

ATASCADERO GENERAL PLAN UPDATE PROJECT OVERVIEW

Do you have ideas to share about how Atascadero might look and feel 20 years from now? Maybe even 40 years? The City invites you to participate in shaping our future through the General Plan.

LAND USE &
COMMUNITY FORM



MOBILITY



RECREATION &
OPEN SPACE



ECONOMIC
DEVELOPMENT



SAFETY &
EMERGENCY
PREPAREDNESS



PUBLIC SERVICES &
INFRASTRUCTURE



WHAT IS THE GENERAL PLAN?

The General Plan establishes a framework for all land use and zoning decisions within a community. This framework includes the community's long-term vision for how Atascadero should grow and change over the coming years and decades regarding housing and mobility, economic development and job growth, healthy and resilient neighborhoods, resource conservation, public safety, and equity.

WHY ARE WE UPDATING THE GENERAL PLAN?

The City of Atascadero's current General Plan was last comprehensively updated in 2002. In this rapidly evolving world, an update creates the opportunity to address current challenges and emerging trends. As the City's overarching policy document, all decisions made by the City Council, Planning Commission, other commissions, and City staff need to be consistent with the vision, goals, policies, programs, and actions included in the General Plan.

2045 GROWTH FORECASTS

The 2045 General Plan Update will include city population and employment growth projections based on land capacity, ability to expand infrastructure, and the anticipated growth rates for both residential and commercial sectors based on multiple factors.



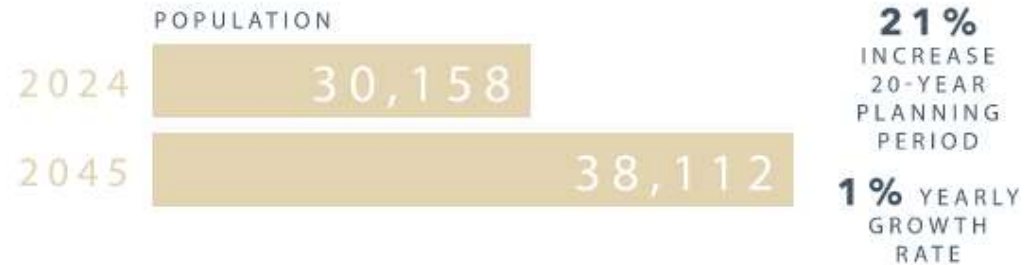
29%
INCREASE
DWELLING
UNITS



56%
INCREASE
EMPLOYMENT



0.84
JOBS/HOUSING
RATIO



Visit www.Atascadero2045.org
for General Plan updates and
upcoming events.



ATASCADERO GENERAL PLAN UPDATE CEQA OVERVIEW

The California Environmental Quality Act (CEQA) requires state and local government agencies to inform decision makers and the public about the potential environmental impacts of proposed projects, and to reduce those environmental impacts to the extent feasible.



- Aesthetics
- Greenhouse Gas Emissions
- Public Services
- Agriculture and Forestry Resources
- Hazards and Hazardous Materials
- Recreation
- Air Quality
- Hydrology and Water Quality
- Transportation
- Biological Resources
- Land Use and Planning
- Tribal Cultural Resources
- Cultural Resources
- Mineral Resources
- Utilities and Service Systems
- Energy
- Noise
- Wildfire
- Geology and Soils
- Population and Housing
- Mandatory Findings of Significance



Visit www.Atascadero2045.org for General Plan updates and upcoming events.



TIMELINE

● PHASE 1: GENERAL PLAN SCOPING

Spring 2022

- Hold City Council and Planning Commission General Plan Work Program Meeting
- Prepare Final General Plan Work Program
- Prepare Community Involvement Strategy (CIS)
- Launch Project Website and Online Community Survey

● PHASE 2: DISCOVERY AND VISIONING

August to March 2023

- Prepare Background Reports
- Identify Issues and Opportunities
- Develop Draft Vision and Guiding Principles
- Hold Community Engagement Series #1: Vision for the Future

● PHASE 3: EXPLORING ALTERNATIVES

April 2022 to March 2024

- Refine Population, Housing, and Jobs Forecasts
- Study Land Use and Mobility Options
- Develop "Big Moves" and Major Policy Options
- Identify Focus Areas and New Placetypes
- Hold Community Engagement Series #2: Exploring the Possibilities

★ PHASE 4: A PLAN FOR ATASCADERO 2045

April 2024 to December 2024

- Hold CEQA Scoping Meeting
- Prepare Draft 2045 General Plan
- Prepare Draft Environmental Impact Report
- Hold Community Engagement Series #3: General Plan Open House

● PHASE 5: CELEBRATE OUR FUTURE

January 2025 to May 2025

- Hold Planning Commission Public Hearings
- Hold City Council Public Hearings
- Certify the Environmental Impact Report
- Adopt the 2045 General Plan
- Create an Interactive Online "ePlan"

★
Current Project Phase
(as of July 2024)



Emerging Preferred Alternative

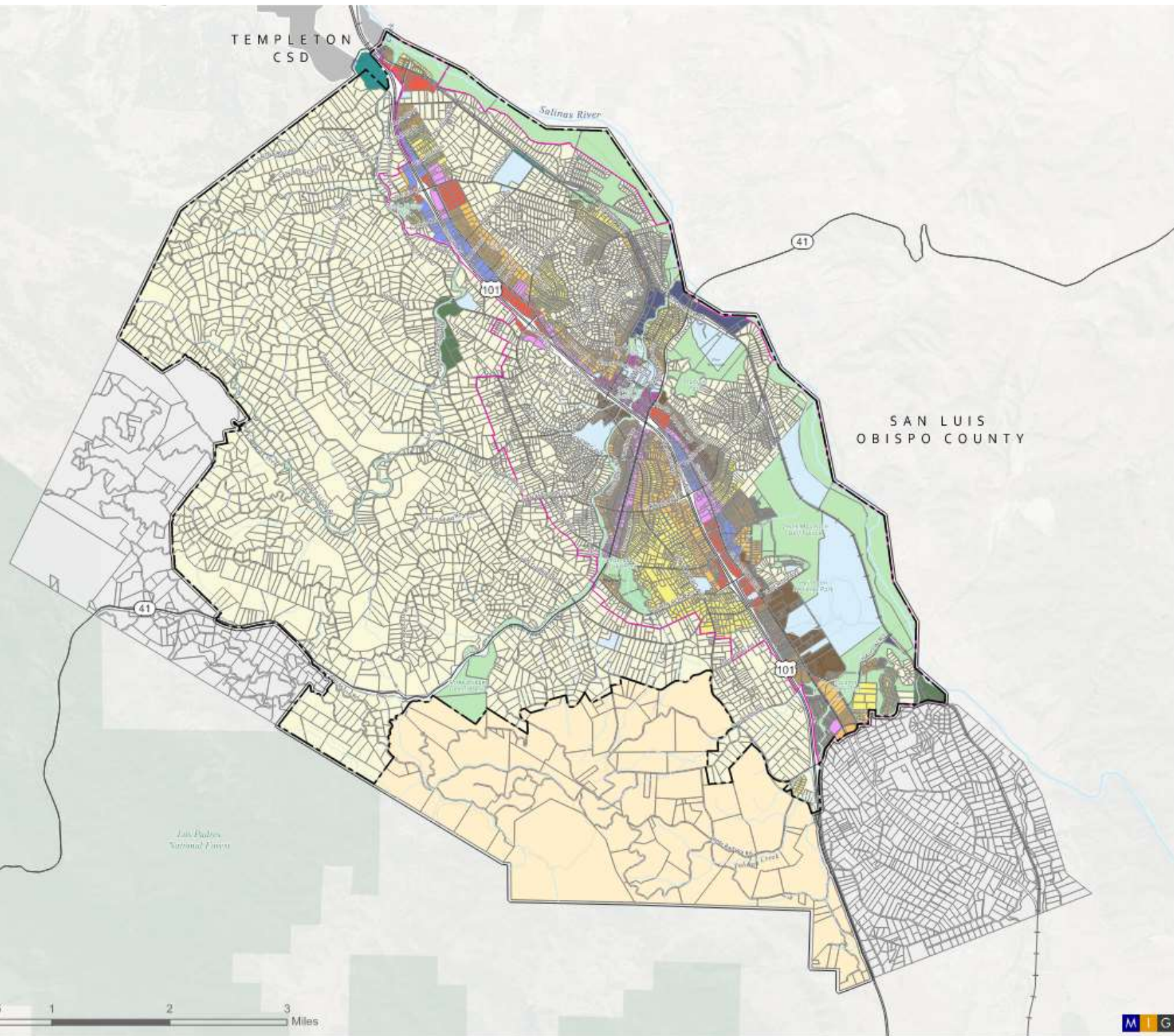
DRAFT | May 2024

Basemap Features

- Atascadero Planning Area
- Atascadero City Limits
- Urban Services Line

Future Placetypes

- Rural Residential (0.1-1 du/ac)
- Single-Family Residential (1-4 du/ac)
- Low Density Multi-Family (5-12 du/ac)
- Medium Density Multi-Family (13-24 du/ac)
- High Density Multi-Family (25-36 du/ac)
- Mixed Use (20-36 du/ac_1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac_3.0 FAR max)
- Commercial (0.6 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Agriculture (0.1-1 du/ac)
- Conservation/Parks/Open Space
- R.O.W.
- SOI - Eagle Ranch
- Unincorporated



Source(s):
 Esri, CA State Open Data, County of San Luis Obispo, City of Atascadero, 2024