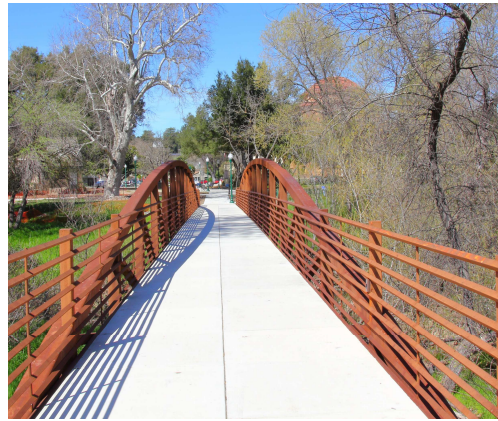


2045 GENERAL PLAN & FINAL EIR

TONIGHT'S PRESENTATION and PROCEDURE

- I. Staff Presentation
 - A. Draft 2045 General Plan Overview
 - B. Final EIR
- II. Council Clarifying Questions
- III. Public Comment
- IV. Recusals
- V. Final action on General Plan



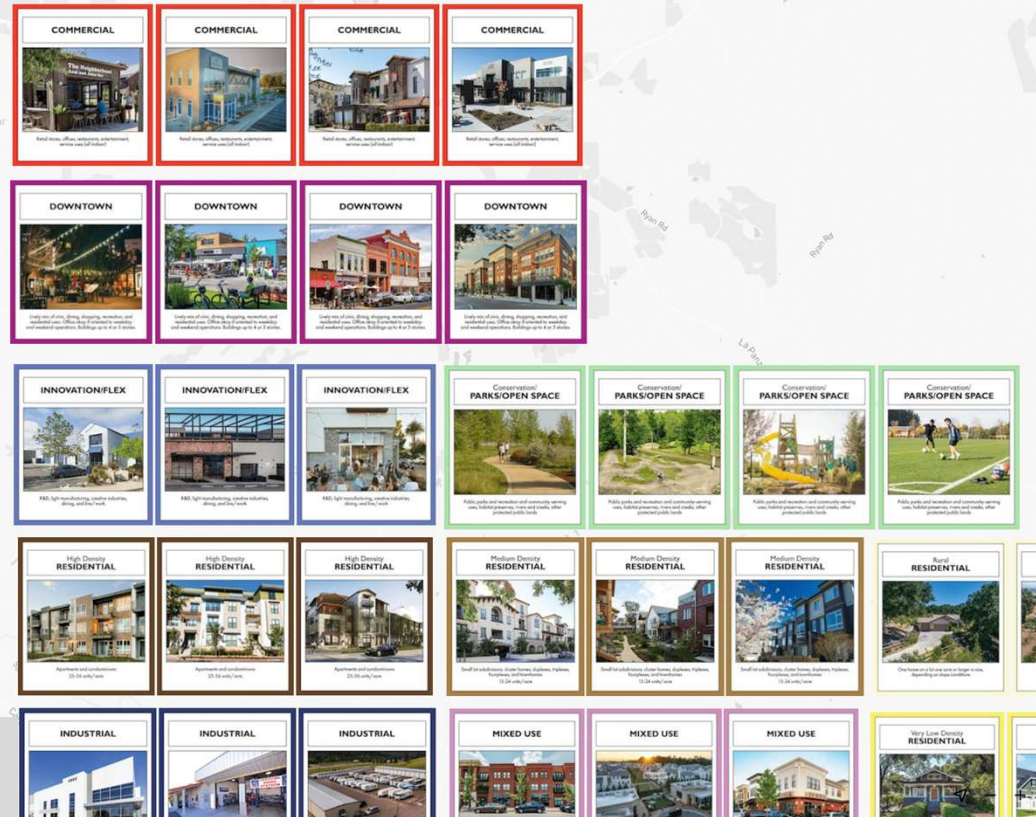
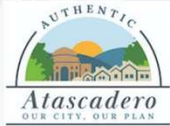
ONLINE AND INTERACTIVE SURVEYS

Felt Atascadero GPU Maptionnaire Results Review

Created with Felt • Sign up • Comment

13.19 • Share

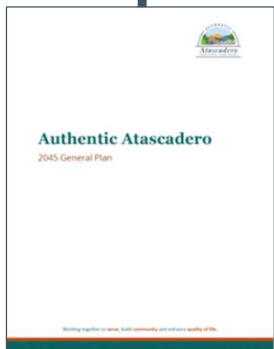
- Commercial 1-4
- Commercial Recreation 1-3
- AGPU_FocusAreas
- Downtown
- Commercial
- Commercial Recreation
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Innovation Flex
- Industrial
- Parks Open Space Conservation
- Public Quasi Public
- A RamonaRoad
- B DeRito
- C SanBenito
- D SanAnselmo
- E Trillium@SumnerRoad



- Over 17 public outreach events and meetings
- Online interactive survey – 645 people participated
- Semester long project with Atascadero high school students

GENERAL PLAN POLICY DEVELOPMENT + REFINEMENTS

**Draft 2045
General Plan**
October 2025



**Community
Engagement
Series #3: Draft
General Plan**

Community
Open House

Community
Feedback

Planning
Commission

City
Council

**Draft
Environmental
Impact Report
and
Fiscal Analysis**
April 2026



**Revised 2045
General Plan +
Final
Environmental
Impact Report**



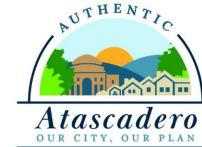
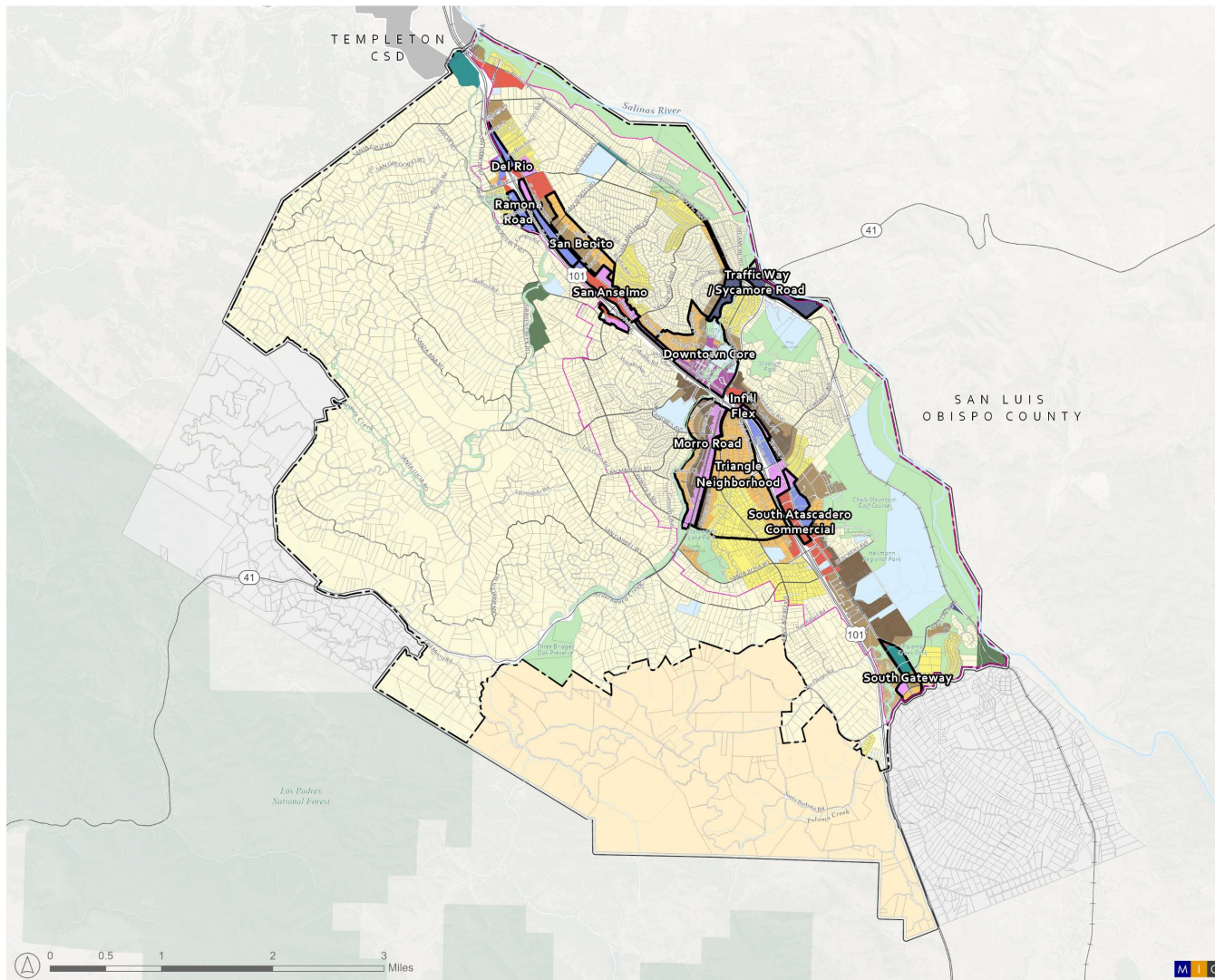
**Public
Hearings**

Planning
Commission
Hearings

City Council
Hearings

**Final 2045
General Plan**





Emerging Preferred Alternative

DRAFT | March 2024

Basemap Features

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

Future Placetypes

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac_1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac_3.0 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)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

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

VISION AND GUIDING PRINCIPLES

2045 General Plan Vision Statement

Atascadero provides opportunities for all residents and business owners to thrive. Our community-focused culture pursues investments and land use strategies that create a diversity of housing types, support local businesses, improve all mobility modes, and respect our natural environment. Collective community actions improve conditions for current and future generations.

DRAFT 2045 GENERAL PLAN



Authentic Atascadero

2045 General Plan

Working together to serve, build community and enhance quality of life.

Chapter 3 Land Use and Community Form Element

Land Use and Community Form Goals, Policies, and Actions

The following sections include goals, supporting policies, and implementation actions related to the following topics:

- Citywide Growth and Development
- Key Nodes and Corridors
- Morro Road (Highway 41)
- Industrial Areas
- Downtown

Citywide Growth and Development

Atascadero is a collection of wonderfully diverse neighborhoods, commercial centers, streets, parks, and open space areas, all having their own unique character—and with some needing focused attention to create more vibrancy and long-term community vitality. The following goals, policies, and actions look to maintain the qualities that distinguish Atascadero and to further neighborhood preservation, economic development, resource protection, and overall community well-being objectives.

Goal LU-1: Growth integrated and compatible with established land use patterns and the community aesthetic.

Policy LU-1.1: Rural Character. Safeguard the rural character of Atascadero including the concept of “yellow room,” which calls for maintaining larger minimum lot sizes and lower density and intensity standards proportionate to distance from the Downtown core and major corridors.

Action A: Maintain performance standards for determining minimum residential lot size in the Rural Residential Placetype.

Action B: Maintain “dark sky” requirements to minimize light pollution.

Action C: Maintain allowances for where livestock may be owned and kept within the Rural Residential and Agriculture Placetypes.

Action D: Continue to require undergrounding of utilities for new development.

Policy LU-1.2: Urban Services Line (USL). Concentrate new and infill development within the Urban Services Line in areas where utilities and public services exist or are planned.

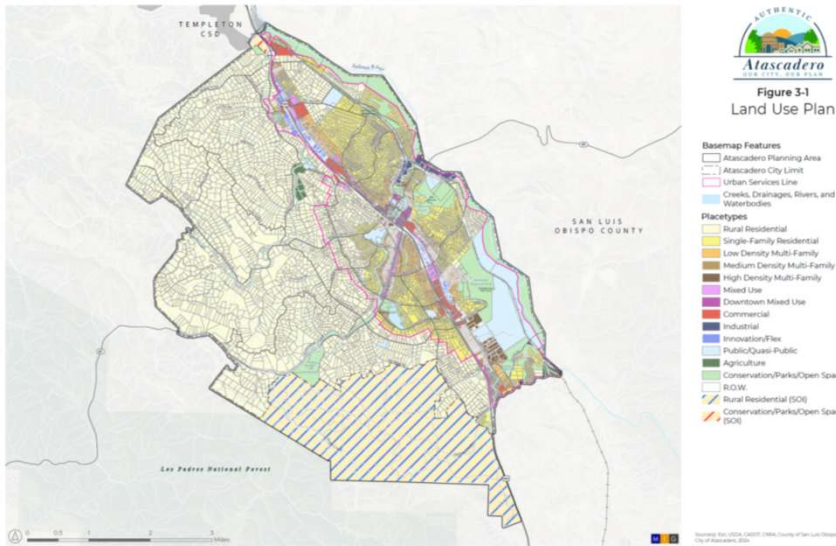
Action A: Revisit density and intensity requirements for land use(s) if sewer extends into new areas.

Action B: Maintain Rural Residential as the predominant use and limit the subdivision of land beyond the USL.

Action C: Consider future planned density and intensity when repairing infrastructure and ensure that infrastructure is sized to accommodate future growth.

Authentic Atascadero 2045 General Plan | DRAFT

3-26



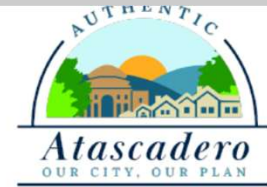
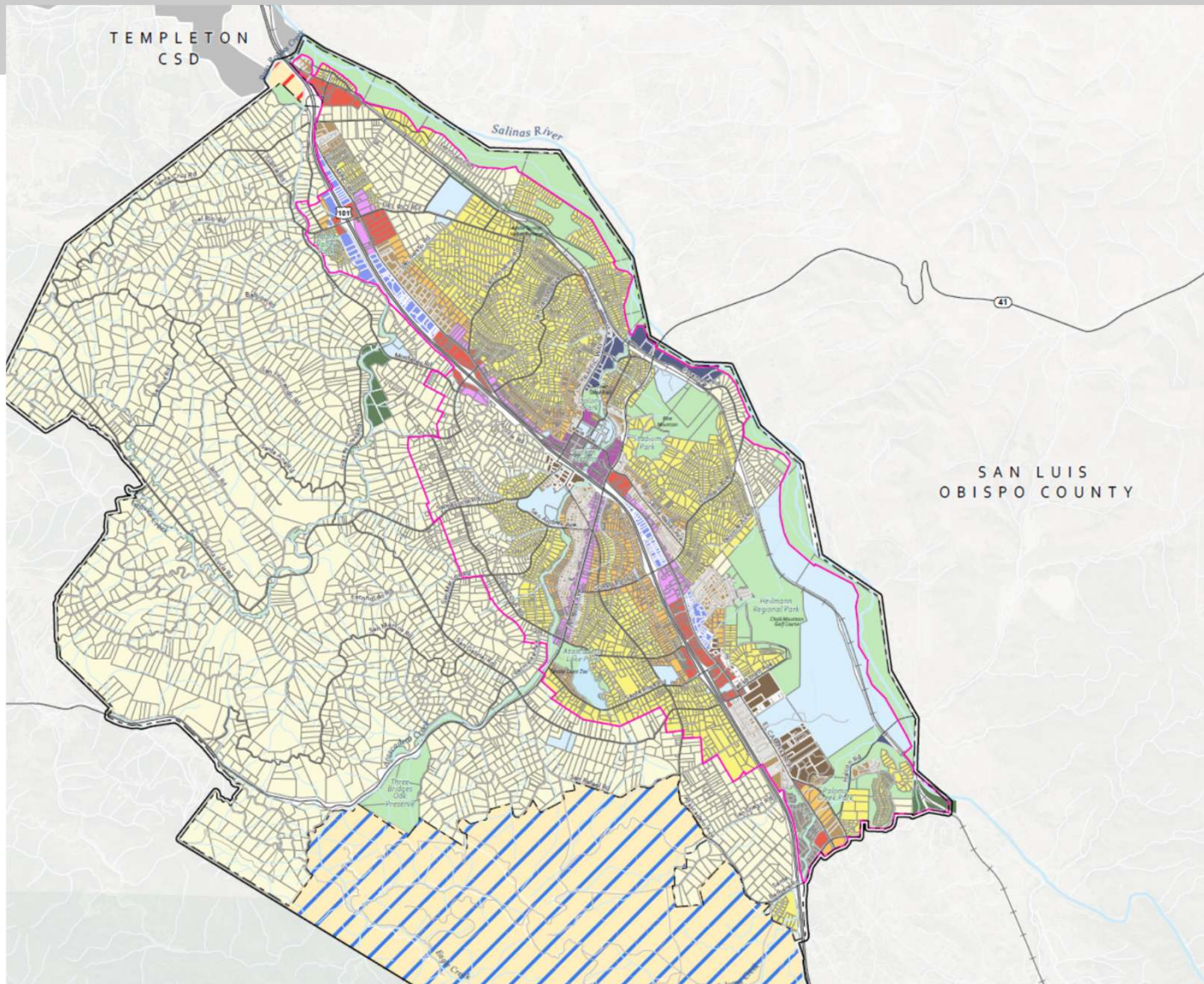


Figure 3-1
Land Use Plan

Basemap Features

- Atascadero Planning Area
- Atascadero City Limit
- Urban Services Line
- Creeks, Drainages, Rivers, and Waterbodies

Placetypes

- Rural Residential
- Single-Family Residential
- Low Density Multi-Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mixed Use
- Downtown Mixed Use
- Commercial
- Industrial
- Innovation/Flex
- Public/Quasi-Public
- Agriculture
- Conservation/Parks/Open Space
- R.O.W.
- Rural Residential (SOI)
- Conservation/Parks/Open Space (SOI)

KEY POLICY FRAMEWORK

- Support a mix of housing types
- Attract new industries and higher wage jobs
- Improve mobility, access, and safety
- Address public infrastructure needs
- Ensure fiscal sustainability

LAND USE AND COMMUNITY FORM

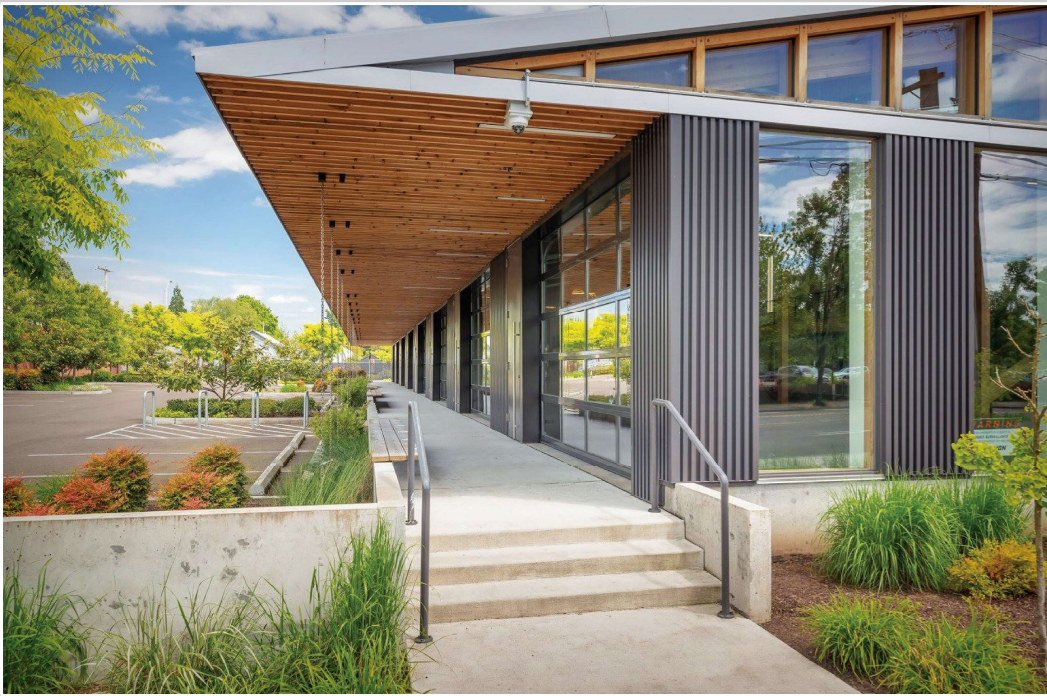


Policies are identified to preserve and foster community character when exploring opportunities for growth. This chapter outlines goals and policies for development citywide, including unique areas within Atascadero.

- Maintain rural character
- Support a vibrant City center
- Provide places for a variety of uses



ECONOMIC DEVELOPMENT



This chapter provides policies to diversify the economic base and expand employment opportunities by attracting new businesses and supporting existing businesses.

- Support emerging business trends
- Ensure opportunities wide range of goods and services
- Focus of fiscal health



MOBILITY



Outlines policies to balance all modes of travel throughout Atascadero with an emphasis on multi-modal transportation along major corridors.

- Increasing bike and pedestrian connections
- Support interchange improvements

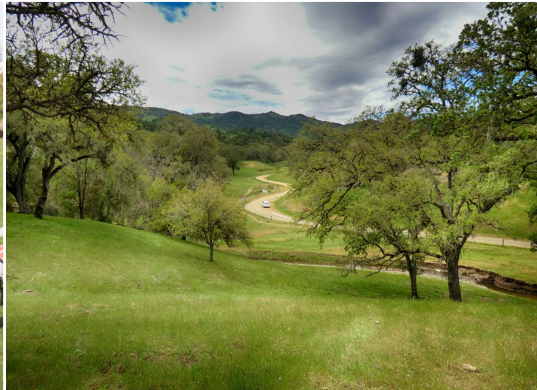


RECREATION, OPEN SPACE, AND NATURAL RESOURCES



Focuses on resource preservation, park space, and recreation resources

- Ensure adequate park facilities
- Recognize natural areas as valuable parks and open space opportunities



PUBLIC SERVICES AND INFRASTRUCTURE



Addresses topics related to public infrastructure and planning for future community utility needs.

- Respond to long-term growth
- Ensure adequate services and capacity



SAFETY AND EMERGENCY PREPAREDNESS



Establishes goals and policies regarding adequate emergency services and response systems, encompassing both preventative and proactive practices.

- Address wildfire risks and resiliency
- Support emergency responders and emergency response needs
- Address flood risks, geologic hazards, and noise



In the very near future: Housing Element: 2027 through 2028

California's Housing Future 2040

The Next Regional Housing Needs Allocation (RHNA)

California Department of Housing and Community Development



Establishes goals and policies towards providing housing for all income levels.

- Responding to RHNA
- Meeting local and Regional Needs
- Adapting to local constraints

CEQA Process Overview

CEQA requires that:

- All discretionary actions be analyzed for potential impacts on the environment, and
- Those impacts be disclosed to the public

EIRs circulated for 45 days

- April 20, 2026 to June 4, 2026

Three classes of impacts

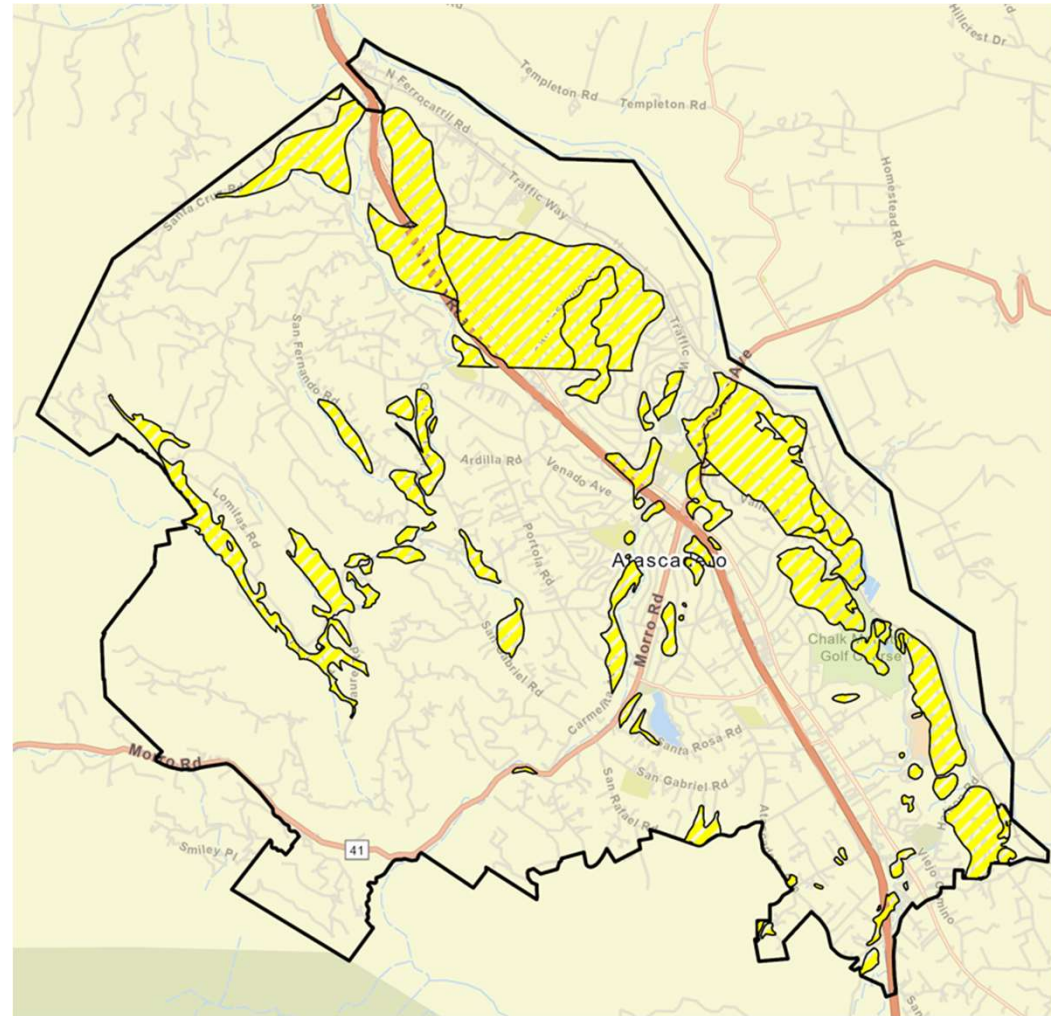
- Class 1: Significant and Unavoidable
- Class 2: Significant but Mitigatable
- Class 3: Less than Significant



2045 GPU Mitigation

1. Geology (Class 2)

- Potential Paleontological Resources Impacts
- Required study if within sensitive area



2045 GPU Mitigation

2. Utilities (Class 2)

- Ensure adequate capacity
- Treatment plant and collection system



2045 GPU Mitigation

3. Air Quality (Class 1)

Impact	Description	Mitigation
Impact AQ-1	Conflicts with Air Quality Plan	None feasible
Impact AQ-2	Cumulative Net Increase of criteria pollutants	None feasible
Impact AQ-3	Expose sensitive receptors to substantial pollutant concentrations	None feasible
Impact AQ-5	Cumulatively considerable impacts to VMT and mobile source emissions	None feasible
Impact GHG-1	GHG emissions that may result in impacts that conflict with applicable plans, policies or regulations	1. Update Climate Action Plan 2. Incorporate new development standards to promote use of public transit 3. Incorporate GP policy to participate in SLOCOG RTP and Sustainable Communities Strategy
Impact GHG-2	Cumulatively considerable GHG due to VMT in conflict with state goals	See above measures
Impact TR-2	Project exceeds VMT threshold	None feasible
Impact TR-5	Cumulative VMT impacts	None feasible



2045 GPU Mitigation

3. Air Quality/VMT (Class 1)

- Thresholds set by State
- 2045 General Plan less impact than existing General Plan
 - Infill development
 - Improved jobs/housing ratio
- Population estimates more forgiving to allow for flexibility in analyzing future projects



EIR COMMENTS

Three Comments Received:

1. Caltrans
2. Atascadero Mutual Water Company
3. Fish and Wildlife

An aerial photograph of a town, likely Atascadero, with a mix of residential and commercial buildings. In the background, there are rolling hills and mountains under a clear sky. The word 'GEQA' is overlaid on the bottom right of the image in large, stylized letters.

GEQA

Mitigation Monitoring and Reporting Plan

- Includes 5 identified Mitigation Measures
- All measures have been incorporated into the Draft General Plan

Statement of Overriding Considerations

- Balance the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a project against its unavoidable environmental impacts
- Specific benefits of the project that outweigh the significant unavoidable impacts

Findings of Fact

1. Changes or alterations have been required in, or incorporated into, the project to mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. **Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identifies in the environmental impact report.**

FISCAL IMPACT STUDY

- Long-term fiscal sustainability of the proposed plan
 - Approximately \$9.9 million in new annual General Fund revenues;
 - Approximately \$6.0 million in annual municipal service costs; and
 - A net positive annual fiscal impact of approximately \$3.9 million.



Photo by Brian Kirkpatrick

RECOMMENDATION

Adopt Draft Resolution A:

Certifying the Final EIR:

- Adopting findings of fact pursuant to the California Environmental Quality Act;
- Adopting a mitigation monitoring and reporting program; and
- Adopting Statement of Overriding Considerations:

For the following elements - Land Use and Community Form, Economic Development, Mobility, Recreation and Open Space, Public Services and Infrastructure, and Safety and Emergency Preparedness - and the Corresponding Zoning Code Update

RECOMMENDATION

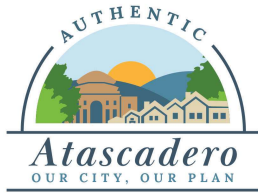
Adopt Draft Resolution B:

Taking final action to approve the 2045 General Plan;

- *With the following Elements: Land Use and Community Form, Economic Development, Mobility, Recreation and Open Space, Public Services and Infrastructure, and Safety and Emergency Preparedness.*

What's Next...

- Review of Final Draft of Title 9, Zoning Regulations at Planning Commission: **October 6th**
- Adoption of Final Draft of Title 9, Zoning Regulations at City Council **October 27th**



CLARIFYING QUESTIONS