adopted standard of LOS C or better.

Timeframe	Milepost	Location	Need	Improvement	Estimated Cost
Within 5 Years	41.3/45.9	Santa Barbara Road to Traffic Way	Safety	Install Thrie Beam Barrier	\$3 million
Within 5 Years	N/A	El Camino Real (Del Rio to Santa Cruz)	Bicycle Access	Construct Class II Bikeway	50,000
Within 10 Years	44.1/44.8	Santa Rosa Road / Curbaril Road	Improvement Operations	Construct NB & SB Aux. Lanes	800,00
Within 10 Years	44.8/45.6	Curbaril Road / State Route 41 Sep.	Improvement Operations	Construct NB & SB Aux. Lanes	900,000
Within 10 Years	46.0/46.8	Traffic Way / San Anselmo Road	Improvement Operations	Construct NB Aux. Lanes	600,000
Within 10 Years	44.0	Santa Rosa Road Interchange	Reduce Demand	Construct Park & Ride Lot	150,000
Within 10 Years	45.9	Traffic Way	Improvement Operations	Reconstruct Interchange	10 million
Within 10 Years	49.3/50.7	San Ramon Road / Vineyard Drive	Local Through Routing	Construct Frontage Road	3.6-5.4 million
Within 20 Years	44.8	Curbaril Avenue	Increase Capacity	Reconstruct Interchange	3.7 million
Within 20 Years	46.9	San Anselmo Road	Increase Capacity	Reconstruct Interchange	3.4 million
Beyond 20 Years	42.3/49.3	Santa Barbara Road / San Ramon Road	Increase Capacity	Widen to 6 Lanes	22.1 million
Beyond 20 Years	42.3	Santa Barbara Road	Increase Capacity	Reconstruct Interchange	3.6 million
Beyond 20 Years	44.0	Santa Rosa Road	Increase Capacity	Reconstruct Interchange	3.7 million
Beyond 20 Years	48.3	Del Rio Road	Increase Capacity	Reconstruct Interchange	3.2 million
Beyond 20 Years	49.3	San Ramon Road	Increase Capacity	Reconstruct Interchange	4.8 million

Some of these projects have been completed or are approaching construction. The SR-41/US 101 interchange is scheduled for complete reconfiguration and reconstruction to start in the spring of 2004. State Transportation Improvement Program (STIP) funds and the City of Atascadero

transportation impact funds fund the project. The project is expected to move the location of the northbound on ramp, improve the southbound ramps and increase clearance and capacity of SR 41 under US 101.

F. Level of Service

Traffic operations are evaluated by determining level of service (LOS), a qualitative measure of traffic operating conditions, whereby a letter grade of A through F is assigned to an intersection or roadway segment representing progressively worsening traffic conditions. Levels of Service were calculated for critical, controlled intersections using the methods documented in the 1997 Updated Highway Capacity Manual. Table III-4 defines intersection LOS criteria.

Because the City of Atascadero has designated LOS "C" as the minimum acceptable LOS standard for City facilities, a peak hour LOS C is assumed to be the threshold for acceptable traffic operations studied intersections. For unsignalized intersections where projected levels of service fall below C, a supplemental traffic signal warrant analysis was performed. The signal warrant criteria employed for this study are presented in the Caltrans' Traffic Manual (Peak Hour Volume Warrant 11 - Urban Areas) for unsignalized intersections. Though utilization of this warrant may indicate that signalization would be required, the final decision to install signals should be based on further studies using additional warrants presented in the Traffic Manual.

Table III-4: General Plan Level of Service Criteria for Controlled Intersections

LOS	Type of Flow	Delay	Maneuverability	Stopped Delay/Vehicle (sec)		
				Signalized	Unsignalized	All-Way Stop
A	Stable	Very slight delay. Progression is very favorable, with most vehicles arriving during the green phase not stopping at all.	Turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 10.0	≤ 10.0	≤ 10.0
B	Stable	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	>10 and ≤ 20.0	>10 and ≤ 15.0	>10 and ≤ 15.0
C	Stable	Higher delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	Back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted	>20 and ≤ 35.0	>15 and ≤ 25.0	>15 and ≤ 25.0
D	Approaching Unstable	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	>35 and ≤ 55.0	>25 and ≤ 35.0	>25 and ≤ 35.0
E	Unstable	Generally considered to be the limit of acceptable delay. Indicative of poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.	There are typically long queues of vehicles waiting upstream of the intersection.	>55 and ≤ 80.0	>35 and ≤ 50.0	>35 and ≤ 50.0
F	Forced	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending principally on the downstream back-up conditions.	> 80.0	> 50.0	> 50.0

- References: Highway Capacity Manual, Special Report No. 209, Transportation Research Board, Third Edition, Updated December 1997.

Table III-5: LOS Threshold Volumes for Urban/Suburban Roadway Types

Roadway Type	Total Daily Vehicles in Both Directions (ADT)				
	Level of Service A	Level of Service B	Level of Service C	Level of Service D	Level of Service E
4-Lane Divided Freeway	28,000	43,200	61,600	74,400	80,000
6-Lane Divided Arterial (with left-turn lane)	32,000	38,000	43,000	49,000	54,000
4-Lane Divided Arterial (with left-turn lane)	22,000	25,000	29,000	32,500	36,000
4-Lane Undivided Arterial (no left-turn lane)	18,000	21,000	24,000	27,000	30,000
2-Lane Collector (with left-turn lane)	11,000	12,500	14,500	16,000	18,000
2-Lane Collector (no left-turn lane)	8,000	9,500	10,500	12,000	13,500

- ADT = Average Daily Traffic
- 1. Based on "Highway Capacity Manual", Transportation Research Board, 1997.
- 2. All volumes are approximate and assume ideal roadway characteristics. Actual threshold volumes for each Level of Service listed above may vary depending on a number of factors including curvature and grade, intersection or interchange spacing, percentage of trucks and other heavy vehicles, lane widths, signal timing, on-street parking, amount of cross traffic and pedestrians, driveway spacing, etc.

Table III-5 defines accepted levels of service for roadway segments between intersections, and Table III-6 shows 2001 roadways levels of service in Atascadero.

1. 2001 Traffic Volumes

In order to validate the citywide traffic model under "Existing Conditions," a database was established of daily and peak hour current traffic counts at critical locations across the city, (which are analyzed in the Environmental Impact Report that accompanies the General Plan). Table II-7 indicates average daily traffic volumes in 2001 along roadways throughout the city.

Table III-6: 2001 Roadway Levels of Service

	Roadway	From	To	Roadway Type	AADT	AADT - Based LOS
1	US 101	Santa Barbara Road	Santa Rosa Road	Freeway	40,000	B
2	US 101	Santa Rosa Road	Curbaril Avenue	Freeway	41,000	B
3	US 101	Curbaril Avenue	SR 41	Freeway	41,000	B
4	US 101	SR 41	Traffic Way	Freeway	44,000	C
5	US 101	Traffic Way	San Anselmo Road	Freeway	46,500	C
6	US 101	San Anselmo Road	Del Rio Road	Freeway	41,500	B
7	US 101	Del Rio Road	San Ramon Road	Freeway	41,500	B
8	SR 41	Cerro Alto Road	Santa Rosa Road	Major Arterial	8,500	A
9	SR 41	Santa Rosa Road	Curbaril Avenue	Major Arterial	9,000	A
10	SR 41	Curbaril Avenue	US 101	Major Arterial	16,800	D
11	SR 41	US 101	Santa Ysabel Ave	Major Arterial	23,800	B
12	SR 41	Santa Ysabel Ave	Salinas River Bridge	Major Arterial	2,700	A
13	Traffic Way	US 101	El Camino Real	Minor Arterial	7,770	A
14	Traffic Way	East of El Camino Real		Minor Arterial	6,830	A
15	Traffic Way	Ardilla Avenue	US 101	Minor Arterial	8,970	A
16	Traffic Way	Portero Road	Dolores Avenue	Minor Arterial	2,950	A
17	El Camino Real	Santa Barbara Road	Viejo Camino	Major Arterial	6,080	A
18	El Camino Real	SR 41	Curbaril Avenue	Major Arterial	16,450	A
19	El Camino Real	Del Rio Road	San Anselmo	Major Arterial	13,520	A
20	El Camino Real	Del Rio Road	Santa Cruz Road	Major Arterial	1,510	A
21	Del Rio Road	US 101	El Camino Real	Collector	7,850	B
22	Del Rio Road	San Ramon Road	US 101	Collector	3,500	A
23	Atascadero Avenue	La Paz Road	Ortega Road	Minor Arterial	1,120	A
24	Atascadero Avenue	SR 41	Curbaril Avenue	Minor Arterial	2,680	A
25	Santa Lucia Avenue	Santa Ana	Portola Road	Collector	3,010	A
26	San Lucia Avenue	Portola Road	Atascadero Avenue	Minor Arterial	4,330	A
27	Rosario Avenue	East of El Camino Real		Local	1,260	A
28	West Mall	East of El Camino Real		Collector	3,630	A
29	Santa Ynez	North of Morro Road		Local	1,500	A
30	Portola Road	Carmelita Avenue	SR 41	Minor Arterial	3,100	A
31	San Anselmo Road	Ardilla Road	Monterey Road	Minor Arterial	2,990	A
32	Monterey Road	San Anselmo Road	Del Rio Road	Minor Arterial	1,750	A
33	San Ramon Road	Del Rio Road	Northern City Limits	Collector	240	A
34	Potrero Road	Traffic Way	Del Rio Road	Local	700	A
35	Dolores Avenue	San Anselmo Road	Traffic Way	Local	730	A
36	Curbaril Avenue	US 101	Sycamore Road	Minor Arterial	5,880	A

• The Roadway Type is the General Plan Roadway Classification. The LOS is calculated based AADT and the existing roadway configuration.

Table III-7 summarizes existing AM and PM peak hour traffic operations at the critical intersections throughout the City.

Table III-7: Existing Traffic Operations: Intersection Levels of Service

No	Intersection	Control Type	AM Peak Hour			PM Peak Hour		
			Delay (sec/veh)	LOS	Warrant Met?	Delay (sec/veh)	LOS	Warrant Met?
1	San Anselmo Rd / US 101 SB ramps	TWSC	36.2	E	YES	53.5	F	YES
2	San Anselmo Rd / US 101 NB ramps	TWSC	33.2	D	YES	45.0	E	YES
3	San Anselmo Rd / El Camino Real	Signal	14.8	B	--	13.6	B	--
4	Rosario Ave / El Camino Real	TWSC	19.5	C	NO	42.1	E	NO
5	Traffic Way / Ardilla Ave	TWSC	13.4	B	NO	12.5	B	NO
6	Traffic Way / US 101 SB ramps	TWSC	72.0	F	YES	76.8	F	YES
7	Traffic Way / US 101 NB off	TWSC	17.6	C	NO	28.9	D	YES
8	Traffic Way / El Camino Real	Signal	29.3	C	--	29.4	C	--
9	Entrada Ave / El Camino Real	TWSC	17.3	C	NO	25.7	D	NO
10	West Mall / El Camino Real	Signal	9.7	A	--	13.6	B	--
13	Morro Rd / US 101 SB ramps	TWSC	OVRFL	F	YES	OVRFL	F	YES
14	Morro Rd / US 101 NB on	None	13.8	B	--	15.0	C	--
15	Morro Rd / El Camino Real	Signal	36.4	D	--	40.9	D	--
16	El Camino Real / US 101 NB off	TWSC	OVRFL	F	YES	OVRFL	F	YES
17	Curbaril Ave / SR 41	Signal	9.1	A	--	53.1	D	--
18	Curbaril Ave / US 101 SB ramps	TWSC	47.8	E	NO	60.7	F	NO
19	Curbaril Ave / US 101 NB ramps	TWSC	19.1	C	NO	35.1	E	YES
20	Curbaril Ave / El Camino Real	Signal	15.2	B	--	26.3	C	--
21	Santa Rosa Rd / US 101 SB on	AWSC	15.2	C	NO	28.0	D	YES
22	Santa Rosa Rd / US 101 NB on	AWSC	24.8	C	NO	67.6	F	YES
23	Santa Rosa Rd / El Camino Real	Signal	13.6	B	--	13.8	B	--

Legend:

- TWSC = Two-Way-Stop Control. AWSC = All-Way-Stop Control.
- Average Delay = Average Intersection Delay for Signalized and AWSC Intersections.
- Average Delay = Worst-Case Intersection Movement Delay for TWSC Intersections.
- LOS = Average Intersection Level-of-Service for Signalized and AWSC Intersections.
- LOS = Worst-Case Movement's Level-of-Service for TWSC Intersections.
- Warrant = Caltrans Peak-Hour Volume Warrant-11 (Urban Areas).
- OVRFL = Overflow Conditions.

As indicated in Table III-7, there are several intersections that operate at unacceptable levels of service under the existing conditions scenario. Of the 13 two-way stop controlled intersections and two (2) all-way stop controlled intersections that were analyzed, only one (1) operates at LOS "C" conditions or better while twelve (12) intersections operate at LOS "D" conditions or worse during the existing conditions scenario for the AM and/or PM peak hour. Several of the intersections currently meet Caltrans Peak-Hour-Volume Warrant-11 (Urban Areas) under "Existing" AM and/or PM peak hour traffic volumes. This typically indicates that the peak

hour traffic on the “major street” causes long delays on the “minor street” movements that are stop controlled. These intersections will need improvements to correct existing deficiencies.

This finding indicates that the number of vehicles experiencing unacceptable levels of side-street delays is significant enough to warrant installation of a traffic signal under “Existing” conditions. It should be noted, however, that there is not a direct correlation between poor LOS conditions and meeting Warrant 11. Warrant 11 is based upon delay of the minor street in relation to the number of vehicles on the major street. One condition of Warrant 11 is that the minor street must have more than 100 vehicles per hour (VPH) to initiate installation of a traffic signal. If the number of VPH on the minor street does not exceed 100 trips, Warrant 11 will not be met.

Of the seven (7) signalized intersections analyzed, only the intersections at Curbaril Avenue / Morro Road (State Route 41) and El Camino Real / Morro Road (State Route 41) operates at LOS “D” conditions or worse during the existing conditions scenario for the PM peak hour.

Table III-8: Existing Traffic Operations: Intersection LOS with Mitigation Measures

No	Intersection	Control Type	AM Peak Hour			PM Peak Hour		
			Delay (sec/veh)	LOS	Warrant Met?	Delay (sec/veh)	LOS	Warrant Met?
1	San Anselmo Rd / US 101 SB ramps	AWSC	17.0	C	YES	21.6	C	YES
2	San Anselmo Rd / US 101 NB ramps	TWSC	21.0	C	YES	20.2	C	YES
3	San Anselmo Rd / El Camino Real	Signal	14.8	B	--	13.6	B	--
4	Rosario Ave / El Camino Real	Signal	18.0	B	--	15.6	B	--
5	Traffic Way / Ardilla Ave	TWSC	13.4	B	NO	12.5	B	NO
6	Traffic Way / US 101 SB ramps	AWSC	15.2	C	YES	15.7	C	YES
7	Traffic Way / US 101 NB off	TWSC	14.6	B	NO	15.0	B	YES
8	Traffic Way / El Camino Real	Signal	29.3	C	--	29.4	C	--
9	Entrada Ave / El Camino Real	TWSC	16.6	C	NO	24.7	C	NO
10	West Mall / El Camino Real	Signal	9.7	A	--	13.6	B	--
13	Morro Rd / US 101 SB ramps	Signal	24.2	C	--	14.4	B	--
14	Morro Rd / US 101 NB on	None	13.8	B	--	15.0	C	--
15	Morro Rd / El Camino Real	Signal	29.6	C	--	33.4	C	--
16	El Camino Real / US 101 NB off	Signal	11.8	B	--	12.6	B	--
17	Curbaril Ave / SR 41	Signal	12.0	B	--	28.7	C	--
18	Curbaril Ave / US 101 SB ramps	AWSC	13.1	B	NO	14.2	B	NO
19	Curbaril Ave / US 101 NB ramps	TWSC	16.6	C	NO	17.9	C	YES
20	Curbaril Ave / El Camino Real	Signal	15.2	B	--	26.3	C	--
21	Santa Rosa Rd / US 101 SB on	AWSC	13.8	B	NO	22.3	C	YES
22	Santa Rosa Rd / US 101 NB on	Signal	13.6	B	--	21.0	C	--
23	Santa Rosa Rd / El Camino Real	Signal	13.6	B	--	13.8	B	--

Legend:

- TWSC = Two-Way-Stop Control. AWSC = All-Way-Stop Control.
- Average Delay = Average Intersection Delay for Signalized and AWSC Intersections.
- Average Delay = Worst-Case Intersection Movement Delay for TWSC Intersections.
- LOS = Average Intersection Level-of-Service for Signalized and AWSC Intersections.
- LOS = Worst-Case Movement's Level-of-Service for TWSC Intersections.
- Warrant = Caltrans Peak-Hour Volume Warrant-11 (Urban Areas).

Table III-9: Mitigation Measures for Existing Intersections

No.	Intersection	Mitigation Measure
1	San Anselmo Rd / US 101 SB ramps	4-way stop control
2	San Anselmo Rd / US 101 NB ramps	Northbound movement, dedicated left, shared through and right
4	Rosario Ave / El Camino Real	Install traffic signal*
6	Traffic Way / US 101 SB ramps	4-way stop control
13	Morro Rd / US 101 SB ramps	Install traffic signal, south bound movement, dedicated left, dedicated right
15	Morro Rd / El Camino Real	Eastbound and westbound movements, dedicated left, shared through and right
16	El Camino Real / US 101 NB off	Install traffic signal
17	Curbaril Ave / SR 41	Eastbound movement, dedicated left, shared through and right
18	Curbaril Ave / US 101 SB ramps	4-way stop control
19	Curbaril Ave / US 101 NB ramps	Northbound movement, dedicated left, shared through and right
21	Santa Rosa Road / US 101 SB on	Southbound movement, dedicated left, shared through and right
22	Santa Rosa Rd / US 101 NB on	Install traffic signal

- * Due to high traffic volumes on El Camino Real, installation of traffic signals is the only way to mitigate the intersection LOS; however, low minor street traffic volumes do not warrant signalization.

Table III-9 identifies mitigation measures to improve existing intersection service levels as shown on Table III-8. Based upon Table III-8, all intersections would operate at LOS "C" conditions or better following implementation of the mitigation measures provided in Table III-9.

Table III-10: 2025 Roadway Levels of Service without additional Improvements

	Roadway	From	To	Roadway Type	AADT	LOS
1	US 101	Santa Barbara Road	Santa Rosa Road	Freeway	66,5500	D
2	US 101	Santa Rosa Road	Curbaril Avenue	Freeway	67,220	D
3	US 101	Curbaril Avenue	SR 41	Freeway	64,600	D
4	US 101	SR 41	Traffic Way	Freeway	69,910	D
5	US 101	Traffic Way	San Anselmo Road	Freeway	73,820	D
6	US 101	San Anselmo Road	Del Rio Road	Freeway	69,340	D
7	US 101	Del Rio Road	San Ramon Road	Freeway	67,480	D
8	SR 41	Cerro Alto Road	Santa Rosa Road	Major Arterial	11,910	B
9	SR 41	Santa Rosa Road	Curbaril Avenue	Major Arterial	16,120	F
10	SR 41	Curbaril Avenue	US 101	Major Arterial	28,810	F
11	SR 41	US 101	Santa Ysabel Ave	Major Arterial	27,730	C
12	SR 41	Santa Ysabel Ave	Salinas River Bridge	Major Arterial	8,960	A
13	Traffic Way	US 101	El Camino Real	Minor Arterial	11,050	D
14	Traffic Way	East of El Camino Real		Minor Arterial	7,760	A
15	Traffic Way	Ardilla Avenue	US 101	Minor Arterial	11,330	D
16	Traffic Way	Portero Road	Dolores Avenue	Minor Arterial	7,610	A
17	El Camino Real	Santa Barbara Road	Viejo Camino	Major Arterial	15,140	F
18	El Camino Real	SR 41	Curbaril Avenue	Major Arterial	26,460	C
19	El Camino Real	Del Rio Road	San Anselmo	Major Arterial	15,520	D
20	El Camino Real	Del Rio Road	Santa Cruz Road	Major Arterial	6,050	A
21	Del Rio Road	US 101	El Camino Real	Collector	12,240	B
22	Del Rio Road	San Ramon Road	US 101	Collector	7,410	A
23	Atascadero Avenue	La Paz Road	Ortega Road	Minor Arterial	6,130	A
24	Atascadero Avenue	SR 41	Curbaril Avenue	Minor Arterial	3,850	A
25	Santa Lucia Avenue	Santa Ana	Portola Road	Collector	3,670	A
26	Santa Lucia Avenue	Portola Road	Atascadero Avenue	Minor Arterial	6,040	A
27	Rosario Avenue	East of El Camino Real		Local	3,410	A
28	West Mall	East of El Camino Real		Collector	5,190	A
29	Santa Ynez	North of Morro Road		Local	2,750	A
30	Portola Road	Carmelita Avenue	SR 41	Minor Arterial	3,780	A
31	San Anselmo Road	Ardilla Road	Monterey Road	Minor Arterial	9,040	B
32	Monterey Road	San Anselmo Road	Del Rio Road	Minor Arterial	7,060	A
33	San Ramon Road	Del Rio Road	Northern City Limits	Collector	4,610	A
34	Potrero Road	Traffic Way	Del Rio Road	Local	7,610	A
35	Dolores Avenue	San Anselmo Road	Traffic Way	Local	3,000	A
36	Curbaril Avenue	US 101	Sycamore Road	Minor Arterial	9,750	C

- The Roadway Type is the General Plan Roadway Classification.
- The LOS is calculated based AADT and the existing roadway configuration.

2. Circulation Plan and Traffic Projections

Figure III-2 shows the City's Circulation Plan for the period extending through 2025. Table III-6 shows projected 2025 traffic volumes and roadway levels of service. Potential sources of increased traffic in the planning area include about 3,200 new dwelling units, and about 2.2 million square feet of new retail, service, offices and industrial development (half of it occurring by 2010).

Although Table III-9 indicates that most roadways would comply with the City's adopted standard of LOS C or better, the primary future circulation issue is the feasibility of constructing improvements needed to achieve acceptable levels of service on all roadways. Other than US 101, the only roadway segments that will need future improvement to achieve LOS C or better are El Camino Real from San Anselmo Avenue to Del Rio Road and Morro Road from 101 to Santa Rosa Road, both of which will require widening to four lanes.

Figure III-2: General Plan Circulation Diagram

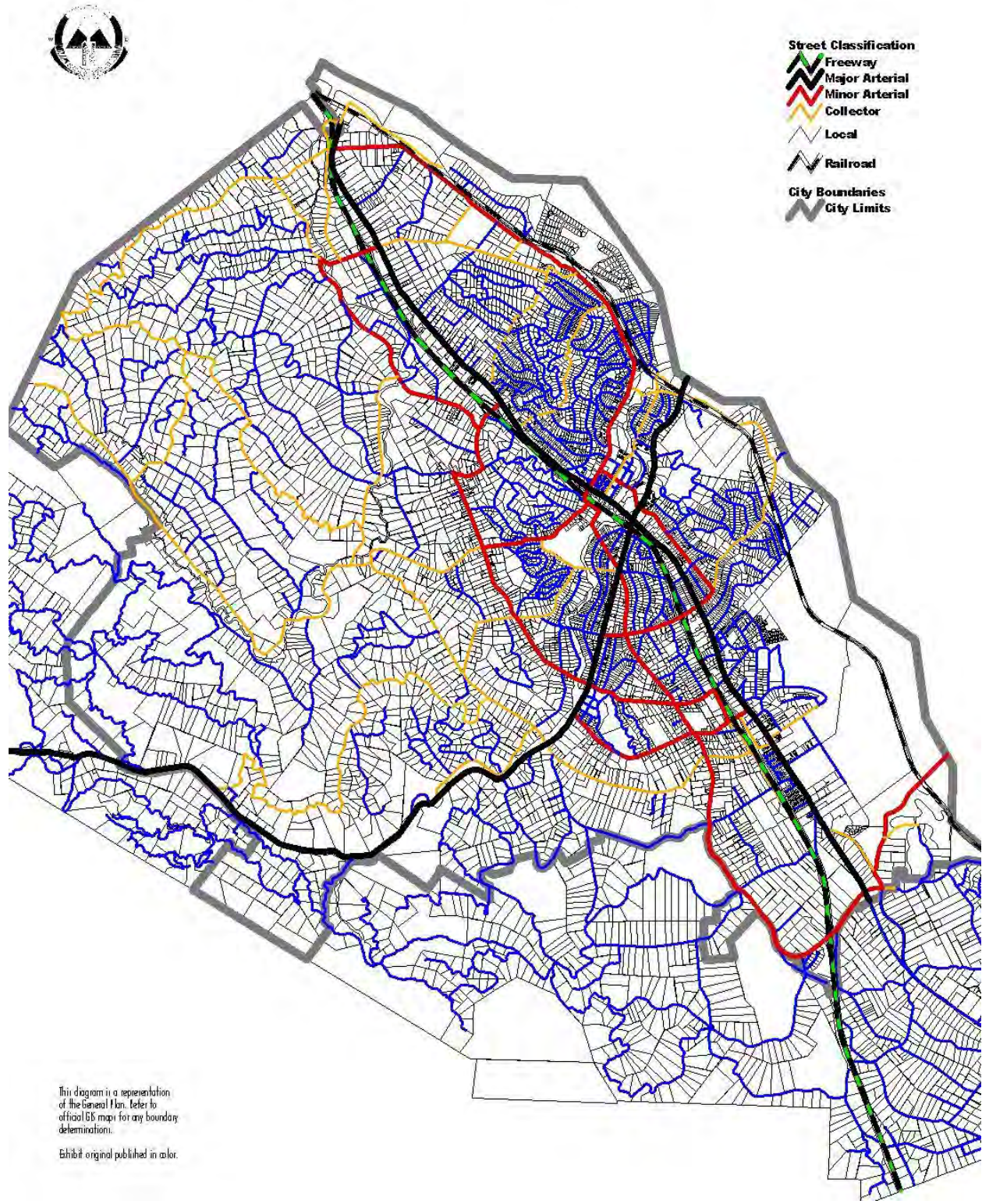


Figure III-3: Circulation facilities and Signals

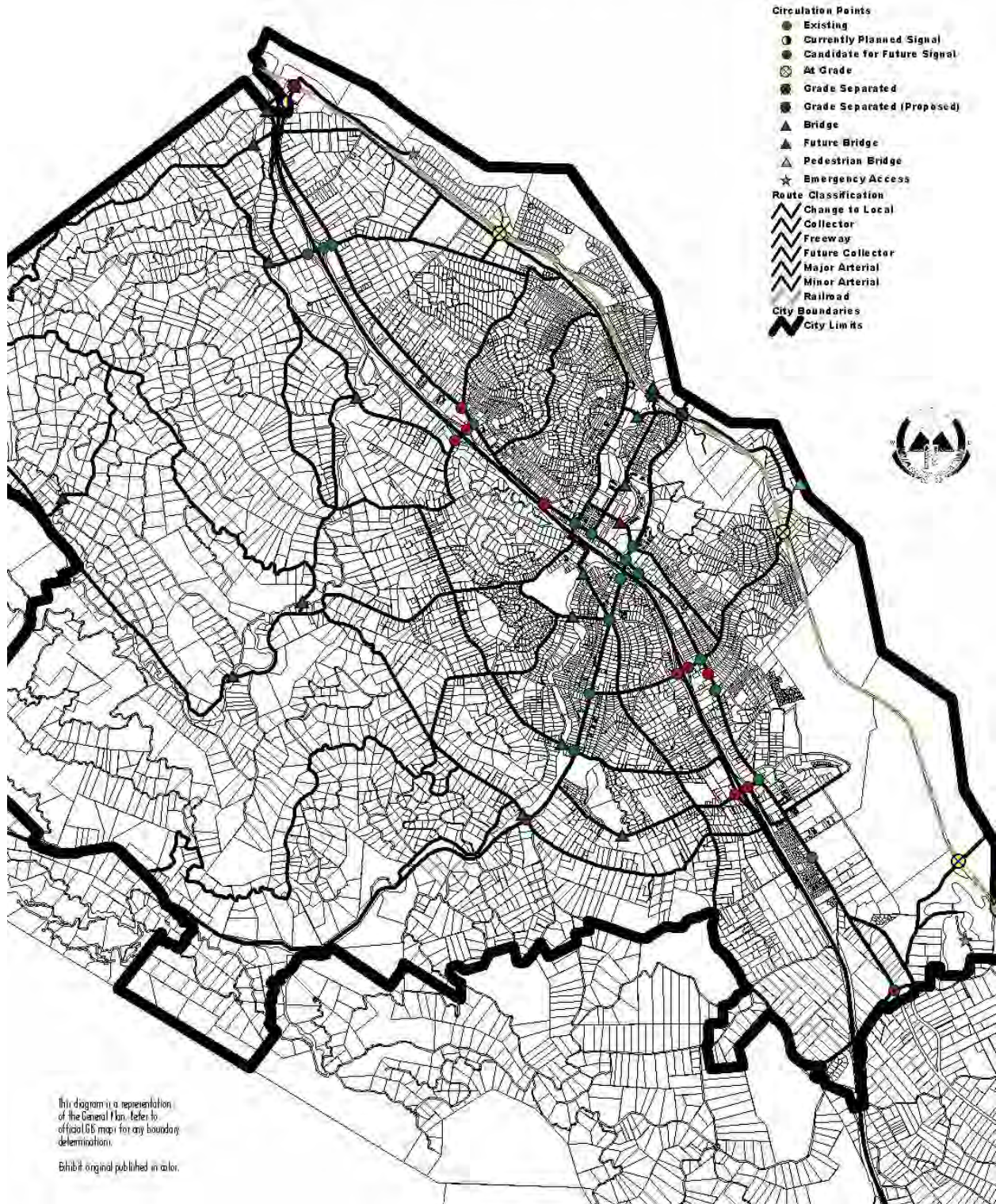


figure III-4: freeway Interchanges

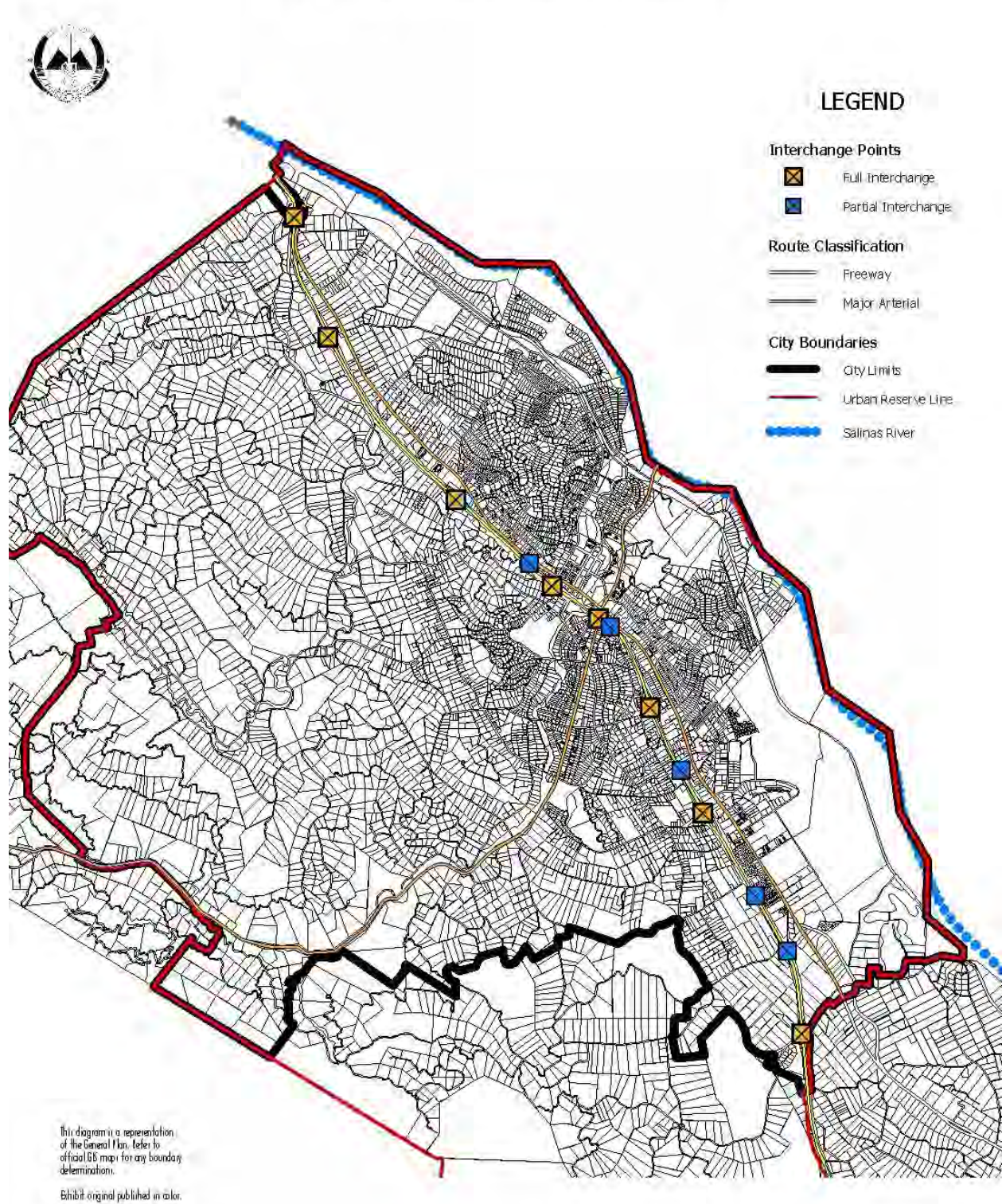
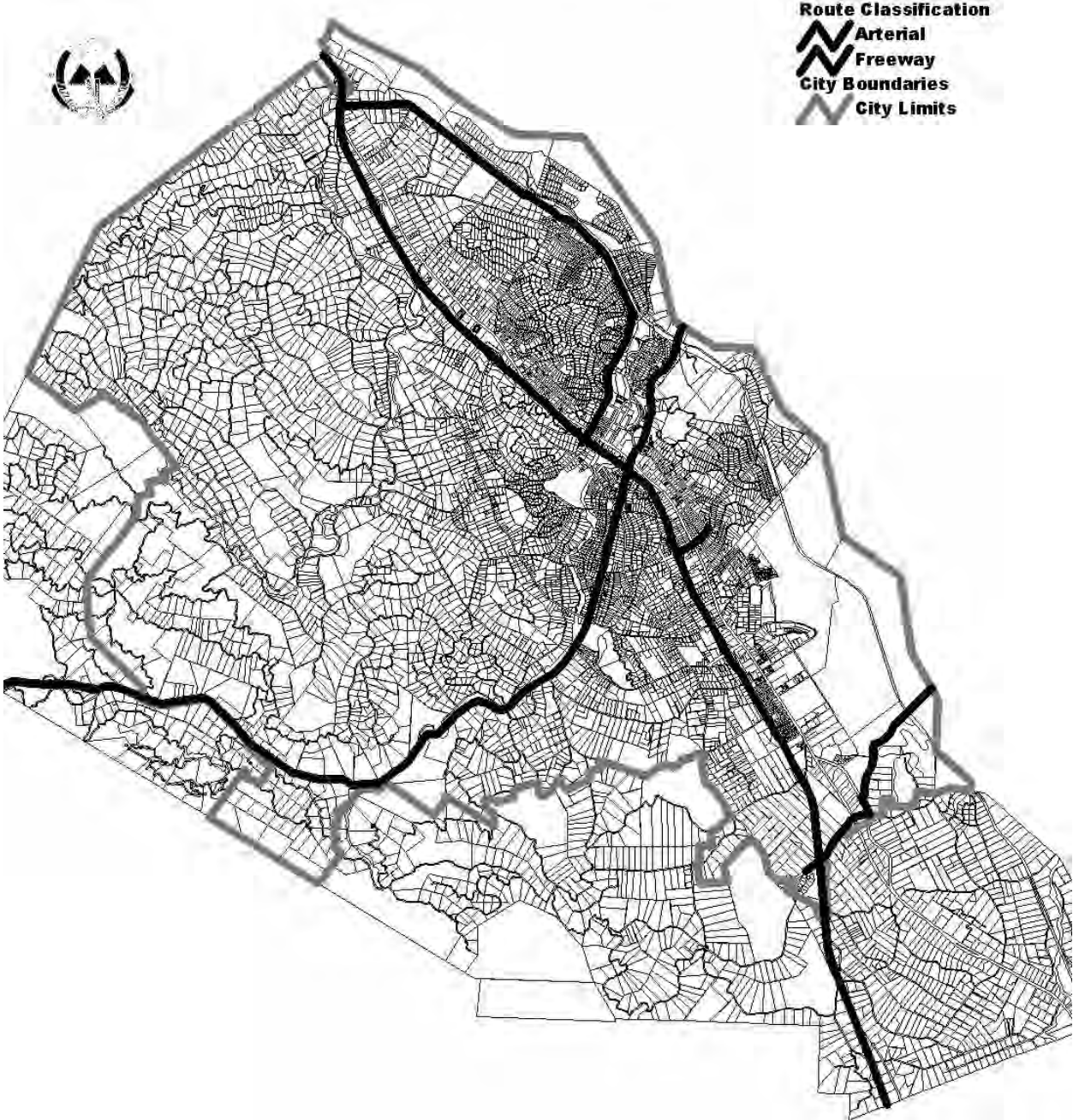


Figure III-5: Truck Route Diagram



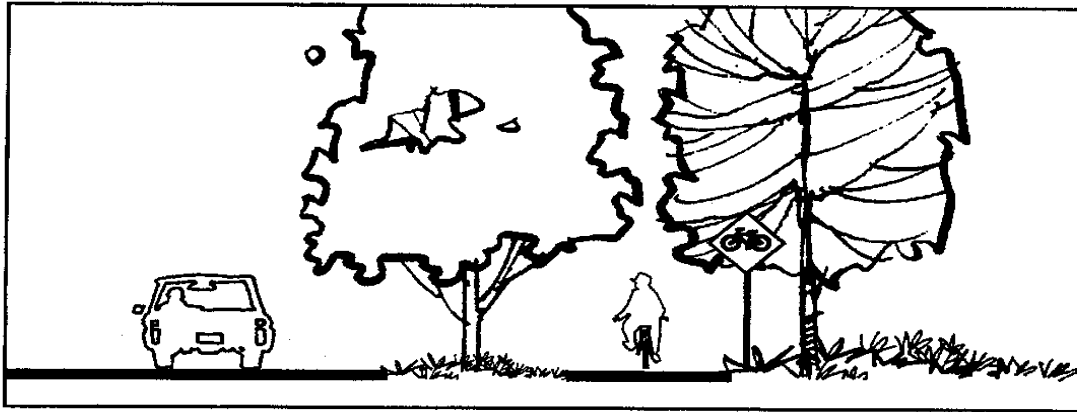
This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

Figure III-6: Bikeway and Trail Diagram

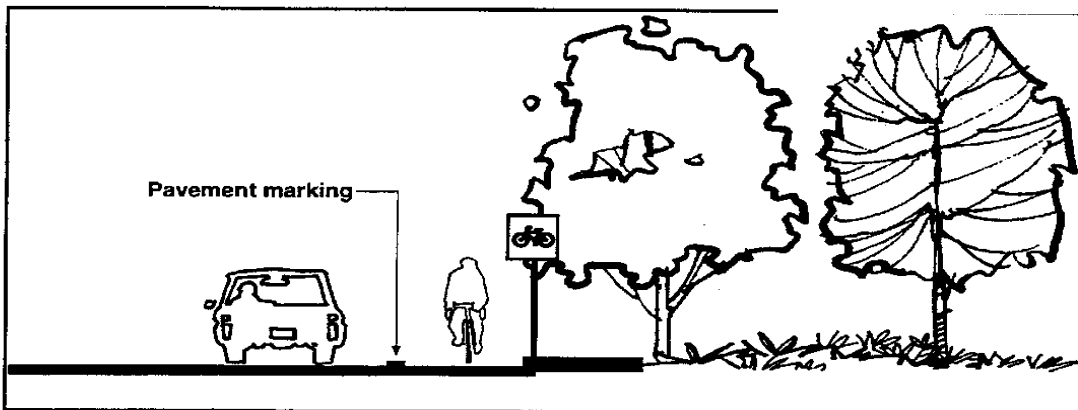


Figure III-7: Typical Bikeway and Trail Cross Sections

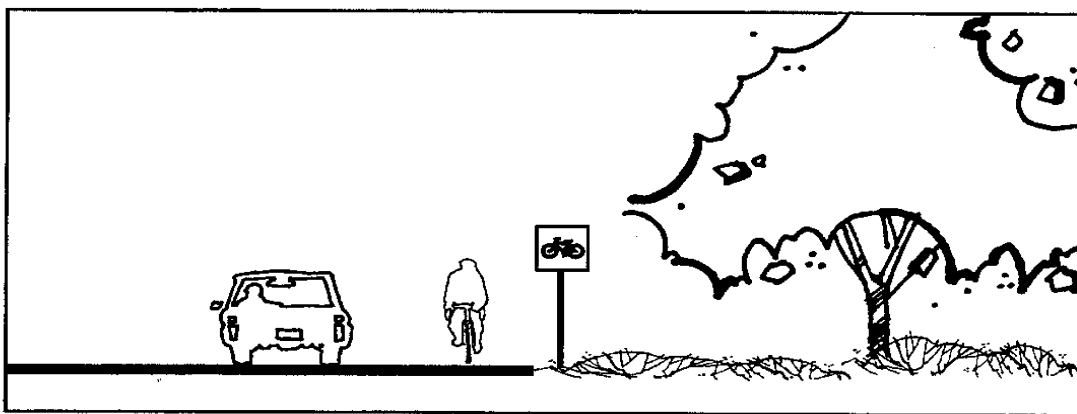


Class I Bike Path - Separated Right-Of-Way

Multi modal trails are similar to Class I



Class II Bike Lane - Designated Right-Of-Way



Class III Bike Route - Shared Roadway

Table III-11: Summary of Circulation Element Capital Improvements

Key	Road Class	Street/Location	Improvement Type	Comments
A-1	Roadway	San Anselmo: US 101 – Monterey Road	Circulation/access improvements	
A-2	Roadway	Via Road: Ensenada – Mercedes – Traffic Way	Widen lanes, replace bridge, bike & pedestrian facilities	
A-3	Roadway	Curbaril: ECR to US 101	Circulation/access improvements	
A-4	Roadway	Santa Barbara: ECR to US 101	Widen to 4-lanes	
A-5	Roadway	Santa Cruz: ECR – Carrizo Road		
A-6	Roadway	ECR: Santa Barbara – Via Camino	Widen to 4 lanes; bikeway; Sidewalks	
A-7	Roadway	ECR: Via Camino – Santa Rosa	Raised median; channelization; bikeway	
A-8	Roadway	ECR: Santa Rosa – Curbaril	Raised median; channelization; bikeway	
A-9	Roadway	ECR: Curbaril – SR 41	Raised median; channelization; bikeway	
A-10	Roadway	ECR: SR 41 – Rosario	Raised median; bulb-outs; channelization; bikeway	
A-11	Roadway	ECR: Rosario – San Anselmo	Raised median; channelization; bikeway	
A-12	Roadway	ECR: San Anselmo – Del Rio	Raised median; channelization; bikeway	
A-13	Roadway	ECR: Del Rio – Santa Cruz	Widen to 4 Lanes; raised median; channelization; bikeway	
A-14	Roadway	Santa Ysabel: Curbaril – SR 41	Widening; bikeway; sidewalks	
A-15	Roadway	Traffic Way / Olmeda - San Jacinto	Frontage improvements	
A-16	Roadway	Carmelita/Morro Road	Extend as 2-lane collector south to Morro Road (SR 41)	
A-17	Roadway	Halcon Road: Via Camino – Santa Barbara	Intersection improvements / roadway improvements to arterial	
A-18	Roadway	Traffic Way / Ardilla / Santa Lucia	Roadway / intersection improvements	
B-1	Intersection	ECR/Santa Barbara	Intersection Improvements / signal	
B-2	Intersection	ECR/Santa Rosa	Intersection improvements	
B-3	Intersection	ECR/Junipero	Signal	
B-4	Intersection	ECR/Curbaril	Intersection improvements	
B-5	Intersection	ECR/Traffic Way	Intersection improvements	
B-6	Intersection	ECR/W. San Anselmo	Intersection improvements	
B-8	Intersection	ECR/E. San Anselmo	Intersection improvements / signal	
B-9	Intersection	ECR/Del Rio	Intersection improvements	
B-10	Intersection	ECR/San Ramon	Signal	
B-11	Intersection	ECR/Pueblo Avenue	Signal	
C-1	Bridge	Santa Lucia at Graves Creek	Reconstruct bridge	
C-2	Bridge	Garcia Road at Graves Creek	Reconstruct Bridge	
C-3	Bridge	Lewis Avenue	Construct bridge across Atascadero Creek	PSR completed; \$2 million
C-4	Bridge	Santa Cruz west of San Ramon	Bridge across Graves Creek/ extend road	
C-7	Bridge	Llano at Graves Creek	Construct Bridge	
D-1	US 101 / SR 41	ECR/SR 41/ US 101	Reconstruct Interchange; ramp relocation; signals; widening	Part of SR 41 funded project
D-2	SR 41	State Route 41: US 101 – San Gabriel	Widen to 4-lanes	
D-3	US 101	Santa Barbara/US 101	Interchange Improvement	
D-4	US 101	Santa Rosa/US 101	Interchange Improvement	

City of Atascadero
Circulation Element

Key	Road Class	Street/Location	Improvement Type	Comments
D-5	US 101	Curbaril/US 101	Interchange Improvement	
D-6	US 101	Traffic Way/US 101	Interchange Improvement	
D-7	US 101	San Anselmo/US 101	Interchange Improvement	
D-8	US 101	Del Rio/US 101	Interchange Improvement	
D-9	US 101	Route US 101 within URL	Operational Improvements	
	Misc.	Citywide	Safety improvement program	
	Misc.	Citywide	Traffic calming projects	
	Misc.	Citywide	Dial-A-Ride improvements	
	Misc.	Citywide	Regional transit improvements	
	Misc.	Citywide	Park-and-Ride expansion	
	Misc.	Citywide	Safe routes to school	
	Misc.	Citywide	Miscellaneous arterial and collector road maintenance	
	Misc.	Citywide	Intersection improvements	
	Misc.	Citywide	Miscellaneous walkways	
	Misc.	Lewis/Santa Ysabel	Bike route	
C-6	Misc.	Curbaril/Salinas River Bridge	Bike route	
	Misc.	Atascadero to Templeton	Bike route	Multi-jurisdictional project

Figure III-8: Circulation Mitigation Projects



G. Circulation Goals, Policies, and Programs

Goal CIR 1: Provide a balanced, safe, and efficient circulation system that serves all segments of the community, and is designed and constructed to preserve rural character.

Policy 1.1: Plan, fund and implement circulation improvements necessary to comply with adopted City safety and level of service standards, and the General Plan Circulation Diagram.

Programs:

1. Maintain an updated Capital Improvement Plan and pursue construction of the circulation system improvements listed in the Table III-11: Summary of Circulation Element Capital Improvements of the Circulation Element.
2. Require dedications and new development to be consistent with the Circulation Diagram and the Circulation Facilities Diagram.
3. Enhance vehicular, bicycle, pedestrian access and travel within the Downtown.
4. Preserve options for future transportation facilities in advance of development by such means as identifying routes, reserving rights-of-way, establishing setbacks to accommodate future road width, and limiting access along arterials.
5. Design future roadway extensions and connections to allow travelers to choose reasonably direct paths to destinations.
6. Maintain an equitable funding and capital expenditure system for roadway improvement that includes requiring developers to provide for construction of their fair-share portion of arterial, collector, and local streets at the time of development.

Policy 1.2: Provide regional facilities to minimize through-traffic intrusion on local streets and to avoid barriers to local traffic.

Programs:

1. Cooperate with Caltrans and SLOCOG to prepare a US 101 North Corridor Study and the Atascadero Route 101/EI Camino Real Corridor Study.
2. Coordinate transportation planning efforts with local, regional, State and federal agencies, to maintain and upgrade State roadways, where appropriate, including the elimination of existing substandard conditions at freeway interchanges.
3. Provide sufficient capacity on arterial and collector streets to discourage through traffic on local roadways.
4. Restrict truck traffic by ordinance to designated routes identified in the Truck Route Diagram, Figure III-5, except for access to local destinations.
5. Trucks routes shall be clearly mark with a comprehensive signage program.

6. Establish a Memorandum of Understanding between the City of Atascadero and Caltrans that identifies the City's responsibility for collecting fees and funding improvements for US 101.
7. Update the City's Capital Facilities Fees consistent with the requirements of AB 1600 and include funding for Caltrans facilities.

Policy 1.3: Maintain LOS C or better as the standard at all intersections and on all arterial and collector roads. Upon City Council approval, accept LOS D where residences are not directly impacted and improvements to meet the City's standard would be prohibitively costly or disruptive.

Programs:

1. Require new commercial development design to avoid diverting traffic through existing residential neighborhoods.
2. Require traffic studies and updating of the City traffic model for all projects involving amendments to the zoning map or General Plan land use diagram or circulation element.
3. Locate high traffic generating uses along arterial streets with a minimum number of driveways. Driveways and access points should be shared whenever possible.
4. Encourage mixed-use development with residential and commercial densities high enough to increase the rider base for local and regional transit systems.

Policy 1.4: Preserve the winding, tree-lined nature of the city street system in hillside areas.

Programs:

1. Continue to allow flexible street design standards to allow roads to curve around hillsides to preserve rural character and help limit vehicle speed.
2. Develop a program and development standards for planting street trees and landscaping on arterial streets and at major intersections.

Policy 1.5: Maintain an adequate and well-designed supply of off-street parking, particularly in commercial, industrial, and higher- density residential areas.

Programs:

1. Require all development to provide sufficient and convenient parking areas with minimal conflict with street traffic.
2. Require shared parking via reciprocal easement in commercial and industrial areas whenever possible.
3. Require off-street parking areas to include landscaping, screening, lighting and shade trees to mitigate adverse visual impacts and provide comfort for users.
4. Update and maintain the Parking Ordinance to reflect current parking trends and uses.

Goal CIR 2: Provide for walkways, horse trails, and bikeways without curbs and sidewalks in rural areas. Provide a comprehensive system of routes to schools and parks which include creekside trails.

Policy 2.1: Provide for a comprehensive system of creekside trails, roadside pathways, equestrian trails, multi-use trails and bikeways to connect neighborhoods, schools, commercial, and recreation areas, in accordance with the Bikeway and Trail Plan.

Programs:

1. Require all subdivisions and developments to provide bikeway and trail alignments and facilities consistent with the Bikeway and Trail Diagram and any applicable Bicycle Transportation Plans.
2. The Bikeway and Trail system shall be comprised of Class I, Class II, Class III and multi-use trails that are appropriate the location and projected use as defined in Table III-12.

Table III-12: Bikeway and Trail Classifications.

Classification	Description
Class I	Dedicated and paved pathway right-of-way separated from vehicle traffic
Class II	Shares street and separated from traffic by pavement markings
Class III	Shares street indicated with signs only
Multi-Use Trail	Dedicated pathway with minimal improvements.

3. Adopt and maintain a Bicycle Transportation Plan that will provide development standards and classifications for all trail corridors.
4. Road abandonment request shall be reviewed for potential trail locations. Where roads are not desirable but pedestrian access would provide a public benefit a trail right-of-way shall be provided.
5. Access, protection, and expansion of the historic De Anza Trail is a high priority.
6. Local bikeway and trail projects shall be coordinated with regional projects whenever possible.
7. Develop a trail master plan for Atascadero Creek between Camelita Road and the Salinas River.
8. A pedestrian and bicycle connection between Atascadero and Templeton shall be coordinated with SLOCOG, San Luis Obispo County and Caltrans.

9. Provide a system of pedestrian and equestrian trailhead access points to the Salinas River corridor that prevent motor vehicle access.
10. Require that all major subdivisions and lot line adjustments involving 20 or more lots to provide a bikeway and trail plan.
11. Work with private property owners on the westside of town to establish formal trails and maintain access to existing trails.
12. Plan for a pedestrian and equestrian bridge across the Salinas River at Curbaril Avenue.

Policy 2.2: Accommodate bicycles at major destinations including downtown, bus stops, schools, and other public facilities.

Programs:

1. Encourage the use of bicycles by designing bicycle facilities and access points into all new development projects.
2. Require adequate and safe bicycle access and bicycle parking in conjunction with new development.

Policy 2.3: Promote walking as an alternative to vehicle travel in retail district and multi-family areas.

Programs:

1. Develop pedestrian-friendly design standards that apply to all residential and commercial projects and require construction of adequate sidewalks and/or pedestrian trails in new development.
2. In conjunction with the Safe-Routes to School Program, adopt and maintain a sidewalk system map identifying the locations of required sidewalks. The system will consist of continuous routes that connect higher density neighborhoods, schools, parks, shopping areas, and work places.
3. Sidewalks shall not be required in single-family areas with lot sizes of ½ acre and greater, but walkable shoulders and / or trails will be required.
4. Enhance the Downtown streetscape so that it is an enjoyable experience for pedestrians.

Goal CIR 3: Provide and promote alternative modes of travel to reduce traffic congestion and improve air quality by providing viable transit alternatives.

Policy 3.1: Promote alternatives to single-occupancy vehicle travel, particularly for commute trips.

Programs:

1. Seek funding for programs that promote transit, ridesharing, bicycling and walking.
2. Support efforts to improve shuttle service to downtown and major shopping and employment centers.

Policy 3.2: Encourage expansion of public transit as needed to meet the changing needs of the area for local and regional access, including fixed route and demand response where appropriate.

Programs:

1. Work with Central Coast Area Transit and SLORTA to encourage use of local and regional public transit.
2. Provide fixed routed transit with bus shelters along El Camino Real.
3. Support and encourage the use and expansion of Park & Ride facilities.

Policy 3.3: Comply with the Transportation Demand Management program requirements of the San Luis Obispo County Clean Air Plan to reduce peak period trip generation.

Program:

1. Support programs to encourage employers to promote transit use, such as flexible work schedules.

IV. Safety & Noise Element

A. Safety Element Goals and Policies

The City participated in the 2000 update of the County General Plan Safety Element. Information about safety in Atascadero appears in the Technical Background Report for that update. The goals and policies below, which address issues detailed in the Background Report, are generally adapted from the County Safety Element. However, a number of the policies are unique to Atascadero.

1. Emergency preparedness

Emergency preparedness is necessary to avoid or minimize the loss of life and property due to natural and technological disasters; to reduce the social, cultural, environmental, and economic costs of disasters; and to assist and encourage rapid recovery from catastrophic events. An important part of preparedness is careful assessment of risks before an emergency occurs. Response activities focus on saving lives, preventing injury, and reducing property damage.

Critical facilities, which provide emergency assistance after a major disaster, include police and fire stations, schools, hospitals, and roadways designated as evacuation routes.

Goal SFN 1. Attain a High Level of Emergency Preparedness

Policy 1.1: Support response programs that provide emergency and other services to the public when a disaster occurs.

Programs:

1. Provide required training to ensure the readiness of response teams.
2. Follow statewide Standardized Emergency Management System procedures.
3. Reduce the time and effort required to obtain permits for emergency repair work, including coordinating with State and Federal agencies prior to any event.
4. Maintain and upgrade critical facilities.
5. Adopt and maintain a Local Hazard Mitigation Plan (LHMP) consistent with the Disaster Mitigation Act of 2000 (DMA 2000).

Policy 1.2: Help prepare and organize residents to respond appropriately to disasters.

Programs:

1. Support education in the schools that teaches children how to avoid dangers and behave during an emergency.
2. Support the efforts of many organizations – government, radio, newspapers and TV stations, utilities, emergency response providers, the Office of Emergency Services, and our health community – that provide outreach and education to the community.
3. Support the efforts and education of people with disabilities to respond appropriately to emergencies.
4. Develop an emergency evacuation program for the neighborhoods in the west hills that are subject to high fire hazards.
5. Coordinate circulation element street designations and road improvement projects with evacuation routes.
6. Support disaster education and preparedness programs geared towards residents through programs such as Community Emergency Response Team (CERT) or other community based efforts.

Policy 1.3: Coordinate with County and State agencies, news media, and others working to reduce the risks of disasters through effective preparedness, response and recovery.

Program:

1. Establish a Point of Information (PIO) to meet with agency and media representatives.

Policy 1.4: Expand and update the database of safety related information, including Geographic Information System (GIS) data, and convey that information to the public and decision makers.

Programs:

1. Maintain an updated City GIS hazard map with information on fire hazard areas, native plant fuel loads, flood zones, un-reinforced masonry buildings, underground storage tanks, landslide areas, earthquake faults, pipelines, high voltage electrical transmission lines, railroads, state highways, underground storage tanks, and evacuation routes.
2. Seek from other government, academic and private organizations new data that can be used for emergency preparedness and response.
3. Share hazard information with nearby jurisdictions, private and public organizations, and the general public.

Policy 1.5: Perform assessments aimed at reducing or eliminating long-term risks to improve the efficiency and decrease the cost of disaster response and recovery.

Programs:

1. Provide ongoing emergency preparedness training for all City staff.
2. Ensure the building code and other City regulations applicable to structural safety are updated current with State Law.

Policy 1.6: Facilitate long-term recovery following a disaster.

Programs:

1. Assist with public and private rebuilding efforts, provision of housing for displaced residents, and resumption of service, business and government functions.
2. Provide assistance to agencies and organizations involved in disaster recovery.
3. Identify agencies needed to participate in assessing damage, providing citizens with care and shelter, and repairing critical infrastructure.
4. Ensure duplicate storage of essential City records.

2. Flooding and Dam Inundation

Flooding and its effects generally occur when heavy rainfall causes watercourses to overtop their banks. Winter storms bring large amounts of runoff to areas not accustomed to high flows, including areas damaged by fire. Runoff can carry debris and sediment that can clog drainage systems and block creek channels. Flooding may also occur in low-lying areas with poor

drainage, even during moderately sized storms. Flooding can harm structures, infrastructure and crops, and can create health hazards by rupturing sewer lines and damaging septic systems.

Many factors contribute to the severity of floods, including fires in watershed areas, structures and fill in flood-prone areas, and increased runoff from impervious surfaces such as roadways and rooftops. The primary measure used to delineate areas subject to flooding is the "100-year flood".

Dam failure can result from a number of causes. Earthquakes, fast-rising flood waters, and structural flaws can contribute to dam breach and release of impounded water. Flooding also can occur when landslides displace large volumes of reservoir water. Dam failure can cause flooding, erosion, and debris and sediment deposition.

Sudden failure of the Salinas Dam at Santa Margarita Lake could inundate an area in the City within about 1,000 feet of the Salinas River. Failure of the Atascadero Lake Dam with the lake at capacity could produce flooding about two feet deep in the Morro Flats/Tecorida area and affect about 100 residents. The State conducts periodic reviews to evaluate dam safety.

Goal SFN 2. Reduce damage to structures and danger to life caused by flooding and dam inundation.

Policy 2.1: Enforce federal regulations regarding placement of structures in floodplains, and maintain appropriate standards for development in flood-prone and poorly drained areas (refer to Figure II-8).

Programs:

1. Require an engineered floodplain and hydrologic analysis to be prepared for new development project within or directly adjacent to known 100-year flood plains.
2. Prohibit development within floodways and areas of high flood hazard potential to the extent practicable.
3. Required the lowest finished floor of new construction in low-lying or other areas with serious drainage or flooding potential to be contracted a minimum of 1-foot above the 100-year water surface elevation.
4. Prohibit development that will create new upstream or downstream flooding or drainage problems.

Policy 2.2: Reduce flood damage in areas known to be prone to flooding.

Programs:

1. Augment existing GIS and other data regarding low-lying areas with information obtained during storms.
2. Develop a prioritized list of proposed capital improvement projects for low-lying, flood-prone areas, and seek funding for those projects.

3. Perform flood-related preventive maintenance and repair, and ensure that all flood-related work in riparian areas minimizes impacts to biological resources.

Policy 2.3: Prepare the City to respond to flood emergencies.

Program:

1. Train City personnel to a level appropriate to their positions and responsibilities to respond to flood emergencies.
2. Require new subdivisions to construct a system of all weather emergency access connections consistent with the City's Emergency Evacuation Plan.
3. Identify and map appropriate evacuation routes for neighborhoods along the Salinas River.

Policy 2.4: Minimize the risk of dam failure.

Programs:

1. Work with State and Federal agencies to assist with inspection and maintenance of the Salinas and Atascadero Lake Dams.
2. Maintain a dam failure evacuation plan to guide public officials that includes use of the emergency alert system to notify the public.

Figure IV-1: Flood Plain Map

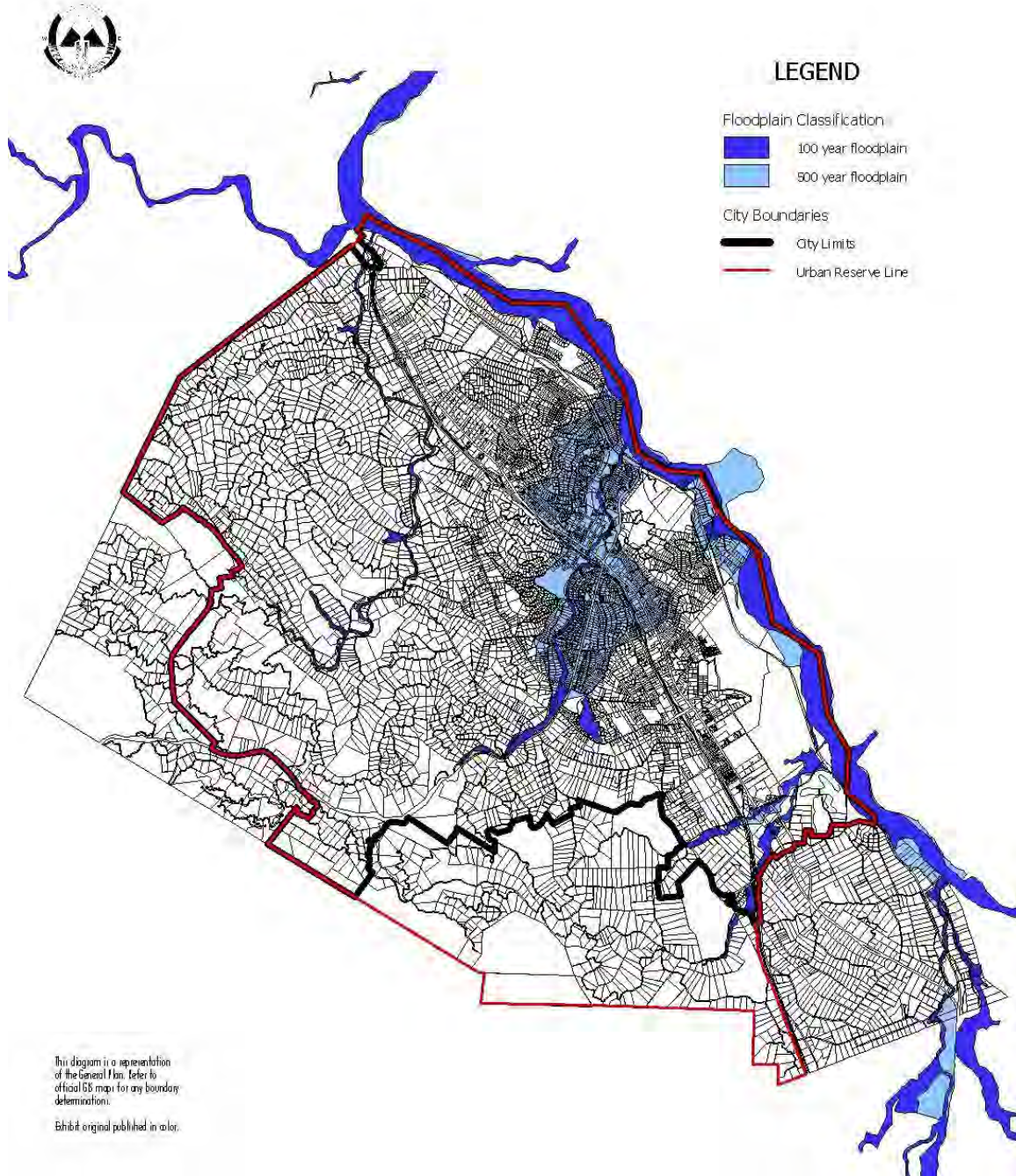
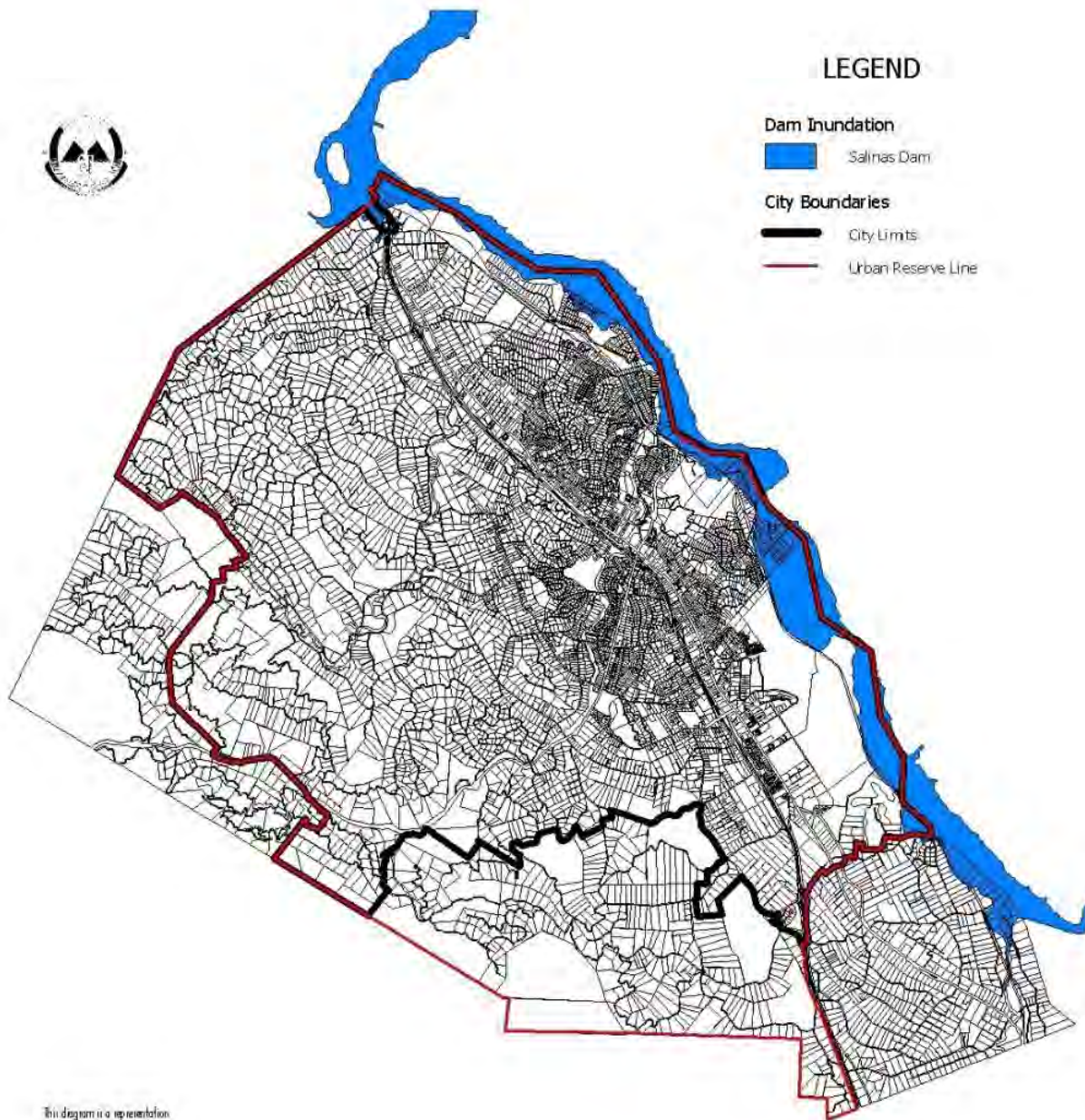


Figure IV-2: Dam Failure Inundation Map



LEGEND

- Dam Inundation**
 - Salinas Dam
- City Boundaries**
 - City Limits
 - Urban Reserve Line

This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color

3. Wildland Fires

Fires are an important component of the local ecosystem. Wildlands must burn or otherwise be controlled periodically to maintain ecological viability. Fuel maintenance (controlled burns, mowing, cattle grazing, fire goats and other means) has replaced uncontrolled wildfire because of threats to human habitation, and development in inappropriate locations often requires fuel modification that results in environmental damage.

Fires can cause significant life, property and environmental loss. Fire hazards can be influenced by a variety of factors, including building location and construction, access, storage of flammable and hazardous materials, inadequate water supply, and response time for fire suppression personnel.

Wildfire and urban fire hazards are closely related in Atascadero due to extensive residential development in hillside areas with flammable chaparral, grassland and oak woodland (especially where vegetation has not burned recently). Chaparral vegetation burns intensely at extremely high temperatures, making fires in this habitat difficult to extinguish.

Northwest afternoon winds common in the western part of the City (associated with inland valley heating and cooler air currents flowing from the ocean) can cause fires to spread and shift direction quickly and unpredictably. Steep slopes also are subject to rapid flame spread and often have poor access for fire suppression equipment. The Fire Department Master Plan identifies areas of the City at higher risk for wildfires.

Goal SFN 3. Reduce the threat to life, structures, and the environment caused by fire.

Policy 3.1: Carefully site and configure new development in higher fire risk areas

Programs:

1. Encourage the clustering of lots and buildings in higher fire hazard areas to reduce the need for multiple response teams during fires.
2. Require Fire Department and Atascadero Mutual Water Company review of subdivision design to ensure adequate fire flows and access for emergency vehicles, and compliance of structures with Fire and Building Codes.
3. Require fire resistant material in building construction in fire hazard areas.
4. Require defensible space around all structures, especially in higher fire hazard areas.

Policy 3.2: Plan for adequate facilities, equipment, and personnel to meet fire fighting demands.

Programs:

1. Update the Fire Department Master Plan every five years.
2. Continue to plan for future facility, equipment, communication system, and personnel requirements.
3. Coordinate with the County to obtain information generated during the update of the Salinas River Area Plan relevant to improving fire suppression capabilities.

Policy 3.3.: Sustain the ability of the Fire Department to respond to emergencies.

Programs:

1. Prepare, adopt, and maintain standards of coverage for the Fire Department specific to the geography of Atascadero.
2. Maintain mutual aid agreements with other fire and emergency service agencies in rural areas of the community
3. Train Fire Department personnel in wildfire risk assessment.
4. Maintain a fire-related GIS database to assist decision-makers with analyzing development proposals, and update the database when new CDF/County Fire Department fire hazard severity maps become available.
5. Develop GIS based fuel load mapping in conjunction with the native tree mapping program.
6. Provide ongoing fire prevention public education programs.
7. Develop and codify uniform standards for maximum slope of streets, driveways, and fire access roads for all new development.
8. Continue to cooperate with the Atascadero Mutual Water Company to improve and expand fire flows and hydrant locations.

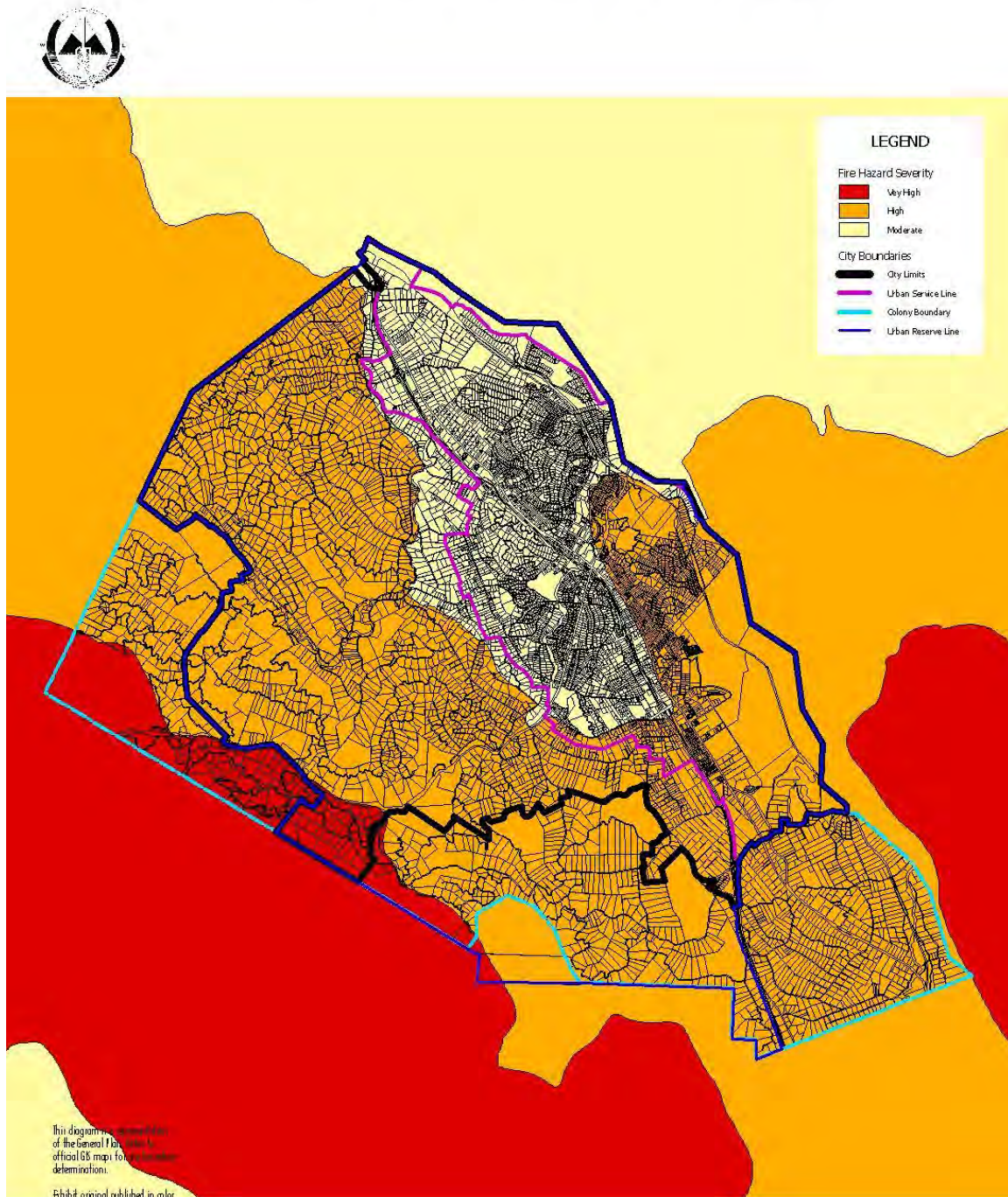
Policy 3.4: Adopt programs to reduce the impacts of fires.

Programs:

1. Develop regulations that balance the need for defensible area around homes with the preservation of Native Trees and habitats.
2. Inform homeowners of fire dangers, appropriate responses to fire, and ways to prevent loss.
3. Continue to promote the efforts of the Fire Safe Council.
4. Train fire fighters to educate property owners and the public.
5. Require Fire Department review of development plans to assure adequacy of access for equipment, water supplies, construction standards, and vegetation clearance.

6. Ensure that sufficient water supplies are available for protection of structures and encourage built-in fire protection systems such as sprinklers.
7. Require the installation of residential fire sprinklers on new construction throughout the City.
8. Amend to Municipal code to require the installation of fire sprinkler systems of all commercial and industrial buildings regardless of size.
9. Support the Memorandum of Understanding between the Atascadero City Fire Department and the Air Pollution Control District that allows burning within the Urban Reserve Line of Atascadero where a fire hazard is present and the vegetation can not be abated by any other means or other alternatives.

Figure IV-3: Wildland Fire Hazard Map



4. Geologic and Seismic Hazards

Geologic conditions define the stability of the ground and how a site will respond to natural forces such as erosion and earthquakes. The frequency and strength of earthquakes depend on the activity, number, and type of faults that pass through or influence a particular region.

Mapped lateral faults in the vicinity of Atascadero include the potentially active Rinconada fault and the Nacimiento fault zone. The Rinconada fault (and associated Jolon fault) is mapped east of the Salinas River trending northwest. The six-mile-wide Nacimiento fault zone (trending northwest in the Santa Lucia Range southwest of the City) is classified as inactive but appears to coincide with an historic earthquake epicenter. A subsurface thrust fault (Black Mountain) lies three (3) miles east of the City. Additional potential seismic hazards that are in proximity to the City are shown in Table IV-1.

Seismic (earthquake-related) hazards can result in significant public safety risks and property damage. Direct effects of earthquakes include fault rupture and groundshaking. Associated processes include liquefaction, seismic settlement, and landsliding. (Other earthquake-related hazards, such as dam inundation, fires, and unsafe structures are evaluated in separate sections of this Safety Element.)

Fault rupture (displacement of the ground surface along a fault trace) typically occurs during earthquakes of magnitude 5 or greater in a linear zone around previous ruptures, and as sympathetic movement on adjacent or intersecting faults. The potentially active Rinconada Fault presents a moderate fault rupture hazard to the City.

Groundshaking is motion that occurs in response to local and regional earthquakes. Table 1 lists nearby faults considered to be potential sources of relatively strong groundshaking, which development projects must consider in order to comply with standard practices regarding seismic safety. California Building Code requirements (CBC; adopted as Municipal Code Title 8) establish design and construction standards intended to enable structures to withstand groundshaking.

Table IV-1: Potential Groundshaking Sources

Fault	Distance* (miles)	Maximum Earthquake	Maximum Probable Earthquake	Anticipated Acceleration Range (g)
Rinconada and Jolon	2	7.5	7.0	0.4-0.6
Black Mountain	3	7.5	5.75	0.1-0.5
La Panza	9	7.5	Unknown, but assumes 5	0.1-0.4
Los Osos	14	7	Unknown, but assumes 5	0.1-0.2
Hosgri	22	7.5	6.5-7.5	0.1-0.2
San Andreas	27	8.25	8	0.1-0.2
San Simeon	35	unknown	6.5	unknown

• *from El Camino Real/Traffic Way

Liquefaction is the sudden loss of soil strength due to rapid increase in pore water pressure during groundshaking, while seismic settlement is the reduction of soil volume (which may occur simultaneously or independent of liquefaction). Liquefaction potential increases with earthquake magnitude and groundshaking duration. Low-lying areas adjacent to Atascadero and Graves Creeks, and the Salinas River underlain by unconsolidated alluvial soil, are mapped as having high liquefaction potential. Much of the City is underlain by older alluvium, considered to possess moderate liquefaction potential.

The CBC requires the assessment of liquefaction potential in the design of all structures. If buildings can't be located away from potentially liquefiable soils, the hazard typically can be mitigated by constructing deep foundations, compacting granular soils, and/or employing engineering techniques during construction.

Landslides and slope instability can result from rainfall and runoff, weak soils, grading, inadequate drainage, steep slopes, adverse geologic structure, and/or earthquake activity. Slope instability can occur in the form of creep, slumping, large progressive translation or rotational failure, rockfall, debris flow, or erosion. Slope instability potential in the City generally increases with steepness and distance from the Salinas River. Some steeper areas are mapped as having very high slope failure potential.

Landslides can result in damage to property and cause buildings to become unsafe due to distress or collapse during sudden or gradual slope movement. Even structures on stable ground may be exposed to hazards if they lie in the path of slope activity.

The CBC requires site-specific slope stability studies for hillside development. Any grading on slopes 10 percent or steeper also is subject to CEQA environmental review. Hillside developments often require nonstandard, heavily engineered designs. Building in a landslide

hazard area means a property owner must accept a relatively high degree of risk. (Future occupants or owners are not represented when cost or risk-management decisions are made that facilitate site development.)

Goal SFN 4. Minimize the potential for loss of life and property resulting from geologic and seismic hazards.

Policy 4.1: Ensure that developments, structures, and public facilities adequately address geologic and seismic hazards.

Programs:

1. Disseminate information to the public to improve awareness of geologic hazards and seismic safety.
2. Continually update information about faults and geologic hazards (including GIS data and geologic and fault mapping), and encourage the California Division of Mines and Geology to provide new and updated geologic hazard data for inclusion in the database.
3. Conduct studies to assess seismic activity within the Nacimiento fault zone in the southwestern part of the City and SOI prior to approving construction of new structures in the mapped fault traces.
4. When projects are proposed in geologically hazardous areas, require development applicants to submit reports, technical documents, and plans reviewed by a State-licensed independent geologist or geotechnical engineer, and that include that expert's opinion as to whether documents were prepared in accordance with standard practices, applicable codes, and regulations pertaining to geologic hazards.

Policy 4.2: Ensure that structures are designed and located to withstand strong groundshaking, liquefaction, and seismic settlement.

Programs:

1. Enforce adopted Building Code provisions pertaining to grading and construction relative to seismic hazards.
2. Update the Title 8 of the Municipal Code as necessary to promote seismic safety in structural designs.
3. Enforce building code requirements for addressing liquefaction potential in the design of structures.
4. Require geotechnical studies for development in areas with moderate to high liquefaction potential that include analysis of seismic settlement potential and specify appropriate mitigation.

Policy 4.3: Avoid development in areas at risk for slope failure when possible, and ensure that hillside developments employ appropriate design and construction techniques.

Programs:

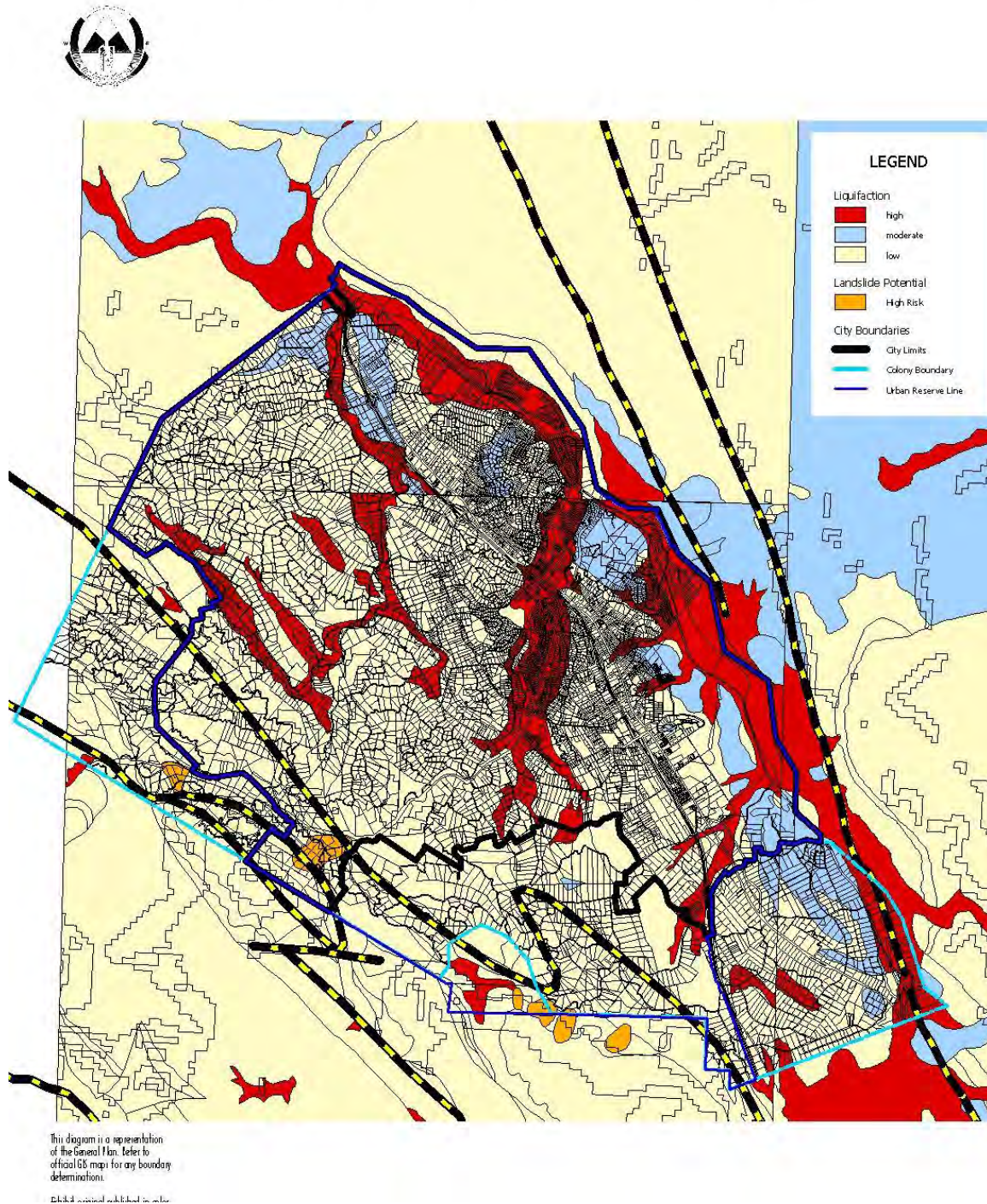
1. Continue to require slope stability assessments by appropriate registered professionals for developments in areas of known slope instability, landslides, or slopes steeper than 10 percent.
2. Require slope stability studies for subdivisions prior to delineating lot lines and building envelopes.
3. Prohibit new development in areas of high risk landslide activity, unless plans demonstrate prior to development that the hazard can be reduced to a less than significant level.
4. Prohibit expansion of existing structures or developments in areas of high risk landslide activity, except when it will reduce the potential for loss of life and property.
5. Require development proposals to mitigate landslide and slope stability impacts on neighboring property, structures, and infrastructure.
6. Enforce building code provisions and other applicable ordinances regulating development on sloping ground.

Policy 4.4.: Improve the ability of City personnel and residents to respond to seismic emergencies.

Program:

1. Train City personnel to a level appropriate to their position and responsibilities to adequately and safely respond to seismic emergencies.
2. Encourage residents to participate in Community Emergency Response Team (CERT) training or other types of programs to improve community wide response to seismic emergencies.

Figure IV-4: Fault Line and Geohazard Map



5. Hazardous Materials, Radiation, Electromagnetic Fields, Unsafe Trees and Structures

Transport along Highway 101 and the Union Pacific Railroad poses the most significant hazardous material risk in Atascadero. A hazardous material release from the highway or railroad could expose residents to significant health and safety hazards and cause substantial environmental damage.

Hazardous material use by City businesses is limited and not concentrated in any specific area. Commercial hazardous material use and storage occurs at industrial operations, manufacturing businesses (such as cabinet shops), and a propane distribution terminal.

Transportation, storage, and use of pesticides in agricultural and commercial settings also pose potential hazards to the public. Pesticides are regulated by the County Agricultural Commissioner's Office.

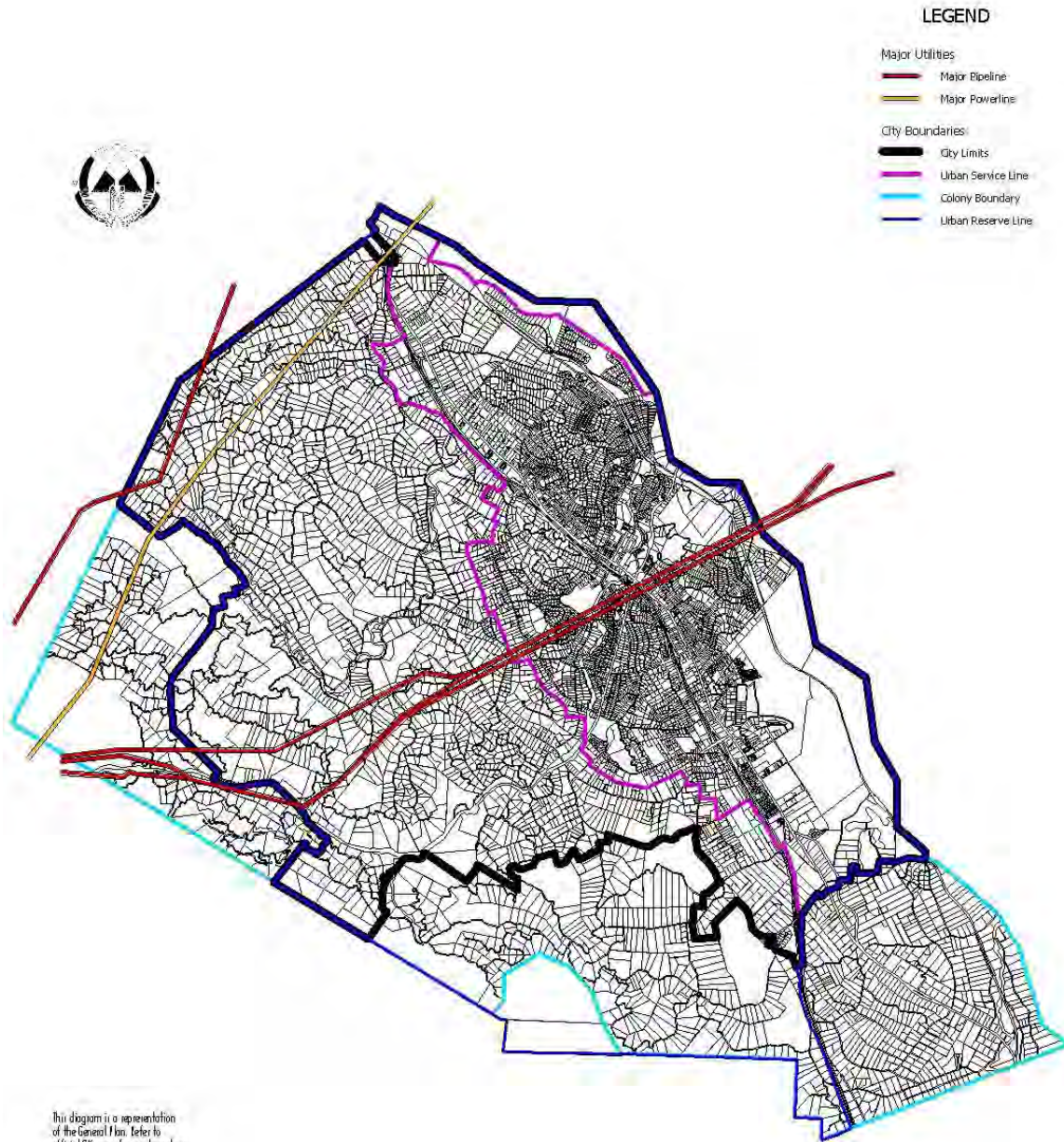
Chevron USA, Inc. and US Navy

Chevron and the US Navy oil pipelines extend from Estero Bay through Atascadero easterly to the San Joaquin Valley. The Chevron pipeline transports crude oil; use of the Navy pipeline has been abandoned. The two pipelines follow the same route through Atascadero, extending east-west from the Paradise Valley north of Route 41, crossing US 101 just north of Morro Road and then continuing easterly across Pine Mountain to the Salinas River. East of the Salinas River, the pipelines continue northeasterly through the El Pomar area to Shandon, generally paralleling Route 41. The nearest pumping station to Atascadero is several miles east of the Salinas River. The California Public Utilities Commission administers Federal regulations for the pipelines. There are no known plans for constructing new oil pipelines within the Atascadero area.

Southern California Gas Company

Southern California Gas Company (SCGC) natural gas lines extend north-south and east-west from Atascadero. The north-south line follows El Camino Real and US 101, connecting southerly to San Luis Obispo and Santa Maria, and northerly to Paso Robles and beyond. The east-west line generally follows Route 41 east to Shandon. Natural gas is generally available throughout Atascadero through a local distribution system. The California Public Utilities Commission administers Federal regulations for the pipelines. There are no active plans for construction of new natural gas transmission lines (SLOCOG, 1992).

Figure IV-5: Major Powerline and Pipelines



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

Pacific Gas & Electric

Pacific Gas & Electric (PG&E) has a 70 KV electrical transmission line that extends north-south from San Luis Obispo through Atascadero and on to Paso Robles and beyond. A substation is located near Atascadero Lake. Two transmission lines also branch out from the substation westerly to Cayucos and to Harmony. Electricity is generally available throughout Atascadero through a local distribution system of mostly overhead wires (See Public Utilities section of the Land Use Element).

The PG&E Diablo Canyon Power Plant is the primary radiation risk in the region. Extensive warning, reporting, and response plans have been developed to prepare for potential emergency situations at the plant. Updated information regarding the Emergency Response Plan is distributed to the public each year.

Accumulations of radon (a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water) inside structures can pose a significant health hazard because radon is known to cause lung cancer. The threat of radon is very low in well-ventilated structures; basements (rare in the City) are common problem areas.

Any tree, especially one already damaged by disease, may pose a hazard if it (or one or more limbs) falls, which commonly happens during storms. Hazardous trees near residential dwellings should be removed consistent with the Tree Ordinance.

Any building may be damaged during an earthquake, but some construction materials generally perform better than others do. Modern structures with wooden and steel framing or reinforced concrete generally withstand groundshaking with little threat of failure or major damage. Conversely, buildings made of unreinforced masonry typically provide little earthquake resistance. The City has required 20 buildings to be demolished or retrofitted to meet earthquake resistance standards.

Goal SFN 5. Reduce the potential for harm to individuals and damage to the environment from hazardous materials, radiation, electromagnetic fields, radon, and unsafe trees and structures.

Policy 5.1: Reduce the potential for exposure to humans and the environment from hazardous substances.

Programs:

1. Require businesses that use, store, or transport hazardous materials to ensure that adequate measures are taken to protect public health and safety.
2. Work with Caltrans to require all transport of hazardous materials to follow approved routes.

3. Work with Union Pacific to ensure adequate precaution and preparedness regarding rail transport of hazardous materials.
4. Coordinate with AMWC to protect well fields from hazardous materials.

Policy 5.2: Reduce the potential for pesticide exposure to humans and the environment.

Programs:

1. Ensure that emergency first responders and dispatch operators know to contact the County Agricultural Commissioner's Office for technical assistance in the event of a pesticide-related emergency.
2. Work with pesticide applicators (including commercial users and homeowners) to ensure necessary measures are taken to protect public health and safety.
3. Provide information and technical guidance to encourage implementation of Integrated Pest Management strategies.

Policy 5.3: Minimize potential hazards and spills from oil and gas pipelines and underground storage tanks.

Program:

1. Work with pipeline owners and operators and appropriate County and State agencies to develop adequate prevention and cleanup strategies.
2. Work with property owners, AMWC and County Environmental Health to abate Leaking underground storage tanks and monitor existing tanks for leakage.

Policy 5.4: Support County efforts to maintain a high level of radiation emergency preparedness and ensure that the public receives necessary information about the Diablo Canyon Power Plant.

Program:

1. Coordinate with County and PG&E to review and update information about emergency preparedness and evacuations.

Policy 5.5: Address unreinforced masonry buildings consistent with State Law.

Program:

1. Continue to require reinforcement necessary to meet adopted structural standards of buildings identified pursuant to State law.
2. Work with property owners and the redevelopment agency to develop programs to reinforce and preserve historic masonry structures within the downtown district.
3. Utilize GIS to map the location of all unreinforced masonry buildings in the City.

B. Noise Element

The City of Atascadero Noise Element of the General Plan provides a policy framework for addressing potential noise impacts in the planning process. Its purpose is to minimize future noise conflicts. The Noise Element consists of a Policy Document, Technical Reference Document, and Acoustical Design Manual. The Policy Document includes maps showing the extent of noise exposure from the major noise sources in the City (roadways and railways) along with the goals, policies, and implementation programs adopted by the City to reduce future noise impacts. Among the most significant policies of the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses, and performance standards for new commercial and industrial uses that might adversely impact noise-sensitive land uses.

When the potential for adverse noise impacts is identified, mitigation is required to carry out the specific recommendations of an expert in acoustics or, under some circumstances, by implementing standard noise mitigation packages. When mitigation is required, highest priority is given to avoiding or reducing noise impacts through site planning and project design, and lowest priority given to structural mitigation measures such as construction of sound walls and acoustical treatment of buildings.

The Technical Reference Document contains background information on the data and methods used to prepare noise exposure information and an inventory of the major noise sources in the City. Information about the measurement and effects of noise is also included in the document. The Technical Reference Document is intended to be a resource when evaluating the noise-related implications of a project.

The purpose of the Acoustical Design Manual is to provide City staff, developers, builders, and homeowners with a guide for reducing outdoor and indoor noise in relatively simple situations. The Manual contains standard noise mitigation packages which in some situations may be used in lieu of an acoustical analysis prepared by a professional.

1. Introduction

Purpose and Scope

The Noise Element of the General Plan is a planning document which provides a policy framework within which potential noise impacts may be addressed during project review and long range planning. This element has been adopted by Atascadero in conformance with Section 65302 (f) of the California Government Code. The Noise Element consists of this Policy Document, a Technical Reference Document and an Acoustical Design Manual. The Technical Reference Document provides detailed information concerning the methods used to define existing and future noise exposure within Atascadero. The Acoustical Design Manual provides standard noise mitigation packages which may be used under some circumstances to comply with the policies of the Noise Element. It also contains background information to assist staff and the general public in evaluating the effectiveness of proposed noise mitigation measures.

The Noise Element is directed at minimizing future noise conflicts, whereas a noise ordinance focuses at resolving existing noise conflicts. A noise ordinance may be used to address noise levels generated by existing industrial, commercial, and residential uses which are not regulated by federal or state noise level standards. The regulation of noise sources such as traffic on public roadways, railroad line operations, and aircraft in flight is preempted by existing federal and/or state regulations, meaning that such sources generally may not be addressed by a noise ordinance. The Noise Element addresses the prevention of noise conflicts from all of these sources. The noise level standards of a noise ordinance should be consistent with the adopted policies of the Noise Element to achieve consistency in the implementation of noise control programs, and to provide industry with design criteria for future development or expansion.

According to the Government Code requirements, noise exposure information should be included in the Noise Element for the following major noise sources:

- a) Highways and freeways
- b) Primary arterials and major local streets
- c) Railroad operations
- d) Aircraft and airport operations
- e) Local industrial facilities
- f) Other stationary sources

Noise Sensitive uses that have been identified by the City are the following:

- a) Residential development
- b) Schools
- c) Hospitals, nursing homes
- d) Churches
- e) Meeting halls, auditoriums, music halls, theaters, libraries
- f) Transit lodging – motels and hotels
- g) Playgrounds, parks
- h) Offices

Authority

The contents of the Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302 (f) of the California Government Code and by the Guidelines for the Preparation and Content of Noise Elements of the General Plan prepared by the California Department of Health Services and included in the 1990 State of California General Plan Guidelines, published by the State Office of Planning and Research. The Guidelines require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (Ldn) which are descriptors of total noise exposure at a given location for an annual average day. The CNEL and Ldn are generally

considered to be equivalent descriptors of the community noise environment within plus or minus 1.0 dB (see Section 1.5 for definitions of the terminology used in this document).

2. Relationship to Other Elements of the General Plan

The Noise Element is related to the Land Use, Housing, Circulation and Open Space Elements of the General Plan. Recognition of the interrelationship of noise and these four mandated elements is necessary to prepare an internally consistent general plan and to initiate changes which will reduce noise exposure to acceptable levels in areas where noise presently exceeds the levels set forth by the adopted policies of the Noise Element. The relationship between these elements is briefly discussed below:

Land Use

An objective of the Noise Element is to provide noise exposure information for use in the Land Use Element. The noise contours in the Noise Element should be used to help determine appropriate land use patterns in the Land Use Element.

Housing

The Housing Element addresses sites and standards for new housing. Since residential land uses are noise-sensitive, the noise exposure information of the Noise Element must be considered when planning the locations of new housing.

Circulation

The circulation system must be correlated with the Land Use element. This is especially true for roadways which carry significant numbers of trucks. Noise exposure will thus be a decisive factor in the location and design of new transportation facilities, and in the mitigation of noise produced by existing facilities upon existing and planned land uses.

Open Space

Excessive noise adversely affects the enjoyment of recreational pursuits in designated open space, particularly in areas where quiet is a valued part of the recreational experience. Thus, noise exposure should be considered in planning for this kind of open space use. Conversely, open space can be used to buffer noise-sensitive uses from noise sources by providing setbacks and visual screening.

3. Noise and Its Effects On People

The Technical Reference Document provides discussions of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for staff during the review of documents or proposals which refer to the measurement and effects of noise.

4. Noise Element Definitions

A-Weighted Sound Level (dB)

The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Community Noise Equivalent Level (CNEL)

The equivalent energy (or energy average) sound level during a 24-hour day, obtained after the addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 9:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 9:00 p.m. The CNEL is generally computed for annual average conditions.

Day/Night Average Sound Level (Ldn)

The equivalent energy (or energy average) sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 9:00 p.m. and before 7:00 a.m. The Ldn is generally computed for annual average conditions.

Equivalent Sound Level (Leq)

The sound level containing the same total energy as a time varying signal over a given sample period. Thus, the Leq is a single-valued level that expresses the time-averaged total energy of a fluctuating sound level. For example, if 64 dB is measured for 10 minutes, 68 dB is measured for 20 minutes and 73 dB is measured for 30 minutes, the 1-hour Leq is about 71 dB. The Leq is typically computed over 1, 8, and 24-hour sample periods.

Impulsive Noise

Noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

New Development

Projects requiring land use or building permits, excluding remodels or additions to existing structures.

Noise level reduction (NLR)

The arithmetic difference between the level of sound outside and inside a structure measured in decibels.

Noise-Sensitive Land Use

- a. Churches
- b. Meeting halls, auditoriums, music halls, theaters, libraries ~

- c. Transient lodging -motels and hotels
- d. Playgrounds, parks
- e. Offices

Outdoor Activity Areas

Patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwelling units, and other areas which have been designated for outdoor activities and recreation.

Stationary Noise Source

Any fixed or mobile source not preempted from local control by existing federal or state regulations. Examples of such sources include industrial and commercial facilities and vehicle movements on private property {e.g., parking lots, truck terminals, auto race tracks, etc.)

Transportation Noise Source

Traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by existing federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of land uses affected by transportation noise sources.

5. The Noise Environment

Overview of Sources

Based on discussions with City staff and field studies conducted during the preparation of the Noise Element, it was determined that there are a number of potentially significant sources of community noise within Atascadero, including traffic on state highways and other major roadways, railroad operations, and stationary noise sources. The Technical Reference Document includes detailed discussions of the noise levels produced by these sources.

Methods Used to Develop Noise Exposure Information

Analytical noise modeling techniques in conjunction with actual field noise level measurements were used to develop generalized Ldn or CNEL contours for major sources of noise within Atascadero for existing and future conditions.

Analytical noise modeling techniques generally make use of source-specific data, including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for many environmental noise sources, including roadways, railroad line operations, railroad yard operations, industrial plants, and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in the preparation of this Noise Element closely follow recommendations made by the State Office of Noise Control. Methods included the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model for roadway sources, the Wyle Laboratories method for determining railroad noise exposure, and the Federal Aviation Administration (FM)

Integrated Noise Model (INM) for the assessment of aircraft/airport noise sources. For industrial, commercial, and other stationary sources identified for study, a combination of source-specific noise level data and accepted calculation procedures was used to characterize noise emissions based upon operational data obtained from source operators.

Determining Noise Exposure and Mitigation for Specific Locations

The chart shown in Figure IV-7 illustrates where noise exposure information for a particular location may be found. Note that Table IV-2 should be consulted to adjust traffic noise exposure in areas with varying topography. Noise exposure information may be used to determine if a particular land use is consistent with the policies of the Noise Element, and whether or not noise mitigation should be required as apart of the project development process. Figure IV-8 is a flow chart that illustrates the process that should be followed to determine noise exposure and appropriate mitigation for specific locations.

Table IV-2: Adjustments to Traffic Noise Exposure for Topography

ADJUSTMENTS TO TRAFFIC NOISE EXPOSURE FOR TOPOGRAPHY

Topographical Situation	Distance from Center of Roadway		
	<200'	200-400'	>400'
Hillside overlooks roadway	-0-	+1 dB	+3 dB
Roadway is elevated (>15')	-5 dB	-2 dB	-0-
Roadway in cut/below embankment	-5 dB	-5 dB	-5 dB

Figure IV-6: Chart for Locating Noise Exposure Information

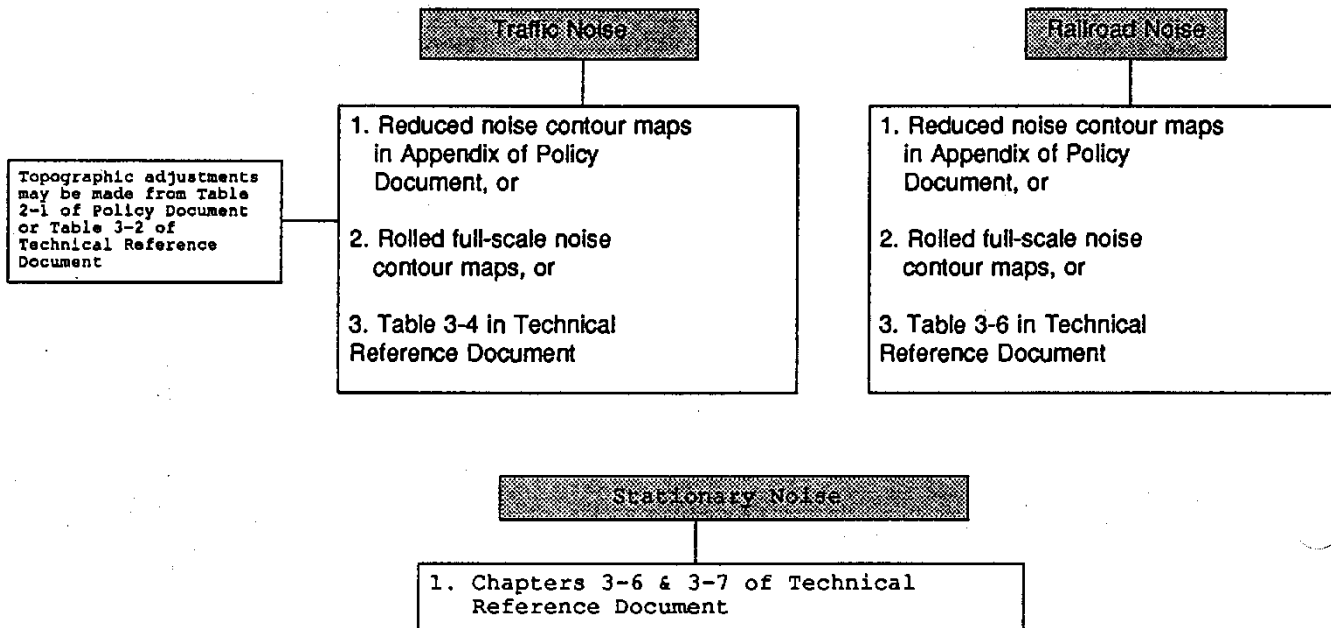
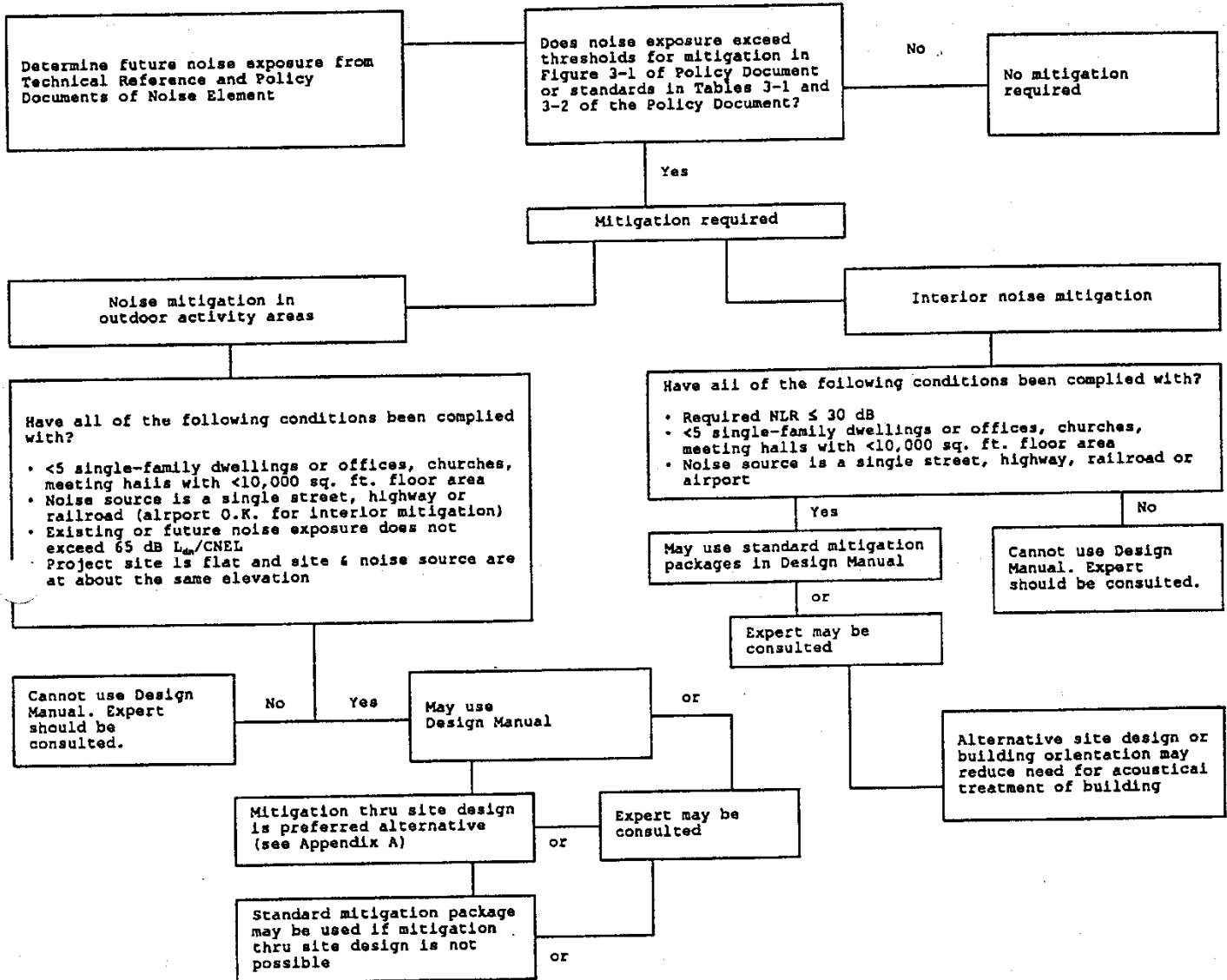


Figure IV-7: Flow Chart for Determining Noise Exposure and Mitigation

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Community Noise Survey

A community noise survey was conducted in Atascadero to document background noise levels in areas where noise-sensitive land uses are located. Results of the community noise survey indicate that existing background noise levels in many areas of the City that contain noise-sensitive land uses are relatively quiet. To preserve quiet conditions, noise level standards and policies have been adopted which will prevent degradation of the existing noise environment as much as possible. A more detailed discussion of the community noise survey may be found in the Technical Reference Document.

C. Noise Element Goals and Policies

The goals of the Atascadero Noise Element are:




- Goal SFN 6. Protect the citizens of Atascadero from the harmful and annoying effects of exposure to excessive noise.**
- Goal SFN 7. Protect the economic base of Atascadero by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.**
- Goal SFN 8. Preserve the tranquility of residential areas by preventing the encroachment of noise-producing uses.**
- Goal SFN 9. Educate the residents of Atascadero concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.**
- Goal SFN 10. Avoid or reduce noise impacts through site planning and project design, giving second preference to the use of noise barriers and/or structural modifications to buildings containing noise-sensitive land uses.**

Figure IV-8: Compatibility for New Development Near Transportation Noise Sources

**LAND USE COMPATIBILITY FOR NEW DEVELOPMENT
 NEAR TRANSPORTATION NOISE SOURCES***

LAND USE	COMMUNITY NOISE EXPOSURE LDN OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL, THEATERS, AUDITORIUMS, MUSIC HALLS	ACCEPTABLE	ACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE
TRANSIENT LODGING- MOTELS, HOTELS	ACCEPTABLE	ACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE
SCHOOLS, LIBRARIES, MUSEUMS, HOSPITALS, NURSING HOMES MEETING HALLS, CHURCHES	ACCEPTABLE	ACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE
PLAYGROUNDS, PARKS	ACCEPTABLE	ACCEPTABLE	ACCEPTABLE	ACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE
OFFICES	ACCEPTABLE	ACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE	UNACCEPTABLE

INTERPRETATION

-  **ACCEPTABLE**
 Specified land use is satisfactory. No noise mitigation measures are required.
-  **CONDITIONALLY ACCEPTABLE**
 Use should be permitted only after careful study and inclusion of protective measures as needed to satisfy the policies of the Noise Element.
-  **UNACCEPTABLE**
 Development is usually not

* This figure indicates whether mitigation is required. See Table 3-1 for noise standards.

1. Land Use Compatibility-Transportation Policies

Figure IV-8 shows the ranges of noise exposure from transportation noise sources which are considered to be acceptable, conditionally acceptable, or unacceptable for the development of different land uses. Figure IV-8 is used to determine whether mitigation is needed for development of land uses near major transportation noise sources. In areas where the noise environment is acceptable, new development may be permitted without requiring noise mitigation. For areas where the noise environment is conditionally acceptable, new development should be allowed only after noise mitigation has been incorporated into the design of the project to reduce noise exposure to the levels specified by the policies listed in Section IV.C.1. For areas where the noise environment is unacceptable, new development in compliance with the policies of Section IV.C.1 is usually not appropriate.

The following specific policies are adopted by Atascadero to accomplish the goals of the Noise Element:

Policy 1. The noise standards in this chapter represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.

The City shall maintain a Noise Ordinance that implements the requirements of the Noise Element.

Transportation Noise Sources:

Policy 2. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dBN or CNEL (70 Ld./CNEL for playgrounds and neighborhood parks) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for the given land use in Table IV-3.

Policy 3. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table IV-3 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.

Stationary Noise Sources:

Policy 4. New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table IV-4 unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table IV-4.

Policy 5. Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table IV-4 on lands

designated for noise-sensitive uses. This policy does not apply to noise levels associated with agricultural operations.

Existing and Cumulative Noise Impacts:

Policy 6. The City shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise-sensitive land uses.

Table IV-3: Maximum Allowable Noise Exposure - Transportation Noise Sources

MAXIMUM ALLOWABLE NOISE EXPOSURE-TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	L _{dn} /CNEL, dB	L _{dn} /CNEL, dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Office Buildings	60 ³	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Table IV-4: Maximum Allowable Noise Exposure – Stationary Noise Sources

MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime (7 a.m. to 9 p.m.)	Nighttime (9 p.m. to 7 a.m.)
Hourly L_{eq} , dB ²	50	45
Maximum level, dB ²	70	65
Maximum level, dB-Impulsive Noise ³	65	60

¹As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

²Sound level measurements shall be made with slow meter response.

³Sound level measurements shall be made with fast meter response.

2. Implementation Programs

To achieve compliance with the policies of the Noise Element, Atascadero shall undertake the following implementation program. The implementation program focuses on the prevention of new noise-related land use conflicts by requiring that new development be reviewed to determine whether it complies with the policies in Chapter 3. If mitigation of noise impacts is necessary it shall be achieved by a) carrying out an acoustical analysis meeting the requirements of Table IV-4 or b) implementing the standard noise mitigation packages contained in the Acoustical Design Manual where conditions in the following Section are met.

The noise exposure maps in this document and the information concerning the effects of noise on people and techniques available for noise control in the Technical Reference Document and Acoustical Design Manual are used in reviewing the noise affects of new development. The Acoustical Design Manual describes standard noise mitigation packages which may be used to reduce noise exposure inside buildings and within outdoor activity areas by specified amounts. The noise exposure maps are intended as a screening device to determine when a proposed development may be exposed to excessive noise levels which require mitigation and to provide guidance in the long range planning processes. Generally, the noise exposure maps provide a conservative (worst-case) assessment of noise exposure for the major noise sources identified for study. It is probable that other major noise sources, especially stationary sources, will be identified during the project review process, since only a representative sample of such sources was evaluated during the preparation of this document.

The Technical Reference Document and Acoustical Design Manual should be used to guide determinations of whether or not proposed noise mitigation measures are a reasonable and

effective application of the techniques available, and likely to achieve the desired results. Control of noise at the source and through the thoughtful location and orientation of receiving uses should be given preference over the control of noise along the path of transmission through the use of noise barriers or the acoustical treatment of buildings.

Acoustical Mitigation Programs

1. The City shall review new public and private development proposals to determine conformance with the policies of this Noise Element.
2. Allow noise barriers and modifications to buildings containing noise-sensitive uses only when site planning alone cannot adequately accomplish noise reduction.
3. Require all noise barriers and sound attenuation walls to be constructed of architecturally attractive materials and buffered with landscaping.
4. Amend the zoning ordinance to require masonry sound attenuation barriers between commercial and residential districts.
5. When mitigation must be applied to satisfy the policies in Chapter 3.3, the following priorities for mitigation shall be observed, where feasible:
 - a) First: Setbacks/open space separation
 - b) Second: Site layout/orientation/shielding of noise-sensitive uses with non-noise-sensitive uses
 - c) Third: Construction of earthen berms
 - d) Fourth: Structural measures: acoustical treatment of buildings and noise barriers constructed of concrete, wood, or materials other than earth
6. Where the development of a project subject to discretionary approval may result in land uses being exposed to existing or projected future noise levels exceeding the levels specified by the policies, the City shall require an acoustical analysis at the time the application is accepted for processing. For development not subject to discretionary approval and/or environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. The requirements for the content of an acoustical analysis are given in the following section.

At the discretion of the City, the requirement for an acoustical analysis may be waived provided that all of the following conditions are met:

Outdoor Activity Areas Programs

- a) The development is for less than five single-family dwellings or for office buildings, churches or meeting halls having a total gross floor area less than 10,000 square feet.
- b) The noise source in question consists of a single roadway or railway for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources.
- c) The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity

areas (other than playgrounds and neighborhood parks) does not exceed 65 dB ~n(or CNEL) prior to mitigation.

- d) The topography in the project area is flat, and the noise source and receiving land use are at the same grade.

Interior Spaces

- a) Required Noise Level Reduction (NLR) is equal to or less than 30 dB.
- b) The development is for less than five single-family dwellings or offices, churches, or meeting halls with less than 10,000 sq. ft. floor area.
- c) Noise source in question consists of a single roadway, railway, or airport for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source is a stationary noise source or consists of multiple transportation noise sources.
- d) Effective noise mitigation, as determined by the City, is incorporated into the project design to reduce noise exposure to the levels specified in Table 3-1 or 3-2. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigation packages contained in the Acoustical Design Manual. If closed windows are required in compliance with interior noise level standards, air conditioning or a mechanical ventilation system is required.
- e) If the Community Development Director determines that a noise-sensitive land use may be exposed to noise levels that exceed the standards in Chapter 3.3, notwithstanding the noise contour information in this Noise Element, an acoustical analysis meeting the requirements in Table 4-1 may be required. An example of where this policy may apply is in areas not shown on the noise contour maps of this Noise Element where the combined impact of two or more noise sources may exceed the standards in Chapter 3.3

- 7. The City shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.
- 8. The City shall develop and employ procedures to monitor compliance with the policies of the Noise Element after completion of projects requiring noise mitigation.
- 9. The City shall enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).
- 10. The City shall request the California Highway Patrol, the County Sheriff, and local police departments to actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers.
- 11. The City shall purchase new equipment and vehicles only if they comply with noise level performance standards based upon the best available noise reduction technology. Alternatives to the use of existing noisy equipment, such as leaf blowers, shall be pursued.
- 12. The City shall periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the City and with noise control regulations or policies enacted after the adoption of this element.

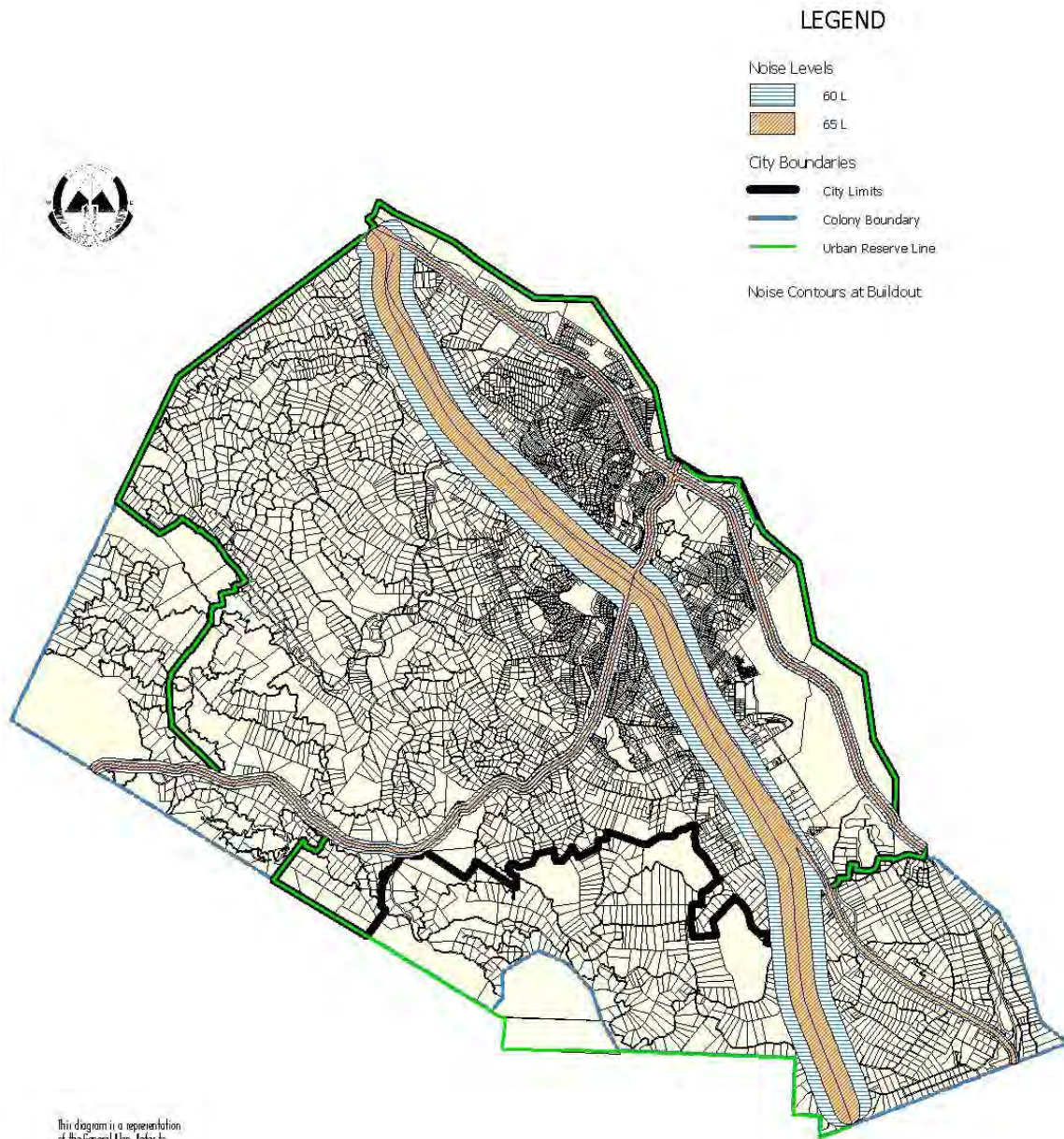
13. The City shall make the Acoustical Design Manual available to the public so that the public can incorporate noise reduction measures into private projects consistent with the goals and policies of this Noise Element.
14. The City shall consider one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses or where cumulative increase in noise levels resulting from new development significantly impact noise-sensitive land uses:
 - a) Rerouting traffic onto streets that have low traffic volume onto streets that do not adjoin noise-sensitive land uses.
 - b) Rerouting trucks onto streets that do not adjoin noise-sensitive land uses.
 - c) Construction of noise barriers.
 - d) Lowering speed limits
 - e) Acoustical treatment of buildings
 - f) Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment by developer fees.

Requirements for an Acoustical Analysis

An acoustical analysis prepared pursuant to the Noise Element shall:

15. Be the financial responsibility of the applicant.
16. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
17. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described. When the use being studied is a commercial or industrial use, all noise sources related to the service and maintenance of the facility shall be considered, including but not limited to parking lot and landscape maintenance, refuse collection and truck loading/unloading activities, amplified sound, outdoor sales and activities, and all other noise sources associated with operation, maintenance, and service.
18. Estimate existing and projected (20 years) noise levels in terms of the descriptors used in Table IV-2 and Table IV-3, and compare those levels to the adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways, and road connections.
19. Recommend appropriate mitigation to meet or exceed the policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
20. Estimate noise exposure after the prescribed mitigation measures have been implemented.
21. Describe a post assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

Figure IV-9: Noise Contour Map



LEGEND

- Noise Levels
- 60 L
 - 65 L
- City Boundaries
- City Limits
 - Colony Boundary
 - Urban Reserve Line
- Noise Contours at Buildout

This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Exhibit original published in color.

V. Housing Element

Continue to next page



City of Atascadero

**Housing
Element**

2014-2019

Adopted: January 27, 2015

City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

www.atascadero.org

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A. Introduction

1. Overview

California planning law provides more detailed requirements for the housing element than for any other element of the General Plan. The State Legislature has found that "the availability of housing is of vital statewide importance and that the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The housing element establishes policies for the community to ensure safe, decent housing for its current and future residents.

Article 10.6 of the California Government Code requires each city and county to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs. The analysis must address all economic segments (extremely low-, very low-, low-, moderate- and above moderate-incomes) of the community, the City's share of the regional housing need, and the housing needs of special groups such as the elderly, disabled, homeless, large families, and single parents. The City must either identify vacant or re-developable sites that can provide sufficient housing to meet these needs or include programs in the housing element to identify additional residential sites. In addition, housing elements are subject to State review and certification.

This Housing Element includes the following information as required by State law:

1. Analysis of Atascadero's housing needs.

2. Information on the existing housing stock, including the number, type, cost, tenure, and structural condition of the units.
3. Analysis of land available to accommodate unmet housing needs.
4. Analysis of potential barriers to housing development, including governmental and non-governmental constraints.
5. Information on existing subsidized or below market-rate housing units.
6. Information on energy conservation opportunities for housing construction or rehabilitation.
7. Specific goals, measurable objectives, policies, and programs to address the housing allocation, as required by the County Regional Housing Needs Plan.

Major housing issues and opportunities identified in Atascadero include:

1. Adequate sites for the development of housing for all economic segments of the community.
2. Incentives to encourage private market and non-profit development of affordable housing.
3. Integration of affordable housing into new above-moderate income residential projects or payment of fees in-lieu of affordable housing inclusion.
4. Special needs of seniors and families.
5. Maintenance of existing housing, rehabilitation of substandard units, and removal and replacement of substandard housing that cannot feasibly be rehabilitated.
6. Financial resources and programs to help subsidize development, maintenance, and rehabilitation of extremely low, very-low, low-, and moderate-income housing.
7. Local governmental constraints on the production or rehabilitation of housing.
8. Housing and services for the homeless population.

2. Public Participation

Government Code §65583(c)(6)(B) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” Accordingly, this document incorporates input received from the general public, City Council, Planning Commission, and other stakeholders.

Public Workshops

The City facilitated a stakeholder workshop on April 29, 2014, to solicit input by citizens from different geographic areas and economic segments in the City, non-profit associations, financial and real estate professionals, decision-makers, and others to provide policy guidance.

Comments brought up during public meeting included:

- Housing options for extremely low and very low-income households, including housing for the homeless, transitional housing, and group housing.
- Explore use of using hotel facilities for housing
- What are the penalties of not having a certified Housing Element?
- Coordination of homeless services, such as warming shelters
- Overnight camping in City parks and/or permanent camping site(s)
- San Luis Obispo County Homeless Services Oversight Council policy recommendations
- Is there any City owned land for use for affordable housing?
- Use of City's Low-Moderate Housing Fund
- Zoning allowing alternative housing types for group housing facilities.



April 20, 2014 Stakeholder Workshop

On May 20, 2014 the City held a Planning Commission workshop. The purpose of the meeting was to provide an overview of the Housing Element update process, present the results of the April 29, 2014 stakeholder workshop, and solicit Planning Commission feedback and direction on policy recommendations. Policies presented for consideration and Commission direction included:

1. Review and consider modifying the City's Inclusionary Housing Policy
2. Establish a program to work with additional non-profit groups to facilitate establishment of transitional housing
3. Encourage the ability to construct 'micro homes' consistent with the California Building Code
4. Adjust development impact fees for second units based on size of the second unit
5. Other Planning Commission policy recommendations

The community and Planning Commission were given the opportunity to ask questions about each policy recommendation. Comments included:

- Ensure the City's current Inclusionary Housing Policy complies with State law with regard to rent control
- There are different types of 'affordable housing', not only emergency shelters
- Recognize the growing trend in micro-homes, especially for aging baby boomers
- How to address density and sewer requirements for micro homes, should it be different?
- Second units are a great way to provide housing on large single family lots
- Supportive of reducing fees based on actual *impact*- smaller units have less impact
- Consider other incentives to encourage affordable housing/second units
- Need for senior housing, all levels of care

Organizations Contacted

To ensure that the interests of all economic segments of the community, including low- and moderate-income households, were represented in the Housing Element update, the City specifically contacted and sought participation by representatives from the following organizations:

- Atascadero Association of Realtors
- Atascadero Chamber of Commerce
- Atascadero Community Link
- Atascadero Unified School District
- California Department of Housing and Community Development
- Caltrans
- Central Coast Commission for Senior Citizens
- Community Action Partnership, San Luis Obispo (CAPSLO)
- Cooperation for Better Housing
- El Camino Homeless Organization (ECHO)
- Habitat for Humanity

- Housing Authority San Luis Obispo (HASLO)
- Homeless Services Oversight Council (HSOC)
- Local Agency Formation Commission (LAFCO)
- North County Connection
- North County Women's Shelter
- People's Self Help Housing
- Salvation Army
- San Luis Obispo Council of Governments (SLOCOG)
- San Luis Obispo County Air Pollution Control District (APCD)
- San Luis Obispo County Housing Trust Fund (SLOHTF)
- San Luis Obispo County Planning and Building
- Transitions Mental Health Association (THMA)
- Transitional Food and Shelter
- Tri-Counties Regional Center (TCRC)

Public Hearings

The public and stakeholders were notified of the availability of the Public Review Draft Housing Element on June 4, 2014.

On October 7, 2014, a public hearing was held before the Planning Commission. City staff and Lisa Wise Consulting, Inc. gave a joint presentation to the Commission regarding the Housing Element Update. Two members of the public commented on the draft element. Following questions and comments from the Commission, which were addressed by the City Staff and the LWC team, the Commission unanimously voted to recommend the City Council adopt the 2014-2019 Housing Element.

On January 27, 2015, a public hearing was held before the City Council. City staff gave a presentation to the Council about the Housing Element Update. The discussion following this presentation included a question from the Council about a new program, which reduces constraints on multi-family development projects as well as a comment about the status of the motel voucher program and the need for County cooperation in use and distribution of CDBG funds, particularly due to the recent reduction of these funds.

Speakers included a representative from the Homeless Services Oversight Council (HSOC) who thanked the City and the consultant for their work on the housing element, and for including most of HSOC's policy recommendations in the draft element. Additionally, a representative from North County Connection mentioned the need for homeless services within North County, while describing the current work the organization does to assist the homeless population in the region.

Following the questions and comments from the Council and speakers, the City Council unanimously voted to adopt the 2014-2019 Housing Element.

The Housing Element is posted on the City's web site (www.atascadero.org).

3. Consistency with Other General Plan Elements

State law requires that the General Plan and all of its elements comprise an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the General Plan. The Housing Element is Chapter V of the existing General Plan. As other elements of the General Plan are updated or amended, the City will review the Housing Element to ensure General Plan consistency is maintained.

B. Evaluation of Previous Housing Element

The previous 2007-2014 Housing Element brought the City's Housing Element into compliance with State law, including an amendment to the City's Zoning Ordinance to provide adequate sites at a minimum density of 20 dwelling units per acre and an emergency shelter overlay zone to satisfy the requirements of Senate Bill 2, which addresses emergency and transitional shelters, as well policies for reasonable accommodation, density bonus, and single room occupancies. Another priority of the previous Housing Element was conservation and rehabilitation of existing homes.

Table V-1 summarizes the City's previous RHNA for the period from January 2007 through December 2014 and the number of housing units built or approved during that planning period. As the City did not have a certified Housing Element for the 2001-2006 period, the City needed to account for the 769 units during the 2007-2014 period. From January 2007 through December 31, 2013, the City constructed or approved 480 units, including 31 second units. Additionally, the City worked with People's Self Help Housing on the construction and permitting of 24 homes for ownership, available to very-low and low-income residents. the City met the above moderate income housing needs for the 2007-2014 planning period.

Table V-1. Progress During Previous Planning Period,
2007-2014

	Very Low	Low	Moderate	Above Moderate	Total
Unaccommodated 2001-2006 RHNA	312	193	264	0	769
2007 - 2014 RHNA	106	74	88	194	462
2007 – 2014 Total	418	267	352	194	1,231
Units constructed/approved	28	22	134	265	449
Second units constructed/approved*	0	12	12	7	31
2007 - 2014 Remaining RHNA	390	233	206	0	829

*Second units constructed and approved were classified by income category based on square footage. According to the San Luis Obispo Multi-Family Housing Rental Survey Summary, typical rent in Atascadero is approximately \$1.09/sf. Affordability was determined by multiplying the cost per square foot by the square footage of a second unit.

Source: CA Dept. of Housing and Community Development, SLOCOG, City of Atascadero

The goals and policies contained in the previous Housing Element were generally appropriate to meet the housing needs of the City. This updated Element builds on that foundation, while focusing on in-fill development along the El Camino Real corridor to increase housing opportunities. Table V-2 indicates what has been achieved and which programs should be carried forward or deleted. However, to improve on the implementation and usability of the document some of the policies and programs have been reworded or combined with other programs.

Table V-2.Evaluation of Previous Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
goal 1: Promote diverse and high quality housing opportunities to meet the needs of all segments of the community.			
Policy 1.1 – Encourage new housing, including mixed-use projects in commercial land use areas, to meet the needs of all household types in the City.			
Program 1.1 - 1. To address the 2001 - 2006 RHNA, the City shall amend the General Plan and the Zoning Ordinance, as necessary, to provide adequate sites for 505 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without a Conditional Use Permit or other discretionary action) on certain sites or in certain zones	505 units (Programs 1 and 2 total 651 units)	The City amended the General Plan and the Zoning Ordinance to provide adequate sites for 505 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without a Conditional Use Permit or other discretionary action) on certain sites or in certain zones. At least half (50 percent) of these sites were zoned for residential uses only as a part of the housing element adoption.	None. Program Complete.
Program 1.1 - 2. To address the 2007 - 2017 RHNA, the City shall amend the General Plan and the Zoning Ordinance, as necessary, to provide adequate sites for 146 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without a Conditional Use Permit or other discretionary action) on certain sites or in certain zones.	146 units (Programs 1 and 2 total 651 units)	City Council amended the Zoning Code and General Plan to provide adequate sites.	None. Program Complete.
Program 1.1 - 3. Continue street and infrastructure improvement projects to benefit existing high density residential areas.	N/A	On-going on a per project basis.	Continue program into next Housing Element.
Program 1.1 - 4. Continue to require the use of specific plans for residential projects of 100 or more units.	N/A	Only one project (Eagle Ranch) meets this criteria at this time. Applicants are completing a Specific Plan.	Continue program into next Housing Element.
Program 1.1 - 5. Continue to allow manufactured housing and group housing in accordance with State law.	20 units	Since 2007, 11 manufactured units have been issued.	Continue program into next Housing Element.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Program 1.1 - 6. Support the extension and expansion of sewer service for the Eagle Ranch annexation area by allocating the funding necessary	100 affordable units	The City is currently working with the developers of the Eagle Ranch Specific Plan to identify location for affordable housing units within the project area.	Continue program into next Housing Element and clarify the Eagle Ranch project will include affordable housing units.
Program 1.1 - 7. Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's downtown zoning districts. Taking into account market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. The City will publicize these incentives on the City's website (www.atascadero.org) within one week of a confirmed decision to make them available in a timely fashion.	20 units	Staff will continue to work with developers of the Colony Square project for redesign of the residential units. This component of the project remains undeveloped. Additional interest in residential development downtown remains.	Continue program into next Housing Element. Replace 'fee deferrals' with 'flexible development standards.'
Program 1.1 - 8. Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, particularly the PD-25 zone of small lot subdivisions, for higher density attached or row-house style housing in the RMF-10 and RMF-16 zoning districts.	75 units	Staff continues to encourage use of PDs for high quality design.	Continue program into next Housing Element.
Program 1.1 - 9. Adopt a Rural Residential Zone in the Zoning Ordinance consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone (to facilitate the development of a variety of housing types	N/A	Staff has yet to begin work on this ordinance.	Continue program into next Housing Element.
Program 1.1 - 10. Adopt an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Following adoption the City shall regularly update the ordinance to be in compliance with Government Code §65915 and develop an outreach program to ensure its successful implementation. The City should consider exceeding State requirements if projects meet City housing goals, such as compact high density housing, architectural quality, or	25 units	Completed in 2013.	None. Program Complete.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
green building.			
<p>Program 1.1 - 11. Update feasibility analysis of inclusionary housing policy to reflect current market conditions. As part of the feasibility study explore options to streamline and clarify the various options available to a developer. The City will also evaluate impacts to market rate housing related to current market conditions, project applications, estimated affordable housing requirements, fee collection, and actual construction of affordable housing units. If the policy presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the policy accordingly.</p>	N/A	<p>City staff has reviewed work from consultant. Based on market trends and the uptick on older projects, the affordable housing policy in place is working. Additional work may be directed by the City Council.</p>	<p>Consider program modifications to direct review to City Council.</p>
<p>Program 1.1 - 12. Adopt an inclusionary housing ordinance that requires residential and commercial developments to provide deed-restricted, affordable units or an in-lieu fee.</p>	70 units	<p>At this time, Staff feels the inclusionary policy provides the flexibility necessary to provide affordable units. Council may direct staff to continue to explore adoption of an inclusionary housing policy.</p>	<p>Continue to consider adoption of an inclusionary housing ordinance.</p> <p>Remove linkage requirement for commercial development.</p>
<p>Program 1.1 - 13. To encourage the development of second units, the City will evaluate the development standards and update the Zoning Ordinance for second units (secondary residential units). For example, the City will explore incentives such as reducing fees and eliminating the covered parking requirement for a secondary residential unit.</p> <p>The City will also work with Atascadero Mutual Water Company to investigate the possibility of reductions to water connection fees for second units and consider an amnesty program that would reduce or eliminate fees for unpermitted second units.</p>	40 units	<p>City did not evaluate second unit ordinance.</p>	<p>2nd Unit ordinance will need to be reviewed as a part of the 2014 housing element.</p> <p>Consider splitting program into two separate programs, one to evaluate development standards and another to evaluate impact fees for second units as part of an AB1600 study process.</p>

City of Atascadero
Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Program 1.1 - 14. Continue to maintain Chapter 12 of the Zoning Ordinance (Condo Conversion Ordinance) in order to reduce the impacts of condo conversions on lower cost rental housing.	N/A	The City plans to maintain this ordinance.	Continue program into next Housing Element to ensure no changes to Condo Conversion Ordinance.
Program 1.1 - 15. Adopt an ordinance to allow vertical multi-family residential on the second floor in General Commercial land use designations with a Conditional Use Permit and horizontal mixed-use subject to a PD and General Plan Amendment	N/A	Completed in 2013.	None. Program Complete.
Program 1.1 - 16. Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new units for extremely low-, very low-, low-, and moderate-income families.	50 units	Staff is working with these organizations and providing support, where necessary.	Continue program into next Housing Element.
Program 1.1 - 17. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multifamily rental housing for low income households. This will be accomplished by working with appropriate non-profit organizations, such as People's Self Help Housing and the San Luis Obispo County Housing Trust Fund to identify opportunities.	N/A	Staff provides necessary assistance in completing applications for funds.	Continue program into next Housing Element.
Program 1.1 - 18. Continue to contract with the San Luis Obispo Housing Authority for administration of the Section 8 housing voucher program. The City utilizes this relationship for program implementation and income verifications, and will apply for additional Section 8 vouchers, as appropriate.	N/A	The City continues its contract with the San Luis Obispo Housing Agency.	Continue program into next Housing Element.
Program 1.1 - 19. Amend the Zoning Ordinance to establish minimum required densities in the medium and high density residential zones to preserve the limited supply of multi-family zoned land for multi-family uses.	N/A	Completed in 2013.	None. Program Complete.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>Program 1.1 - 20. Amend the Zoning Ordinance to allow a waiver of the two story height limit in the RMF Zone through the Minor Use Permit process. This option applies to projects that are not using the Planned Development option.</p>	<p>N/A</p>	<p>Staff has yet to commence this ordinance. This will be reviewed and carry over into next housing element cycle.</p>	<p>Continue program into next Housing Element.</p>
<p>Goal 2: Protect and conserve the existing housing stock and neighborhoods.</p>			
<p><i>Policy 2.1 – Encourage conservation and preservation of neighborhoods and sound housing.</i></p>			
<p>Program 2.1 – 1. As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units (see also Program 4.3.3 for potential rehabilitation funding).</p> <p>Utilize code enforcement to identify housing maintenance issues and expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.</p>	<p>30 units</p>	<p>While this is on-going, the City has lost its primary funding tool when the RDA was dissolved. The City will continue to find ways to rehabilitate structures.</p>	<p>Modify program and continue program into next Housing Element.</p>
<p>Program 2.1 – 2. Continue to participate in federal grant programs, such as Community Development Block Grants (CDBG), to obtain loans and/or grants for housing rehabilitation. Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units</p>	<p>25 units</p>	<p>The City will continue to participate in grant programs and will seek opportunities for additional grant funds to supplement the loss of the RDA.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 2.1 – 3. Continue to maintain the sliding density scale for sloped lots in the Zoning Ordinance.</p>	<p>N/A</p>	<p>The City will continue to maintain its sliding scale of density for sloped lots.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 2.1 – 4. Allocate funds in the RDA housing set aside to rehabilitate existing housing stock within Redevelopment Project Areas with special emphasis on the Downtown Commercial zone.</p>	<p>40 units</p>	<p>The City's RDA was dissolved on 2/1/2012 because of State legislation.</p>	<p>RDA dissolved, Remove Program.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>Program 2.1 – 5. The City shall continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at-risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units, and, when feasible, keep track of and apply for funding opportunities to preserve at-risk units, and assist other organizations in applying for funding to acquire at-risk units.</p>	<p>N/A</p>	<p>City Staff continues to monitor the status of affordable housing rental units and for sale units in partnership with the SLO County Housing Authority.</p>	<p>Continue program into next Housing Element.</p>
<p><i>Policy 4.2 – Encourage conservation and preservation of houses that have historical and architectural significance.</i></p>			
<p>Program 2.2 – 1. Continue to implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.</p>	<p>N/A</p>	<p>The City will continue to maintain this overlay zone to preserve and protect historic colony homes.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 2.2 – 2. Continue to maintain a GIS based map of protected sites.</p>	<p>N/A</p>	<p>The City continues to maintain GIS data in regards to historic buildings and sites.</p>	<p>Continue program into next Housing Element.</p>
<p align="center">Goal 3: Encourage energy conservation and sustainable building measures in new and existing homes</p>			
<p><i>Policy 3.1- Continue to make residents aware of available energy saving techniques and public utility rebates</i></p>			
<p>Program 3.1 – 1. Promote environmentally sustainable building practices that provide cost savings to homeowners and developers</p>	<p>N/A</p>	<p>City staff continues to work with developers and homeowners to avoid environmental impacts and promote sustainable building practices.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 3.1 – 2. Make available in the Community Development Department brochures from PG&E and others that detail energy conservation measures for new and existing buildings.</p>	<p>N/A</p>	<p>In partnership with PG&E and San Luis Obispo Green Build, there are various brochures available to homeowners that detail energy conservation.</p>	<p>Continue program into next Housing Element.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Program 3.1- 3. Continue to strictly enforce the State energy standards of Title 24.	N/A	The City's Building Department continues to enforce Title 24 requirements upon review of building plans that require energy reports.	Continue program into next Housing Element.
Program 3.1-4. Continue to implement AB 811 by providing an assessment district for homeowners wishing to install energy efficiency improvements. This will allow the homeowners to spread the cost of the photovoltaic systems out over a number of years on their annual tax bill, thus reducing the upfront cost.	N/A	This program has been suspended due to pending litigation because Fannie Mae and Freddie Mac would not issue loans.	Remove.
<p>Goal 4: Ensure equal access to sound, affordable housing for all persons regardless of race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability.</p>			
<p><i>Policy 4.1 - Support equal housing opportunities and enforcement of State and federal anti-discrimination laws.</i></p>			
Program 4.1 – 1. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters.	N/A	The City continues to encourage local churches to provide temporary shelters for the homeless population.	Continue program into next Housing Element.
Program 4.1 – 2. Continue to support local motel voucher programs for temporarily displaced and extremely low-income persons. The motel voucher program is funded through the City's CDBG funding. Motel vouchers are available to aid residents experiencing emergency situations, such as a house fire, in finding temporary housing. The City works with non-profit organizations (such as Loaves and Fishes) to aid the residents in need and provide technical support for the motel voucher program.	N/A	The City will continue to work with local non-profits and obtain CDBG grant funding for this program	Continue program into next Housing Element.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>Program 4.1 – 3. Continue to allow group housing (residential care facilities) in accordance with State law. Additionally, the City will update the zoning regulations to clarify that both small (6 or fewer) and large (7 or more) residential care facilities are permitted by right in the Residential Multi Family (RMF) zone.</p>	<p>N/A</p>	<p>The City continues to support proper permitting of group housing in accordance with State law. The City completed changes to the RMF Zoning that clarifies that both small and large residential care facilities are permitted by right.</p>	<p>Modify to consider allowing large residential care facilities in more zones.</p>
<p>Program 4.1 – 4. Amend Zoning Ordinance to comply with SB 2, permitting emergency shelters without a conditional use permit or other discretionary permits in the Commercial Service (CS), Commercial Park (CPK), Public (P) zoning districts, or other appropriate zones or sites. These three zoning districts have sufficient capacity to house emergency shelters with over 74 acres available</p>	<p>N/A</p>	<p>Completed in 2013.</p>	<p>City adopted Emergency Shelter Overlay Zone. The overlay is applied to one site currently operating as an emergency shelter. The shelter, operated by the El Camino Homeless Organization, has an existing capacity of 50 beds. As of 2014, there is excess capacity. The program will be modified to monitor capacity of the ECHO shelter and expand the ES zone allow more shelters if need arises.</p>
<p><i>Policy 4.2- Ensure that persons with disabilities have adequate access to housing.</i></p>			
<p>Program 4.2 – 1. Continue to ensure full compliance with the California Disability Guidelines and enforce the complementary provisions of the Uniform Building Code. The Zoning Ordinance will be evaluated on an ongoing basis and amended as necessary, to ensure ADA compliance and remove governmental constraints on the production of housing for persons with disabilities.</p>	<p>N/A</p>	<p>City Staff continues to comply with ADA standards for new and change of occupancy building projects.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 4.2 – 2. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the City will establish a policy or ordinance to provide</p>	<p>N/A</p>	<p>Completed in 2013.</p>	<p>None. Program Complete.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations and practices when such accommodations may be necessary to afford disabled persons equal access to housing. The purpose of the reasonable accommodation ordinance or policy is to remove constraints to the development, improvement and maintenance of housing for persons with disabilities. The City will promote its reasonable accommodations procedures on its web site and with handouts at City Hall.</p>			
<p><i>Policy 4.3- Leverage redevelopment set-aside funds with other State and Federal loans and grants, to assist in providing affordable housing, preserving existing housing, and rehabilitating unsound housing structures. (This policy assumes that housing set aside funds are not affected by State budget take aways.)</i></p>			
<p>Program 4.3 – 1.Consider developing a first-time homebuyers program to enable lower-income households (up to 80 percent of AMI) to purchase their first homes. Assistance could be provided in the form of a loan secured by a deed of trust.</p>	<p>5 units</p>	<p>This program has been suspended due to the dissolution of the RDA. Staff will seek grant funding available to continue this program.</p>	<p>Remove program, no funding or staff to administer.</p>
<p>Program 4.3 – 2.Leverage redevelopment housing set aside funds and partner with developers on projects funded with HOME funds, tax credits, and other financial assistance programs for construction of houses affordable to lower-income households. Financial assistance to developers could include payment of impact fees and write down of land costs.</p>	<p>40 units</p>	<p>This program has been suspended due to the dissolution of the RDA. This program may be continued once direction is given by the State on the future of the City's Housing set aside fund.</p>	<p>Remove program.</p>
<p>Program 4.3 – 3. Consider establishing a housing rehabilitation program that provides loans and rebates to income-qualified households to correct Health and Safety Code violations and make essential repairs and retrofits. The maximum loan limit could be \$20,000 with 0% interest and could be limited to lower-income households (<80 percent AMI).</p>	<p>75 units</p>	<p>This program has been suspended due to the dissolution of the RDA. This program may be continued once direction is given by the State on the future of the City's Housing set aside fund.</p>	<p>Remove Program.</p>
<p>Program 4.3 – 4. Continue to use the Affordable Housing Participation Checklist and corresponding ranking system to evaluate and prioritize affordable housing developers and projects in the City.</p>	<p>N/A</p>	<p>The City will continue to utilize the checklist to evaluate affordable housing projects for any potential future funding that may become</p>	<p>Continue program into next Housing Element.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
		available.	
Program 4.3 – 5. Establish a program to assist building owners in converting upper floor residential space in the downtown to deed restricted extremely low-, very low- and low-income units	10 units	The City created 2 units through this program. At this time the program has been suspended due to the dissolution of the RDA.	Remove program.
Program 4.3 – 6. Work with nonprofits and identify funding to address the housing needs of extremely low-income households and totally and permanently disabled persons.	5 units	RDA funds are no longer available. City Staff will work with non-profits for any grant funding opportunities.	Modify program and continue program into next Housing Element.
Goal 5: Decrease non-governmental constraints on housing production			
<i>Policy 5.1 – Encourage interplay between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.</i>			
Program 5.1 – 1. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.	N/A	City Staff attend economic roundtables and other events as continuing education of these impacts.	Continue program into next Housing Element.
Program 5.1 – 2. Continue to work with development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback.	N/A	City Staff continues to work with developers, key stakeholders, and property owners on overcoming constraints in project design to help facilitate financing.	Continue program into next Housing Element.
<i>Policy 5.2 – Help lower development costs where feasible, especially for low- and moderate-income housing units.</i>			
Program 5.2 – 1. Continue to monitor and evaluate development standards and advances in housing construction methods.	N/A	As City staff identifies issues with the municipal code and advance construction methods, the City will amend the code as necessary.	Continue program into next Housing Element.
Program 5.2 – 2. Continue to track the affordability of housing projects and progress toward meeting regional housing needs. Reports should be provided semi-annually to the Planning	N/A	The City tracks all housing projects and provides status updates to both the Council and Planning Commission.	Continue program into next Housing Element.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Commission and annually to the City Council and the California Department of Housing and Community Development.			
Goal 6: Decrease governmental constraints on housing production			
<i>Policy 6.1 – Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of State and local laws.</i>			
Program 6.1 -1.Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda	N/A	Staff continues this practice for ease of tracking.	Continue program into next Housing Element.
Program 6.1 – 2. Continue to review minor modifications through an adjustment procedure and more substantial changes through a conditional use permit.	N/A	Staff utilized the DRC to make determinations that may necessitate further entitlement such as a CUP.	Revise program to account for Design Review Committee role in review of residential projects and continue into next Housing Element.
Program 6.1 – 3. Continue to review and revise local review procedures to streamline the process	N/A	The City created the Design Review Committee in 2010 to help with project streamlining and review. The DRC has been helpful in working out issues that normally would have been dealt by Planning Commission or simply at a staff level.	Continue program into next Housing Element.
Program 6.1 – 4. Continue to maintain pre-approved stock development plans to streamline the plan check process.	N/A	Stock plans are available for larger projects.	Continue program into next Housing Element.
Program 6.1 – 5. Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible.	N/A	Staff provides pre-application and technical assistance to all projects when requested.	Continue program into next Housing Element.
Program 6.1 – 6. Provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. Atascadero will promote these incentives to developers on the City's website (http://www.atascadero.org) and during the application process.	N/A	The City's process streamlining is already expediting projects. Developers can defer development impact fees until final occupancy.	Continue program into next Housing Element.
Program 6.1 -7. The City shall establish	N/A	Completed in 2013.	Program Complete.

*City of Atascadero
Housing Element*

Program Summary	Quantified Objective	Achievement	Further Progress Needed
policies, standards, and procedures that encourage and facilitate the development of single-room occupancy units (SROs).			Consider modification of standards to allow SROs by right in MFR zones.
Program 6.1 -8. The City shall review impact fees and the capital facility fee schedule to reduce fees and barriers to housing development, particularly affordable units. (See also Program 4.3-2 for the potential use of Redevelopment Agency Set-Aside Funds for fee waivers.)	N/A	City Staff solicited a proposal for completion of this.	Modify program to allow for continued monitoring of fee schedule to mitigate constraints to affordable housing and consider revision to fees based on unit size to encourage affordability by design. Continue program into next Housing Element.

C. Population and Employment Trends

1. Population

The Atascadero population grew 7 percent from 2000 to 2010, for a total of 28,310 persons. Growth in Atascadero increased at a slower rate than that of San Luis Obispo County and Paso Robles, which grew 9 percent and 18 percent, respectively, during the same period. The San Luis Obispo Council of Governments (SLOCOG) estimates the population in Atascadero to grow to 32,486 by 2040, a 14 percent increase from 2010. See **Table V-3** for detailed population information for Atascadero and surrounding communities.

Table V-3. Trends in Population Growth

	2000	2010	
	Number	Number	Change
Atascadero	26,411	28,310	7%
Paso Robles	24,297	29,793	18%
San Luis Obispo	44,174	45,119	2%
San Luis Obispo County	246,681	269,637	9%

Source: U.S. Census, 2000 and 2010

Age Characteristics

As of 2010, Atascadero had a median age of 41, slightly above the median for San Luis Obispo County at 39.4. Substantial growth can be seen in the 55-64 and 25-34 age groups from 2000 to 2010, while the population in the 35-44 age group decreased by 37 percent over the same period. This is similar to trends seen across the state, in which the proportion of individuals over the age of 50 has increased significantly over the past 10 years, while the age group 35-44 declined. See **Table V-4** for additional information on age trends in Atascadero.

Table V-4. Trends in Population Age

Age Group	2000		2010		Percent Change
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
< 15	5,389	20%	4,970	18%	-8%
15-24	3,562	13%	3,378	12%	-5%
25-34	2,892	11%	3,805	13%	24%
35-44	4,713	18%	3,439	12%	-37%
45-54	4,518	17%	4,682	17%	4%
55-64	2,293	9%	4,350	15%	47%
65+	3,044	12%	3,686	13%	17%
Total	26,411	100%	28,310	100%	7%

Source: U.S. Census, 2000 and 2010

Race and Ethnicity

As of 2010, the population for the City of Atascadero was 86 percent white, down 3 percent from 89 percent in 2000. The next highest racial category represented in Atascadero is other/two or more races. Of the total population, 16 percent are Hispanic in origin, an increase of almost 60 percent between 2000 and 2010. Refer to **Table V-5** for detailed figures on race and ethnicity.

Table V-5. Trends in Race and Ethnicity

Race/Ethnicity	2000		2010	
	Number	Percent	Number	Percent
White	23,451	89%	24,457	86%
Black or African American	623	2%	585	2%
Asian or Pacific Islander	336	1%	685	2%
American Indian	247	1%	295	1%
Other/Two or More	1,754	7%	2,288	8%
Total	26,411	100%	28,310	100%
Hispanic (all races)	2,783	11%	4,429	16%

Source: U.S. Census, 2000 and 2010

2. Employment

According to SLOCOG (2011), in 2010 there was an estimated 8,400 jobs in Atascadero, with an expected increase to 10,900 by 2040. Professional and business services and education services, health care, and social assistance are the two job sectors with the highest anticipated growth by 2040 (See SLOCOG 2040 Regional Growth Forecast). The major industry and occupation sectors of Atascadero residents are shown below. Industry employment in Atascadero was spread over a number of sectors in both 2000 and 2010. From 2000 to 2010 the total number of employed residents increased 3 percent from 12,456 to 12,828. As of 2010, the Education, Health, and Social Services industry accounted for the largest share of Atascadero employment, accounting for 29 percent, a 4 percent increase from 2000. Retail trade is the second largest industry, offering 12 percent of total jobs, followed closely by Professional, Scientific, Management, Administrative, and Waste Management services at 10 percent of the jobs, a 35 percent increase from 2000. Whole Sale Trade had the largest job loss from 2000 to 2010, down 34 percent. See **Table V-6** for additional information on industry trends in Atascadero.

Table V-6. Industry Trends in Atascadero

Employment Sector	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Educational, health and social services	3,041	25%	3,717	29%	22%
Retail trade	1,502	12%	1,481	12%	-1%
Professional, scientific, management, administrative, and waste management services	979	8%	1,317	10%	35%
Construction	1,221	10%	1,129	9%	-8%
Public administration	1,027	9%	1,089	8%	6%
Arts, entertainment, recreation, accommodation and food services	1,098	9%	821	6%	-25%
Manufacturing	747	6%	760	6%	2%
Transportation and warehousing, and utilities	649	5%	691	5%	6%
Finance, insurance, real estate, and rental and leasing	598	5%	641	5%	7%
Other services	875	7%	583	5%	-33%
Wholesale trade	408	3%	268	2%	-34%
Agriculture, forestry, fishing and hunting, and mining	139	1%	180	1%	29%
Information	172	1%	151	1%	-12%
Total	12,456	100%	12,828	100%	3%

.Source: U.S. Census, 2000 and 2006-2010 ACS (5 year estimates)

In 2010, 40 percent of Atascadero residents held managerial/professional jobs, representing a continuing trend from 2000. Managerial/professional occupations increased 27 percent from 2000 to 2010, growing from 4,015 to 5,105 jobs. Occupations in the sales and office sector also increased from 3,064 to 3,326 jobs during this period, an increase of 9 percent. Occupations in services; production, transportation, and material moving occupations; and natural resources, construction, and maintenance occupations experienced decreases for the period. **Table V-7** provides additional information on occupation trends.

Table V-7. Trends in Occupations

Occupations of Residents	2000		2010		Percent Change
	Persons	Percent	Persons	Percent	
Managerial/Professional	4,015	33%	5,105	40%	27%
Sales and Office	3,064	25%	3,326	26%	9%
Services	2,428	20%	2,091	16%	-14%
Natural resources, construction, and maintenance occupations	1,540	13%	1,308	10%	-15%
Production, transportation, and material moving occupations	1,237	10%	998	8%	-19%
Total	12,284	100%	12,828	100%	4%

Source: U.S. Census, 2000 and 2006-2010 ACS (5 year estimates)

The distribution of class of workers in Atascadero remained similar from 2000 to 2010. As of 2010, the private sector employed 64 percent of Atascadero workers, the government sector employed 24 percent, 12 percent were self-employed and less than one percent were unpaid family workers. Refer to **Table V-8** for trends in class of worker.

Table V-8. Class of Worker Trends

Employment Sector	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Private wage and salary workers	7,408	60%	8,187	64%	11%
Government workers	3,190	26%	3,045	24%	-5%
Self-employed workers in own (not incorporated) business	1,665	14%	1,566	12%	-6%
Unpaid family workers	21	<1%	30	<1%	43%
Total	12,284	100%	12,828	100%	4%

Source: U.S. Census, 2000 and 2006-2010 ACS (5 year estimates)

D. Housing Characteristics

1. Households

Household composition and size are often interrelated and are indicators of the type of housing appropriate for residents of Atascadero. The majority of householders in Atascadero are 35 to 65 years old. This age group represented 60 percent of householders in Atascadero in 2010. From 2000 to 2010, the number of householders over the age of 65 increased from 20 to 22 percent, representing the highest percent growth between 2000 and 2010.

The percentage of family households fell slightly from 71 percent in 2000 to 69 percent in 2010, while the percentage of single person households increased over the same period. The average household size dropped from 2.62 in 2000 to 2.51 in 2010. There was a 34 percent increase in household types of the “other” category from 2000 to 2010. See **Table V-9** for detailed figures on household structure in Atascadero

Table V-9. Trends in Households

	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Avg. Household Size	2.62		2.51		
Households by Age					
Householders < 35 yrs	1,650	17%	1,953	18%	18%
Householders 35-65 yrs	5,968	63%	6,465	60%	8%
Householders 65+ yrs	1,913	20%	2,319	22%	21%
Household Types					
Family Households	6,812	71%	7,404	69%	9%
<i>Married Couple</i>	5,286	78%	5,681	77%	7%
<i>Other Families</i>	1,526	22%	1,723	23%	13%
Single Persons	2,094	22%	2,497	23%	19%
Other	625	7%	836	8%	34%
Total	9,531	100%	10,737	100%	13%

Source: U.S. Census, 2000 and 2010

Household Income

According to the U.S. Census, the median household income in Atascadero increased 34 percent from \$48,725 in 2000 to \$65,479 in 2010. The largest increases were in the \$75,000 to \$99,999 and \$100,000 or more income brackets, with the latter increasing over 100 percent for the period. The \$10,000 to \$14,999 income category also grew, while the remaining income brackets decreased, with the less than \$10,000 income category experiencing the largest decrease. Refer to **Table V-10** for trends in Atascadero household income groups.

Table V-10. Trends in Household Income Groups

Income Group	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Less than \$10,000	619	7%	355	3%	-43%
\$10,000 to \$14,999	480	5%	556	5%	16%
\$15,000 to \$24,999	1,066	11%	817	8%	-23%
\$25,000 to \$34,999	1,175	12%	957	9%	-19%
\$35,000 to \$49,999	1,560	17%	1,409	13%	-10%
\$50,000 to \$74,999	2,407	25%	2,070	20%	-14%
\$75,000 to \$99,999	1,147	12%	1,533	15%	34%
\$100,000 or more	1,044	11%	2,756	26%	164%
Total Households	9,498	100%	10,453	100%	10%
Median household income	\$48,725		\$65,479		34%

Source: U.S. Census, 2000 and 2010

Tenure and Vacancy

Housing tenure refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder) as well as the cost of housing. As of 2010, 7 percent of Atascadero’s housing units were vacant. This is 4 percent higher than 2000, when the vacancy rate was 3 percent. It is generally accepted that a vacancy rate of 5 to 6 percent is healthy, thus Atascadero’s higher vacancy may be an indicator of economic problems associated with the recession. Indicators of a strengthening housing market are seen with the increasing home price and value, as discussed under housing affordability, in section 5 below.

Among occupied units, the percentage of owner-occupied homes decreased from 66 percent in 2000 to 59 percent in 2010. See **Table V-11** for detailed figures on housing tenure.

Table V-11. Trends in Housing Tenure

Tenure	2000		2010	
	Number	Percent	Number	Percent
Occupied Units	9,531	97%	10,737	93%
Owner	6,249	66%	6,827	59%
Renter	3,282	34%	3,910	34%
Vacant Units	317	3%	768	7%
Total	9,848	100%	11,505	100%

Source: U.S. Census, 2000 and 2010

2. Housing Units

Housing Type and Age

The majority of Atascadero homes are single-family detached. The variety of housing types has remained similar over the period from 2000 to 2010, with growth in single-family homes detached and slight decline in single-family homes attached. Slight increases can be seen in multi-family units and mobile homes with a complete loss of other housing types. **Table V-12** shows trends in housing units by type.

Table V-12. Trends in Housing Type

Housing Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family Detached	6,797	69%	8,068	72%
Single-Family Attached	441	4%	427	4%
Multiple-Family 2-4 Units	862	9%	1,030	9%
Multiple-Family 5+ Units	1,200	12%	1,241	11%
Mobile Homes	507	5%	517	5%
Other (e.g., R.V Park)	44	<1%	0	0%
Total Units	9,851	100%	11,283	100%

Source: U.S. Census, 2000 and 2010

According to the U.S. Census, 49 percent of Atascadero's housing stock was built after 1980. Housing construction slowed from 1990 to 2010. There were 2,876 units constructed during this period, down from 2,782 in the 1970s, but slightly higher than the 2,647 housing units constructed in the 1980s. See **Table V-13** for a breakdown of Atascadero housing units by year constructed.

Table V-13. Housing Units by Age

Year Built	Units	Percent
Built 2005 or later	506	4%
Built 2000 to 2004	967	9%
Built 1990 to 1999	1,403	12%
Built 1980 to 1989	2,647	23%
Built 1970 to 1979	2,782	25%
Built 1960 to 1969	1,048	9%
Built 1950 to 1959	911	8%
Built 1940 to 1949	548	5%
Built 1939 or earlier	471	4%
Total	11,283	100%

Source: U.S. Census, 2010

3. Housing Conditions

City staff conducted a visual housing conditions survey in June 2009. To complete the survey, the City randomly selected and evaluated 200 properties and found that all but three were structurally sound. Utilizing the same methodology, Staff re-reviewed the same 200 properties from the 2009 survey. A total of two properties were found not to be structurally sound, yet required only minor repairs. The survey was conducted through a windshield assessment that rated the physical condition of a unit in one of the following categories:

- Foundation,
- Roofing,
- Siding/Stucco,
- Windows, and;
- Electrical.

4. Housing Costs

Median Home Price

According to the real estate website, Trulia.com, the median home sales price in Atascadero between January and April, 2014, was \$365,000. Historical home price data from Central Coast Lending shows that home sales prices have remained relatively steady since 2013, when median price in April 2013 was \$368,000, a 16.9 percent increase from 2012. Overall, the housing market is recovering from the overall price floor in 2011, of \$302,500, a 41.8 percent drop from peak prices in 2005 (\$520,000). See **Figure V-1** for a comparison of median home prices in Atascadero and San Luis Obispo County from 2003 to 2012.

Figure V-1. Median Home Price, 2003-2013 Atascadero and SLO County



Source: Keith Blvd Real Estate Market Statistics Dashboard
Final Plan

*Median home price through April 2013.
January 27, 2015

Median Rent

According to the 2010-2012 U.S. Census ACS 3-year estimates, the median rent in Atascadero was \$1,109 per month. More than half of all renters in Atascadero are cost burdened. See Table 15 for more information on renter cost burden.

Low and Extremely Low-Income Housing Needs

Lower income households (earning 80 percent or less of the area’s median household income) generally have higher incidence of housing problems and overpayment (paying 30 percent or more of income for housing costs). **Table V-14** shows what percentages of low, very-low, and extremely low-income (ELI) households in Atascadero have housing problems, as well as those overpaying for housing.

Extremely low-income households earn 30 percent or less of median household income. Of the 10,737 households in the City, 960 households (620 renters and 340 owners) have household incomes less than 30 percent of median income (about 8.9 percent of total households). As **Table V-14** illustrates, these households have a high percentage of housing problems, with the majority (80 percent) cost burdened, and between 60 and 70 percent extremely cost burdened (greater than 50 percent of household income on housing costs). Very-low income households are similarly cost burdened, with over 90 percent of very-low income renters spending greater than 30 percent of household income on housing costs. **Tables V-15** and **V-16** discuss the overpayment in Atascadero by tenure.

The current RHNA estimates the City of Atascadero will need to accommodate 98 very-low income housing units between 2014 and 2019. Based on the State law methodology, the City estimates that 50 percent of very-low-income households are extremely low-income (ELI) households. Therefore, it is projected that the City will need to accommodate 49 ELI households.

Table V-14. **Housing Problems for All Lower Income Households**

	Renters	Owners	Total Households
Housing Income <= 30 Percent MFI (Extremely Low Income)	620	340	960
% With any Housing Problems	86.29%	79.41%	83.85%
% With Housing Cost Burden > 30%	83.87%	80.88%	82.81%
% With Housing Cost Burden > 50%	70.16%	60.29%	66.67%
Household Income >30% to <= 50% MFI (Very Low Income)	645	420	1,065
% With any housing problems	82.95%	83.33%	88.26%
% With Housing cost burden > 30%	91.47%	83.33%	88.26%
Household income > 50 to <= 80% MFI (Low Income)	820	670	1,490
% With any housing problems	65.24%	52.24%	59.40%
% With Housing cost burden > 30%	64.02%	52.99%	58.39%

Source: CHAS Databook, 2014

Overpayment

According to federal government standards, paying over 30 percent of income for housing costs is considered to be cost-burdened, and spending more than 50 percent of household income is extremely cost burdened. In Atascadero, overpayment is particularly problematic for renters.

An estimated 8.4 percent of renters pay between 30 and 34.9 percent of household income on rent and 47 percent of renters pay more than 35 percent of household income on rent. See **Table V-15**.

Table V-15. **Gross Rent as a
Percent of Income 2012**

Unit Type	Total	Percent
Gross Rent	\$1,109	
Less than 15 %	417	10.4%
15% to 19.9%	489	12.2%
20% to 24.9 %	446	11.1%
25% to 29.9%	438	10.9%
30% to 34.9 %	338	8.4%
More than 35%	1,888	47.0%
Overall	4,106	100%

Source: U.S. Census, ACS 2010- 2012 (3-year estimates)

Among homeowners, 48.4 percent of owners with a mortgage and 12.1 percent of owners without a mortgage were overpaying for housing. See **Tables V-16** for monthly housing costs a percentage of household income for homeowners.

Table V-16. **Monthly Owner Costs as a
Percentage of Household Income**

Number of Households	With a Mortgage		Without a Mortgage	
	Total	Percent	Total	Percent
Less than 20 %	1,472	27.7%	1,160	75.8%
20 % to 24.9 %	669	12.6%	126	8.2%
25 % to 29.9 %	609	11.4%	59	3.9%
30 % to 34.9 %	620	11.7%	62	4.0%
More than 35 %	1,951	36.7%	124	8.1%
Total	5,321	100%	1,531	100%

Source: U.S. Census, ACS 2010-2012 (3 year estimates)

5. Housing Affordability

Housing affordability in Atascadero can be inferred by comparing the cost of renting or owning a home with the income levels of households of different sizes. **Table V-17** shows the annual income ranges for extremely low-, very low-, low-, and moderate-income households. **Table V-18** shows the maximum affordable monthly rental payment based on the standard of 30 percent (as defined by HUD) of household income going towards housing costs. The table also displays the maximum affordable home sale or rental price based on income category and unit size.

Homes priced at the 2014 median sales prices of \$365,000 for Atascadero are affordable only to households in the upper end of the moderate-income range. Thus home ownership is out of range for many moderate and all low-, very low- and extremely low-income households. Average rents are affordable for moderate income households but are unaffordable without overpayment or overcrowding for households earning at the extremely low-, very low-, and low-income levels.

Table V-17. **San Luis Obispo County Income Limits**

Persons in Family	Extremely Low	Very Low	Low	Moderate
One	\$15,850	\$26,400	\$42,250	\$64,700
Two	\$18,100	\$30,200	\$48,250	\$73,900
Three	\$20,350	\$33,950	\$54,300	\$83,150
Four	\$22,600	\$37,700	\$60,300	\$92,400

Source: HCD, 2014

Table V-18. **San Luis Obispo County Maximum Sales and Rental Prices**

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max Annual Income	Affordable Total Payment	Utilities	Taxes & Ins. (for ownership)	Own	Rent
Very Low						
One Person	\$26,400	\$660	\$75	\$184	\$66,950	\$585
Two Person	\$30,200	\$755	\$100	\$205	\$75,079	\$655
Three Person	\$33,950	\$849	\$125	\$226	\$83,066	\$724
Four Person	\$37,700	\$943	\$150	\$247	\$91,051	\$793
Low						
One Person	\$42,250	\$1,056	\$75	\$310	\$111,905	\$981
Two Person	\$48,250	\$1,206	\$100	\$349	\$126,270	\$1,106
Three Person	\$54,300	\$1,358	\$125	\$388	\$140,783	\$1,233
Four Person	\$60,300	\$1,508	\$150	\$427	\$155,156	\$1,358
Moderate						
One Person	\$64,700	\$1,618	\$75	\$489	\$175,692	\$1,543
Two Person	\$73,900	\$1,848	\$100	\$553	\$199,169	\$1,748
Three Person	\$83,150	\$2,079	\$125	\$618	\$222,796	\$1,954
Four Person	\$92,400	\$2,310	\$150	\$683	\$246,419	\$2,160

Notes:

1. Utility costs assumed at \$75 per month for one person households and an additional \$25 for each additional person.
2. Taxes and insurance include property taxes, private mortgage insurance, and homeowners insurance.
3. Total affordable mortgage based on an annual six percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance). Even though interest rates are at historic lows (four to five percent) for a 30-year conventional mortgage, six percent was used as a more conservative estimate over time.
4. Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Source: HCD Income Limits 2014, Lisa Wise Consulting, Inc., 2014

6. At-Risk Units

State law requires that Housing Elements include an inventory and analysis of assisted multi-family housing units “at risk” of conversion to market-rate housing. The inventory must account for all units for which subsidies expire within the planning period for the Housing Element update. The potential loss of existing affordable housing units is an important issue to the City due to potential displacement of lower-income tenants and the limited alternative housing options available for such persons. It is typically less expensive to preserve the affordability of existing units than to subsidize construction of new affordable units due to the rising cost of land and construction.

In Atascadero, there are no units currently at risk of converting from affordable to market rate. In 2011, the new owner of California Manor, a 95-unit, multi-family rental property formerly at risk of converting from affordable units to market rate was awarded 9 percent State Low-Income Tax Credit financing for acquisition and rehabilitation to maintain the unit affordability. Currently, the tax credits have been awarded, but the owners have not submitted documentation signifying the completion of rehabilitation. As part of the purchase agreement for financing of the transfer of ownership, the owner agreed to maintain the affordability of the units for an additional 30 years. Renovations will include the installation of a new roof, ADA accessibility upgrades, concrete siding, energy-efficient appliances, carpet, linoleum, cabinets, countertops, HVAC, and lighting.

E. Special Housing Needs

Certain members of the population encounter unique difficulties in finding appropriate housing due to special circumstances. Special circumstances may be related to one's employment type and income, family characteristics, medical condition or disability, and/or household characteristics. **Table V-19** lists special needs populations. This section discusses the housing needs for each group and identifies the major programs available to address their housing and services needs.

Special Needs Group	2000		2010	
	Number	Percent	Number	Percent
Senior Households	1,935	20%	2,319	19%
Persons with Disabilities ¹	4,437	19%	3,092	12%
Single-Parent Households	1,565	23%	1,723	16%
Large Households	941	10%	940	9%
Residents Employed in Farming	139	<1%	180	1%
Homeless	184	11%	96	<1%

Note:
1. Civilian non-institutionalized population ages 5 and above.
Source: U.S. Census, 2000 and 2010 and EOC 2009, Homeless Services Oversight Council, 2013

1. Senior Households

Senior households are included in those with special housing needs due to the likelihood of limited income, physical disabilities, or higher health care costs.

As illustrated in **Table V-20**, 2,319 Atascadero households (22 percent) were headed by seniors (persons age 65 years and older) in 2010. The number of seniors is expected to continue to grow as the percentage of residents in the 55 to 64 year age range increased by 21 percent in the period from 2000 to 2010. In Atascadero, about 64 percent of senior householders were homeowners in 2010.

Householder by Age	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total 65 and over	1,820	27%	499	13%	2,319	22%
65 to 74 years	1,011	15%	226	6%	1,237	12%
75 to 84 years	589	9%	144	4%	733	7%
85 years & over	220	3%	129	3%	349	3%
Total 64 and under	5,007	73%	3,411	87%	8,418	78%
Total (all ages)	6,827	100%	3,910	100%	10,737	100%

Source: U.S. Census, 2010

According to the 2006-2010 ACS, approximately 53 percent of senior households earn less than \$50,000 annually, with 28 percent earning less than \$30,000 per year. This is less than 50 percent of the median household income for the City of Atascadero, \$65,479 (**Table V-21**). The same report estimates 5.1 percent of senior households are living below the poverty line.

Table V-21. **Households by Income Level, 2006-2010**

Income Level	Percent of Elderly Household
Under \$30,000	28.1%
\$30,000 to \$49,999	24.8%
\$50,000 to \$74,999	19.5%
\$75,000 to \$99,999	8.0%
More than \$100,000	19.7%
Total	100%

Source: U.S. Census 2006-2010 ACS

As stated above, seniors typically have special needs due to disabilities, health care needs, and fixed incomes. Seniors may also require assistance with domestic chores and activities such as driving, cooking, cleaning, showering, or climbing stairs. For elderly people who live alone or don't have relatives to care for them, the need for assistance may not be met.

The special needs of seniors can be met through congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing with architectural design features that accommodate disabilities can help extend the ability to live independently. In addition, seniors with mobility/ self-care limitations benefit from transportation options. As of 2014, there are twelve residential and group care facilities offering 171 units in Atascadero. The facilities offer a range in level of assistance and community structure. Refer to **Table V-22** for a detailed list of senior housing facilities.

In meeting the needs of the increasing elderly population, the following factors must be considered:

- Limited remaining sites suitably zoned for senior housing;
- Decreasing State and Federal funding to provide additional housing for seniors; and
- Physical and/or other restrictions that may limit seniors' ability to maintain their own health and the condition of their home.

Table V-22. **Senior Housing Facilities, 2014**

Facility	Capacity	Location
A Touch Above Care, Inc	6	5800 Llano Road
A Touch Above Care, Sycamore	6	7150 Sycamore Road
Atascadero Christian Home	64	8455 Santa Rosa Road
C.A.L.L. – Carmelita House	6	2660 Ferrocarril
Country Living Senior Home	8	4930 Sycamore Road
Garden View Inn	15	7105 San Gabriel Road
Horizon Hills Retirement Home	6	10775 San Marcos Road
Ingleside Assisted Living	16	10630 West Front Road
Ingleside By the Lake	6	9375 Mountain View Drive
Paradise Valley Care	15	9525 Gallina Court
Paradise Valley Care at the Lake, Inc	11	9220 Mountain View Drive
Park Place	12	9435 El Bordo Avenue
Total	171	

Source: CA Department of Social Services, 2014

7. Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges, the need for accessible and appropriate housing, and higher health care costs. A disability is defined broadly by the U.S. Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The U.S. Census collects data for several categories of disability. These categories are defined below:

General disabilities:

- Sensory disability: Blindness, deafness, or a severe vision or hearing impairment.
- Physical disability: A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

Disabilities lasting six months or more:

- Mental disability: Difficulty learning, remembering, or concentrating.
- Self-care disability: Difficulty dressing, bathing, or getting around inside the home.
- Independent- living disability: Difficulty going outside the home alone to shop or visit a doctor's office.

In 2010, there were 2,053 non-institutionalized persons in Atascadero living with a disability (Table V-23). Approximately 50 percent of all persons with disabilities are over the age of 65, and thus face additional housing needs, as described in the previous section.

Table V-23. **Persons with Disabilities by Type**

Total disabilities for people 5 to 64 years	2,053	66%
Sensory disability	523	17%
Physical disability	1,091	35%
Mental disability	897	29%
Self-care disability	592	19%
Independent-living disability	932	30%
Total disabilities for people 65 years and over	1,039	34%
Sensory disability	932	30%
Physical disability	440	14%
Mental disability	203	7%
Self-care disability	120	4%
Independent-living disability	373	12%
Total disabilities for all ages	3,092	100%

Source: 2008-2010 ACS (3-year estimates)

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the persons with developmental disabilities is transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-Counties Regional Center (TCRC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities who reside in Ventura, Santa Barbara, and San Luis Obispo Counties. TCRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

As of 2014, TCRC served approximately 11,500 people in their three-county area, with 280 staff members. Table V-24 shows the number of individuals served by TCRC in the 93422 zip code, which includes the City of Atascadero. (Note: The boundary of this zip code extends beyond the borders of Atascadero city limits.)

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, proximity to services and transit, and availability of group living opportunities represent the types of considerations important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to affordability of housing, as people with disabilities may be living on a fixed income.

Table V-24. **Number of Persons with Developmental Disabilities, 2014**

	0-14 years	15-22 Years	23-54 years	55-65 years	65+ years	Total
93422	118	43	101	29	21	312

Source: Tri-County Regional Center, 2014

8. Large Families and Overcrowding

A household of five or more persons is considered to be a large family. In 2010, nine percent of Atascadero households had five or more persons. Large households may experience difficulty in finding suitable units, particularly renter-occupied households, which are much less likely to find three or more bedroom units. See Table V-25 for household size by tenure for Atascadero.

Table V-25. **Household Size by Tenure in Atascadero**

	1-4 Persons	5+ Persons	Total
Owner Occupied	6,243 (58%)	584 (5%)	6,827 (64%)
Renter Occupied	3,554 (33%)	356 (3%)	3,910 (36%)
Total	9,797 (91%)	940 (9%)	10,737

Source: U.S. Census, 2010

Overcrowding is defined as more than one person per room not including kitchens and bathrooms. Overcrowding can occur when housing costs are high relative to income where families must double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. This is often a problem for large families but can also occur

in smaller households when income is too low to afford adequate housing. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of off-street parking, increased strain on public infrastructure, and additional traffic congestion. As illustrated in **Table V-26**, in 2010, 0.9 percent of owner-occupied households in Atascadero were overcrowded and 6.3 percent of renter-occupied households were overcrowded, of these less than one percent was extremely overcrowded.

Table V-26. Overcrowded Households in Atascadero, 2010

Owner Occupied	6,970 units	Percent
0.50 or less occupants per room	5,260	75%
0.51 to 1.00 occupants per room	1,648	24%
1.01 to 1.50 occupants per room	62	1%
1.51 to 2.00 occupants per room	0	0%
2.01 or more occupants per room	0	0%
Percent Overcrowded by Tenure	62 (0.9%) total overcrowded owner-occupied units	
Renter Occupied	3,483 units	Percent
0.50 or less occupants per room	1,893	54%
0.51 to 1.00 occupants per room	1,370	39%
1.01 to 1.50 occupants per room	206	6%
1.51 to 2.00 occupants per room	0	0%
2.01 or more occupants per room	14	<1%
Percent Overcrowded by Tenure	220 (6.3%) total overcrowded renter-occupied units	
Total	10,453	

Source: U.S. Census, 2006-2010 ACS (5-year estimates)

9. Single-Parent Households

As of 2010, sixteen percent (1,723) of Atascadero households were single-parent families, 69 percent (1,185) of which are headed by women with no husband present. Housing problems for this group can be significant. Any household with only one person able to earn wages is at a significant disadvantage in the housing market and single parents may have to take more time off from work to care for their children. Single-parent households are at a higher risk of becoming homeless because of lower incomes and the lack of affordable housing and support services. Planning for housing development to serve single-parent families may require on-site child-care facilities. Housing needs of single-parent households is an important issue in Atascadero.

Table V-27. Single Parent Households, 2010

	Owner-occupied housing units		Renter-occupied housing units		Total
	Total	Percent	Total	Percent	
Family households [1]	5,172	75.8	2,232	57.1	7,404
Female householder, no husband present	484	7.1	701	17.9	1,185
Male householder, no wife present	236	3.5	302	7.7	538
Single Parent Households	720	10.6	1003	25.6	1,723
Nonfamily households [2]	1,655	24.2	1,678	42.9	3,333
Male householder	726	10.6	787	20.1	1,513
Female householder	929	13.6	891	22.8	1,820
Total Households	6,827	100	3,910	100	10,737

Source: U.S. Census, 2010

Female Head of Households

According to the U.S. Census, Atascadero had 3,005 female head of households in 2010. Female householders made up 37 percent of all householders in Atascadero in 2010. Female-headed households have unique housing needs due to a single source of income and greater cost burden. More female-headed households live below the poverty line than other family type, which emphasizes their need for affordable housing. The U.S. Census estimates 17.2 percent of single parent female-headed households in Atascadero are living below the poverty line, 11 percent higher than family households.

Table V-28. Female Headed Households, 2010

	2010	
	Number	Percent
Female Family Householder, no husband present	1,185	20%
With children under 18 years	778	65.7
Female Non-Family Householder	1,820	17%
Total Female Householders	3,005	37%
Family Households Below Poverty Level		6.1%
Female Households Below Poverty Level		17.2%
With Children under 18 years		18.7%
Total Households	10,737	100%

Source: U.S. Census, 2010

10. Persons in Need of Emergency Shelter

State housing element law requires the analysis of the special housing requirements of persons and families in need of emergency shelter and identification of adequate sites that will be made available with appropriate zoning and development standards, and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing. According to the 2000 U.S. Census, there were approximately 184 homeless persons in Atascadero. More recently, initial data from the January 2013 San Luis Obispo County Homeless Enumeration Report Point in Time Survey estimates a homeless population of 2,186 in San Luis Obispo County. This represents a 3 percent increase in the homeless population in San Luis Obispo County from 2011. Based on this count, the Homeless Services Oversight Council (HSOC) estimates 3,497 persons will be without shelter at some point during the year. Of those surveyed in the County, 571 were chronically homeless, 71 percent lived in San Luis Obispo County before becoming homeless, 82 percent were unsheltered, 49 percent indicated having some mental illness, 12 percent were minors, and 9 percent were between 18 and 24 years old. Note: Consistent with HUD definition of homeless, the HSOC did not include families living doubled up with other families or those living in RV or trailer parks in the count of homeless.

There were 466 homeless identified in (21 percent) located in North County, including 96 in the City of Atascadero. The majority of homeless in North County were living on the streets, with 16 percent in an emergency or transitional shelter.

Atascadero participates in local efforts to assist the homeless and those in need of temporary shelter. Atascadero amended its Zoning Ordinance to allow for an Emergency Shelter Overlay Zone. This Zone provides an area where an emergency shelters may be permitted without a Conditional Use Permit in compliance with Senate Bill 2. Currently, one site is zoned and operating under the Emergency Shelter Overlay Zone (APN 030-341-013) with a maximum capacity of 50 beds. Prior to the Zoning amendment to permit emergency shelters at this site, the emergency shelter was 'at risk' of permanent closure. To ensure the new ordinance was not overly restrictive, the City worked closely with El Camino Housing Organization (ECHO), a non-profit organization that addresses homelessness issues and operates this facility.

11. Farmworkers

The number of farmworkers in Atascadero is difficult to quantify as U.S. Census data frequently underestimates this population. However, according to 2010 U.S. Census data, 180 members of the Atascadero population were employed in agriculture, forestry, fishing and hunting, and mining. This represents approximately one percent of the total population. From 2000 to 2010, the number of residents working under this Census category increased about 3 percent.

The City has approximately 43.82 acres of designated "agriculture", comprising of 5 separate parcels currently under one owner. These parcels are being utilized as a Christmas tree farm to grow and sell seasonal Christmas trees. Atascadero Municipal Code section 9-3.122 (o) allows for "farm labor quarters" as a permitted use, where no Conditional Use Permit (CUP) is required, in all Agriculture zones. Agriculture uses are conditionally allowed in the RS zone for

uses such as crop production and grazing. This category is defined as “Agricultural uses including the production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, tree and sod farms, crop services and crop harvesting. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing.” This type of use may require farm labor quarters and may be included as a part of a CUP. Program 4.1.6 has been included to ensure the City complies with the Employee Housing Act, and permits farmworker housing for six or fewer employees as a single family residential use and for up to 12 units, or 36 beds, as an agricultural use subject to same level of review as other agricultural uses in the same zone.

While there are very few agricultural parcels in the city, Atascadero is surrounded by land devoted to agricultural uses, including vineyards. It is likely that farmworkers may be housed on-site at agricultural operations outside Atascadero. Because of the limited need for farmworker housing, the City’s current method of permitting Farmworker housing and the overall approach to affordable housing meets existing need.

F. Housing Resources

As part of housing element law, the State has adopted a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the State Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine the share of the housing need that should be assigned to each city and county in the region. The allocation includes a share of housing needs for all income levels (California Health and Safety Code Section 50079.5): very low income (less than 50 percent of the area median income); low income (50-80 percent of median income); moderate income (80-120 percent of median income); and above moderate income (more than 120 percent of median income).

1. Regional Housing Needs Allocation

SLOCOG and HCD determined that the County has a need for 4,090 new housing units during the period from January 1, 2014 to June 30, 2019. SLOCOG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households during that period. This is called the regional housing needs allocation (RHNA).

Cities are not expected to actually produce this number of units; it is assumed that housing production will be carried out primarily by the private sector and will be affected by market conditions and other factors beyond a city's control. However, the City must create conditions through zoning and land use policies that would allow the private sector to construct the targeted number of units. Cities can employ a variety of strategies to meet their RHNA housing production goals, as provided in Government Code Section 65583(c)(1)).

2014 - 2019 Regional Housing Needs Allocation

The 2014 -2019 Regional Housing Needs Allocation (RHNA) for Atascadero is shown in **Table V-29**. The number of new units approved or constructed since the start of the projection period, starting January 2014, can reduce the Regional Housing Needs Allocation. Since January 2014, there have been 81 units constructed or approved in the City of Atascadero, including 30 units affordable to moderate income households. See Section B. for a discussion on units constructed or permitted during the previous cycle, including 24 very-low and low-income units in 2013 as part of the People's Self-Help Housing (PSHH) project in Oak Grove.

Table V-29 shows that the City has a remaining State allocation of 312 units, 160 for very-low and low-income housing, after accounting for the 81 units constructed or approved..

Table V-29. **City Share of Regional Housing Need, 2014-2019**

	Very Low	Low	Moderate	Above Moderate	Total
2014 - 2019 RHNA	98	62	69	164	393
Units Constructed/Approved¹	0	0	30	51	81
2014-2019 Subtotal RHNA	98	62	39	113	312

Notes:

1. Affordability determined by deed restriction or based on sales price of home Source: CA Dept. of Housing and Community Development, SLOCOG, 2013, City of Atascadero, 2014

2. Site Inventory and Analysis

Local governments can employ a variety of development strategies to meet their RHNA housing production goals, as provided in Government Code Section 65583(c)(1)). In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of second units. This section summarizes the vacant land inventory, underutilized sites, and second unit potential.

Vacant Sites

Table V-30 shows a summary of vacant land in Atascadero. A complete list is available in **Appendix I**. The table shows that there are 578 vacant parcels on approximately 1,857 acres suitable for residential development that have the capacity to accommodate approximately 1,375 homes at 80 percent of maximum buildout, or maximum allowed per a Specific Plan, for the multi-family parcels and 100 percent buildout for the single-family parcels where one house per lot is assumed. The 80 percent buildout factor is based on historical trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout. There may also be political barriers to full development. There are adequate vacant sites to meet the City’s RHNA of 312, including the 160 very-low and low income units at minimum densities of 20 units per acre in the High Density Residential Multi-Family (HD-RMF) zone. See **Table V-31** for a summary of vacant land by income category to satisfy the RHNA.

Table V-30. **Summary of Vacant Parcels, Atascadero 2014**

Zone	Land Use	Acres	# of Parcels	Density**	Max du/ac	80% du/ac	Infrastructure
Residential Multi-Family – 24	HDR	34.11	17	24 units/acre	819	560	Yes
Subtotal High Density		34.11	17			560	
Residential Multi-Family – 10	MDR	8.16	5	10 units/acre	74	58	Yes
Commercial Professional	GC	7.56	9	20 units/acre	151	120	

Downtown Commercial	D	6.12	7	20 units/acre	122	95	
Subtotal Medium Density		21.84	21			273	
Residential Single-Family – LSF-X	SFR-X	1.28	6	1 unit/parcel	6	6*	Yes
Residential Single-Family – LSF-Y	SFR-Y	16.29	42	1 unit/parcel	42	42*	Yes
Residential Single-Family – RSF-X	SFR-X	9.30	17	1 unit/parcel	17	17*	Yes
Residential Single-Family – RSF-Y	SFR-Y	56.36	60	1 unit/parcel	60	60*	Yes
Residential Single-Family – RSF-Z	SFR-Z	65.66	45	1 unit/parcel	45	45*	Yes
Residential Single-Family – RS	RE	1,651.87	370	1 unit/parcel ¹	372	372*	Yes
Subtotal Low Density		1,800.76	540			542	Yes
Total		1,856.71	578		1,708	1,375	

* Parcels in single family zones are not calculated at 80% as density is calculated per parcel rather than per acre.
 **Density for some parcels has been reduced due to slope.
 Source: City of Atascadero, 2014

Table V-31. RHNA Summary, 2014-2019

	Very Low	Low	Moderate	Above Moderate	Total
2014 - 2019 Subtotal RHNA	98	62	39	113	312
Vacant Land Inventory	560		273	542	1,375
Remaining RHNA	0		0	0	0

Source: CA Dept. of Housing and Community Development, SLOCOG, 2013

3. Infrastructure Resources

Infrastructure adds to the cost of new construction (e.g. major and local streets, water and sewer lines, and street lighting). Water and sewer service capacity is discussed below.

Water Service

Water service in the City is supplied by the Atascadero Mutual Water Company (AMWC). AMWC manages the water supply that consists of 17 active wells that pump from the Atascadero sub-basin of the Paso Robles Ground Water Basin and both riparian and appropriated Salinas River underflow. Maximum well production is 12.9 million gallons per day.

AMWC service area encompasses hundreds of undeveloped parcels, AMWC's future plans include a reliable water supply for an increased population. With approval of the Nacimiento Water Project, the AMWC has been allocated an additional 3,000 AFY, with a flow rate of 3.48

¹ One parcel in this zone allowed 2 units

million gallons per day (mgd). The Nacimiento Water Project broke ground in 2007 and the construction of the infrastructures needed to deliver water to the Atascadero area is complete. AMWC began taking deliveries of water in the summer of 2012. The City analyzed the capacity of existing water resources and determined that given the existing water supply and that which will result from the Nacimiento Water Project, the existing water supply is not a constraint to growth in the City and is available for all vacant zones within the City to accommodate the City's RHNA. However, as a result of the Nacimiento Water Project connection fees, water rates have increased gradually² to help pay for the cost of the additional water source.

The City recognizes that the region is currently going through a period of extreme drought in 2012 through the beginning of 2014. While the primary basin, the Paso Robles Ground Water Basin, is experiencing decline in many areas, the Atascadero Sub-basin is a hydro-geologically distinct sub-basin that is separated from the primary basin by the Rinconada Fault line and has not experienced the level of decline when compared to the Paso Robles Ground Water Basin

Due to the increase in the cost of water service to ensure a reliable water supply, the City recognizes that the connection fees for water is critical for the development of affordable housing. Program 1.1-9 is proposed by the City to work with AMWC to explore possible options to ease the burden of water service fees for second units and other affordable housing projects.

Wastewater

Residential development in the City of Atascadero relies on both the City's wastewater treatment facilities and on-site septic systems. Approximately 50% of Atascadero's residents use the Collection and Treatment service. The City's Wastewater Division maintains a 2.39 million gallon-per-day (mgd) wastewater treatment facility, over 40 miles of pipeline, and 13 wastewater-pumping stations. The treatment plant operates at approximately 60 percent capacity, which results in an average daily flow of 1.4 mgd. Minor upgrades have been approved for the treatment plant facility,³ but no expansions are planned for increasing the treatments capacity.

Average daily flow for residential use is 100 gallons per capita per day. Based on the average household size of 2.02 persons, the daily flow is 0.0002 mgd per household. The average daily flow of the projected housing need (RHNA) is well within the capacity of the upgraded wastewater treatment system.

4. Administrative Resources

El Camino Homeless Organization (ECHO)

² Water rates are planned to increase by 8% (net) per year over four years beginning on January 1, 2008. There are two more years of 8% rate increases. After that, water rates will increase based on inflation or other typical increases in operation and maintenance costs (i.e. increase energy costs, treatment chemical costs, labor rates, etc.) (Source: pers. comm. John Neil, Atascadero Mutual Water Company General Manager, July 22, 2009.)

³ Headworks/Bar screen project approved during the 2009/2011 Budget (City of Atascadero, 2008).

ECHO is a non-profit organization serving the homeless population of Northern San Luis Obispo County. The organization also assists those in need with obtaining permanent housing and developing skills necessary to lead a more stable life. ECHO recently purchased the former First Baptist Church and operates a permanent shelter in Atascadero at 6370 Atascadero Avenue, under the City's Emergency Shelter Overlay Zone. The shelter can accommodate up to 50 persons per night. ECHO has commenced an upgrade of their facility to accommodate the additional persons including installation of new restrooms, accessibility upgrades, and other facility renovations as part of its acquisition of the former church.



El Camino Homeless Organization, Atascadero Shelter.

Community Action Partnership San Luis Obispo (CAPSLO)

The CAPSLO provides a wide variety of social services in San Luis Obispo County. Their divisions are Homeless Services, Head Start, Health and Prevention, Family Support, Adult Day Center, and Energy Conservation Services. CAPSLO operates the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center in San Luis Obispo. They also operate Head Start and Migrant Head Start programs and two health centers in San Luis Obispo and Arroyo Grande. The Energy Conservation division provides weatherization and home repairs throughout the County.

Habitat for Humanity

Habitat for Humanity is an international non-profit organization dedicated to partnering with those in need of safe and affordable homes. Habitat for Humanity has constructed over 300,000 homes for families around the world. The San Luis Obispo County Habitat chapter has been

active since 1997 and is involved in several development projects throughout the Central Coast. In 2008, Habitat for Humanity constructed four very low-income homes in Atascadero.



Housing Authority of San Luis Obispo County (HASLO)

The Housing Authority of San Luis Obispo County was created to provide housing assistance for the County's lower-income residents. The Housing Authority administers the Section 8 rental assistance program and manages public housing developments. The Housing Authority also administers the Tenant Based Rental Assistance (TBRA) Program for the San Luis Obispo Supportive Housing Consortium and established the San Luis Obispo Non-Profit Housing Corporation to take advantage of federal tax credits. The Non-Profit Housing Corporation has since helped with the development of the low-income Atascadero Senior Housing Project in 2008 and owns two housing complexes in Atascadero.



People's Self-Help Housing (PSHH)

People's Self-Help Housing is a diverse, nonprofit organization committed to furthering opportunities for decent, safe, affordable housing and support services in San Luis Obispo, Santa Barbara, and Ventura Counties. PSHH has two primary programs - Self Help Homeownership Program and a Rental Housing Development and Construction Services Program. Additionally, PSHH also administers the Supportive Housing Program assisting residents with accessing community services and provides home ownership counseling. Since its inception in the 1960s, PSHH has developed more than 1,100 homes and 1,400 rental units and assisted in the rehabilitation and repair of more than 3,000 housing units. PSHH has constructed 15 affordable home-ownership properties and currently owns and operates Atascadero Gardens, a 17-unit affordable rental complex. The purchase of this building in 1999 prevented a pending conversion to market rate units and tenant displacement. PSHH also assisted in the development of 15 homes in 1975. Since 2012, PSHH has been developing a tract of 24 single-family residential homes in El Camino Oaks subdivision (Oakgrove Phase II) that fell into foreclosure. Since 2013, PSHH has purchased an 11 unit subdivision tract on Atascadero Avenue from a bankruptcy auction and is working with City Staff to commence construction for additional very-low and low-income housing units. It is estimated construction for the additional 11 affordable single-family residential units will begin in late 2014/early 2015.



Transitional Food and Shelter

Transitional Food and Shelter is a charitable organization operating throughout San Luis Obispo County. The organization has three primary programs, shelter, food, and family-to-family assistance. The organization provides temporary, emergency shelter in motels and apartments in the North County, for homeless persons who are fragile, sick, and/or disabled. The program provides relief for those who cannot be accommodated in more traditional homeless shelters. The organization also operates “The People’s” kitchen of Paso Robles, serving food nightly to homeless and/or hungry.

5. Financial Resources

Availability of Financing

The availability of financing affects the ability to purchase or improve homes. In the Atascadero area⁴, 2,851 applications for loans were received in 2012, of which 2,324 were conventional loans. Of the 2,324 conventional loan applications, 1,906 were refinancing, 379 were for home purchase, and 39 were for home improvements. Of the 418 conventional loan applications for home purchase or repair, only 2 percent were denied, 13 percent were withdrawn or not accepted by applicant, and 53 percent were approved and accepted.

There were 296 applications for government assisted home purchase or improvement loans (VA, FHA, FSA/RHS) in 2012. This is significantly higher than the number of applicants in 2007, 7 total. Of these, 176, or 60 percent of government assisted loans were approved and accepted by the applicant.

Most (60 percent) applicants for government assisted loans had an annual income of less than the median income of \$75,400 in 2012. Conversely, over 62 percent of conventional loan applicants earned greater than the County median income. However, 46 percent of all originated loans were awarded and accepted by applicants with less than median household income, demonstrating equal availability of financing for upper and lower-income households and there are no mortgage deficient segments of the community.

Local Housing Funds

Inclusionary Housing In-Lieu Fee Funds

The City’s inclusionary housing program offers the option of paying a fee in lieu of building affordable housing for projects of 10 units or less. Fees deposited into the account may be used in the acquisition, construction, or rehabilitation of affordable housing. Following the March 2012 dedication of \$100,000 to the North County Connection and \$255,000 to El Camino Homeless Organization to support property acquisition for emergency, transitional, and affordable housing services, the Fund has a remaining balance of approximately \$82,000.

San Luis Obispo County Housing Trust Fund

Another source of local housing funding is through the San Luis Obispo County Housing Trust Fund (SLOCHTF), which is a private nonprofit corporation created to increase the supply of affordable housing in San Luis Obispo County for very low, low, and moderate income

⁴ Home Mortgage Disclosure Act data is based off census tracts. The census tracts that cover the City of Atascadero also encompass the unincorporated area surrounding the City.

households. SLOCHTF provides financing and technical assistance to help private developers, nonprofit corporations and government agencies produce and preserve homes that working families, seniors on fixed incomes and persons with disabilities can afford to rent or buy. More information on SLOCHTF can be found at www.slochtf.org.

6. Other Resources

Many programs within the State of California exist to provide financial assistance to the City and to individual developers for the development, preservation, and rehabilitation of residential development; primarily affordable units. The Department of Housing and Community Development identifies and provides detailed information on the grants and loans available for affordable housing, which include:

Affordable Housing Innovation Fund

The Affordable Housing Innovation Fund provides funding for pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing. Legislation in 2007 (SB 586, Chapter 652) allocated these funds to four new activities and to the revival of the Local Housing Trust Fund program originally created by Proposition 46. Key programs are:

- **Golden State Acquisition Fund (GSAF) Affordable Housing Innovation Program:** This program provides quick acquisition financing for the development or preservation of workforce housing. Provides loans for developers through a nonprofit fund manager.
<http://www.hcd.ca.gov/fa/ahif/ahip-1.html>
- **Local Housing Trust Fund Program:** Matching grants (dollar-for-dollar) to local housing trust funds dedicated to the creation or preservation of affordable housing that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.
<http://www.hcd.ca.gov/fa/ahif/lhtf.html>

CalHome Program: Provides grants to local agencies and nonprofit developers to assist very-low income homeowners through deferred payment loans as well as direct, forgivable loans to assist development projects.

www.hcd.ca.gov/fa/calhome

Emergency Solutions Grant (ESG): Provides grants to fund projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population.

<http://www.hcd.ca.gov/fa/esg/index.html>

Enterprise Zone Program: Provides incentives such as sales tax credits and operation deductions for business investment.

www.hcd.ca.gov/fa/cdbg/ez/#EZ

Governor's Homeless Initiative: Provides loans and grants for the development of permanent supportive housing for chronically homeless residents who suffer from severe mental illness.
www.hcd.ca.gov/fa/ghi

HOME Investment Partnerships Program: Provides cities, counties, and nonprofit organizations with grants and low-interest loans to create and retain affordable housing.
<http://www.hcd.ca.gov/fa/home/>

Infill Infrastructure Grant Program: Provides grants to assist in the creation and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in places designated for infill.
<http://www.hcd.ca.gov/fa/iig/>

Mobilehome Park Resident Ownership Program: Provides loans to finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
<http://www.hcd.ca.gov/fa/mprop/>

Multifamily Housing Program: Provide deferred payment loans to fund the construction, rehabilitation, and preservation of permanent and transitional rental units for supportive housing. This includes housing for low-income residents with disabilities, or those who are at risk of homelessness.
www.hcd.ca.gov/fa/mhp

Office of Migrant Services: Provides grants to local government agencies that contract with HCD to operate OMS centers in California. OMS centers provide safe and affordable seasonal rental housing and support services for migrant farmworker families.
www.hcd.ca.gov/fa/oms

Predevelopment Loan Program: Provides short-term loans for financing low-income housing projects.
www.hcd.ca.gov/fa/pdlp

State CDBG Program Economic Development Allocation: Provides grants for planning and technical assistance and the creation or maintenance of jobs for rural low-income workers.
<http://www.hcd.ca.gov/fa/cdbg/EconDevelopment.html>

State CDBG Program Community Development Allocation: Provides grants to fund housing, public improvement, community facilities, public services, and planning and technical assistance that benefit lower-income residents in rural communities.
<http://www.hcd.ca.gov/fa/cdbg/CommunityDevelopment.html>

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G. Constraints on Housing Production

Government policies and regulations impact the price and availability of housing and, in particular, the provision of affordable housing. Constraints include residential development standards, fees, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. This Chapter addresses potential governmental and nongovernmental constraints and focuses on mitigation options available to the City.

1. Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

Land Use Controls

The City’s primary policies and regulations that affect residential development and housing affordability include: Title 9 (the City’s Planning and Zoning Regulations), the General Plan, the Atascadero Downtown Revitalization Plan, the Appearance Review Manual, development processing procedures and fees, on and off-site improvement requirements, and building codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this Section.

Planning and Zoning Regulations

Title 9, the City’s Planning and Zoning Regulations, allows residential development in the agriculture zone, 4 residential zones, 2 downtown zones, 4 commercial zones, 2 industrial zones, and 3 recreation and public zones. The maximum residential density allowed is 24 units per acre. Title 9 does not include specific development standards for the Rural Residential zone that is identified on the Zoning Map. Program 1.1-6 has been proposed to codify the Rural Residential zone into Title 9 and include zoning standards that distinguish it from the Residential Suburban zone.

Agriculture (A) Zone. This zone is established to protect, preserve, and encourage agriculture on suitable land. Agriculture related residential uses are permitted including single-family dwellings, primary family housing, and farm labor quarters. The A zone corresponds to the Agriculture (AG) land use designation of the General Plan.

Rural Residential (RR) Zone. This zone is established for large lot single-family residential uses. The General Plan details a maximum allowable density of 0.4 units per acre. The RR zone corresponds to the Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE), and Agriculture (AG) land use designations of the General Plan.

Residential Suburban (RS) Zone. This zone is established for large lot single-family residential uses. Second units are permitted by right in the RS zone, subject to specific development standards identified in Chapter 5 of Title 9. The maximum allowable density is 0.4 units per acre. The RS zone corresponds to the Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE), and Agriculture (AG) land use designations of the General Plan.

Residential Single Family (RSF) Zone. This zone is established to provide for single-family residential areas within the urban service line. Second units are permitted by right in the RSF zone, subject to specific development standards identified in Chapter 5 of Title 9. The RSF is divided into 3 categories based on minimum lot sizes, RSF-X, RSF-Y, RSF-Z; and density ranges from 0.5 - 2.0 units per acre. Density may be increased to 4 units per acre with a Planned Development in the RSF-X zone. The RSF zone corresponds to the Single-Family Residential (SFR) land use designation of the General Plan, which includes the sub-land use designations SFR-Z, SFR-Y, SFR-X.

Limited Single Family (LSF) Zone. This zone is established for single-family residential where raising of farm animals is not allowed. Second units are permitted by right in the LSF zone, subject to specific development standards identified in Chapter 5 of Title 9. The LSF is divided into 3 categories based on the minimum lot size, LSF-X, LSF-Y, LSF-Z; and density ranges from 0.5 - 2.0 units per acre. The LSF zone corresponds to the Single-Family Residential (SFR) land use designation of the General Plan, which includes the sub-land use designations SFR-Z, SFR-Y, SFR-X.

Residential Multiple Family (RMF) Zone. This zone is established for apartment, condominium, and townhouse development. The maximum allowable density for areas designated Low Density Multiple Family Residential (RMF-10) is 10 units per acre; for areas designated High Density Multiple Family Residential (RMF-20) is 24 units per acre; and for hillside areas the density ranges from 1 - 20 units per acre depending on average slope (density exceptions exist for group quarters and nursing facilities). The RMF zone corresponds to the Medium-Density Residential (MDR) and High-Density Residential (HDR) land use designations of the General Plan.

Downtown Commercial (DC) Zoning District. This zone is established to enhance the economic viability and pedestrian-oriented character of downtown. Residential uses are permitted on upper floors in the DC zoning district. Home occupations and live/work projects are also encouraged in the DC zoning district. The maximum allowable density is 20 units per acre. The DC zone corresponds to the Downtown (D) land use designation of the General Plan.

Downtown Office (DO) Zoning District. This zone is established for professional and other office uses close to the services provided in the DC zoning district. Residential uses are permitted on upper floors in the DO zoning district. The maximum allowable density is 20

units per acre. The DO zoning district corresponds to the Downtown (D) land use designation of the General Plan.

Commercial Professional (CP) Zone. This zone is established for limited retail shopping and personal service facilities. It allows mixed-use with residential up to 24 units per acre with a conditional use permit. Caretaker residences are also permitted conditionally. The CP zone corresponds to the General Commercial (GC) and Mixed Use (MU) land use designations of the General Plan.

Commercial Retail (CR) Zone. This zone is established for a wide range of commercial uses to accommodate retail and service needs; however, it does allow residential care facilities for the elderly (RCFE) and conditionally permit caretaker residences, mixed-use with residential up to 24 units per acre, and single room occupancy. The CR zone corresponds to the General Commercial (GC) and Mixed Use (MU) land use designations of the General Plan.

Commercial Service (CS) Zone. This zone is established for light manufacturing and large lot service commercial, however it does conditionally permit caretaker residences or multifamily dwellings within an existing structure of historical significance. The CS zone corresponds to the Service Commercial (SC) land use designation of the General Plan.

Commercial Tourism (CT) Zone. This zone is established for limited commercial uses for Highway 101 travelers; however, it does conditionally permit caretaker residences. The CT zone corresponds to the General Commercial (GC) land use designation of the General Plan.

Industrial Park (IP) Zone. This zone is established for light manufacture and large lot service commercial; however, it does conditionally permit caretaker residences. The IP zone corresponds to the Industrial (IND) land use designation of the General Plan.

Industrial (I) Zone. This zone is established for heavy manufacture and industrial uses; however, it does conditionally permit caretaker residences. The I zone corresponds to the Industrial (IND) land use designation of the General Plan.

Recreation (L) Zone. This zone provides suitable locations for recreational facilities; however, it does conditionally permit caretaker residences. The L zone corresponds to the RR, RE, SE, SFR, MDR, HDR, Public Recreation (REC), Public Facilities (PUB), and Open Space (OS) land use designation of the General Plan.

Special Recreation (LS) Zone. This zone provides suitable locations for recreational facilities on land in private ownership. This zone also provides for residential uses where intensive recreational activity may not be appropriate. The maximum allowable density for residential is 0.7 unit per acre (sewer not available) or 1 unit per acre (sewer is present). Additionally, the LS zone allows caretaker residence with a conditional use permit. The LS zone corresponds to the Commercial Recreational (CREC) land use designation of the General Plan.

Public (P) Zone. This zone provides suitable locations for public and quasi-public facilities, however, it does conditionally permit single family, residential care, and caretaker residences.

The maximum allowable density for residential is 0.4 unit per acre. The P zone corresponds to the RR, RE, SE, SFR, MDR, HDR, CREC, REC, PUB, and OS land use designation of the General Plan.

Planned Development (PD) Overlays. The City has established 30 overlays (PD 1 - 12 and 14 - 31) to allow for special use standards that differ from those established by the underlying zone. The maximum allowable density is 24 units per acre. Planned Development Overlays are typically used to allow for individual lot ownership units in multi-family zones and clustered residential development in rural areas to achieve minimal environmental impacts and reduced infrastructure costs.

Emergency Shelter (ES) Overlay. The City established an emergency shelter overlay zone in 2013 which allows emergency shelters by right on specific sites, subject to operational and development standards. In 2013 one ES site was designated at 6370 Atascadero Avenue for the El Camino Homeless Organization (ECHO) shelter.

Table V-32 summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development. In 2013, the City amended the zoning ordinance to allow residential densities up to 24 units per acre in the RMF-20 Zone and up to 20 units per acre in the DC and DO zones.

Table V-32. **General Plan Land Use Designations and Zoning District Comparison**

General Plan Land Use Designation	Density	Corresponding Zoning Districts
RR/RE/SE	0.1 - 0.4 unit/acre gross ¹	RR, RS, P, L
SFR-Z	1.0 unit/acre gross ¹	RSF-Z, LSF-Z, P, L
SFR-Y	2.0 unit/acre gross	RSF-Y, LSF-Y, P, L
SFR-X	4.0 unit/acre net ²	RSF-X, LSF-X, P, L
MDR	10 unit/acre net	RMF-10, P, L
HDR	24 unit/acre net	RMF-20 P, L
GC	20 unit/acre net	CP, CR, CT
SC	(0.4 FAR)	CS
D	20 unit/acre net	DC, DO
MU	24 unit/acre net	CR, CP: (MU/PD overlay)
CREC	10 unit/acre net	LS, P
IND	(0.4 FAR)	I, IP
AG	0.1 - 0.4 unit/acre gross ¹	RR, RS, A
REC	--	L, P
PUB	--	L, P

Notes:

1. Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.
2. The maximum density sets a limit to the number of units that may be developed in each land use designation. The General Plan also sets minimum lots size areas that are allowed through the subdivision process consistent with the "Elbow Room" principle. The minimum lot sizes are more restrictive than the maximum densities in order to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.

Table V-33 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is permitted by right (P) or conditionally permitted (CUP).

Table V-33. Zoning District's Permitted Land Uses in 2014^A

Land Uses	A	RR	RS	RSF	LSF	RMF	DC	DO	CP	CR	CS	CT	IP	I	L	LS	P
Single-family dwelling	P	P	P	P	P	P	P ²	P ²	--	--	--	--	--	--	--	P	CUP
Multiple family dwelling	--	--	--	--	--	P ²	P ²	P ²	CUP	CUP ⁷	CUP ⁷	--	--	--	--	--	--
Live/work projects	--	--	--	--	--	--	P ³ / CUP ⁴	--	--	--	--	--	--	--	--	--	--
Secondary residential units	--	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Residential accessory uses	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	P	--
Temporary dwelling	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	P	--
Mobilehome dwelling	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Mobilehome developments	--	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	--	--	--	--
Primary family housing	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Farm labor quarters	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Home occupations	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	--
Caretaker residence	CUP	CUP	CUP	CUP	CUP	--	--	--	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Residential care, ≤ 6 clients	--	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	CUP
Residential care, > 6 clients	--	CUP	CUP	CUP	CUP	P	--	--	--	--	--	--	--	--	--	--	CUP
Residential Care for the Elderly	--	--	--	--	--	CUP	--	--	--	P	P	--	--	--	--	--	--
Organizational houses	--	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	--	--	--	--
Medical extended care ⁵ , ≤ 6 clients	--	--	P	P	P	CUP	--	--	--	--	--	--	--	--	--	--	CUP
Medical extended care ⁵ , > 6 clients	--	--	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	--	--	--	CUP
Age restricted housing	--	--	--	--	--	--	CUP ⁶	--	--	--	--	--	--	--	--	--	--

Table V-33. Zoning District’s Permitted Land Uses in 2014^A

Land Uses	A	RR	RS	RSF	LSF	RMF	DC	DO	CP	CR	CS	CT	IP	I	L	LS	P
<p>Notes:</p> <p>A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official zoning designations. Zoning Ordinance may be amended independently of this table.</p> <p>1. RSF-Y only, see Section 9.6106</p> <p>2. RMF Zone – CUP required for projects over 12 units, excluding RMF-20 properties identified in Appendix I. RMF-20 properties identified in Appendix I are allowed by right, not subject to a CUP or specific plan. DC and DO Zones - Residential uses allowed only on second and third floor, except sites north of Olmeda Avenue. If project is required to provide a unit in compliance with Americans with Disabilities Act, the handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.</p> <p>3. Permitted use if the residential quarters are located on the second or third floors.</p> <p>4. Conditional Use Permit required if the residential quarters are located on the first floor.</p> <p>5. A skilled nursing facility (also referred to as medical extended care) is a board and care home for residents, where no medical care is provided, and is subject to all applicable standards for multiple family dwellings.</p> <p>6. Use allowed only on sites north of Olmeda Avenue.</p> <p>7. When located on second floor or above</p>																	

As shown in **Table V-33**, zoning regulations are not a constraint to development of multi-family or affordable housing. The Conditional Use Permit (CUP) requirement for multi-family projects greater than 12 units does not apply to multi-family projects in the RMF-20 zone under single property ownership or when used as income property. CUP requirements in the RFM-20 zone apply for subdivisions and planned development. Program 1.1.20 has been included to amend the zoning ordinance to require a CUP only for multi-family housing projects greater than 50 units, to ensure minimum densities are achievable in the RFM-20 zone.

Table V-34 provides development standards for the residential zones and **Table V-35** provides the development standards in the Downtown Zones. Minimum parcel size and setback requirements in Atascadero are not unusually strict and are not considered a constraint to the development of affordable housing. The height limit in residential zones has proven not to impede development or discourage density. The Hidden Oaks Apartments and Southside Villas condominium projects, 90 and 86 units, respectively, achieved densities over 20 units per acre while meeting the 30 foot, two story height restriction. The Emerald Ridge condominium development, approved in 2004, also met the height requirement while achieving a density of 18 units per acre with 132 units on 7.3 acres. Program 1.18 proposes to amend the Zoning Ordinance to allow a waiver of the two-story height limit in the RMF Zone through the Minor Use Permit process. Its process is similar to that of a major CUP but the fee of a MUP is substantially decreased from a CUP (\$1,090 and \$3,910, respectively)⁵. Both a MUP and a CUP go through the Design Review Committee then the Planning Commission for approval. The MUP process normally takes between two to six months and allows for review of the building height by the City’s Fire Department for health, safety, and welfare reasons. A typical major CUP may take six months up to one year. With the reduction of fees and expedited processing, the MUP allows for the proper review by departments.

Table V-34. Residential Zones Development Standards ^A

⁵ A. Not regulatory. For reference only. Planning and development fees display current rates at the time of publication. Fees are subject to change at the discretion of the City Council.

Development Standard	Zone							
	RS	RSF			LSF			RMF
		X	Y	Z	X	Y	Z	
Min lot size (acres) ^{1,2}	2.5 - 10	0.5	1	1.5 - 2.5	0.5	1	1.5 - 2.5	.5 ³
Max Height (feet)	30 ft. max.							30 ft. (2 stories max.)
Setbacks⁴ (feet)								
Front	25 ft. min Exceptions for shallow lots, flag lots, sloping lots, and variable block.						15 ft	
Side	5 ft. min Exceptions for corner lots, key lots, small corner lots, accessory buildings, common wall development ⁵ , zero lot line development ⁶ , access easements.							
Rear	Principle residential building - 10 ft. min Accessory building - 3 ft. min if under 12 ft in height and under 120 sf							
Interior	Principle residential buildings - 10 ft Accessory building - 10 ft.(some code exceptions apply)							
Notes:								
A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official development standards. Zoning Ordinance may be amended independently of this table.								
1. Depending upon conformance with performance standards set in each zone.								
2. Smaller lot sizes allowed with a Planned Development.								
3. Smaller lot sizes allowed for PD projects, including condominiums and mobile home developments, provided that the overall density within the project conforms with Section 9-3.17 (RMF Zone - Density).								
4. Except for 2 nd story dwellings over commercial and industrial uses.								
5. Two dwelling units, and/or their accessory garages constructed on adjoining lots with minimum building code separation.								
6. A group of dwelling units on adjoining lots may be established so that all units about 1 side property line..								

Table V-35. **Downtown Zones Development Standards^A**

	DC	DO
Min lot size	No minimum	
Density	20 du/acre	20 du/acre
Setbacks	<i>Minimum and maximum setbacks required. See Section 9-4.103 for setback requirement, allowed projections into setbacks, and exceptions to setbacks.</i>	
Front	None allowed, except for building insets designed to accommodate outdoor eating and seating areas, and except for East and West Mall between El Camino Real and Palma Avenue, where a minimum of twenty (20) feet is required.	As required by Section 9-4.106 when adjacent to a residential zone, none required otherwise.
Sides (each)	None required	
Rear	None required	
Creek	20 ft.	
Height limit	45 ft. not to exceed 3 stories; 18 ft. on the west side of El Camino Real ¹	25 ft.
Off-street parking	See Section 9-4.114 for residential uses and for development east of Atascadero Creek. All other uses - none required.	As required by Sections 9-4.114 et seq.
Notes:		
A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official development standards. Zoning Ordinance may be amended independently of this table.		
1. Between Atascadero Creek and lot line common to Lots 19 and 20, Block H-B, Atascadero Colony Map.		

Historical Preservation

To promote the conservation, preservation, protection, and enhancement of Atascadero's historical and architecturally significant structures, the City adopted a Historic Site Overlay (HS) zone. The standards are intended to protect historic structures and sites by requiring new uses and alterations to existing uses to be designed with consideration for preserving and protecting the historic resource. Given the quality of Atascadero's historical and architecturally significant structures, and the contribution of these structures to the image and quality of life in Atascadero, the historic preservation policies and regulations are reasonable and appropriate and do not pose an unreasonable constraint to residential development in the City of Atascadero. Only one site identified in the vacant land inventory (Appendix I) contains a designated colony house, but is not subject to the HS overlay. No other sites identified in the vacant land inventory are subject to the HS overlay.

Sensitive Resources

The City adopted a Sensitive Resource Overlay (SR) zone to protect areas with special environmental resources and to protect areas containing unique or endangered vegetation or habitat. The purpose of these standards is to require that proposed uses be designed with consideration of the identified sensitive resources, and the need for their protection. Development that falls within a SR overlay zone does require additional measures to ensure environmental protection, which can add to the cost of development. It is in the best interest of the community, and also is mandated by State and Federal laws to protect sensitive environmental resources. The City's regulations do not pose an unreasonable constraint to residential development in the City. No sites identified in the vacant land inventory are subject to the SR overlay.

Mobile and Manufactured Homes

State law requires that mobile and manufactured homes be allowed in residential zones. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, the architectural design of manufactured or mobilehomes can be regulated by the City.

Under the City's zoning regulations mobilehome developments are permitted with approval of a Conditional Use Permit in all residential zones. Individual mobilehome dwellings are permitted by right in all single-family residential zones (RS, RSF, LSF) and in the Agriculture zone.

The City's zoning regulations address manufactured homes in section 9-6.142 of the Atascadero Municipal Code. In order to be in compliance with State law, the City should clarify that the terms "mobilehome" and "manufactured home" are essentially the same and should be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Program 1.1-3 is recommended to encourage a variety housing options within the City.

Mixed-Use Development

Atascadero encourages mixed-use development in the downtown districts (DC and DO). As stated in Title 9:

The downtown zoning districts are intended to develop an attractive, pedestrian-oriented, and economically successful downtown area by providing for a mixture of commercial, office, and residential land uses...

The development of mixed-use projects provides more housing opportunities by permitting residential uses on the upper floors. Mixed-use development also enhances economic viability, pedestrian-oriented character, and the overall downtown environment. **Table V-35** provides the development standards for mixed-use developments in the downtown area. In addition, mixed-use is allowed in all areas with a General Commercial land use designation. In 2013, the City amended the Zoning Ordinance to allow vertical mixed-use with a Conditional Use Permit in General Commercial land use designations and horizontal mixed-use subject to a zone change (PD overlay) and General Plan Amendment. This is a reduction in previous requirements for horizontal or vertical mixed-use.

Secondary Residential Units

To encourage establishment of second units, State law requires cities to either adopt an ordinance authorizing second units in residentially zoned areas, or, where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. State law requires ministerial consideration of second unit applications in zones where single-family dwellings are permitted. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code § 65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Supporting the development of second units expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. Second units are intended to provide livable housing at lower cost while providing greater security, companionship, and family support for the occupants.

Second units, or secondary residential units, are defined within the Atascadero zoning regulations as residential occupancy constructions (R) with a kitchen and full bathroom that is accessory to the primary unit and intended for permanent occupancy by a second household. Second residential units provide quarters for independent living areas, sleeping, cooking, and sanitation facilities. Second residential units are permitted by right in the single-family residential zones (RS, RSF, LSF). Second units are also allowed in single family planned development overlay districts only when consistent with an approved Master Plan of Development.

Second units are subject to all development standards of the underlying zoning district and/or planned development overlay districts, with a few minor exceptions:

- Floor Area. The total floor area shall not exceed 1,200 square feet.

- Private Open Space Requirement. A second unit shall have a minimum private open space area of 250 square feet. No portion of an open space area shall have a dimension of less than 10 feet in width.
- Attached Second Units. If the second unit is attached to the primary dwelling, each shall be served by separate outside entrances.
- Second units are permitted on lots greater than 1 gross acre in size if on a private septic system or connected to City sewer.
- Second units are permitted on lots less than 1 gross acre in size if connected to City sewer only.

Second units, whether attached or detached, are considered as single-family units for purposes of determining impact fees. This has been identified as a potential constraint to development of second units. Programs 1.1-12 considers reduction of impact fees for second units as part of an AB1600 study and 6.1-8 has been introduced to index fees based on size of the unit to encourage affordability by design. Parking requirements for second residential units are shown in **Table V-36**.

For a second unit to be approved, it must be served by a public water system and the City sanitary sewer system or an engineered septic system (depending on lot size), and allow for the installation of separate utility meters. Atascadero Mutual Water Company (AMWC) establishes the water connection fees and these have been identified as a constraint to the development of second residential units due to the disproportion of fees to actual development costs.⁶ Program 1.1.12 is recommended to establish a program that would address second unit fees and create an incentive program to encourage the development of second units. (See Section F – Housing Resources (*Infrastructure Resources - Water Service*) for additional information on water service from AMWC.)

Group Homes and Residential Care Facilities

The Lanterman Development Disabilities Services Act declares that persons with mental or and physical disabilities are entitled to live in normal residential surroundings. A State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards or require variances on these homes than those required for homes in the same zone.

The City's Planning and Zoning Regulations accommodate housing for group living situations. Residential care facilities serving six or fewer residents (small) are permitted by right in all residential zones. Residential care facilities serving more than six residents (large) are permitted by right in the RMF zone and conditionally permitted in the RS, RSF, and LSF zones. Program 4.1.3 is recommended to allow large residential care facilities by right in additional zones.

⁶ City of Atascadero, Planning Commission/City Council meeting, June 16, 2009.

See the section below *Housing for People with Disabilities*, for additional discussion on housing for special needs.

Emergency Shelters and Transitional Housing

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits, and transitional housing and supportive housing must be considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone.

Transitional and supportive housing are considered single family or multi-family uses under Title 9. Transitional and supportive housing are permitted in all residential zones and thus held to the same development standards as other residential uses of the same type in the same zone.

Additionally, the City has an Emergency Shelter (ES) Overlay Zone, which allows emergency shelters on a specific site subject to the development and operational standards outlined in the zoning ordinance. The ES Overlay Zone was applied to the property where El Camino Homeless Organization (ECHO) runs and operates a homeless shelter with a maximum of 50 occupants. The ECHO shelter does not typically operate at capacity. As a shelter was not a permitted use in the base zone, the Overlay protects the operation and establishes operational guidelines.

The site of ECHO shelter has the capacity to expand to accommodate an additional 60 beds, for a total capacity of 110 beds at the single ES overlay site. With the existing site not operating at capacity, with the ability to expand up to 110 beds, the shelter meets the City's need for emergency shelters. Program 4.1-4 is proposed to identify additional sites for emergency shelters, should a need arise for these facilities.

Building Codes And Site Improvements

Building codes and site improvements can also increase the cost of developing housing, particularly affordable rental housing. The following examines the City's building codes and site improvement standards.

Building Codes and Enforcement

Atascadero implements the 2013 edition of the California Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission. These model codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

The City has also adopted an ordinance requiring fire sprinklers in all newly constructed residential units and substantially remodeled units, adding to the cost of construction. The ordinance was instated for the protection of Atascadero residents because most residential sites

in Atascadero are in a high or very high fire hazard severity zone. With the very hot summers in Atascadero and abundance of dry brush and native vegetation located in the residential zones, there is a high potential for fire. The installation of fire sprinklers adds approximately \$2 per square foot to the cost of construction of single-family homes. The additional cost is likely to be passed along to the homebuyer as part of the final cost of the home or to renters in the form of a higher monthly rental price. The added cost does not pose a significant constraint to the construction of new units and second units.

Aside from this ordinance, the City has not adopted local amendments to the model codes that increase housing costs (the Plumbing Code has been amended to address large-lot development with septic systems). Building inspectors are responsible for ensuring that proposed projects meet State and local codes.

Site Improvements

The City of Atascadero, along with other agencies, requires the installation of certain on- and off-site improvements to ensure the safety and livability of residential neighborhoods. On-site improvements typically include private or shared driveways, parking areas, drainage, sections of underground pipe, swales, ponding areas, and amenities such as landscaping, fencing, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, and bicycle lanes;
- Sewage collection and treatment;
- Water systems, including lines, storage tanks, and treatment plants (Atascadero Municipal Water Company); and
- Public facilities for fire, school, and recreation.

The costs of on- and off-site improvements, which average about \$35.00 per square foot for single family residential construction and \$28.00 per square foot for multi-family residential construction are usually passed along to the homebuyer as part of the final cost of the home. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development.

Parking Standards

The City's parking requirements are based upon unit type and size. As shown in **Table V-36**, parking requirements are typically two spaces per single-family residential unit. Multi-family residential units generally average 2.25 spaces per unit after accounting for guest parking.

The City has several exceptions for parking. Bicycle parking may substitute parking spaces in lots with 20 or more spaces. A bicycle rack providing for at least five bicycles at a ratio of one bicycle rack for each 20 spaces is allowed. For compact car spaces, lots with 20 or more spaces may substitute compact car spaces for up to 20 percent of the total number of spaces. For motorcycle parking, lots with 20 or more spaces may replace regular spaces with motorcycle

spaces at a ratio of one motorcycle space for each 20 spaces.

Table V-36. **Parking Requirements** ^A

Land Use	Parking requirement
Single-family dwellings (including mobilehomes)	2 spaces per du, except 1/du on lots < 4,000 s.f. in area
Second unit	1 covered space for each 1 bedroom unit 2 covered or uncovered for 2 or more bedrooms
Multifamily dwellings (including condominiums and attached ownership dwellings)	1 bedroom unit: 1.5 spaces 2 bedroom unit: 2 spaces, each add. bedroom: 0.5 space Guest parking: 1 space per 5 units, or fraction thereof
Skilled nursing facility	1 space per 4 beds
Group quarters	1 space per bedroom, plus 1 per eight beds
Single room occupancy	1 space per 4 units and 1 space per employee, plus 0.5 space per 2 units
Notes:	
A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official development standards. Zoning Ordinance may be amended independently of this table.	

In certain situations, parking requirements may be reduced or waived. This includes some alternative parking arrangement options:

- *Tandem Parking.* Tandem parking permitted for single-family dwellings and individual mobilehomes upon meeting appropriate performance criteria.
- *Parking Districts.* Parking requirements may be modified within a parking district where adequate parking is provided within the limits of the district and the parking requirements of a new use are accommodated by the parking district.
- *Shared Peak-Hour Parking.* Where two or more uses have distinct and differing peak traffic usage periods the required number of parking spaces may be reduced through conditional use permit approval.
- *On-Street Parking Adjustment.* In the case that a new driveway eliminates on-street parking spaces, the requirement for off-street spaces may be adjusted.
- *Planning Commission Modification.* The required parking standards may be modified through Conditional Use Permit approval by the Planning Commission.

Permit Processing and Fees

Development Fees

The City charges various fees and assessments to cover the costs of processing permits and providing services. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in **Table V-37**. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Atascadero does not control school and water impact fees. These services are managed by separate districts.

Table V-37. **Planning and Development Fees^A**

Fee Category	Fee Amount	
Planning Fees (cost recovery) - Adopted May 1, 2014		
Administrative AUP Review	\$665 per application	
Minor CUP Review	\$1,090 per application	
Major CUP Review	\$3,910 per application	
Variance Application	\$1,725 per application	
Development Agreement	\$12,000 deposit, plus additional fees (staff charges, etc)	
Specific Plan	\$9,000 deposit, plus additional fees (staff charges, etc)	
General Plan Amendment	\$6,895 per application	
PD Zone Change	\$6,810 per application	
Rezoning (Map or Text)	\$3,785 per application (\$7,235 rezoning with GP amendment)	
Tentative Parcel Map	\$4,080 per application	
Tentative Tract Map	\$5,615 per map, plus \$40 per lot over 15 lots	
Condominium Conversion Tentative Map	\$4,920 + \$64 per unit over 15 units if converting over 4 units	
Precise Plan	\$2,045 per application	
Annexation	\$15,000 deposit, plus additional fees (staff charges, etc)	
Lot Line Adjustment Review	\$1,295 per application historic lot line \$2,170 for others	
Lot Merger	\$1,315 per application	
Temporary Occupancy Review	\$345 per application (Residential)	
Administrative Time Extension Review	\$395 per application	
Planning Commission Time Extension Review	\$725 per application	
Appeal to Planning Commission (not full cost recovery)	\$695 per application	
Appeal to City Council (not full cost recovery)	\$935 per application	
Planning Review/Approval of Building Permit	Minor \$90 per application Major \$315 per application CUP/PD Compliance \$415 DRC Review \$355	
Affordable Housing Unit Fee Process	\$285 per application plus \$190/unit and any plus legal costs	
Environmental Review		
Environmental Impact Report Review	10% of contract consultant amount of City staff review	
Environmental Negative Declaration	\$1,455 per application in addition to other application fees, where applicable	
Capital Facilities Fees - Adopted June 30, 2007		
	SFR	MFR
Law Enforcement Facilities	\$574	\$334
Fire Protection Facilities	\$950 - \$955	\$516 - \$550
Fire Aerial Response Vehicle	--	\$242
Circulation System	\$5,597	\$2,822 - \$5,597
Storm Drainage Facilities	\$777 - \$2,000	\$314 - \$499
General Government Facilities	\$1,036	\$1,036
Library Expansion Facilities	\$532	\$323 - \$418
Public Meeting Facilities	\$1,084	\$660 - \$852
Parkland	\$4,775	\$2,906 - \$3,754
Open Space Acquisition	\$1,660	\$1,011 - \$1,305
Sewer	\$573 plus admin fee of \$5 plus \$1210 extension fee	

A. Not regulatory. For reference only. Planning and development fees display current rates at the time of publication. Fees are subject to change at the discretion of the City Council. Zoning Ordinance may be amended independently of this table. Please check with the City of Atascadero Community Development Department for a current fee schedule.

Source: City of Atascadero, 2014

City records provided examples of fees charged on new housing projects (see **Table V-38**). Fees collected by the City in the review and development process are limited to the City's costs for providing these services, and approximately 48 percent of development fees are imposed by agencies outside the City's control (i.e. school district impact fees and water connection fees).

Table V-38. **Development Fees for New Housing, 2014^A**

Development Fee Category	Single Family Unit	Multi-Family Unit
Building and Planning fees	\$4,500 - \$7,500	\$4,000 - \$6,000
School District - <i>Atascadero Unified School District</i>	\$6,720 ¹	\$4,368 ²
Water Connection ³ - <i>Atascadero Mutual Water Company</i>	\$21,270	\$13,700
Impact Fees	\$16,900 - \$18,200	\$11,700 - \$14,550
Miscellaneous	\$1,000	\$2,000
Total	\$50,400 - \$54,690	\$35,768 - \$40,618

Notes:

A. Not regulatory. For reference only, refer to City's website for latest fee schedule. City fee schedule may be amended independently of this table.

1. Assumes a 2,000 square foot single family dwelling with the impact fee at \$3.36 per square foot.

2. Assumes a 1,300 square foot multi-family unit with the impact fee at \$3.36 per square foot.

3. Meter installation and connection fee rates are based on meter size or Equivalent Dwelling Unit (EDU), whichever is greater. Meter installation fees start at \$1,670.00 for 3/4" meter (standard residential size) or 1.00 EDU. Secondary Residential units are assessed 65% of the fee charged for the primary residence and may connect an additional meter for a charge of \$1,670.00. Connection fees (system impact fees) range from \$19,600.00 for 3/4" (residential) meter to \$49,000.00 for a 1" meter, which may be required due to fire flow. Connection fees vary for multi-family projects. Residential Multi-Family projects without a dedicated landscape meter are charged 0.5 EDU. Residential Multi-Family projects with a dedicated landscape meter are charged 0.25 EDU.

Source: City of Atascadero, 2014; *Atascadero Mutual Water Company, 2014.*

Development fees make up approximately 13 to 20 percent of a home purchase price (see **Table V-39**). The City of Atascadero fees are comparable to those of surrounding communities.

Table V-39. **Proportion of Fee in Overall Development Cost for a Typical Residential Development, 2014**

Development Cost for a Typical Unit	Single Family	Multiple Family
Total estimated fees	\$50,400 - \$54,690/unit	\$35,768 - \$40,618/unit
Estimated sale price/value ¹	\$379,830	\$184,660
Estimated proportion of fee cost to overall development cost/unit	13.3- 14.4%	19.4-21.9%
1. Based on one (1) year median sales price from January – December 2013 Zillow home value index.		

Inclusionary requirements and fees also add to housing development costs. In 2003, the City Council approved an Inclusionary Housing Policy for all developments requiring a legislative approval i.e. Zone Change or General Plan Amendment. The Policy requires an in-lieu fee of five percent of the construction valuation of the market rate unit within a project that does not provide 20 percent of the units as affordable. All inclusionary units shall be deed restricted for a period of 30 years. All residential projects under legislative approval are subject to the inclusionary requirement as follows:

- Projects of 1-10 units: pay in-lieu fee or build units.
- Projects of 11 or more units must build units or receive a Council approval to pay in-lieu fees.

The Inclusionary Housing Policy requires that all affordable units in single family land use areas be designated for moderate-income households. The distribution of affordable units in multi-family and mixed-use commercial land use areas area: 20 percent very low-income, 37 percent low-income, and 43 percent moderate-income. Affordable units must be constructed at the same time as the market-rate units and affordable units must be physically distributed throughout the project site, rather than concentrated in one area. To ensure compliance with these requirements, a construction timeline detailing the development of affordable units and a site map must be approved by the City Council.

With City Council approval alternatives to on-site construction or payment of in-lieu fees for inclusionary units may be allowed, including: off-site construction, land dedication, or combinations of construction, fees, and land dedications. As an incentive to provide affordable units, all inclusionary units shall be treated as density bonus units that are not counted as part of the maximum density entitlement of a site. As an increasing number of inclusionary units move toward construction, the development community has raised concerns regarding the financing and resale of these units. In an attempt to mitigate some of these financing issues, the City Council approved an equity-sharing program for the moderate-income homes. The equity-sharing program calls for the home to eventually be re-sold at the fair market value, with the City receiving its share of the sales proceeds to re-invest in affordable housing.

Permit Processing

Housing production may be constrained by development review procedures, fees, and standards. Residential projects proposed in Atascadero may be subject to design, environmental review, zoning, subdivision and planned unit development review, use permit control, and building permit approval, which together can take up to 24 months for a single family or multi-family projects.

Table V-40 displays the review authority required for various planning decisions and permits. **Table V-41** displays the typical timelines for approvals and permits for the City of Atascadero.

Minor residential projects typically take from one to three months from submittal of the application through completion of the approval process. Larger residential projects can take six to twelve months. Permit processing is a time consuming and costly process, especially for integrated projects such as those involving elements of affordable housing and mixed-use. City Staff adhere to strict review times consistent with State law for entitlement review. Review times are approximately 30 days for most projects. Processing timeframes have been generally predicated on how quickly the applicant can process corrections or changes to the proposed project. The City has proposed Programs 6.1-1 through 6.1-6 to continue to review and revise procedures to streamline the permitting process.

Table V-40. **Permit Processing Procedures^A**

Type of Decision	Role of Review Authority			
	Director or City Staff	Design Review Committee	Planning Commission	City Council
Zoning Review (Administrative)	Decision	N/A	Appeal	Appeal
Administrative Use Permit	Decision/Recommend ¹	Decision ¹	Appeal	Appeal
Variance	Recommend	N/A	Decision	Appeal
Zoning Map Amendment	Recommend	N/A	Recommend	Decision
Design Review Approval	Recommend	Decision	Appeal	Appeal
Planned Development (Master Plan of Development required)	Recommend	Recommend	Recommend	Decision
Condition Use Permit	Recommend	Recommend	Decision	Appeal
Subdivision Maps	Recommend	Recommend	Decision	Appeal

Notes:

A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official review procedures. Zoning Ordinance may be amended independently of this table.

1. Design Review may be considered the “hearing officer” for AUP applications for non-residential uses

Source: City of Atascadero, 2014

Figure V-41. Timelines for Permit Procedures^A

Type of Approval, Permit, or Review	Typical Processing Time
These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below are target issuance date – when the applicant can expect a decision on their application.	
Zoning Review (Administrative)	Concurrent with building permit
Administrative Use Permit	1-3 months
Variance	1-3 months
Design Review Approval	Concurrent with building permit
Planned Development Review	6-12 months
Condition Use Permit, minor	1-3 months
Condition Use Permit, major	3-6 months
Zoning Amendment	3-6 months
General Plan Amendment	6-12 months
Subdivision Maps	6-9 months

Notes:

A. Not regulatory. For reference only. Actual permit review times may vary.

Source: City of Atascadero, 2014

Ministerial Review

Planning review of ministerial projects, such as building permits, are reviewed concurrently with building, fire, and public works. The City offers pre-project meetings to discuss zoning compliance and building code requirements to ensure that the process is streamlined. Planning review of routine over the counter permits is limited to tree protection when trees exist on-site and are within the area of development.

Design Review

The Atascadero Appearance Review Manual was adopted by the City Council in 1987. The Manual includes direction regarding the relationship of buildings to the site, relationship of buildings and the site to the adjoining area, landscaping, building design, maintenance, and parking. The purpose of Appearance Review is to ensure that the architectural and general appearance of buildings and grounds are in keeping with the character of the neighborhood.

The City developed the Downtown Design Guidelines in 2000. The design guidelines were intended to assist in the revitalization of the Atascadero downtown, provide for infill development, and promote the conservation and reuse of existing buildings. The Guidelines provide a basis for review of building orientation, design, architecture, landscaping, and signs of new projects in the downtown. The guidelines were updated in 2011.

The Design Review Committee (DRC) was established by the City Council in August 2010. Municipal Code Section 9-2.107 identifies the purpose, authority, and approval criteria for the DRC. The DRC consists of members of City Council and Planning Commission and one member of the public, and has the authority to approve and make recommendation in regards to the architectural appearance, signage, site plans and landscape plans. Appearance approval is based on adherence to policies of the General Plan, compatibility with surrounding uses, and consistency with the guidelines and recommendations in the Appearance Review Manual and Downtown Design Guidelines. All multi-family residential projects, single family residential

projects requiring a Planned Development permit, or any projects requiring a precise plan, conditional use permit, zone change or general plan amendment must go through design review prior to Planning Commission or City Council.

The DRC has been helpful in project streamlining by working out issues that normally would have been dealt by Planning Commission or simply at a staff level. The Design Review process does not appear to have a significant effect on housing affordability. Staff will continue to provide educational materials and training for the DRC regarding the function and scope to ensure it is not inadvertently used to reduce housing units.

Environmental Review Process/Precise Plan

A considerable amount of larger-scale developments in the City occur through the use of Precise Plans or other applications that trigger environmental review. Precise plan approval is required when a development or use of land is listed in a particular zoning district as an allowable use and when it is determined by the Director that the project is not eligible for a categorical exemption pursuant to Public Resources Code Section 21084 and the State EIR Guidelines. State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete. Precise Plan applications are reviewed and approved by staff concurrently with the building permit review.

Housing for People With Disabilities

California law requires jurisdictions to analyze potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove impediments, and include programs to accommodate housing designed for disabled persons. Review of the Municipal Code, permitting procedures, development standards, and building codes revealed the following findings:

- The City enforces Title 24 of the California Code of Regulations that addresses access and adaptability of buildings to accommodate persons with disabilities. The City also requires compliance with the 1988 amendments to the Fair Housing Act, which requires a minimum percentage of dwelling units in new RMF housing projects to be fully accessible to the physically disabled. No additional accessibility standards above State and Federal law are required.
- In downtown zones, where residential uses are limited to the upper floors, a handicapped accessible unit may be located on a first floor if a project is required to provide a unit in compliance with the Americans with Disabilities Act, subject to development standards.

Process for Reasonable Accommodation

Accessibility improvements to existing structures, such as a ramp, are usually handled ministerially by City staff. The City adopted a reasonable accommodation ordinance in 2013. **Table V-42** reviews zoning and land use policies, permitting practices, and building codes to ensure compliance with State and Federal fair housing laws for persons with disabilities. The City has proposed Program 4.2-1 to ensure continued compliance with ADA standards and reasonable accommodation in residential development.

Table V-41. **Constraints on Housing for Persons with Disabilities**

General	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	Yes. The City adopted a reasonable accommodation ordinance in 2013.
Has the City made efforts to remove constraints on housing for persons with disabilities?	There are no special permits or requirements for homes or development for disabled persons in zones where the use would be otherwise permitted. In most cases, these developments are permitted use.
Does the City assist in meeting identified needs?	The City applies Community Development Block Grant (CDBG) funds to accessibility upgrades. The San Luis Obispo Housing Authority recently completed a 19-unit retirement hotel, which contained ADA compliant units.
Zoning and Land Use	
Has the City reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City has reviewed the land use regulations and practices to ensure compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 9-4.114 of the Planning and Zoning Regulations (Off-street parking required) mandates the provision of disabled parking spaces in accordance with California Building Code (part 2 of Title 24) Chapter 11. The parking requirements also allow flexibility if an applicant can demonstrate a lower parking need.
Does the locality restrict the siting of group homes?	No
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Group homes (referred to as residential care facilities in the Planning and Zoning Regulations) of six or less individuals are allowed by right in all residential districts. They are allowed in the Public (P) zone with a Conditional Use Permit. Facilities with greater than 6 persons are permitted, by right, in the Residential Multiple Family (RMF) zone and in the single-family residential zones [Residential Suburban (RS), Residential Single Family (RSF), Limited Single Family (LSF)] and the P zone with a Conditional Use Permit.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No.
Does the land use element regulate the siting of special needs housing in relationship to one another?	No, there is no minimum distance required between two or more special needs housing.
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	Atascadero allows residential retrofitting to increase the suitability of homes for people with disabilities in compliance with ADA requirements, as permitted in the 2013 California Building Code.
Does the City allow groups homes with six or fewer persons by right in single-family zones?	Yes.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes (or residential care facilities) with greater than six persons are permitted, by right, in the RMF zone and in the single-family residential zones (RS, RSF, LSF) and the P zone with a Conditional Use Permit. They are subject design review and are required to be in compliance with the same parking and site coverage requirements as multi-family uses.
What kind of community input does the City allow for the approval of group homes?	Group homes (or residential care facilities) with greater than 6 persons are permitted, by right, in the RMF zone. No other planning approval is required in the RMF zone

	other than to ensure that the development conforms to the standards of the Development Code. In the single-family residential zones (RS, RSF, LSF) and the P zone a Conditional Use Permit is required. The Conditional Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not have special standards for group homes regarding services or operation.
Building Codes	
Has the locality adopted the Uniform Building Code?	Atascadero has adopted the 2013 California Building Code, which incorporated the 2012 International Building Code. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the City adopted any universal design element into the code?	No, the City has no adopted universal design standards at this time.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. The City adopted a reasonable accommodation ordinance in 2013.

Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features contributes to reduced housing costs. Energy efficient design for sustainable communities reduces dependence on automobiles. Additionally, maximizing energy efficiency reduces greenhouse gas emissions. In response to recent legislation on global climate change, local governments are required to implement measures that cut greenhouse gas emissions attributable to land use decisions (see discussion on Global Climate Change below). The Housing Element programs can support energy efficiency that benefits the market, the environment, and the long-term health of the community by:

- Establishing a more compact urban core, bringing residents close to work and services, therefore reducing automobile trips and reducing emissions;
- Implementing passive solar construction techniques that require solar orientation, thermal massing, and other energy efficient design standards; and
- Encouraging the use of solar water heating and photovoltaics.

Executive Order S-E-05 initiated the first steps in establishing greenhouse gas emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32), which required the California Air Resources Board (CARB) to establish reduction measures.

There are several areas where programs for energy conservation in new and existing housing units are supported by the City:

- Through application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code). These regulations establish insulation, window glazing, air conditioning, and water heating system requirements. The City also instituted the City Council adopted Energy Conservation Initiative in 2001.
- Through appropriate land use policies and development standards that reduce energy consumption. The City of Atascadero's General Plan is based on the Smart Growth Principles of encouraging infill and reuse of existing land and infrastructure. The Land Use, Open Space, and Conservation Element include goals to preserve a greenbelt around the City, encourage mixed use infill development, revitalize of the Downtown Core, and encourage compact development with a pedestrian scale and trails.
- Through the implementation of the City Housing Rehabilitation Loan Program and County Neighborhood Preservation Program; which often includes attic and exterior wall insulation, door and window repair or replacement, weather stripping and caulking, duct insulation, and water heater blankets in rehabilitation projects.
- City environmental review may also require measures to reduce energy consumption.
- Energy Alternatives for low-income families and how the City can perform outreach.

Pacific Gas and Electric (PG&E) provides a variety of energy conservation services for residents and provides several other energy assistance programs for lower income households. These programs include their Energy Watch Partnerships and the Charitable Contributions Program.

The Energy Watch Partnerships help residents lower their energy bills and promote cleaner energy production. Through this program, PG&E has extended the reach of effectiveness of energy efficiency programs, and provided information about demand responses programs, renewable energy and self-generations opportunities.

The Charitable Contributions Program provides millions of dollars each year to non-profit organizations to support environmental and energy sustainability. Projects include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure that 75 percent of the funding assist underserved communities, which includes low-income households, people with disabilities, and seniors.

PG&E also offers rebates for energy efficient home appliances and remodeling. Rebates are available for cooling and heating equipment, lighting, seasonal appliances, and remodeling (cool roofs, insulation, water heaters). These opportunities are available to all income levels and housing types.

Energy Consumption

Residential water heating and HVAC systems are major sources of energy consumption. With the application of energy efficient design and the use of solar power systems, home heating and cooling can be operated in a more efficient and sustainable manner.

By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction, the City can play a major role in energy conservation. There are two distinct approaches to solar heating: active and passive. The best method to encourage use of solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

Residential water heating can be made more energy efficient through the application of solar water heating technologies. Solar water heating relies on the sun to heat water, which is then stored for later use. A conventional water heater is needed only as a back-up. By cutting the amount of natural gas needed to heat water by 50 to 75 percent per building, solar water heating systems can lower energy bills and reduce greenhouse gas emissions significantly. The City has the opportunity to implement solar technologies with the help of recent legislation. The Solar Water Heating and Efficiency Act of 2007 (AB 1470) has created a \$250 million, ten-year program to provide consumer rebates for solar water heating systems.

Global Climate Change

There are significant areas where Atascadero can do more to encourage energy conservation in new and existing residential development to reduce the demand on energy. There are a variety of energy efficiency and greenhouse gas emission reduction strategies that can be integrated into land use decisions related to housing. **Table V-43** lists strategies to address energy conservation and global climate change, developed by the California Environmental Protection Agency's Climate Action Team. As an active member of Local Governments for Sustainability, Atascadero is also participating in an effort to inventory and reduce greenhouse gas emissions.

Through these and other conservation measures, the City seeks to help minimize the percentage of household income required for energy costs as well as minimize the production of greenhouse gases. Programs have been included to incorporate newly adopted State energy efficiency standards and to encourage alternative energy efficient technologies.

Table V-42. **Strategies to Address Energy Conservation and Global Climate Change**

Action Team	Project Design/Mitigation to Comply with Strategy	Housing Element Strategy
Building Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings)	Residential development projects have the potential to achieve a greater reduction in combined space heating, cooling and water heating energy compared to the current Title 24 Standards.	Ensure all new development is in compliance with CEC energy efficiency requirements as they are updated.
Smart Land Use: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors.	Specific strategies include: Promoting jobs/housing proximity and transit oriented development Encouraging high-density residential/commercial development along transit/rail corridor.	Encourage compact residential development.
Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.	Residential development projects could increase energy efficiency percentage beyond Title 24 requirements. In addition, the project could implement other green building design (i.e., natural daylighting and on-site renewable, electricity generation).	The City has made some efforts towards encouraging green building. In 2006 the City signed a Memorandum of Understanding with SLO Greenbuild. In 2007 the City Hall permit counter installed a kiosk with SLO Greenbuild information and information on environmentally friendly construction methods and materials.
California Solar Initiative: Installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses; increased use of solar thermal systems to offset the increasing demand for natural gas; use of advanced metering in solar applications; and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	If feasible, the project could install photovoltaic cells or other solar options.	The City could access the incentives that will be made available and provide information to developers, to encourage the installation of solar roofs on new residential development. The City has actively promoted solar technology by implementing AB 811.

Source: State of California, Environmental Protection Agency, Climate Action Team, 2007

2. Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land, construction costs, and environmental constraints.

Land And Construction Costs

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when

the homebuyer uses capital to purchase housing. The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Construction financing is sometimes difficult to obtain for multifamily construction, which poses a significant constraint on the production of affordable housing in Atascadero.

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods of Atascadero range from \$8,000 to \$395,000 per acre.⁷ Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

Construction costs vary widely depending on the type, size, and amenities of the development. Based on a recent national survey of residential developers⁸, the average cost of construction of a single family home in 2013 was \$246,453, or \$95 per square foot. This is an increase in typical construction costs over the past few years, \$15 more per square foot than in 2011.

Environmental and Physical Constraints

The following potential physical and environmental constraints may affect development regulated by the City by limiting the development potential and/or adding mitigation costs to a project:

Environmental Constraints

Several special status species are known to occur in Atascadero, including: dwarf calycadenia, Douglas' spineflower, Hardham's evening-primrose, Jared's pepper-grass, Kellogg's horkelia, Oval-leaved snapdragon, rayless aphanactis, round-leaved filaree, Salinas milk vetch, Salinas valley goldfields, shining navarretia, and straight-awned spineflower. The City also protects unique vegetation communities that support sensitive species, including wetlands. Wetland habitat types are considered a vegetation community of special concern by the CDFG because of substantial statewide losses. The presence of special-status species and plant communities of special concern may affect development regulated by the City by limiting the development potential and/or adding mitigation costs.

The grasslands, riparian habitats, and tracts of undeveloped land provide habitat for a diverse selection of resident and migrant wildlife. Eighteen special status bird and mammal species are known to occur in Atascadero. Barriers to wildlife movement and migration and the removal of raptor nesting sites are to be avoided in future development. The occurrence of any of these species on a site could pose constraints to a housing project.

⁷ A review of realtor websites in April 2014 provided 19 vacant lots for sale within the City. Land costs were estimated from this sample.

⁸ Taylor, H., Economics and Housing Policy National Association of Home Builders, January 2014.

Preservation of natural flora and fauna is a basic community goal and native trees are valued community assets. The City has established regulations for the installation, maintenance, planting, preservation, protection, and selected removal of native trees within the City limits through the adoption of the Native Tree Ordinance. A tree removal permit is required for the removal of native trees (as defined by Chapter 11, Native Tree Regulations) and for pruning of the live canopy in native trees in excess of 25 percent of the existing canopy area. In addition, for each residential building permit issued, the planting of one five-gallon native tree is required. The mitigation requirements may become cumbersome for high-density projects, as tree replacement may be required on-site that is at the sole expense of the applicant. However, native and drought tolerant landscaping may be used to meet landscape requirements and does not specifically add costs above standard Zoning Ordinance landscaping requirements.

Physical Constraints

Several physical constraints may occur in the City. Parcels with steep slopes may have constraints associated with landslide hazards, grading costs, and access requirements. Landslides are relatively rare in the developed portions of the City, as compared to in the hilly, undeveloped areas. Stationary noise sources near potential sites for development may pose constraints. For example, traffic on U.S. Route 101 exceeds acceptable noise levels. Housing may be limited within 500 feet of U.S. Route 101 under CEQA, due to the health hazards of siting sensitive uses near urban roads with over 100,000 vehicles per day unless appropriate mitigation can be identified and implemented. Operational noise sources near potential sites for development may pose constraints as well; such as the Southern Pacific railroad tracks that run north-south through the eastern portion of the City. Residential uses adjacent to the railroad tracks have the potential to be exposed to noise that exceed acceptable noise levels, although noise incidences are temporary (dependent on railroad operation). In addition, low-lying areas of the City may be subject to flooding during a 100-year storm (See Figure IV-1 in the Safety and Noise Element of the General Plan).

H. Housing Element Goals, Policies, and Programs

The following goals, policies, and programs have been established to address housing issues in Atascadero and to meet State law housing requirements. Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion.

Goal HOS 1: Promote diverse and high quality housing opportunities to meet the needs of all segments of the community.

Policy 1.1: Encourage new housing, including mixed-use projects in commercial land use areas, to meet the needs of all household types in the City.

Programs:

1. Continue street and infrastructure improvement projects to benefit existing high density residential areas.

Funding Source: General Fund, Public Works Department
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

2. Continue to require the use of specific plans for residential projects of 100 or more units.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: n/a

3. Continue to allow manufactured housing and group housing in accordance with State law.

In order to be in compliance with State law (Government Health and Safety Code Section 18500), the City should clarify that the terms “mobilehome” and “manufactured home” are essentially the same. Manufactured housing placed on a permanent foundation should be considered a single-family dwelling and permitted in all zones that allow single-family housing.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Within two years of adoption of the Housing Element
Quantified Objective: 20 units

4. Support the extension and expansion of sewer service for the Eagle Ranch annexation area by allocating the funding necessary.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council, Public Works Department
Timeframe: Ongoing
Quantified Objective: 100 affordable units

5. Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's Downtown zoning districts. Taking into account market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and flexible development standards for units that are affordable to lower income households. The City will publicize these incentives on the City's website (www.atascadero.org) within one week of a confirmed decision to make them available in a timely fashion.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 20 units

6. Adopt a Rural Residential Zone in the Zoning Ordinance consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone (to facilitate the development of a variety of housing types).

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within three years of Housing Element adoption
Quantified Objective: n/a

7. Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, for small lot subdivisions, for higher density attached or row-house style housing in the RMF zoning districts.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 75 units

8. Continue to maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Following adoption the City shall regularly update the ordinance to be in compliance with Government Code §65915.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ordinance adoption – within two years of Housing Element adoption; updating ordinance for compliance with State law - ongoing
Quantified Objective: 25 units

9. [Modified] Continue to monitor the impact of the City's current inclusionary housing policy on production of market rate housing in response to market conditions. If the policy presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the policy accordingly.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: On-going
Quantified Objective: n/a

10. Adopt an inclusionary housing ordinance that requires residential developments to provide deed-restricted, affordable units or an in-lieu fee. The inclusionary ordinance shall be consistent with State rent control laws for rental housing.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within three years of Housing Element adoption
Quantified Objective: 70 units

11. [Modified] To encourage the development of second units, the City will evaluate the development standards and update the Zoning Ordinance for second units (secondary residential units). For example, the City will explore incentives such as eliminating the covered parking requirement for a secondary residential unit.

Funding Source: General Fund
Responsible Agency: Community Development Department, Public Works Department, City Council
Timeframe: Within two years of Housing Element adoption
Quantified Objective: 10 units

12. [Modified] To encourage the development of second units, the City should consider reduced development impact fees for second units as part of an AB 1600 study. The City will also work with Atascadero Mutual Water Company to investigate the possibility of reductions to water connection fees for second units.

Funding Source: General Fund
Responsible Agency: Community Development Department, Public Works Department, City Council
Timeframe: Within one year of Housing Element adoption
Quantified Objective: 15 units

13. [Modified] The City will consider an amnesty program that would reduce or eliminate fees for unpermitted second units.

Funding Source: General Fund
Responsible Agency: Community Development Department, Public Works Department, City Council
Timeframe: Within three years of Housing Element adoption
Quantified Objective: 15 units

14. Continue to maintain Chapter 12 of the Zoning Ordinance (Condo Conversion Ordinance) in order to reduce the impacts of condo conversions on lower cost rental housing.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objectives: n/a

15. Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new units for extremely low-, very low-, low-, and moderate-income families.

Funding Source: General Fund, CDBG, Tax Credits
Responsible Agency: Community Development Department
Timeframe: Annual meetings, during preparation of annual review of the Housing Element, to discuss funding opportunities, vacant and opportunity sites, and status of affordable housing projects, Ongoing collaboration
Quantified Objective: 50 units

16. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multifamily rental housing for low income households. This will be accomplished by working with appropriate non-profit organizations, such as People's Self Help Housing and the San Luis Obispo County Housing Trust Fund to identify opportunities. Specifically, the City will:

- Contact potential affordable housing developers.
- Identify funding opportunities and pursue financing.
- Assist in preparing applications for funds.
- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Develop list of potential affordable housing developers within one year of Housing Element adoption, Bi-annually contact potential affordable housing developers to discuss funding opportunities, application and entitlement assistance, including incentives, Ongoing
Quantified Objective: n/a

17. Continue to contract with the San Luis Obispo Housing Authority for administration of the Section 8 housing voucher program. The City utilizes this relationship for program implementation and income verifications, and will apply for additional Section 8 vouchers, as appropriate.

Funding Source: HUD Section 8
Responsible Agency: Community Development Department, City Council, Housing Authority
Timeframe: Ongoing, when eligible
Quantified Objective: n/a

18. Amend the Zoning Ordinance to allow a waiver of the two-story height limit in the RMF Zone through the Minor Use Permit process, substantially reducing permit fee and review period. This option applies to projects that are not using the Planned Development option.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within two years of Housing Element adoption
Quantified Objective: n/a

19. [NEW] To encourage and facilitate development of a variety of housing types, the City should consider amending the Zoning Ordinance to establish standards, policies, and procedures for efficiency or micro detached units consistent with the California Building Code. The ordinance should provide a definition of efficiency or micro detached unit as a single habitable living unit, separate from and not including a single-room occupancy unit.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within three years of Housing Element adoption
Quantified Objective: n/a

20. [NEW] To reduce constraints to multi-family housing production the City will amend the zoning ordinance to modify Conditional Use Permit requirements for multi-family housing. A CUP will be required only for multi-family projects greater than 50 units. This will not affect the 'by right' approval of multi-family projects in the RMF-20 zone, which are not subject to a CUP or a Specific Plan. [The City will periodically evaluate the approval process for projects requiring a CUP and monitor the impact the requirement has on project certainty, cost, and approval time.](#)

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Modify CUP requirement within two years of Housing Element adoption, monitor CUP impact on housing development on-going
Quantified Objective: n/a

21. [NEW] The housing needs of persons with disabilities, including persons with developmental disabilities are typically not specifically addressed by Title 9 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement the following programs:

- The City shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
- The City shall provide regulatory incentives, such as expedited permit processing and reduced fee, to projects targeted for persons with disabilities, including persons with developmental disabilities.
- The City shall work with local organizations such as the Tri-Counties Regional Center and Transitions Mental Health Association to implement an education and

outreach program informing families within the City of housing and services available for persons with disabilities, including developmental disabilities. The program will include the development of an informational brochure available on the City's website or at City Hall,

Funding Source: General Fund and other sources, as available
Responsible Agency: Community Development Department
Timeframe: Apply for funding - at least once during the planning period; develop informational material- within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities- ongoing.
Quantified Objective: 10 units

Goal HOS 2: Protect and conserve the existing housing stock and neighborhoods.

Policy 2.1: Encourage conservation and preservation of neighborhoods and sound housing.

Programs:

1. As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units.

Utilize code enforcement to identify housing maintenance issues and expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.

Funding Source: General Fund, CDBG
Responsible Agency: Community Development Department, Public Works Department
Timeframe: Ongoing
Quantified Objective: 30 units

2. Continue to participate in federal grant programs, such as Community Development Block Grants (CDBG), to obtain loans and/or grants for housing rehabilitation. Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units.

Funding Source: CDBG
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: 25 units

3. Continue to maintain the sliding density scale for sloped lots in the Zoning Ordinance.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing

Quantified Objective: n/a

4. The City shall continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at-risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units, and, when feasible, keep track of and apply for funding opportunities to preserve at-risk units, and assist other organizations in applying for funding to acquire at-risk units.

Funding Source: General Fund
Responsibility: Community Development Department
Timeframe: Contact owners/operators annually and ongoing
Quantified Objective: n/a

Policy 2.2 Encourage conservation and preservation of houses that have historical and architectural significance.

Programs:

8. Continue to implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

9. Continue to maintain a GIS based map of historic buildings and sites.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

Goal HOS 3: Encourage energy conservation and sustainable building measures in new and existing homes.

Policy 3.1: Continue to make residents aware of available energy saving techniques and public utility rebates.

Programs:

1. Promote environmentally sustainable building practices that provide cost savings to homeowners and developers.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

2. Make available in the Community Development Department brochures from PG&E and others that detail energy conservation measures for new and existing buildings.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

3. Continue to strictly enforce the State energy standards of Title 24.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

4. [NEW] Enhance partnerships with Solar Providers for installation of PV panels and other alternative electrical services for low-income households.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

Goal HOS 4: Ensure equal access to sound, affordable housing for all persons regardless of race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability.

Policy 4.1: Support equal housing opportunities and enforcement of State and federal anti-discrimination laws.

Programs:

10. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

11. Continue to support local motel voucher programs for temporarily displaced and extremely low-income persons. The motel voucher program is funded through the City's CDBG funding. Motel vouchers are available to aid residents experiencing emergency situations, such as a house fire, in finding temporary housing. The City works with non-profit organizations (such as Loaves and Fishes) to aid the residents in need and provide technical support for the motel voucher program.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

12. [Modified] Continue to allow small (6 or fewer) group housing (residential care facilities) by right in all residential zones and large (7 or more) residential care facilities in the Residential Multi Family (RMF) zone. The City should also consider allowing large residential care facilities by right in additional residential, commercial, public, and/or industrial zones, such as LSFX and RSFX zones, where sewer is available.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

13. [Modified] Consider amending the Zoning Ordinance to expand the Emergency Shelter (ES) Overlay Zone to other appropriate properties, subject to the same or similar, as appropriate, locational and operational criteria as outlined in the Zoning Ordinance.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within one year of housing element adoption
Quantified Objective: n/a

14. [NEW] Continue to provide information and complaint referral services for those persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, or disability, family status, sexual orientation, source of income, or political affiliation. The City will educate Community Development Department staff on how to respond to complaints received regarding potential claims of housing discrimination. Staff will be trained to provide the person with an informational handout detailing the process of reporting and filing a claim through the California Department of Fair Employment and Housing. The staff will notify the City Manager and the City Attorney's office of the intent to file a claim and will be available to provide assistance to the person filing a claim, as needed. Information on Fair Housing law and how to file a claim will also be made available on the City's website and at the Community Development Department.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Brochures available within one year of Housing Element adoption, assistance to persons filing a claim ongoing
Quantified Objective: n/a

15. [NEW] The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation", and 17021.6 which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household...no conditional use permit, zoning variance, or other zoning clearance

shall be required of employee housing of this employee housing that is not required of any other agricultural activity in the same zone”.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within two years of Housing Element adoption
Quantified Objective: n/a

Policy 4.2: Ensure that persons with disabilities have adequate access to housing.

Programs:

16. Continue to ensure full compliance with the California Disability Guidelines and enforce the complementary provisions of the Uniform Building Code. The Zoning Ordinance will be evaluated on an ongoing basis and amended as necessary, to ensure ADA compliance and remove governmental constraints on the production of housing for persons with disabilities.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

Policy 4.3: Leverage State and Federal loans and grants to assist in providing affordable housing, preserving existing housing, and rehabilitating unsound housing structures.

Programs:

1. [NEW] Adopt a policy to determine allocation of the City Affordable Housing In-Lieu funds to support the creation of new affordable housing units in Atascadero.

Funding Source: General Fund
Responsible Agency: Community Development Department, City Council
Timeframe: Within one year of Housing Element adoption
Quantified Objective: n/a

2. Work with nonprofits and identify funding to address the housing needs of extremely low-income households and totally and permanently disabled persons.

Funding Source: HOME, SHOP, HTF, and other funding sources, as appropriate
Responsible Agency: Community Development Department
Timeframe: Identify funding sources annually
Quantified Objective: 5 units

Goal HOS 5: Decrease non-governmental constraints on housing production.

Policy 5.1: Encourage interplay between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.

Program:

17. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.

Funding Source: General Fund
Responsible Agency: Community Development Department, , Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: n/a

18. Continue to work with development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

Policy 5.2: Help lower development costs where feasible, especially for low- and moderate-income housing units.

Programs:

1. Continue to monitor and evaluate development standards and advances in housing construction methods.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

2. Continue to track the affordability of housing projects and progress toward meeting regional housing needs. Reports should be provided semi-annually to the Planning Commission and annually to the City Council and the California Department of Housing and Community Development.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

Goal HOS 6: Decrease governmental constraints on housing production.

Policy 6.1: Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of State and local laws.

Programs:

3. Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

4. [Modified] Continue to review minor project modifications through the Design Review Committee and more substantial changes through a conditional use process.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: n/a

5. Continue to review and revise local review procedures to streamline the process.

Funding Source: General Fund
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: n/a

6. Continue to maintain pre-approved stock development plans to streamline the plan check process.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

7. Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

8. Provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. Atascadero will promote these incentives to developers on the City's website (<http://www.atascadero.org>) and during the application process.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: n/a

9. [NEW] The City should consider amending the zoning ordinance to allow single-room occupancy units (SROs) by right in the Residential Multi-Family (RMF) zone.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within three years of Housing Element adoption
Quantified Objective: n/a

10. [NEW] To encourage affordability by design, the City shall modify the Capital Facility Fee schedule to index fees based on size of unit, providing lower rates for small units. Indexed rate shall apply to apartments and second units.

Funding Source: General Fund
Responsible Agency: Community Development Department
Timeframe: Within three years of Housing Element adoption
Quantified Objective: n/a

11. [Modified] The City shall continue to monitor impact fees and the Capital Facility Fee schedule to identify barriers to housing development, particularly affordable units. If constraints are identified, the City shall revise the fee schedule accordingly.

Funding Source: General Fund
Responsible Agency: Community Development Department, Public Works Department, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: n/a

Policy 6.2: [NEW] Maintain consistency and compatibility between the Development Code and General Plan.

Programs:

12. Following amendment of the General Plan Conservation and Safety Elements to comply with AB 162 related to floodplain mapping, the City will amend the Housing Element, if needed, for consistency.

Funding Source: General Fund
Responsible Agency: Community Development
Timeframe: Within 1 year of updates of the General Plan Conservation and Safety Elements
Quantified Objective: n/a

Table V-43. Summary of Quantified Objectives, 2014-2019

Program	Objective	Income Level				Total
		Extremely Low	Very Low	Low	Moderate	
New Construction						
1.1-3	Mobile and group homes	.5	.0	.15	.0	.20
1.1-4	Expand sewer service	.0	.15	.35	.50	.100
1.1-5	2 nd & 3 rd story units downtown	.2	.3	.5	.10	.20
1.1-7	Encourage higher density	.0	.0	.25	.50	.75
1.1-8	Density bonus	.0	.5	.10	.10	.25
1.1-10	Inclusionary ordinance	.0	.5	.15	.50	.70
1.1-11	Second unit development standards	.0	.0	.0	.10	.10
1.1-11	Second unit impact fees	.0	.5	.5	.5	.15
1.1-11	Second unit amnesty	.0	.0	.5	.10	.15
1.1-11	Second unit development standards	.0	.0	.20	.20	.40
1.1-21	Persons with disabilities, including developmental disabilities	.0	.5	.5	.0	.10
4.3-2	Extremely low income and disabled	.2	.3	.0	.0	.5
<i>New Construction Subtotal</i>		.9	.41	140	215	405
Rehabilitation						
2.1-1	Code enforcement rehabs	.5	.5	.10	.10	.30
2.1-2	Participate in grant programs	.2	.3	.10	.10	.25
4.3-2	Repairs and retrofits	.0	.5	.35	.35	.75
<i>Rehabilitation Subtotal</i>		.7	.13	.55	.55	.130
Preservation						
1.1-15	Work with non-profit partners	.2	.3	.15	.5	.25
<i>Preservation Subtotal</i>		.2	.3	.15	.5	.25
Conservation						
1.1-15	Work with non-profit partners	.3	.2	.15	.5	.25
<i>Conservation Subtotal</i>		.3	.2	.15	.5	.25
Totals		21	59	225	280	585

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State of California, Government Code 65915, Density Bonus Program

State of California, California Building Code, 2013

State of California, Title 24 of the California Code of Regulations

State of California, California Environmental Quality Act (CEQA), 1969

State of California, Solar Water Heating and Efficiency Act (AB 1470), 2007

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United States, Bureau of the Census, SF-1 and SF-3, 2010

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Appendix I

Vacant Land Inventory								
APN	Address	Acres	Land Use	Zoning	Density	Max	Realistic (80%)	Site Constraints
Vacant Residential Parcels – RMF-20								
029-271-001	4711 El Camino Real	1.67	HDR	RMF-20	24 units/acre	40.08	32.000	Slope
030-101-053	8959 Curbaril	0.87	HDR	RMF-20	24 units/acre	20.88	16	
030-281-014, 015, 016	6709, 6725, 6735 Atascadero Ave.	0.72	HDR	RMF-20	24 units/acre	17.28	13	
030-283-007, 008	6905 Navajoa	1.89	HDR	RMF-20	24 units/acre	45.36	36	
030-341-017	6855 Santa Lucia Rd.	0.21	HDR	RMF-20	24 units/acre	5.04	4	Access way too narrow for multiple units without easement
031-241-019	8391 Amapoa Ave.	0.35	HDR	RMF-20	24 units/acre	8.4	6	
031-244-010	8065 Amapoa Rd.	0.25	HDR	RMF-20	24 units/acre	6	4	
045-321-021	9355 Avenida Maria	1.95	HDR	RMF-20	24 units/acre	46.8	37	
045-321-022	9405 Avenida Maria	0.98	HDR	RMF-20	24 units/acre	23.52	18	
049-042-018	1155 El Camino Real	5.54	HDR	RMF-20	24 units/acre	132.96	106	Slope
049-042-025	1055 El Camino Real	1.81	HDR	RMF-20	24 units/acre	43.44	34	
049-151-011	2705 El Camino Real	2.4	HDR	RMF-20	24 units/acre	57.6	46	Slope
049-151-056	23455 El Camino Real	1.95	HDR	RMF-20	24 units/acre	46.8	37	Slope
049-151-063	2535 El Camino Real	2.48	HDR	RMF-20	24 units/acre	59.52	47	Slope
049-151-009	2605 El Camino Real	2.39	HDR	RMF-20	24 units/acre	57.36	45	Existing SFR
045-310-001 through 035	Woodridge Multi- Family Townhomes	5.85	HDR	SP-1/ RMF- 20	24 units/acre	140.4	35	100 Apartment Units completed. Proposed 35 units remaining
049-151-005	2405 El Camino Real / Del Rio Road Commercial Area Specific Plan	2.8	HDR	SP-2 / RMF-20	24 units/acre	67.2	44	44 Units max per Specific Plan approval
Subtotal RMF-20		34.11				818.64	560	
Vacant Residential Parcels – RMF-10								
029-105-014	5655 Capistrano	0.54	MDR	RMF-10	3 units/acre**	1.61	1	Slope, access to stadium park
030-292-065	6340 Alcantara	1.21	MDR	RMF-10	7 units/acre**	8.5	6	Slope, creek
030-373-020	6910 Navajoa Ave.	0.5	MDR	RMF-10	10 units/acre	4.96	4	
030-491-013, 019, 020, 001	9105 Principal Ave.	5.39	MDR	RMF-10	10 units/acre	53.86	43	
031-231-003	7900 Curbaril	0.52	MDR	RMF-10	10 units/acre	5.22	4	Trees
Subtotal RMF-10		8.16				74.15	58	
Vacant Residential Parcels – LSF-X								
028-051-005	3880 Seperado Ave.	0.07	SFR-X	LSF-X	1 unit	1	1.00*	
028-051-035	4205 Arizona Ave.	0.2	SFR-X	LSF-X	1 unit	1	1.00*	
028-061-049	4965 Arizona Ave.	0.12	SFR-X	LSF-X	1 unit	1	1.00*	
029-272-003	5715 Hermosilla Ave.	0.17	SFR-X	LSF-X	1 unit	1	1.00*	
030-371-015	6920 Santa Ynez Ave.	0.62	SFR-X	LSF-X	1 unit	1	1.00*	
031-142-031	7503 Curbaril Ave.	0.1	SFR-X	LSF-X	1 unit	1	1.00*	
Subtotal LSF-X		1.28				6	6	
Vacant Residential Parcels – LSF-Y								
028-213-001	21 Cabrillo Ave. #PR21	0.02	SFR-Y	LSF-Y	1 unit	1	1.00*	
028-215-017	5225 Mercedes Ave.	0.56	SFR-Y	LSF-Y	1 unit	1	1.00*	
028-215-021	7000 Cemetery Rd.	1.06	SFR-Y	LSF-Y	1 unit	1	1.00*	

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028-341-009	5230 Ensenada Ave.	0.34	SFR-Y	LSF-Y	1 unit	1	1.00*
028-355-010	5235 Mercedes Ave.	0.56	SFR-Y	LSF-Y	1 unit	1	1.00*
028-361-034	5350 Ensenada Ave.	0.38	SFR-Y	LSF-Y	1 unit	1	1.00*
028-381-002	5327 Magnolia Ave.	0.23	SFR-Y	LSF-Y	1 unit	1	1.00*
030-233-008	6625 Marchant Ave.	0.57	SFR-Y	LSF-Y	1 unit	1	1.00*
030-242-036	7695 Constancia Ave.	0.09	SFR-Y	LSF-Y	1 unit	1	1.00*
030-301-056	6650 Marchant Ave.	0.73	SFR-Y	LSF-Y	1 unit	1	1.00*
030-332-002	5650 Aguila Ave.	0.45	SFR-Y	LSF-Y	1 unit	1	1.00*
030-332-004	5710 Aguila Ave.	0.21	SFR-Y	LSF-Y	1 unit	1	1.00*
030-351-017	7325 Tecordia Ave.	0.53	SFR-Y	LSF-Y	1 unit	1	1.00*
028-341-011	5320 Ensenada Ave.	0.06	SFR-Y	LSF-Y	1 unit	1	1.00*
028-354-009	5295 Magdalena Ave.	0.21	SFR-Y	LSF-Y	1 unit	1	1.00*
031-142-027	7955 Carmelita Ave.	0.45	SFR-Y	LSF-Y	1 unit	1	1.00*
031-061-035	7455 Tecorida Ave.	0.53	SFR-Y	LSF-Y	1 unit	1	1.00*
031-061-037	7655 Tecordia Ave.	0.55	SFR-Y	LSF-Y	1 unit	1	1.00*
031-061-015	7755 Tecorida Ave.	0.48	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-021	7575 Atascadero Ave.	0.4	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-004	7500 Tecorida Ave.	0.35	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-001	7400 Tecorida Ave.	0.39	SFR-Y	LSF-Y	1 unit	1	1.00*
031-161-004	8075 Curbaril Ave.	0.67	SFR-Y	LSF-Y	1 unit	1	1.00*
031-133-001	8235 Larga Ave.	0.22	SFR-Y	LSF-Y	1 unit	1	1.00*
031-133-003	8209 Larga Ave.	0.41	SFR-Y	LSF-Y	1 unit	1	1.00*
031-141-040	7205 Curbaril Ave.	0.2	SFR-Y	LSF-Y	1 unit	1	1.00*
031-141-030	7215 Curbaril Ave.	0.17	SFR-Y	LSF-Y	1 unit	1	1.00*
031-114-001	8370 Alta Vista Ave.	0.2	SFR-Y	LSF-Y	1 unit	1	1.00*
031-112-005	8405 Linda Vista Ave.	0.38	SFR-Y	LSF-Y	1 unit	1	1.00*
031-112-014	7805 El Retiro St.	0.4	SFR-Y	LSF-Y	1 unit	1	1.00*
031-112-013	7855 El Retiro St.	0.42	SFR-Y	LSF-Y	1 unit	1	1.00*
031-113-003	8423 Alta Vista Ave.	0.33	SFR-Y	LSF-Y	1 unit	1	1.00*
031-124-001	6800 Navarette Ave.	0.37	SFR-Y	LSF-Y	1 unit	1	1.00*
031-023-025	7322 Santa Lucia Rd.	0.13	SFR-Y	LSF-Y	1 unit	1	1.00*
031-021-007	5961 Chaplin Ave.	0.44	SFR-Y	LSF-Y	1 unit	1	1.00*
031-012-018	5880 Corta Ave.	0.35	SFR-Y	LSF-Y	1 unit	1	1.00*
031-012-019	5900 Corta Ave.	0.28	SFR-Y	LSF-Y	1 unit	1	1.00*
031-021-008	5965 Chaplin Ave.	0.49	SFR-Y	LSF-Y	1 unit	1	1.00*
030-352-028	7175 Atascadero Ave.	0.33	SFR-Y	LSF-Y	1 unit	1	1.00*
030-352-004	7150 Tecorida Ave.	0.38	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-022	7555 Atascadero Ave.	0.4	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-006	7505 Atascadero Ave.	0.61	SFR-Y	LSF-Y	1 unit	1	1.00*
Subtotal LSF-Y		16.29				42	42
Vacant Residential Parcels – RSF-X							
030-413-008	8535 El Dorado Rd.	0.48	SFR-X	RSF-X	1 unit	1	1.00*
030-413-009	8525 El Dorado Rd.	0.45	SFR-X	RSF-X	1 unit	1	1.00*
030-413-014	5575 Santa Fe Rd.	0.3	SFR-X	RSF-X	1 unit	1	1.00*
030-413-015	5525 Santa Fe Rd.	0.31	SFR-X	RSF-X	1 unit	1	1.00*
030-413-017	8500 El Corte Rd.	0.29	SFR-X	RSF-X	1 unit	1	1.00*
030-413-021	5545 Santa Fe Rd.	0.29	SFR-X	RSF-X	1 unit	1	1.00*
030-413-022	5555 Santa Fe Rd.	0.2	SFR-X	RSF-X	1 unit	1	1.00*
030-413-024	5515 Santa Fe Rd.	0.19	SFR-X	RSF-X	1 unit	1	1.00*
030-413-025	8520 El Corte Rd.	0.17	SFR-X	RSF-X	1 unit	1	1.00*
031-381-027	9495 Arenal Ave.	0.29	SFR-X	RSF-X	1 unit	1	1.00*
049-033-051	3876 Orillas Way	0.52	SFR-X	RSF-X	1 unit	1	1.00*
056-111-035	8755 Coromar Ave.	0.57	SFR-X	RSF-X	1 unit	1	1.00*
056-121-005	8780 Coromar Ave.	0.97	SFR-X	RSF-X	1 unit	1	1.00*
056-181-039	8585 Atascadero Ave.	1.3	SFR-X	RSF-X	1 unit	1	1.00*

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056-181-040	8587 Atascadero Ave.	1.17	SFR-X	RSF-X	1 unit	1	1.00*	
049-102-020	1826 El Camino Real	0.63	SFR-X	SP-2/RSF-X	1 units	1	1.00*	Specific Plan approval 6 units max
049-102-035	1843 El Camino Real	1.17	SFR-X	SP-2 / RSF-X	1 units	1	1.00*	Specific Plan approval 6 units max
Subtotal RSF-X		9.3				17	17	
Vacant Residential Parcels – RSF-Y								
028-021-004	4541 Sycamore Rd.	0.31	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-021-018	4755 Sycamore Rd.	0.24	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-021-021	4559 Sycamore Rd.	0.32	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-141-002	4070 Estrada Ave.	0.32	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-162-016	4660 Viscano Ave.	0.36	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-182-005	5670 San Pedro Ave.	0.32	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-261-022	4665 San Ardo Ave.	0.5	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-281-013	4250 Dolores Ave.	1.11	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-281-015	4815 El Verano Ave.	0.99	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-292-013	4675 Navidad Ave.	0.82	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-311-029	4945 Dulzura Ave.	0.69	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-311-037	5400 Rosario Ave.	0.46	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-311-038	5457 Bajada Ave.	1.16	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-322-001	5125 Rosario Ave.	0.37	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-322-036	5060 Alamo Ave.	0.15	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-331-006	5155 Rosario Ave.	0.37	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-332-001	5265 Barrenda Ave.	0.25	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-062-031	5360 Barrenda Ave	0.1	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-007	7140 Serena Ct.	2.71	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-023	7150 Serena Ct.	4.21	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-032	5495 Mercedes Ave.	0.42	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-035	7110 Serena Ct.	1.06	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-038	7130 Serena Ct.	1.23	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-121-008	5350 Maleza Ave.	0.97	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-131-002	5365 Maleza Ave.	0.58	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-131-033	7400 Castano Ave.	0.97	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-141-007	7470 Castano Ave.	0.38	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-142-031	9315 Curbaril Ave.	0.1	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-142-034	7470 Cortez Ave.	0.22	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-171-003	7350 Sonora Ave.	0.72	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-222-018	5660 Encima Ave.	0.92	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-371-031	7120 Valle Ave.	0.52	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-371-032	7128 Valle Ave.	0.57	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-031-009	9045 Curbaril Ave.	1.44	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-031-012	9065 Curbaril Ave.	1.71	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-041-006	9025 Curbaril Ave.	0.7	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-041-005	7521 Sombriilla Ave.	0.75	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-051-021	9017 Junipero Ave.	0.84	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-051-035	7950 Valle Ave.	0.92	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-061-055	8981 Junipero Ave.	1.04	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-071-062	8980 Junipero Ave.	0.69	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-111-024	9084 Palomar Ave.	1.89	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-381-001	9100 Palomar Ave.	3.26	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-422-010	8500 Pino Solo Ave.	0.68	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-441-025	9505 Vista Bonita Ave.	0.29	SFR-Y	RSF-Y	1 unit	1	1.00*	
031-261-005	8475 San Francisco	0.55	SFR-Y	RSF-Y	1 unit	1	1.00*	

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	Ave.							
031-261-023	8255 San Francisco Ave.	0.36	SFR-Y	RSF-Y	1 unit	1	1.00*	
031-261-028	8215 San Francisco Ave.	0.39	SFR-Y	RSF-Y	1 unit	1	1.00*	
031-311-002	8655 Azucena Ave.	0.63	SFR-Y	RSF-Y	1 unit	1	1.00*	
049-072-009	3430 Traffic Way	1.08	SFR-Y	RSF-Y	1 unit	1	1.00*	
049-072-010	3450 Traffic Way	1.02	SFR-Y	RSF-Y	1 unit	1	1.00*	
049-075-005	4550 San Anselmo Rd.	1.81	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-162-046	10300 West Front Rd.	1.01	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-162-047	10250 West Front Rd.	1.01	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-162-048	10200 West Front Rd.	1.01	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-171-043	8333 Atascadero Ave.	0.99	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-211-037	10085 Atascadero Ave.	3.03	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-211-038	10075 Atascadero Ave.	3.25	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-281-009	8705 Marchant Ave.	1.41	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-312-007	9015 Lake View Dr.	0.18	SFR-Y	RSF-Y	1 unit	1	1.00*	
Subtotal RSF-Y		56.36				60	60	
Vacant Residential Parcels – RSF-Z								
030-181-056	5525 Vega Ave.	1.47	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-251-022	5205 Venado Ave.	1.42	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-251-030	5055 Venado Ave.	0.84	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-251-032	5105 Venado Ave.	2.82	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-261-011	5650 Ardilla Ave.	0.73	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-261-019	5350 Ardilla Rd.	1.05	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-311-002	5105 Chaplin Ave.	2.68	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-311-005	5305 Chaplin Ave.	1.36	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-391-002	8525 El Corte Rd.	4.85	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-002	9425 La Quinta Ct.	0.14	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-003	9435 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-004	9445 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-005	9455 La Quinta Ct.	0.16	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-006	9465 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-007	9475 La Quinta Ct.	0.16	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-008	9485 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-009	9495 La Quinta Ct.	0.19	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-016	9500 Vista Bonita Ave.	1	SFR-Z	RSF-Z	1 unit	1	1.00*	Telecommunications Site
030-441-024	9550 Vista Bonita Ave.	2.48	SFR-Z	RSF-Z	1 unit	1	1.00*	Telecommunications Site
030-441-026	9450 Vista Bonita Ave.	1.26	SFR-Z	RSF-Z	1 unit	1	1.00*	Telecommunications Site
031-091-008	5475 Encino Ave.	0.55	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-091-009	5470 Chaplin Ave.	1.96	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-092-016	5460 Encino Ave.	0.29	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-101-003	5775 Encino Ave.	0.42	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-101-006	5875 Encino Ave.	0.43	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-101-011	5820 Chaplin Ave.	0.44	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-102-017	5870 Encino Ave.	0.32	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-103-001	6040 Navarette Ave.	2.77	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-191-009	6370 Navarette Ave.	1.78	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-192-017	6300 Navarette Ave.	7.22	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-202-008	8250 San Marcos Rd.	1.6	SFR-Z	RSF-Z	1 unit	1	1.00*	

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049-221-070	3975 Monterey Rd.	1.62	SFR-Z	RSF-Z	1 unit	1	1.00*
054-012-041	3862 Ardilla Rd.	0.91	SFR-Z	RSF-Z	1 unit	1	1.00*
054-013-025	3861 Ardilla Rd.	1.7	SFR-Z	RSF-Z	1 unit	1	1.00*
054-014-004	3955 Maricopa Rd.	2.52	SFR-Z	RSF-Z	1 unit	1	1.00*
054-014-005	3825 Maricopa Rd.	1.96	SFR-Z	RSF-Z	1 unit	1	1.00*
054-051-013	9060 Ramage Ave.	2.62	SFR-Z	RSF-Z	1 unit	1	1.00*
054-051-068	4590 Portola Rd.	1.56	SFR-Z	RSF-Z	1 unit	1	1.00*
054-061-071	9190 Santa Lucia Rd.	2.42	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-060	6500 Portola Rd.	1.3	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-072	8680 San Marcos Rd.	1.48	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-073	6760 Portola Rd.	1.11	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-078	6150 Portola Rd.	3.85	SFR-Z	RSF-Z	1 unit	1	1.00*
054-085-048	7300 Portola Rd.	0.88	SFR-Z	RSF-Z	1 unit	1	1.00*
054-085-050	7470 Portola Rd.	0.74	SFR-Z	RSF-Z	1 unit	1	1.00*
Subtotal RSF-Z		65.66				45	45
Vacant Residential Parcels – RS							
055-451-030	11650 Santa Lucia Rd.	9.56	RE	RS	1 unit	1	1.00*
049-041-009	5900 Santa Cruz Rd.	1.25	SE	RS	1 unit	1	1.00*
049-122-010	3375 Falda Rd.	1.98	SE	RS	1 unit	1	1.00*
049-112-005	4745 Del Rio Rd.	5.71	SE	RS	1 unit	1	1.00*
049-073-057	3675 La Luz Rd.	1.02	SE	RS	1 unit	1	1.00*
049-073-046	3625 La Luz Rd.	1.01	SE	RS	1 unit	1	1.00*
049-073-053	3305 La Luz Rd.	0.98	SE	RS	1 unit	1	1.00*
049-302-029	3070 Falda Rd.	1.48	SE	RS	1 unit	1	1.00*
049-152-031	3207 El Camino Real	0.89	SE	RS	1 unit	1	1.00*
049-152-039	5555 La Uva Ln.	1.55	SE	RS	1 unit	1	1.00*
028-131-004	7015 Sycamore Rd.	2.35	SE	RS	1 unit	1	1.00*
028-132-010	7270 Sycamore Rd.	0.94	SE	RS	1 unit	1	1.00*
028-132-035	7190 Sycamore Rd.	1.18	SE	RS	1 unit	1	1.00*
028-412-010	7725 Gabarda Rd.	1.53	SE	RS	1 unit	1	1.00*
028-412-012	7825 Gabarda Rd.	0.83	SE	RS	1 unit	1	1.00*
028-412-013	7875 Gabarda Rd.	2	SE	RS	1 unit	1	1.00*
028-412-014	7925 Gabarda Rd.	1.68	SE	RS	1 unit	1	1.00*
028-412-015	4355 Tampico Rd.	3.53	SE	RS	1 unit	1	1.00*
045-401-004	11975 Viejo Camino	4.16	SE	RS	1 unit	1	1.00*
056-481-008	8230 Los Osos Rd.	2.46	RE	RS	1 unit	1	1.00*
056-461-003	8330 San Diego Rd.	4.62	RE	RS	1 unit	1	1.00*
056-271-001	8985 San Rafael Rd.	25.88	RE	RS	1 unit	1	1.00*
050-312-015	14400 El Monte Rd.	4.42	RE	RS	1 unit	1	1.00*
050-312-017	14055 Santa Lucia Rd.	2.83	RE	RS	1 unit	1	1.00*
050-362-009	13055 Cencerro Rd.	4.45	RE	RS	1 unit	1	1.00*
050-362-006	10105 San Lucas Rd.	3.06	RE	RS	1 unit	1	1.00*
050-362-011	10355 San Lucas Rd.	4.9	RE	RS	1 unit	1	1.00*
050-361-008	10300 San Lucas Rd.	4.9	RE	RS	1 unit	1	1.00*
049-302-039	3300 Falda Rd.	0.83	SE	RS	1 unit	1	1.00*
045-371-006	11655 Atascadero Ave.	3	RE	RS	1 unit	1	1.00*
045-341-003	9140 San Diego Rd.	2.39	RE	RS	1 unit	1	1.00*
045-431-009	9128 San Diego Rd.	5.06	RE	RS	1 unit	1	1.00*
045-302-009	8910 Ortega Rd.	4.8	RE	RS	1 unit	1	1.00*
045-302-012	11140 Atascadero Rd.	0.25	RE	RS	1 unit	1	1.00*
045-451-004	9014 San Rafael Rd.	1.31	RE	RS	1 unit	1	1.00*
045-441-013	10529 Colorado Rd.	1.45	RE	RS	1 unit	1	1.00*

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056-481-007	8199 San Dimas Rd.	2.27	RE	RS	1 unit	1	1.00*	
056-391-001	8400 Toloso Rd.	41.02	RE	RS	1 unit	1	1.00*	2 lot subdivision potential
056-402-010	8255 San Diego Rd.	1.93	RE	RS	1 unit	1	1.00*	
056-411-019	8250 Toloso Rd.	2.01	RE	RS	1 unit	1	1.00*	
056-491-030	8305 Los Osos Rd.	2.49	RE	RS	1 unit	1	1.00*	
054-231-007	9945 Old Morro Rd. East	2.01	RE	RS	1 unit	1	1.00*	
054-231-039	8200 San Rafael Rd.	1.56	RE	RS	1 unit	1	1.00*	
056-451-002	10050 Old Morro Rd. East	4.46	RE	RS	1 unit	1	1.00*	
054-151-056	8165 San Gabriel Rd.	3.87	RE	RS	1 unit	1	1.00*	
050-042-002	2655 Alturas Rd.	5.13	RE	RS	1 unit	1	1.00*	
049-271-002	2555 Alturas Rd.	6.86	RE	RS	1 unit	1	1.00*	
054-201-044	10330 San Marcos Rd.	2.09	RE	RS	1 unit	1	1.00*	
054-301-027	10410 San Marcos Rd.	3.39	RE	RS	1 unit	1	1.00*	
054-301-019	10555 Escondido Rd.	4.32	RE	RS	1 unit	1	1.00*	
054-121-026	6730 Los Gatos Rd.	4.05	RE	RS	1 unit	1	1.00*	
056-371-005	8955 San Rafael Rd.	1.88	RE	RS	1 unit	1	1.00*	
056-371-006	8965 San Rafael Rd.	1.99	RE	RS	1 unit	1	1.00*	
054-151-036	8255 San Gabriel Rd.	2.53	RE	RS	1 unit	1	1.00*	
055-361-013	13660 Palo Verde Rd.	22.61	RE	RS	1 unit	1	1.00*	3 lot subdivision potential
055-361-017	13680 Palo Verde Rd.	7.31	RE	RS	1 unit	1	1.00*	
055-361-016	13640 Palo Verde Rd.	7.93	RE	RS	1 unit	1	1.00*	
055-361-015	13620 Palo Verde Rd.	4.97	RE	RS	1 unit	1	1.00*	
055-361-021	13730 Falcon Rd.	24	RE	RS	1 unit	1	1.00*	2 lot subdivision potential
055-361-019	13600 Palo Verde Rd.	6.13	RE	RS	1 unit	1	1.00*	
055-361-009	13700 Falcon Rd.	8.48	RE	RS	1 unit	1	1.00*	
050-362-005	14005 El Monte Rd.	3.88	RE	RS	1 unit	1	1.00*	
050-312-013	13090 Cencerro Rd.	4.31	RE	RS	1 unit	1	1.00*	
050-324-016	13000 Cencerro Rd.	2.73	RE	RS	1 unit	1	1.00*	
050-182-006	14255 Santa Ana Rd.	5.43	RE	RS	1 unit	1	1.00*	
050-172-003	9805 Corona Rd.	5.25	RE	RS	1 unit	1	1.00*	
050-183-004	14400 Santa Ana Rd.	2.3	RE	RS	1 unit	1	1.00*	
050-162-016	9605 Santa Cruz Rd.	1.96	RE	RS	1 unit	1	1.00*	
050-162-021	13950 Santa Ana Rd.	5.68	RE	RS	1 unit	1	1.00*	
050-161-004	9250 Santa Cruz Rd.	4.79	RE	RS	1 unit	1	1.00*	
050-091-025	8900 San Gregorio Rd. #2	0.19	RE	RS	1 unit	1	1.00*	
050-101-002	8875 San Gregorio Rd.	2.03	RE	RS	1 unit	1	1.00*	
050-091-004	8800 San Gregorio Rd.	2.33	RE	RS	1 unit	1	1.00*	
050-012-025	8200 San Gregorio Rd.	4.77	RE	RS	1 unit	1	1.00*	
050-081-001	8550 Santa Cruz Rd.	2.9	RE	RS	1 unit	1	1.00*	
049-321-020	8060 Santa Cruz Rd.	1.07	RE	RS	1 unit	1	1.00*	
050-011-010	8050 Santa Cruz Rd.	2.39	RE	RS	1 unit	1	1.00*	
049-182-017	1200 Garcia Rd.	4.04	RE	RS	1 unit	1	1.00*	
049-182-004	955 Ropa Ct.	2.14	RE	RS	1 unit	1	1.00*	
049-172-012	7425 Santa Cruz Rd.	3.78	RE	RS	1 unit	1	1.00*	
049-172-013	7705 Santa Cruz Rd.	2.91	RE	RS	1 unit	1	1.00*	
049-182-005	7270 San Gregorio	1.56	RE	RS	1 unit	1	1.00*	

*City of Atascadero
Housing Element*

	Rd.							
055-251-001	13780 Old Morro Rd.	1.16	RE	RS	1 unit	1	1.00*	
055-243-001	13820 Old Morro Rd.	0.44	RE	RS	1 unit	1	1.00*	
055-053-005	10655 San Marcos Rd.	2.63	RE	RS	1 unit	1	1.00*	
055-053-001	10675 San Marcos Rd.	1.54	RE	RS	1 unit	1	1.00*	
049-251-017	2340 Monterey Rd.	2.65	RE	RS	1 unit	1	1.00*	
049-092-044	1335 Garcia Rd.	6.29	RE	RS	1 unit	1	1.00*	
049-181-013	7020 San Gregorio Rd.	0.9	RE	RS	1 unit	1	1.00*	
049-181-012	1555 Garcia Rd.	0.6	RE	RS	1 unit	1	1.00*	
049-181-010	1505 Garcia Rd.	1.15	RE	RS	1 unit	1	1.00*	
049-092-041	1300 San Ramon Rd.	2.09	RE	RS	1 unit	1	1.00*	
049-131-043	1855 San Ramon Rd.	1.5	SE	RS	1 unit	1	1.00*	
049-131-052	6020 Del Rio Rd.	1.4	SE	RS	1 unit	1	1.00*	
049-131-058	6010 Del Rio Rd.	8.46	SE	RS	1 unit	1	1.00*	
049-131-066	1505 San Ramon Rd.	2.29	RE	RS	1 unit	1	1.00*	
050-111-022	13350 Santa Ana Rd.	1.39	RE	RS	1 unit	1	1.00*	
050-101-012	8365 Del Rio Rd.	7.88	RE	RS	1 unit	1	1.00*	
050-111-023	13300 Santa Ana Rd.	5.19	RE	RS	1 unit	1	1.00*	
050-111-020	8315 Del Rio Rd.	5.06	RE	RS	1 unit	1	1.00*	
050-101-016	13600 Santa Ana Rd.	3.24	RE	RS	1 unit	1	1.00*	
050-202-013	5800 Bolsa Rd.	5.11	RE	RS	1 unit	1	1.00*	
050-242-012	7065 Llano Rd.	2.59	RE	RS	1 unit	1	1.00*	
055-431-001	12405 Santa Lucia Rd.	3.13	RE	RS	1 unit	1	1.00*	
055-431-011	12455 Santa Lucia Rd.	1.53	RE	RS	1 unit	1	1.00*	
055-462-005	12503 Santa Lucia Rd.	1.22	RE	RS	1 unit	1	1.00*	
055-462-006	12577 Santa Lucia Rd.	2.49	RE	RS	1 unit	1	1.00*	
055-462-008	12645 Santa Lucia Rd.	1.05	RE	RS	1 unit	1	1.00*	
055-462-012	12655 Santa Lucia Rd.	0.48	RE	RS	1 unit	1	1.00*	
055-462-013	12675 Santa Lucia Rd.	0.51	RE	RS	1 unit	1	1.00*	
055-462-002	12571 Santa Lucia Rd.	1.51	RE	RS	1 unit	1	1.00*	
055-462-010	12579 Santa Lucia Rd.	1.01	RE	RS	1 unit	1	1.00*	
055-431-004	11905 Santa Lucia Rd.	3.91	RE	RS	1 unit	1	1.00*	
055-231-002	12125 San Marcos Rd.	5.06	RE	RS	1 unit	1	1.00*	
055-231-018	11965 San Marcos Rd.	4.81	RE	RS	1 unit	1	1.00*	
055-181-009	11950 San Marcos Rd.	4.36	RE	RS	1 unit	1	1.00*	
055-181-008	12000 San Marcos Rd.	2.39	RE	RS	1 unit	1	1.00*	
055-171-016	12250 San Marcos Rd.	1.98	RE	RS	1 unit	1	1.00*	
055-171-004	12260 San Marcos Rd.	2.38	RE	RS	1 unit	1	1.00*	

City of Atascadero
Housing Element

055-231-013	11805 San Marcos Rd.	2.84	RE	RS	1 unit	1	1.00*	
055-181-022	11800 San Marcos Rd.	8.36	RE	RS	1 unit	1	1.00*	
055-251-006	13750 Old Morro Rd.	3.11	RE	RS	1 unit	1	1.00*	
055-331-005	12400 Old Morro Rd.	2.41	RE	RS	1 unit	1	1.00*	
055-252-014	11085 San Marcos Rd.	5.19	RE	RS	1 unit	1	1.00*	
055-242-010	13790 Morro Rd.	2.96	RE	RS	1 unit	1	1.00*	
055-252-016	13750 Morro Rd.	2.24	RE	RS	1 unit	1	1.00*	
055-242-035	11255 San Marcos Rd.	4.86	RE	RS	1 unit	1	1.00*	
055-242-034	11275 San Marcos Rd.	4.28	RE	RS	1 unit	1	1.00*	
055-242-006	11285 San Marcos Rd.	1.85	RE	RS	1 unit	1	1.00*	
055-191-003	11500 San Marcos Rd.	3.37	RE	RS	1 unit	1	1.00*	
055-201-008	10900 San Marcos Rd.	3.84	RE	RS	1 unit	1	1.00*	
055-201-002	10950 San Marcos Rd.	2.3	RE	RS	1 unit	1	1.00*	
055-151-019	9450 Laurel Rd.	5.56	RE	RS	1 unit	1	1.00*	
055-161-031	10890 Vista Rd.	3.04	RE	RS	1 unit	1	1.00*	
055-161-032	10880 Vista Rd.	2.26	RE	RS	1 unit	1	1.00*	
055-161-033	10870 Vista Rd.	2.84	RE	RS	1 unit	1	1.00*	
055-161-036	10840 Vista Rd.	1.48	RE	RS	1 unit	1	1.00*	
055-161-035	10850 Vista Rd.	1.45	RE	RS	1 unit	1	1.00*	
055-161-038	10820 Vista Rd.	1.7	RE	RS	1 unit	1	1.00*	
055-161-039	10810 Vista Rd.	1.59	RE	RS	1 unit	1	1.00*	
055-161-040	10800 Vista Rd.	1.86	RE	RS	1 unit	1	1.00*	
055-161-029	10910 Vista Rd.	11.8	RE	RS	1 unit	1	1.00*	
055-261-004	13600 Morro Rd.	15.58	RE	RS	1 unit	1	1.00*	
055-161-041	10930 Vista Rd.	7.8	RE	RS	1 unit	1	1.00*	
055-161-024	10945 Vista Rd.	7.79	RE	RS	1 unit	1	1.00*	
055-161-019	10825 Vista Rd.	1.74	RE	RS	1 unit	1	1.00*	
055-052-010	10785 Vista Rd.	4.4	RE	RS	1 unit	1	1.00*	
055-052-011	10775 Vista Rd.	6.01	RE	RS	1 unit	1	1.00*	
055-161-020	10835 Vista Rd.	3.2	RE	RS	1 unit	1	1.00*	
055-054-001	10645 Realito Ave.	5.43	RE	RS	1 unit	1	1.00*	
054-311-042	10565 San Marcos Rd.	1.46	RE	RS	1 unit	1	1.00*	
054-311-003	10475 San Marcos Rd.	2.44	RE	RS	1 unit	1	1.00*	
055-102-006	8425 Sierra Vista Rd.	1.71	RE	RS	1 unit	1	1.00*	
055-022-012	11505 Santa Lucia Rd.	2.08	RE	RS	1 unit	1	1.00*	
055-041-013	10560 San Marcos Rd.	6.92	RE	RS	1 unit	1	1.00*	
055-041-015	9610 Laurel Rd.	4.68	RE	RS	1 unit	1	1.00*	
055-041-018	9710 Laurel Rd.	3.6	RE	RS	1 unit	1	1.00*	
054-281-012	10800 Portal Rd.	2.6	RE	RS	1 unit	1	1.00*	
054-281-001	9800 Laurel Rd.	21.68	RE	RS	1 unit	1	1.00*	2 underlying legal lots
054-181-019	10955 Santa Lucia Rd.	44.28	RE	RS	1 unit	1	1.00*	
054-262-005	10735 Santa Lucia	7.99	RE	RS	1 unit	1	1.00*	

City of Atascadero
Housing Element

	Rd.							
054-201-013	6720 San Gabriel Rd.	0.52	RE	RS	1 unit	1	1.00*	
054-201-037	10205 Escondido Rd.	4.74	RE	RS	1 unit	1	1.00*	
054-322-012	10055 San Marcos Rd.	2.33	RE	RS	1 unit	1	1.00*	
054-334-001	8760 Sierra Vista Rd.	1.33	RE	RS	1 unit	1	1.00*	
054-331-013	8300 Casitas Rd.	1.33	RE	RS	1 unit	1	1.00*	
054-331-005	8720 Sierra Vista Rd.	0.96	RE	RS	1 unit	1	1.00*	
050-341-022	6750 Lomitas Rd.	2.01	RE	RS	1 unit	1	1.00*	
050-341-006	6910 Lomitas Rd.	3.06	RE	RS	1 unit	1	1.00*	
055-442-004	6250 Lomitas Rd.	3.91	RE	RS	1 unit	1	1.00*	
055-451-006	11400 Santa Lucia Rd.	16.43	RE	RS	1 unit	1	1.00*	
055-451-011	6170 Llano Rd.	11.1	RE	RS	1 unit	1	1.00*	
055-451-033	6805 Lomitas Rd.	3.36	RE	RS	1 unit	1	1.00*	
055-451-018	6525 Lomitas Rd.	3.08	RE	RS	1 unit	1	1.00*	
055-451-020	7200 Nudoso Rd.	3.03	RE	RS	1 unit	1	1.00*	
055-451-019	6435 Lomitas Rd.	3.07	RE	RS	1 unit	1	1.00*	
050-122-017	9415 Balboa Rd.	4.11	RE	RS	1 unit	1	1.00*	
050-122-005	12705 Santa Ana Rd.	3.51	RE	RS	1 unit	1	1.00*	
050-251-022	6805 Llano Rd.	4.74	RE	RS	1 unit	1	1.00*	
050-251-012	9700 Corriente Rd.	7.86	RE	RS	1 unit	1	1.00*	
050-041-011	8005 Balboa Rd.	4.12	RE	RS	1 unit	1	1.00*	
050-121-020	2460 San Fernando Rd.	3.19	RE	RS	1 unit	1	1.00*	
050-121-013	8315 Balboa Rd.	2.22	RE	RS	1 unit	1	1.00*	
050-121-002	12600 Santa Ana Rd.	1.02	RE	RS	1 unit	1	1.00*	
050-121-007	12750 Santa Ana Rd.	2.46	RE	RS	1 unit	1	1.00*	
050-043-002	8505 Balboa Rd.	4.9	RE	RS	1 unit	1	1.00*	
050-211-001	12350 Santa Ana Rd.	0.92	RE	RS	1 unit	1	1.00*	
050-121-017	12400 Santa Ana Rd.	0.83	RE	RS	1 unit	1	1.00*	
050-262-021	9405 Corriente Rd.	4.07	RE	RS	1 unit	1	1.00*	
050-262-013	9800 Serrijon Rd.	8.49	RE	RS	1 unit	1	1.00*	
050-262-001	9900 Serrijon Rd.	7.29	RE	RS	1 unit	1	1.00*	
050-281-006	10005 Serrijon Rd.	4.62	RE	RS	1 unit	1	1.00*	
050-281-007	10150 Serrijon Rd.	6.97	RE	RS	1 unit	1	1.00*	
050-281-008	10750 Serrijon Rd.	8.56	RE	RS	1 unit	1	1.00*	
054-251-003	5400 Telocote Rd.	9.76	RE	RS	1 unit	1	1.00*	
050-291-001	10300 Serrijon Rd.	2.07	RE	RS	1 unit	1	1.00*	
050-291-002	10260 Serrijon Rd.	0.97	RE	RS	1 unit	1	1.00*	
050-291-008	10220 Serrijon Rd.	2.83	RE	RS	1 unit	1	1.00*	
050-291-009	10200 Serrijon Rd.	6.03	RE	RS	1 unit	1	1.00*	
050-291-004	10100 Serrijon Rd.	7.25	RE	RS	1 unit	1	1.00*	
050-291-005	9950 Serrijon Rd.	7.27	RE	RS	1 unit	1	1.00*	
050-291-010	6255 Llano Rd.	36.9	RE	RS	1 unit	1	1.00*	6 lot subdivision potential
054-251-002	5755 Llano Rd.	30.1	RE	RS	1 unit	1	1.00*	7 lot subdivision potential
054-171-034	10400 Serrijon Rd.	44.31	RE	RS	1 unit	1	1.00*	
050-231-005	3130 San Fernando Rd.	2.92	RE	RS	1 unit	1	1.00*	
049-142-009	6075 Conejo Rd.	2.1	SE	RS	1 unit	1	1.00*	
049-191-004	6079 Del Rio Rd.	0.33	SE	RS	1 unit	1	1.00*	
054-171-033	9950 Santa Ana Rd.	1.19	RE	RS	1 unit	1	1.00*	
054-121-032	6653 San Gabriel Rd.	4.66	RE	RS	1 unit	1	1.00*	
054-121-042	6545 San Gabriel Rd.	3.84	RE	RS	1 unit	1	1.00*	

City of Atascadero
Housing Element

054-121-004	6150 Los Gatos Rd.	0.86	RE	RS	1 unit	1	1.00*
049-281-005	2145 San Fernando Rd.	1.95	RE	RS	1 unit	1	1.00*
050-051-001	2155 San Fernando Rd.	7.47	RE	RS	1 unit	1	1.00*
050-141-004	7275 Balboa Rd.	4.7	RE	RS	1 unit	1	1.00*
050-153-009	8105 Graves Creek Rd.	0.89	RE	RS	1 unit	1	1.00*
054-131-011	9300 San Marcos Rd.	2.12	RE	RS	1 unit	1	1.00*
054-131-003	6755 San Gabriel Rd.	7.54	RE	RS	1 unit	1	1.00*
054-122-013	6199 Los Gatos Rd.	0.3	RE	RS	1 unit	1	1.00*
054-142-012	9330 Carmelita Ave.	1.85	RE	RS	1 unit	1	1.00*
054-132-071	9735 San Marcos Rd.	3.92	RE	RS	1 unit	1	1.00*
054-132-066	7980 Bella Vista Rd.	1.6	RE	RS	1 unit	1	1.00*
054-086-013	7470 Bella Vista Rd.	2.04	RE	RS	1 unit	1	1.00*
054-086-005	7110 Bella Vista Rd.	0.94	RE	RS	1 unit	1	1.00*
054-132-014	8697 San Marcos Rd.	2.9	RE	RS	1 unit	1	1.00*
049-211-038	2945 Ramona Rd.	4.09	RE	RS	1 unit	1	1.00*
054-043-012	3695 Ardilla Rd.	0.73	RE	RS	1 unit	1	1.00*
054-043-011	3685 Ardilla Rd.	1.36	RE	RS	1 unit	1	1.00*
054-043-023	3720 Maricopa Rd.	4.9	RE	RS	1 unit	1	1.00*
054-043-006	3625 Ardilla Rd.	5.81	RE	RS	1 unit	1	1.00*
054-043-013	3715 Ardilla Rd.	0.62	RE	RS	1 unit	1	1.00*
054-043-018	3761 Ardilla Rd.	1.02	RE	RS	1 unit	1	1.00*
054-051-044	3640 Ardilla Rd.	2.6	RE	RS	1 unit	1	1.00*
054-091-009	3660 Ardilla Rd.	3.53	RE	RS	1 unit	1	1.00*
054-061-012	9360 Santa Lucia Rd.	7.83	RE	RS	1 unit	1	1.00*
055-116-013	12610 San Marcos Rd.	5.77	RE	RS	1 unit	1	1.00*
055-115-015	12550 San Marcos Rd.	7.37	RE	RS	1 unit	1	1.00*
055-115-010	12575 San Marcos Rd.	6.78	RE	RS	1 unit	1	1.00*
055-116-003	12649 San Marcos Rd.	2.54	RE	RS	1 unit	1	1.00*
055-114-017	12680 Cabazon Rd.	2.78	RE	RS	1 unit	1	1.00*
055-115-005	12708 San Marcos Ct.	2.53	RE	RS	1 unit	1	1.00*
055-116-012	12620 San Marcos Rd.	2.03	RE	RS	1 unit	1	1.00*
055-116-020	12430 Madrone Rd.	3.41	RE	RS	1 unit	1	1.00*
055-114-023	12607 Cabazon Rd.	7.41	RE	RS	1 unit	1	1.00*
055-116-017	12450 Madrone Rd.	3.86	RE	RS	1 unit	1	1.00*
055-116-011	12612 San Marcos Rd.	4.07	RE	RS	1 unit	1	1.00*
055-114-015	12630 Cabazon Rd.	4.22	RE	RS	1 unit	1	1.00*
055-114-027	12616 Cabazon Rd.	3.39	RE	RS	1 unit	1	1.00*
055-114-014	12628 Cabazon Rd.	6.82	RE	RS	1 unit	1	1.00*
055-115-012	12412 Pecos Ct.	3.08	RE	RS	1 unit	1	1.00*
055-115-011	12610 Cenegal Rd.	3.82	RE	RS	1 unit	1	1.00*
055-114-003	12605 Cenegal Rd.	3.42	RE	RS	1 unit	1	1.00*
055-114-002	12635 Cenegal Rd.	5.28	RE	RS	1 unit	1	1.00*
055-115-007	12485 San Marcos Rd.	3.53	RE	RS	1 unit	1	1.00*
055-116-010	12630 San Marcos Rd.	7.81	RE	RS	1 unit	1	1.00*
055-116-002	12625 San Marcos	2.68	RE	RS	1 unit	1	1.00*

City of Atascadero
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	Rd.							
055-115-023	12420 San Marcos Rd.	2.17	RE	RS	1 unit	1	1.00*	
055-114-012	12624 Cabazon Rd.	2.63	RE	RS	1 unit	1	1.00*	
055-114-016	12660 Cabazon Rd.	3.63	RE	RS	1 unit	1	1.00*	
050-173-027	13705 Santa Ana Rd.	5.7	RE	RS	1 unit	1	1.00*	
050-301-002	14600 Santa Lucia Rd.	27.2	RE	RS	1 unit	1	1.00*	4 lot subdivision potential
050-203-002	9675 Otero Rd.	4.63	RE	RS	1 unit	1	1.00*	
050-241-006	10025 Corona Rd.	4.7	RE	RS	1 unit	1	1.00*	
050-241-007	10075 Corona Rd.	5.48	RE	RS	1 unit	1	1.00*	
050-241-010	10200 Corona Rd.	7.16	RE	RS	1 unit	1	1.00*	
050-201-006	5700 Bolsa Rd.	6.48	RE	RS	1 unit	1	1.00*	
050-201-007	5600 Bolsa Rd.	6.73	RE	RS	1 unit	1	1.00*	
050-242-016	5500 Bolsa Rd.	7.32	RE	RS	1 unit	1	1.00*	
050-192-018	10100 Corona Rd.	4.44	RE	RS	1 unit	1	1.00*	
050-192-015	10000 Corona Rd.	5.99	RE	RS	1 unit	1	1.00*	
054-192-008	6445 Alta Pradera Ln.	2.58	RE	RS	1 unit	1	1.00*	
054-192-006	6425 Alta Pradera Ln.	2.84	RE	RS	1 unit	1	1.00*	
054-192-021	6452 Alta Pradera Ln.	6.36	RE	RS	1 unit	1	1.00*	
054-192-002	6305 Alta Pradera Ln.	5.39	RE	RS	1 unit	1	1.00*	
054-014-005	3825 Maricopa Rd.	4.75	RE	RS	1 unit	1	1.00*	
028-411-027	9552 Curbaril Ave.	0.3	SE	RS	1 unit	1	1.00*	
054-191-045	6780 San Gabriel Rd.	4.84	RE	RS	1 unit	1	1.00*	
054-291-022	10620 Portal Rd.	2.87	RE	RS	1 unit	1	1.00*	
054-192-030	10480 Portal Rd.	4.19	RE	RS	1 unit	1	1.00*	
049-151-062	2555 El Camino Real	2.24	SE	RS	1 unit	1	1.00*	
055-341-008	13410 Palo Verde Rd.	0.96	RE	RS	1 unit	1	1.00*	
056-411-026	10125 Old Morro Rd. East	1.67	RE	RS	1 unit	1	1.00*	
056-261-013	8925 San Gabriel Rd.	9.97	RE	RS	2 units	2	2.0*	2 underlying legal parcels, 8 parcel subdivision potential
054-111-053	9775 Santa Lucia Rd.	2.52	RE	RS	1 unit	1	1.00*	
054-111-052	9845 Santa Lucia Rd.	2.43	RE	RS	1 unit	1	1.00*	
055-311-021	43 Palo Verde Rd. #PR43	0.45	RE	RS	1 unit	1	1.00*	
055-113-014	12719 San Felipe Ct.	2.78	RE	RS	1 unit	1	1.00*	
055-116-021	12410 Madrone Rd.	3.38	RE	RS	1 unit	1	1.00*	
055-115-006	12475 San Marcos Rd.	3.65	RE	RS	1 unit	1	1.00*	
055-116-014	12600 San Marcos Rd.	5.82	RE	RS	1 unit	1	1.00*	
055-113-006	12715 Escabroso Ct.	6.7	RE	RS	1 unit	1	1.00*	
055-114-013	12620 Cabazon Rd.	5.36	RE	RS	1 unit	1	1.00*	
055-113-011	12721 San Felipe Ct.	5.01	RE	RS	1 unit	1	1.00*	
055-114-022	12617 Cabazon Rd.	3.78	RE	RS	1 unit	1	1.00*	
055-116-005	12655 San Marcos Rd.	4.45	RE	RS	1 unit	1	1.00*	
055-115-008	12515 San Marcos Rd.	10.46	RE	RS	1 unit	1	1.00*	
055-114-025	12612 Cabazon Rd.	2.97	RE	RS	1 unit	1	1.00*	
055-115-022	12440 San Marcos Rd.	2.07	RE	RS	1 unit	1	1.00*	
055-113-015	12723 San Felipe Ct.	3.35	RE	RS	1 unit	1	1.00*	
055-115-014	12419 Pecos Ct.	3.68	RE	RS	1 unit	1	1.00*	

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055-116-007	12648 San Marcos Rd.	6.7	RE	RS	1 unit	1	1.00*
055-114-026	12614 Cabazon Rd.	7.01	RE	RS	1 unit	1	1.00*
055-113-017	12720 San Felipe Ct.	1.75	RE	RS	1 unit	1	1.00*
055-116-018	12434 Madrone Rd.	4.45	RE	RS	1 unit	1	1.00*
055-114-006	12601 Cenegal Rd.	4.41	RE	RS	1 unit	1	1.00*
055-115-017	12640 Cenegal Rd.	4.41	RE	RS	1 unit	1	1.00*
055-114-028	12604 Cabazon Rd.	4.78	RE	RS	1 unit	1	1.00*
055-114-004	12362 Puente Rd.	2.8	RE	RS	1 unit	1	1.00*
045-353-011	9137 San Diego Rd.	2.76	RE	RS	1 unit	1	1.00*
045-353-010	9135 San Diego Rd.	2.76	RE	RS	1 unit	1	1.00*
045-353-012	9139 San Diego Rd.	2.75	RE	RS	1 unit	1	1.00*
045-353-013	9141 San Diego Rd.	2.5	RE	RS	1 unit	1	1.00*
045-353-022	9110 San Rafael Rd.	2.53	RE	RS	1 unit	1	1.00*
045-353-021	9120 San Rafael Rd.	2.65	RE	RS	1 unit	1	1.00*
054-192-032	10470 Portal Rd.	3.97	RE	RS	1 unit	1	1.00*
054-192-033	10460 Portal Rd.	3.96	RE	RS	1 unit	1	1.00*
054-032-069	3425 Maricopa Rd.	2.71	RE	RS	1 unit	1	1.00*
055-115-009	12555 San Marcos Rd.	9.97	RE	RS	1 unit	1	1.00*
055-114-010	12325 Puente Rd.	3.64	RE	RS	1 unit	1	1.00*
055-116-006	12650 San Marcos Rd.	3.43	RE	RS	1 unit	1	1.00*
055-114-001	12655 Cenegal Rd.	4.62	RE	RS	1 unit	1	1.00*
055-113-024	12300 San Marcos Rd.	2.7	RE	RS	1 unit	1	1.00*
055-116-008	12644 S San Marcos Rd.	4.93	RE	RS	1 unit	1	1.00*
055-115-020	12500 San Marcos Rd.	4.88	RE	RS	1 unit	1	1.00*
055-114-007	12342 Puente Rd.	4.61	RE	RS	1 unit	1	1.00*
055-116-009	12640 San Marcos Rd.	4.09	RE	RS	1 unit	1	1.00*
055-115-016	12415 Pecos Ct.	4.9	RE	RS	1 unit	1	1.00*
055-114-008	12346 Puente Rd.	4.77	RE	RS	1 unit	1	1.00*
055-114-009	12335 Puente Rd.	3.98	RE	RS	1 unit	1	1.00*
055-116-016	12470 Madrone Rd.	3.51	RE	RS	1 unit	1	1.00*
055-113-019	12708 San Felipe Ct.	1.57	RE	RS	1 unit	1	1.00*
055-115-021	12460 San Marcos Rd.	3.04	RE	RS	1 unit	1	1.00*
055-115-013	12416 Pecos Ct.	5.35	RE	RS	1 unit	1	1.00*
055-115-018	12650 Cenegal Rd.	2.53	RE	RS	1 unit	1	1.00*
055-116-019	12436 Madrone Rd.	4.21	RE	RS	1 unit	1	1.00*
055-113-012	12701 San Felipe Ct.	1.52	RE	RS	1 unit	1	1.00*
055-113-018	12712 San Felipe Ct.	1.67	RE	RS	1 unit	1	1.00*
045-302-011	11170 Atascadero Ave.	0.25	RE	RS	1 unit	1	1.00*
045-353-023	9080 San Rafael Rd.	13.99	RE	RS	1 unit	1	1.00*
045-441-021	10765 Colorado Rd.	0.49	RE	RS	1 unit	1	1.00*
045-441-025	10825 Colorado R.	1.03	RE	RS	1 unit	1	1.00*
045-441-034	9056 San Rafael R.	4.04	RE	RS	1 unit	1	1.00*
049-102-058	5255 Carrizo Rd.	2.66	RE	RS	1 unit	1	1.00*
049-122-028	3050 Arena Rd.	1.48	RE	RS	1 unit	1	1.00*
049-271-024	2027 Alturas Rd.	2.41	RE	RS	1 unit	1	1.00*
049-281-016	2139 San Fernando Rd.	3.24	RE	RS	1 unit	1	1.00*

City of Atascadero
Housing Element

050-021-037	9030 La Canada Ln.	4.43	RE	RS	1 unit	1	1.00*	
050-131-032	7705 Balboa Rd.	3.18	RE	RS	1 unit	1	1.00*	
050-131-033	7805 Balboa Rd.	2.77	RE	RS	1 unit	1	1.00*	
054-032-072	3556 Maricopa Rd.	1.84	RE	RS	1 unit	1	1.00*	
054-091-026	5255 Cascabel Rd.	4.43	RE	RS	1 unit	1	1.00*	
054-092-026	5150 Cascabel Rd.	2.58	RE	RS	1 unit	1	1.00*	
054-191-042	6730 San Gabriel Rd.	3.64	RE	RS	1 unit	1	1.00*	
055-113-002	12726 Rojo Ct.	2.42	RE	RS	1 unit	1	1.00*	
055-113-013	12717 San Felipe Ct.	1.5	RE	RS	1 unit	1	1.00*	
055-113-016	12722 San Felipe Ct.	3.82	RE	RS	1 unit	1	1.00*	
055-114-005	12382 Puente Rd.	3.92	RE	RS	1 unit	1	1.00*	
055-114-011	12618 Cabazon Rd.	3.64	RE	RS	1 unit	1	1.00*	
055-114-021	12621 Cabazon Rd.	4.51	RE	RS	1 unit	1	1.00*	
055-114-024	12600 Cabazon Rd.	3.96	RE	RS	1 unit	1	1.00*	
055-115-001	12707 San Marcos Ct.	2.13	RE	RS	1 unit	1	1.00*	
055-115-002	12711 San Marcos Ct.	2.47	RE	RS	1 unit	1	1.00*	
055-115-003	12713 San Marcos Ct.	2.06	RE	RS	1 unit	1	1.00*	
055-115-004	12714 San Marcos Ct.	3.24	RE	RS	1 unit	1	1.00*	
055-116-004	12657 San Marcos Rd.	8.13	RE	RS	1 unit	1	1.00*	
055-116-015	12490 Madrone Rd.	3.39	RE	RS	1 unit	1	1.00*	
055-161-044	10458 Morro Rd.	15.2	RE	RS	1 unit	1	1.00*	
055-341-009	13025 Old Morro Rd.	3.86	RE	RS	1 unit	1	1.00*	
056-371-045	8875 San Rafael Rd.	5.34	RE	RS	1 unit	1	1.00*	
056-371-046	8895 San Rafael Rd.	6.16	RE	RS	1 unit	1	1.00*	
056-371-047	8905 San Rafael Rd.	5.01	RE	RS	1 unit	1	1.00*	
056-371-048	8935 San Rafael Rd.	3.25	RE	RS	1 unit	1	1.00*	
Subtotal RS		1,651.87				372	372	
Vacant Mixed-Use Parcels								
	8725 Arcade	0.7	GC	CR	20 units/acre	14	11	
	6600, 6780 Morro Road	1.5	GC	CP	20 units/acre	30	24	
	6955 Morro, 7955 San Andres	1.2	GC	CP	20 units/acre	24	19	
	7205 Morro, 7105 Atascadero Ave.	0.92	GC	CP/CR	20 units/acre	18.4	15	
	7100 Morro	0.41	GC	CP	20 units/acre	8.2	6	
	7200, 7250 Morro	0.5	GC	CP	20 units/acre	10	8	
	7475 Morro	0.71	GC	CP	20 units/acre	14.2	11	
	7575 Morro	0.76	GC	CP	20 units/acre	15.2	12	
	7900 Morro	0.86	GC	CP	20 units/acre	17.2	14	
Subtotal CP		7.56				151.2	120	
Vacant Downtown Mixed-Use Parcels								
029-322-012	5802 Traffic Way	0.39	D	DC	20 units/acre	7.8	6	Slope
030-181-055	5730 El Camino Real	0.18	D	DC	20 units/acre	3.6	2	
029-344-029	5930 West Mall	0.09	D	DC	20 units/acre	1.8	1	
029-347-031	5901 A East Mall	0.11	D	DC	20 units/acre	2.2	1	
029-347-030	5901 B East Mall	0.06	D	DC	20 units/acre	1.2	1	
029-361-018	6905 El Camino Real	5.28	D	DC	20 units/acre	105.6	84	Master Plan of Development Approved.
Subtotal DC		6.12				122.2	95	
TOTAL		1856.75				1,708	1,375	

*Single Family Parcels are not calculated at 80% of maximum density as the maximum is established per parcel rather than per acre.

**Reduced densities based on slope.

Appendix II

