



PROJECT SCOPING MEETING

ATASCADERO 2045 GENERAL PLAN UPDATE

JANUARY 28, 2022

TODAY'S AGENDA

- I. Welcome and Introductions
- II. Presentation: General Plan Process
- III. Discussion
 - Atascadero: Looking Forward
 - Community Engagement
 - Roles and Responsibilities
 - Process and Desired Outcomes
- IV. Wrap-Up, Summary and Next Steps



PART II PRESENTATION: GENERAL PLAN PROCESS





Atascadero Historical Society



Atascadero Historical Society









CALIFORNIA

THE MOST VALUABLE OF ALL ARTS -
WILL BE THE ART OF DERIVING -
A COMFORTABLE SUBSISTENCE -
FROM THE SMALLEST AREA OF SOIL -
ABRAHAM LINCOLN





VT

CARROLLTON











Centennial Plaza

↑ Centennial
Plaza &
Creek Bridge

OAK WOODLAND

VALLEY OAK



Valley Oak (*Quercus lobata*) prefer low elevation drainages with high soil moisture, such as rich floodplains, seasonal creeks, and low foothills. These deciduous trees may live hundreds of years and grow up to 100' tall, with massive trunks.

Valley oak leaves are deeply lobed, and the grayish bark displays a checkered pattern with vertical fissures. Acorns are 1" to 2" long, but shape and length vary. The acorn woodpecker loves to create caches of acorns in the bark of the valley oak, referred to as granary trees.

Historically, California had extensive oak woodlands. Changes in land management, development, and farming have left very little unfragmented bottomland for the valley oaks. Drought and excessive use of water has impacted the water table, severely threatening the health and survival of the valley oak.



COAST LIVE OAK



Coast Live Oak (*Quercus agrifolia*) grows in a broad range of conditions, elevations and soil moisture. Live oaks are found throughout this property, especially the upper elevations, clustered among moist drainages between ridges covered with chaparral.

Coast live oak is evergreen and may live 250 years or more. The bark of the coast live oak is relatively smooth and gray. The acorns are ¾" to 1½" long and a rich reddish brown. The dark green, oval leaves of coast live oak are convex, with spines along the margins.

These leaves are uniquely equipped to use solar energy. The outer leaves are packed with 2-3 layers of photosynthetic cells whereas those in the shade only have one thin layer. This enables the leaves to photosynthesize in bright sunlight as well as low light situations.



BLUE OAK



Blue Oak (*Quercus douglasii*) are only found in California, above the valley floor in areas with good drainage. Blue oaks are deciduous and more drought tolerant than other native oak species. Though blue oaks may live up to 450 years, they are not a tall tree and may only grow to 90'.

Blue oak leaves usually have wavy margins along with a waxy coating to prevent moisture loss, giving them their characteristic bluish cast.

The bark is light gray and may appear white in certain light. The pattern of the bark is in narrow thin strips. Acorns are ¾" to 1½" long and begin germinating with the first rain. By sprouting early and growing through the winter, the seedlings are better equipped to handle the heat of summer.



OAK GALLS

Oak Galls are a fantastic reaction to tiny gall wasps laying eggs in the leaves, stems, buds, acorns, and roots of the host oak tree. As the galls grow, they protect and feed the larvae for months to years. The galls are not harmful to the host plant. Native Americans used galls for ink, dyes, eyewash, and treating wounds.

Three distinct galls are visible at TBOP in the fall. The oak "apple" gall (*Andricus quercuscalifornicus*) is recognizable for its apple-like shape. Notable by their bright pink color and unusual forms are the Crystalline oak gall (*Andricus crystallinus*), left, and the Urchin gall (*Antron quercusechinus*).



PRESERVATION

Atascadero Land Preservation Society is excited to preserve the natural habitat of this property, which has remained untouched for many years.

Oak woodlands and grasslands are being converted to other uses making the preservation of sites like this one an important endeavor.

Impact from man and increasing populations of wild and domestic grazing animals all threaten the viability of our valuable oak woodlands. Oak regeneration has been declining for decades, especially in Valley and Blue oak.

A healthy habitat and survival of native wildlife depend on a fully-functioning ecosystem.



ATASCADERO LAND
PRESERVATION SOCIETY

LACE LICHEN

Lace Lichen (*Ramalina menziesii*) is not a parasite but a symbiotic union of two unique species: algae and fungi.

Algae photosynthesize food from sunlight, while fungi absorb moisture and minerals.

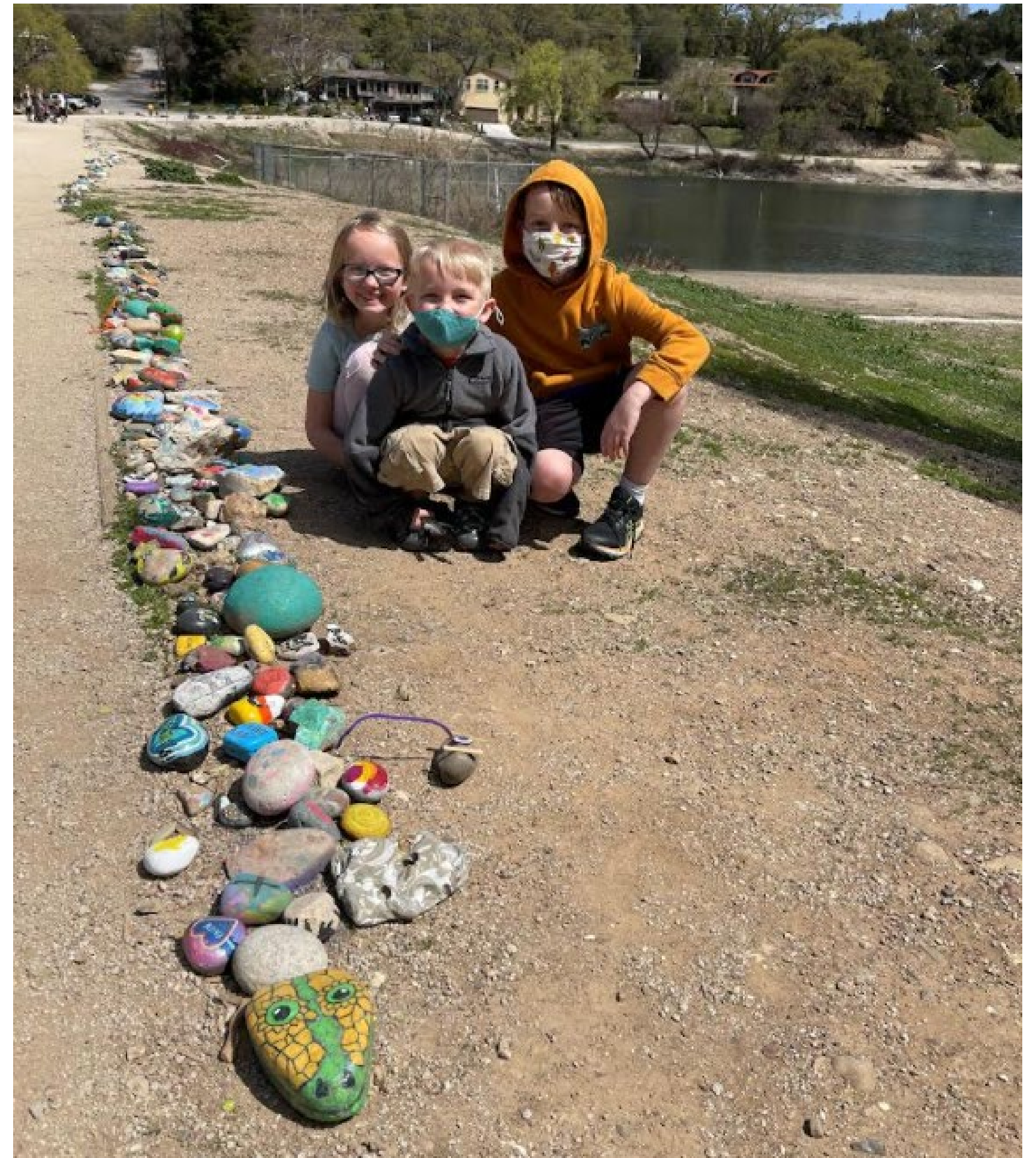
Lichen acts as a filter, keeping particulates off the photosynthesizing leaves. When lichen decomposes, its nutrients are released back into the soil.

Lichens are food and a nesting resource for animals. The Native Americans used lichen for sanitary and medicinal purposes. Lace lichen does not survive in areas of poor air quality.



Rock Snake winds its way around lake and captivates community

Posted: 6:10 am, March 12, 2021 by Reporter Sadie Mae Mace

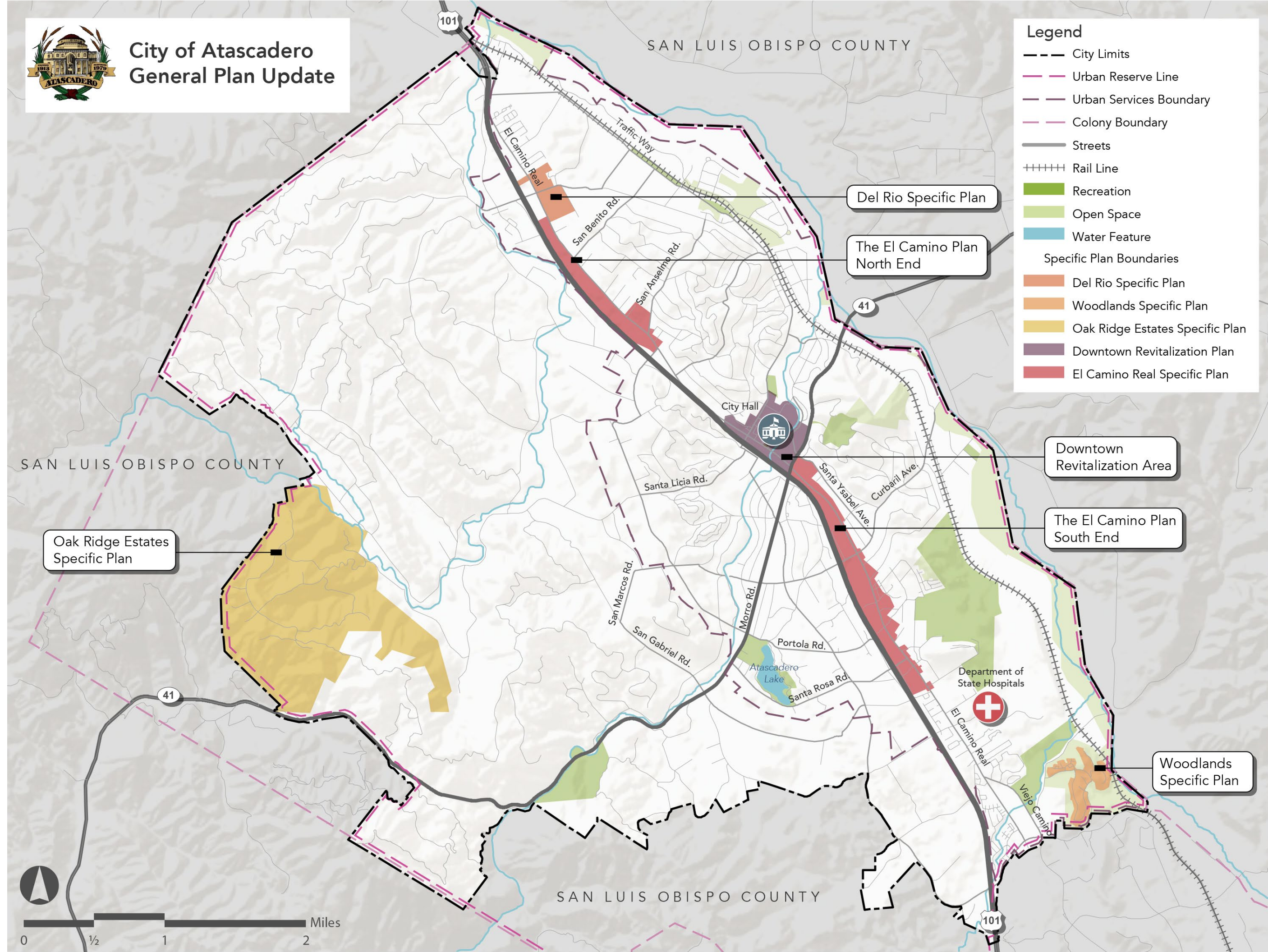








City of Atascadero General Plan Update



NATURE OF A GENERAL PLAN

The general plan is often described as a **blueprint** or **constitution** for land use, development and resource decisions.



WHY ARE GENERAL PLANS IMPORTANT?

It frames the **community's vision** for how Atascadero should grow and change over the coming years and decades.

As the City's **overarching policy document**, every land use, mobility, infrastructure, program, and environmental decisions need to be consistent with the General Plan.



City of Atascadero

General Plan Land Use Designations

Last Amendment - January 2015

Adopted - 6/25/2002

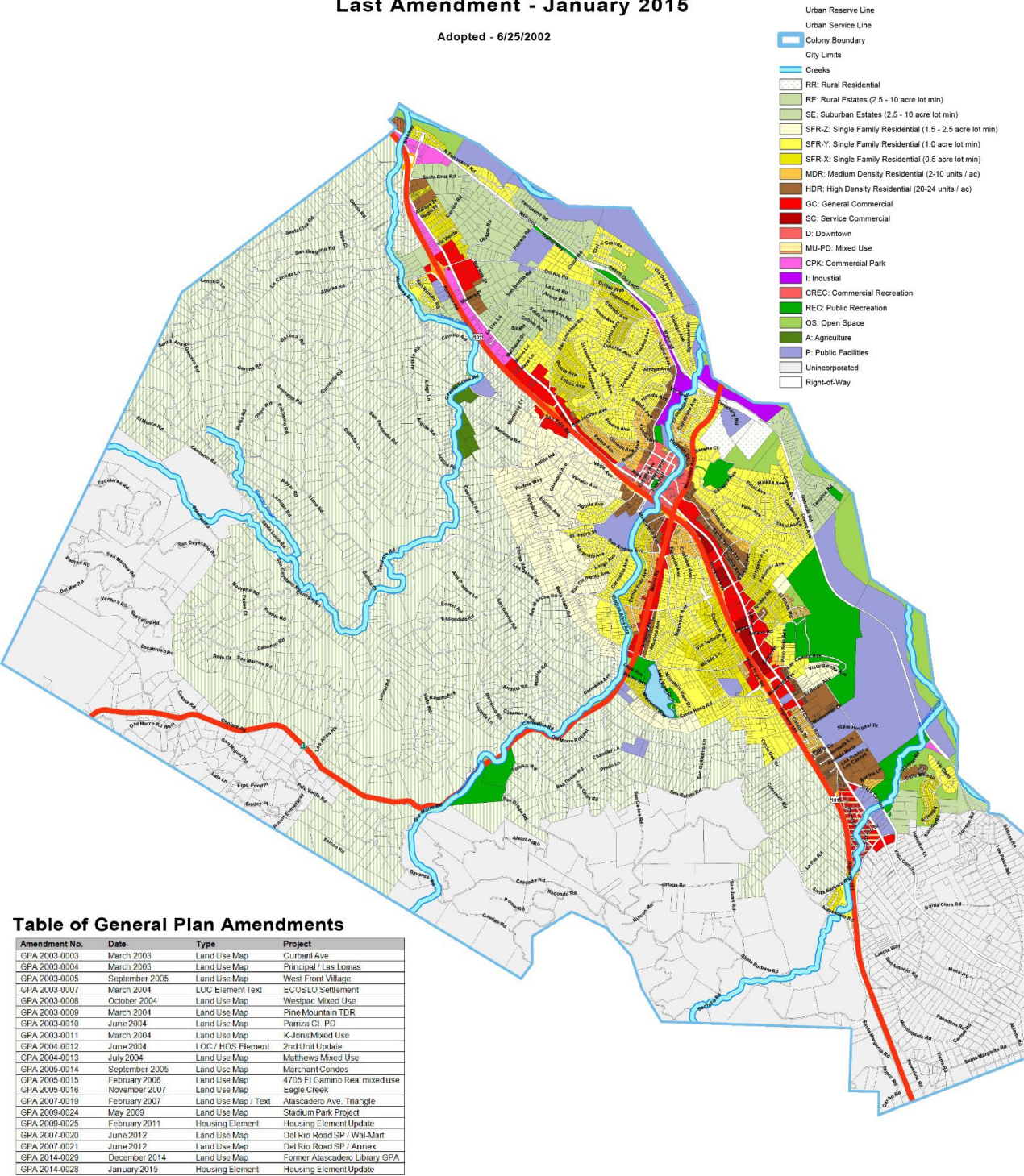


Table of General Plan Amendments

Amendment No.	Date	Type	Project
GPA 2003-0003	March 2003	Land Use Map	Corbett Ave
GPA 2003-0004	March 2003	Land Use Map	Principal / Las Lomas
GPA 2003-0005	September 2005	Land Use Map	West Front Village
GPA 2003-0007	March 2004	LOC Element Text	ECOSLO Settlement
GPA 2003-0008	October 2004	Land Use Map	Westpac Mixed Use
GPA 2003-0009	March 2004	Land Use Map	Pine Mountain TDR
GPA 2003-0010	June 2004	Land Use Map	Paniza CL PD
GPA 2003-0011	March 2004	Land Use Map	K-Jans Mixed Use
GPA 2004-0012	June 2004	LOC / HDS Element	2nd Unit Update
GPA 2004-0013	July 2004	Land Use Map	Mathews Mixed Use
GPA 2005-0014	September 2005	Land Use Map	Marshall Condos
GPA 2005-0015	February 2006	Land Use Map	4705 El Camino Real mixed use
GPA 2005-0016	November 2007	Land Use Map	Eagle Creek
GPA 2007-0019	February 2007	Land Use Map / Text	Atascadero Ave. Triangle
GPA 2009-0024	May 2009	Land Use Map	Stadium Park Project
GPA 2009-0025	February 2011	Housing Element	Housing Element Update
GPA 2007-0020	June 2012	Land Use Map	Del Rio Road SP / Wal-Mart
GPA 2007-0021	June 2012	Land Use Map	Del Rio Road SP / Annex
GPA 2014-0029	December 2014	Land Use Map	Former Atascadero Library GPA
GPA 2014-0028	January 2015	Housing Element	Housing Element Update

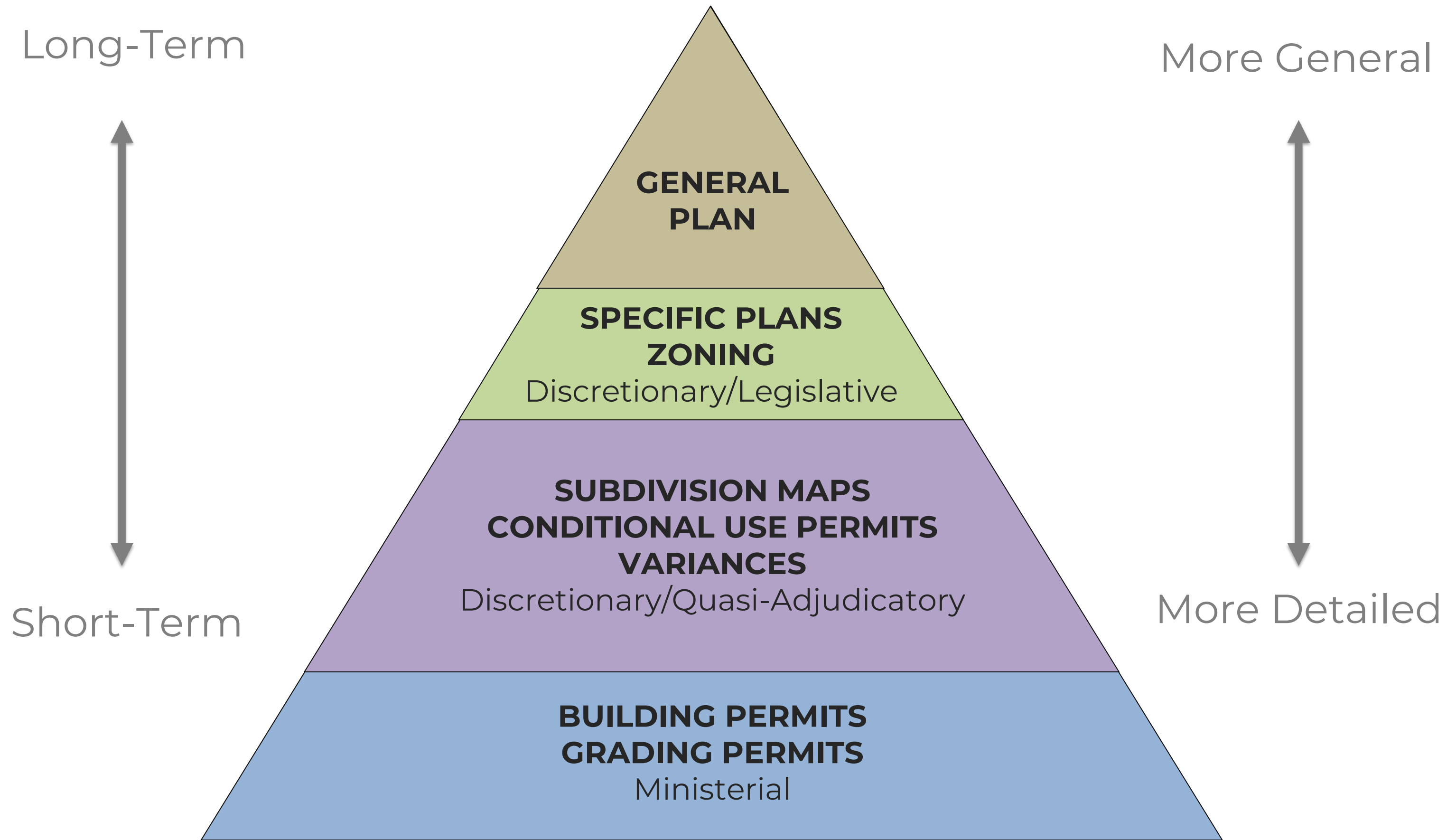
This diagram is a representation of the official General Plan Land Use Diagram. Please contact Planning Services at 461-5000 for any official boundary determination.

Original Print Date: 10/1/2015
Printed By: City of Atascadero - GIS Division



NOTE: Some properties may be subject to additional development requirements required by a Planned Development (PD) or Conditional Use Permit (CUP). Please contact Planning.

LAND USE PLANNING HIERARCHY



CONSISTENCY WITH THE GENERAL PLAN

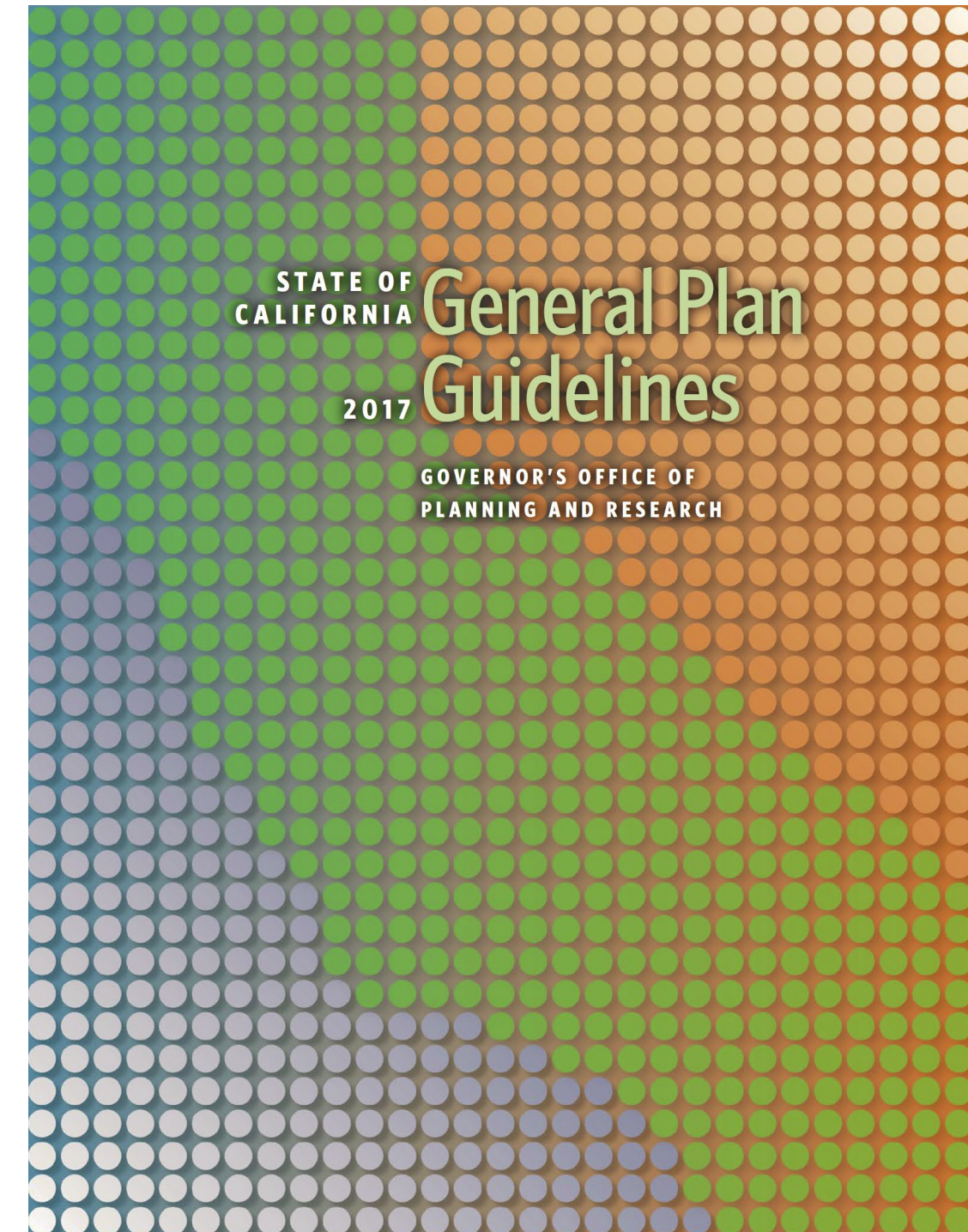
There are over **20 types** of approvals and actions that must be consistent with the General Plan

CEQA review of projects requires a General Plan consistency analysis

- ☐ Specific Plans
- ☐ Zoning
- ☐ Conditional Use Permits
- ☐ Development Agreements
- ☐ Development Projects
- ☐ Capital Improvement Programs
- ☐ Public Works Projects
- ☐ Open Space Zoning
- ☐ Acquisitions
- ☐ Disposals
- ☐ Easements
- ☐ Reserving Land for Public Uses
(Police and Fire Stations, Parks, Community Centers)
- ☐ Road and Utility Rights-of-Way

GENERAL PLAN LEGAL REQUIREMENTS

- Comprehensive
- Long-term planning horizon
- Identified planning area
- Internal consistency



MANDATORY ELEMENTS



Land Use Element

Identifies how land can be used and distributes those uses



Circulation Element

Identifies transportation and mobility solutions for all modes of travel



Housing Element

Addresses housing issues and projects future housing needs



Open Space Element

Details plans for open land preservation and parks



Conservation Element

Conservation Element Addresses the conservation and development of natural resources



Safety Element

Establishes programs to protect communities from natural hazards



Noise Element

Identifies noise issues in the community and addresses their impacts on sensitive uses



Environmental Justice Element

Ensures all people are treated fairly by land use decisions

STRUCTURE OF THE CURRENT GENERAL PLAN

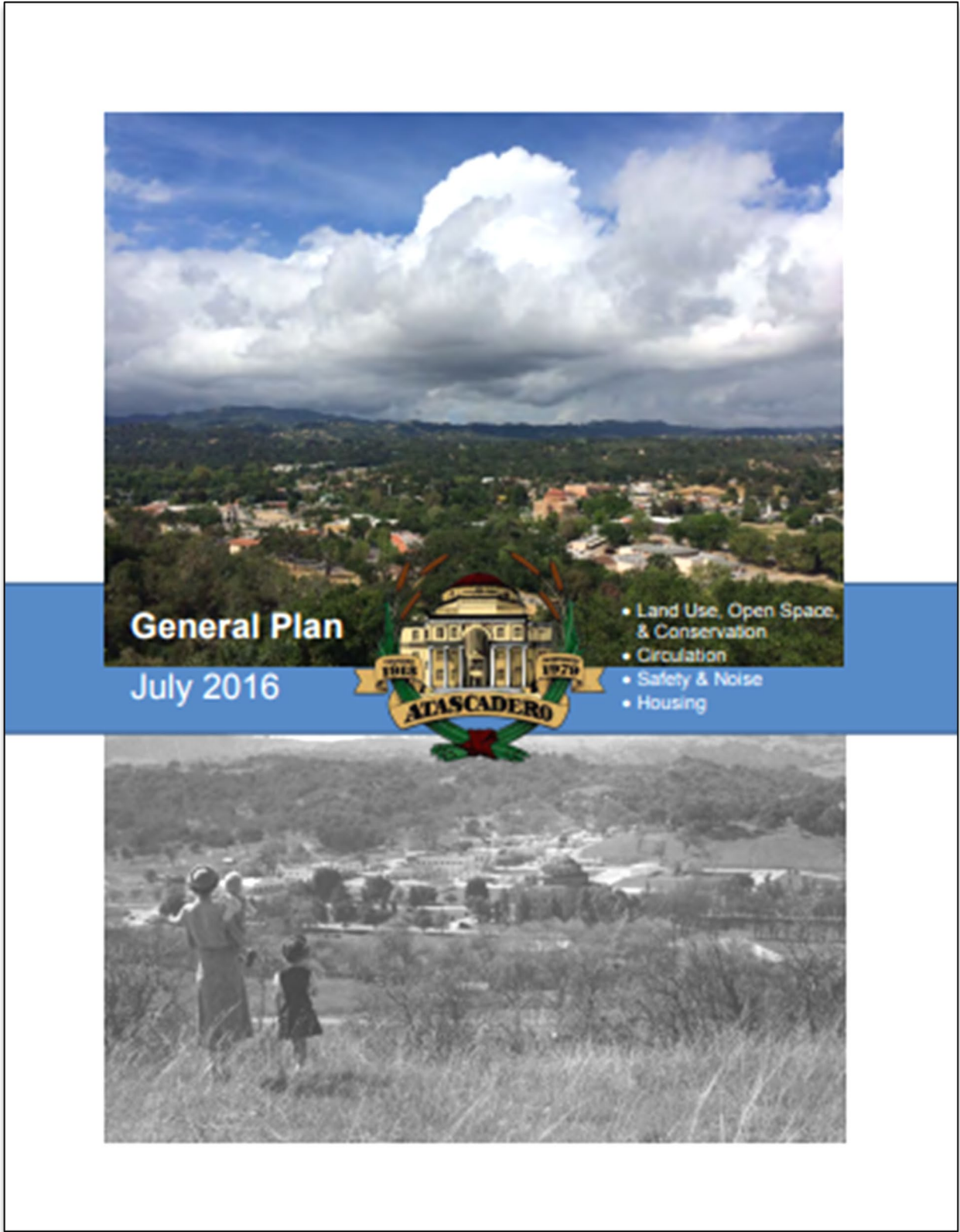


Table I-3: General Plan Framework Principles

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

COMPLETE STREETS (AB 1358)

Requires Circulation Elements to include a plan for a balanced, multi-modal transportation network to meet the needs of all modes of transportation and users.



CLIMATE CHANGE (AB 32, SB 97, S-13-08)

Requires local jurisdictions to identify ways to reduce greenhouse gas emissions by 40 percent in 2030 from their 2020 levels through land use and mobility policy and programs.



ENVIRONMENTAL JUSTICE (SB 1000)

Requires the fair treatment of people of all races, cultures and incomes with respect to the development, adoption, implementation and enforcement of the general plan

Includes specific requirements to address EJ when revising two or more General Plan elements and when disadvantage communities have been identified



OPPORTUNITY TO ADDRESS ANY ISSUE
IMPORTANT TO THE COMMUNITY!

Complete
Streets

Infrastructure

Public Services

Public Safety

Environmental Justice

**Parks and
Recreation**

Housing

**Economic
Development**

**Personal
Mobility**

Neighborhood
Character

Homelessness

**Potential
Annexation Areas**



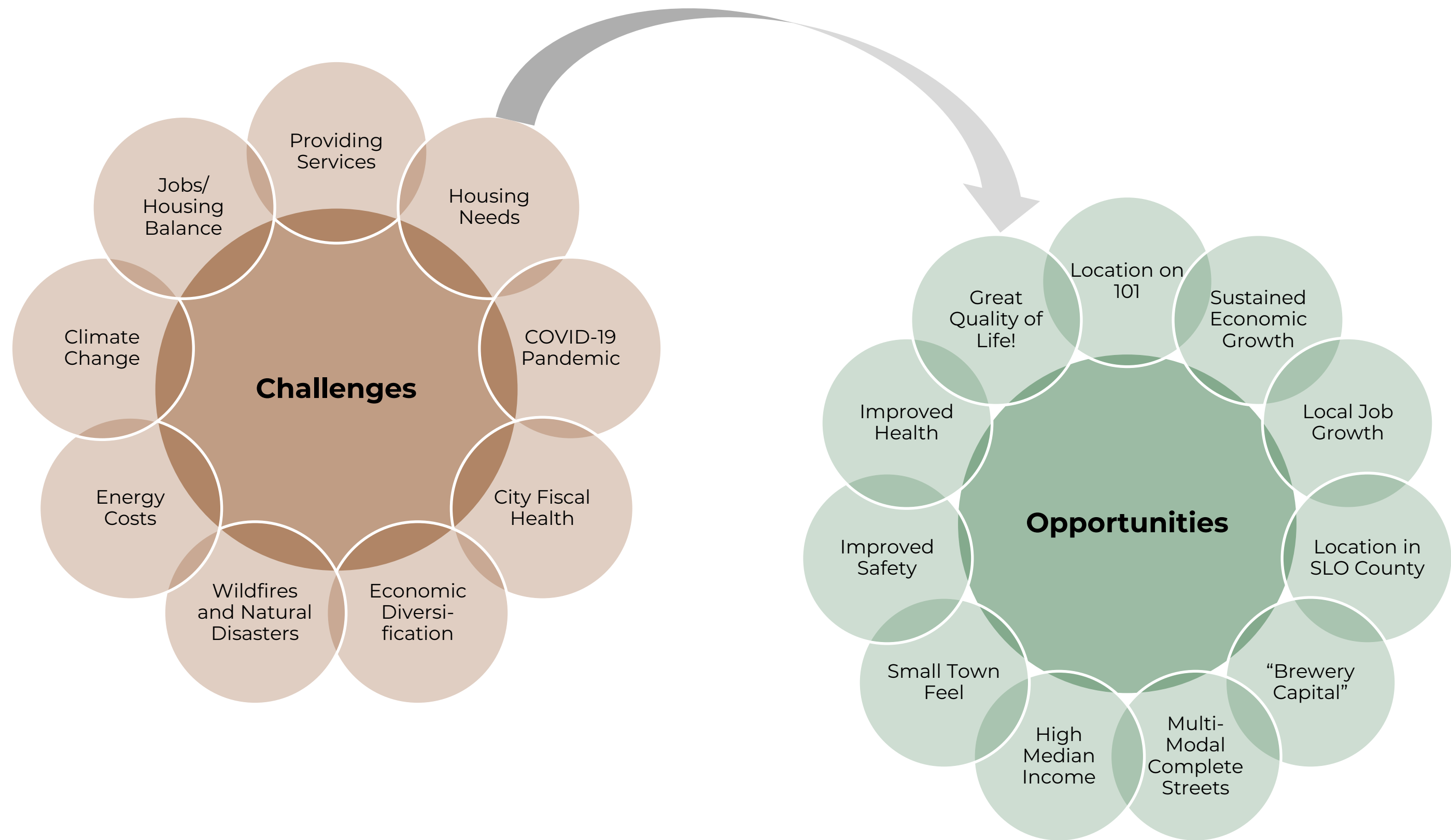
PART III DISCUSSION



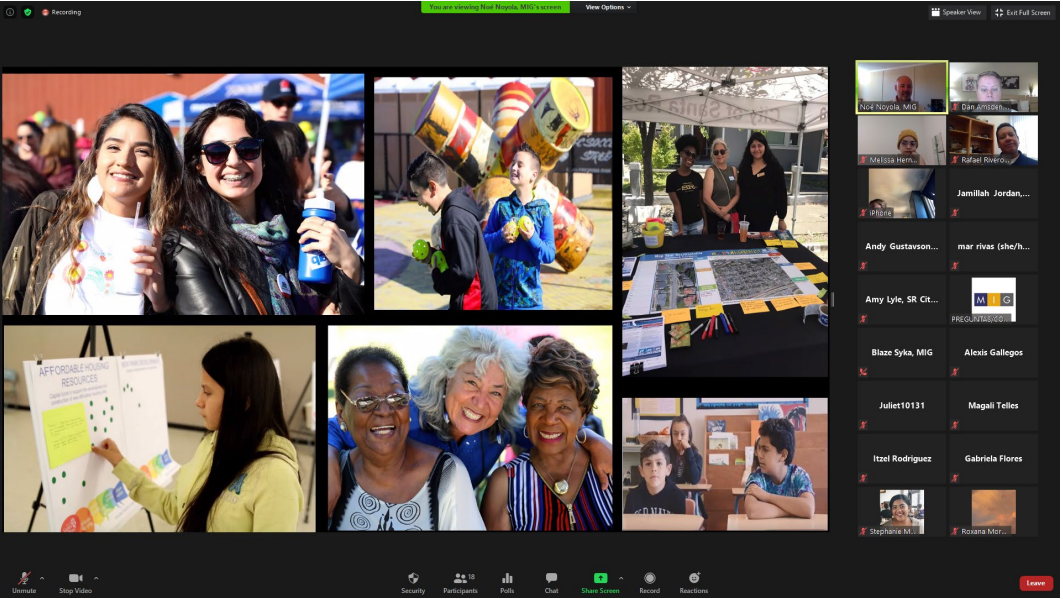
Factors to consider could include:

- The growing Central Coast **tourism industry**
- Increasing use of **delivery services** by residents and associated effects on the roadway network
- Convenient and affordable **access to broadband internet** and cell phone coverage throughout the community.
- Demands for **localized warehousing** for last-mile delivery needs
- Effects of **climate change**
- **Resiliency** and **sustainability** planning
- The regional effort to **attract tech industries**
- How planning decisions affect **community health** and well-being

ATASCADERO: LOOKING AHEAD



COMMUNITY ENGAGEMENT

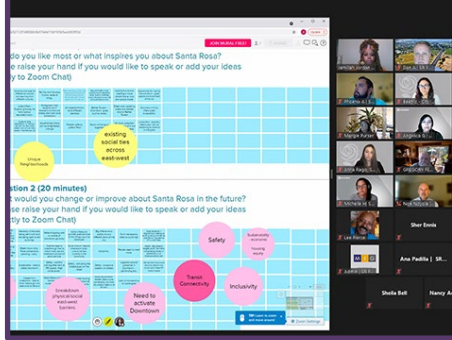


COMMUNITY ENGAGEMENT

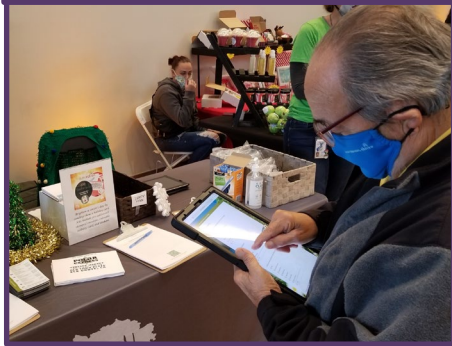
Social Media



Virtual Meetings



Surveys



Online Surveys



Speaker Series



Technical Advisory Comm.



Council Study Sessions



Newsletters



Interactive Project Portal



Community Workshops



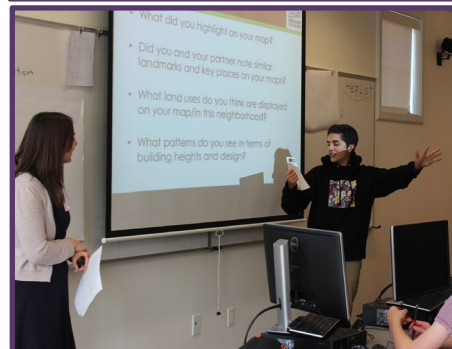
Engagement Toolkits



Pop-Up Events



Youth Voice



Youth Art Activities



Focus Group Meetings



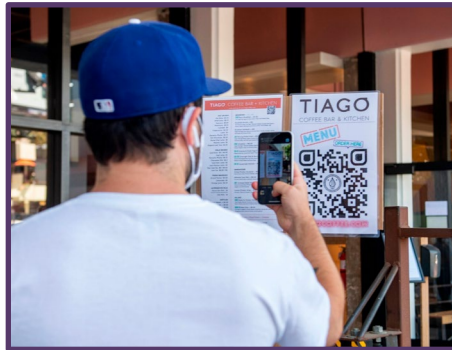
Plan Van



Walking/Rolling Tours



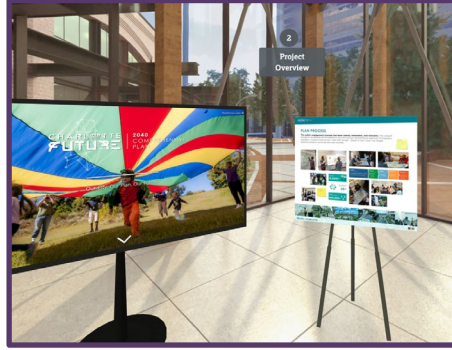
Scavenger Hunts



Open Houses



Virtual Open Houses



ECONOMIC AND FISCAL ANALYSIS OPTIONS

Level A: Evaluation of fiscal trends and identification of areas of fiscal opportunity/vulnerability to inform preparation of the alternatives

➤ *Timing: part of background research/existing conditions*

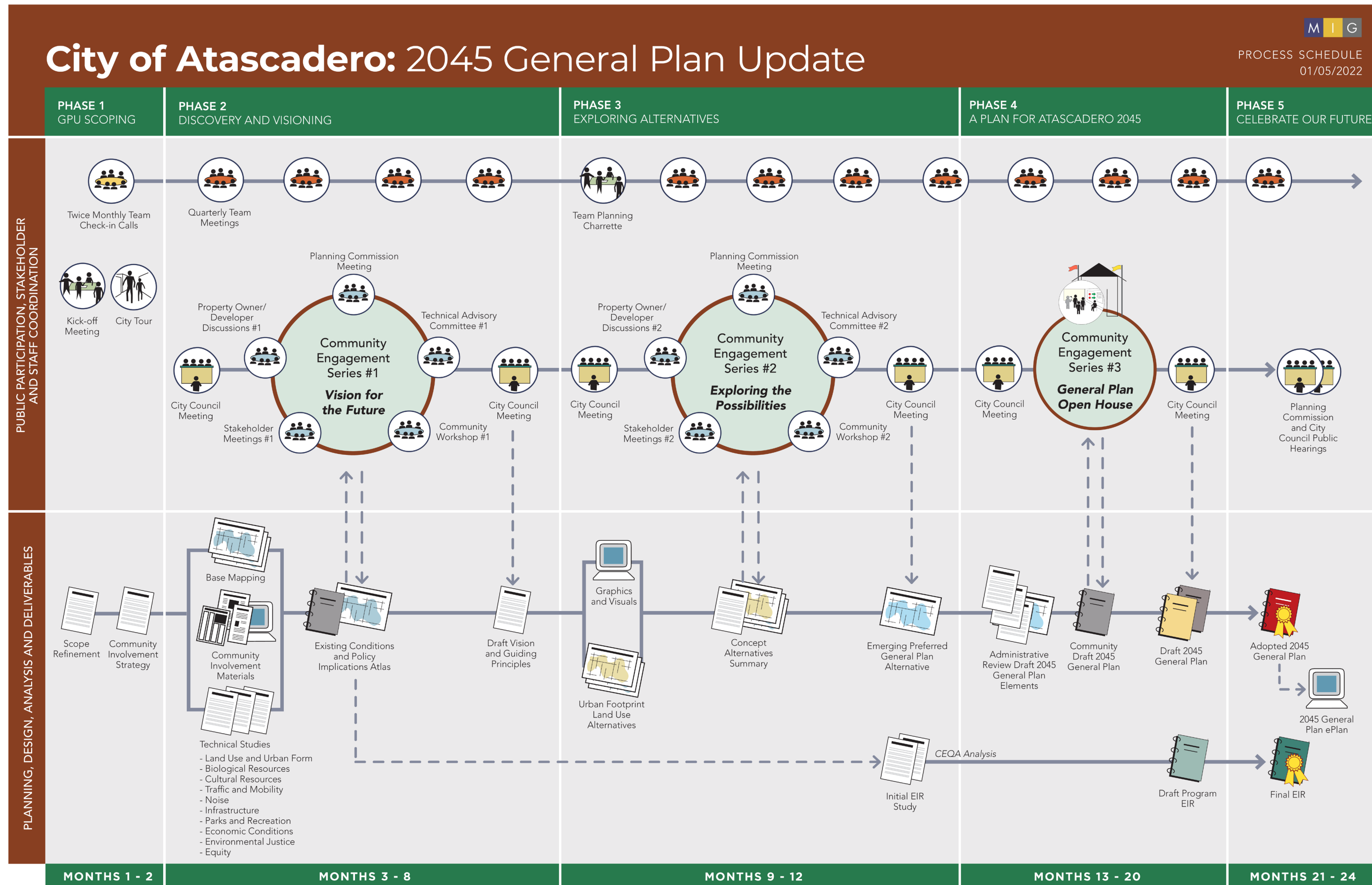
Level B: Fiscal impact analysis to compare the relative fiscal impacts of buildout of each of the three alternatives – to identify tradeoffs and help select the preferred plan

➤ *Timing: once alternatives are identified and prior to selection of the preferred plan*

Level C: Inclusion of an economic development element that includes policies and actions related to fiscal sustainability

➤ *Timing: throughout study – part of General Plan and well-being*

PROCESS AND DESIRED OUTCOMES





PART IV

WRAP-UP, SUMMARY AND NEXT STEPS

