



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

HOW TO SUBMIT PUBLIC COMMENT:

To provide written public comment, please email comments to:

drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

INTERESTED INDIVIDUALS are invited to participate through the [Zoom platform](#) using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

<https://us02web.zoom.us/j/81712225756>

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: www.atascadero.org/agendas.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, July 11, 2024
2:00 P.M.**

**City Hall
6500 Palma Avenue, Room 306
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Susan Funk
Vice Chairperson Mark Dariz
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 1. APPROVAL OF THE MAY 2, 2024 DRAFT MINUTES**

DEVELOPMENT PROJECT REVIEW

- 2. DEL RIO RANCH 2024 MASTER PLAN OF DEVELOPMENT AND SPECIFIC PLAN AMENDMENT**

The proposed project includes an RV resort on a 28.5-acre site on the southeast corner of Del Rio Road and El Camino Real within the Del Rio Road Commercial Area Specific Plan boundary. The development concept includes 74 RV sites, 103 glamping sites, 18-hotel units, and associated amenities such as a central lodge, guest pools and restaurant. Two commercial buildings are proposed at the corner of Del Rio Road and El Camino Real and an event space is proposed along El Camino Real on APN 049-151-041, 049-151-037, 049-151-040, 049-151-005,



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049-151-036, 049-112-002, 049-112-040, 049-112-036, 049-112-022, 049-112-018, 049-112-019. (DEV24-0044)

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (DEV24-0044)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting will be announced.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

DRAFT MINUTES

**Regular Meeting – Thursday, May 2, 2024 – 2:00 P.M.
City Hall, Room 306 (and virtual)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Funk called the meeting to order at 2:01 p.m.

ROLL CALL

Present: Chairperson Susan Funk
Vice Chairperson Member Mark Dariz
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

Absent: None

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Xzandrea Fowler
Associate Planner, Erick Gomez
Planning Intern, Amelia Aarestad

Others Present: Eric Peterson
Chris Herrera
Dan Barber
Brittany Barber
Devon (via Teleconference)
Larry Price

APPROVAL OF AGENDA

**MOTION: By Committee Member Dariz and seconded by
Committee Member van den Eikhof to approve the
Agenda.**

Motion passed 5:0 by a roll call vote.

PUBLIC COMMENT

None

Chairperson Funk closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE MARCH 28, 2024 DRAFT MINUTES**

MOTION: By Committee Member Schmidt and seconded by Committee Member Baranek to approve the Consent Calendar.

Motion passed 5:0 by a roll call vote.

DEVELOPMENT PROJECT REVIEW**2. 6040 EL CAMINO REAL (COLONY MARKET & DELI)**

The proposed project includes a request to review the proposed fence, pergola, and exterior façade changes at the Colony Market & Deli on APN 030-191-001.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE24-0037)

Planner Gomez presented the staff report and he and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Eric Peterson, Chris Herrera, and Devon (via Teleconference).

Commissioner Schmidt noted for the record that his comment is that no banner should be hung on the pergola, so it does not impede site distance for traffic. Chairperson Funk noted for the record that the slats on the fence should be small enough so that a child's shoe cannot fit into it and use it to climb the fence.

Chairperson Funk closed the Public Comment period.

MOTION: By Vice Chairperson Dariz and seconded by Committee Member Baranek to approve the project per the recommendations as recommended by staff.

Motion passed 5:0 by a roll call vote.

Planner Gomez stated that this project will move on to building permits.

3. 7625 SAN LUIS AVE (BARBER TOWING & SERVICE)

The proposed project includes a request to review the proposed Automotive Repair Shop with Towing and Outdoor Vehicle Storage on APN 030-241-058.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0033)

Planner Fowler presented the staff report and she and Director Dunsmore answered questions from the Committee. Dan Barber presented the project and answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Dan Barber, Tiffany Barber, and Larry Price.

Chairperson Funk closed the Public Comment period.

MOTION: By Committee Member Schmidt and seconded by Vice Chairperson Dariz to approve the project as recommended by staff based on the information in bullet point #5, with the proposed conditions as revised:

- Applicant to work with staff on lighting.
- Applicant to work with staff to landscape the area without taking away parking.

Motion passed 5:0 by a roll call vote.

This project will move forward to the Planning Commission on May 21, 2024.

COMMITTEE MEMBER COMMENTS AND REPORTS

Chairperson Funk stated that it may not be necessary for projects such as this to come before the DRC, as applicants could work with staff and then go to the Planning Commission. Director Dunsmore explained the role of the DRC.

DIRECTOR'S REPORT

Director Dunsmore gave an update on projects in the City which included Barrel Creek, Del Rio Marketplace, RV Park at Del Rio/El Camino Real, the Edge (now changing to a mixed-use development), Triple 7 Auction, K-Mart, Sonic Burger, San Palo Inn, Blast-n-Brew, and the General Plan.

ADJOURNMENT– 3:56 p.m.

The next regular meeting of the DRC will be announced.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary, Administrative Assistant



CITY OF ATASCADERO

DESIGN REVIEW COMMITTEE STAFF REPORT

Item 2

Date: 7/11/24

Placement:

TO: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR

FROM: KELLY GLEASON, PLANNING MANAGER

PREPARED BY: KELLY GLEASON, PLANNING MANAGER

SUBJECT: Del Rio Ranch

RECOMMENDATION:

Review the proposed development plan for Del Rio Ranch and provide design recommendations as needed.

DISCUSSION:

BACKGROUND

The City has received a request to modify the development concept and associated entitlements for the Del Rio Ranch Project. The Del Rio Commercial Area Specific Plan was originally approved in 2012 and was subsequently amended in 2020. This amendment broadened the list of allowable uses on site and allowed for the site to be planned without a large-scale retailer.

In 2021, the Council reviewed and approved a development concept that included the following land uses (see Attachment 3 for previous site plan):

- 3.6 acres of multi-family residential acreage adjacent to Rio Rita Rd
- A tourist-serving resort including 4.25 acres of RV sites, 1.8 additional acres of glamping areas, and a 100-room hotel
- An amphitheater designed to accommodate performing arts, community events and small music venues with seating capacity for 300
- A 15,000 square-foot conference center
- A 30,000 square-foot entertainment center
- 24,000 square feet of mixed-use buildings
- A parking garage

Per the current Specific Plan requirements, RV uses are limited to 20% (5.7 acres) of the project site with an additional 1.8 acres allowed to accommodate related permanent cabins and glamping uses. Requirements also include screening from El Camino Real and integration into a full-site Master Plan of Development that includes other visitor serving uses.

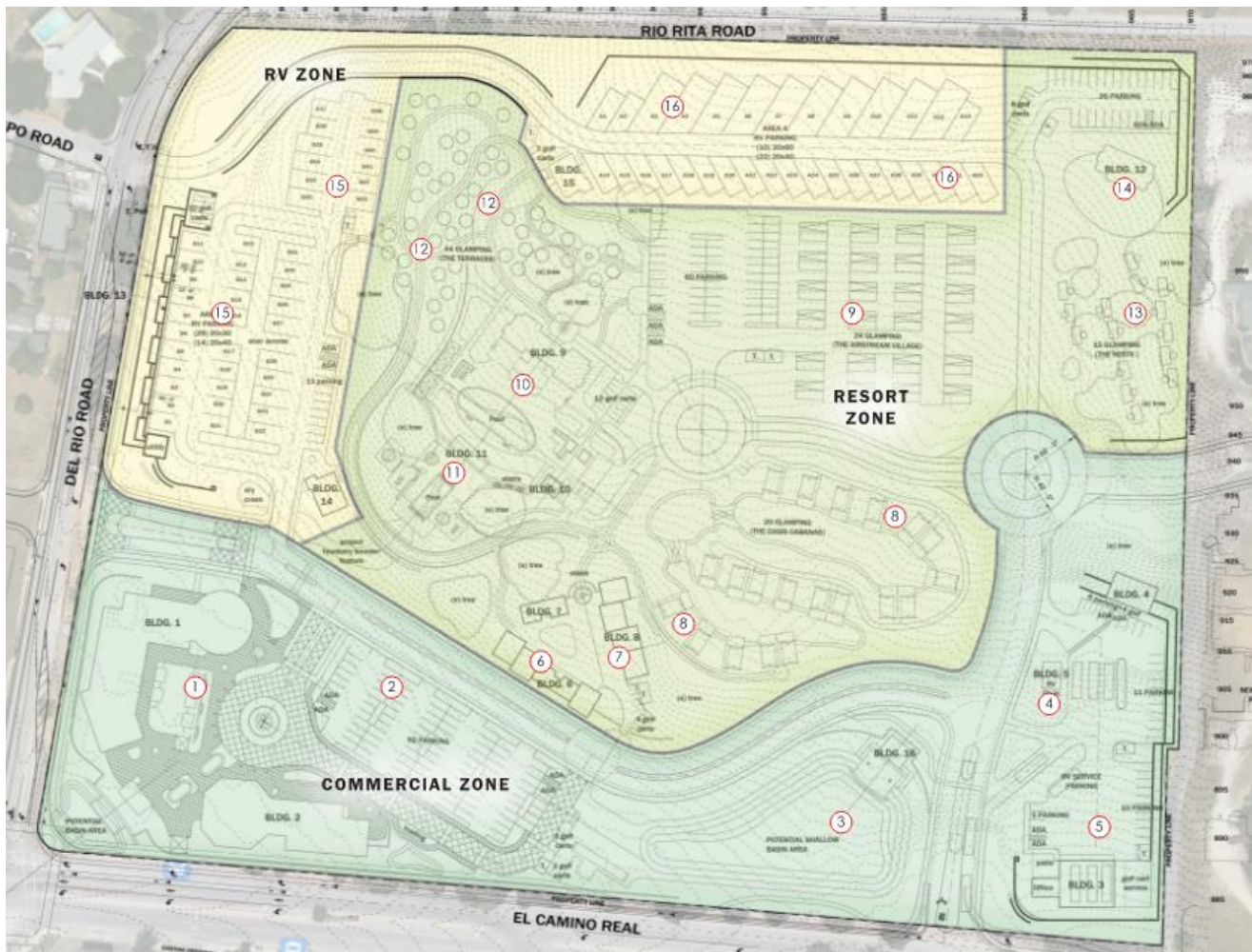
On May 28, 2024, Council reviewed a revised development proposal focused on resort uses. The concept was authorized to proceed with application, and staff review and analysis. The Design review Committee is the beginning step in the review process. The applicants are presenting the

development concept with design themes and character details related to the interface between the projects and adjacent public streets.

PRELIMINARY PROPOSED PROJECT CONCEPT

The current application proposes an RV resort on the entirety of the site with commercial oriented uses at the corner of Del Rio Road and El Camino Real. The applicants envision a higher-end resort model with numerous site amenities. The concept proposes Commercial Zoning for the entire site, eliminating the multi-family component, and includes:

1. RV Area (appx 5.4 acres)
 - 74 RV spaces
2. Resort Area (appx 11 acres)
 - 103 Glamping sites (ie. Cabins, modular units, yurt tents, etc)
 - 18 short-term rental units
 - Clubhouse
 - 2 Pools
 - Wellness and Fitness center
3. Commercial Area (appx 9.25 acres)
 - On-site check-in and RV service center
 - Outdoor event space
 - Commercial retail/restaurant area



Design considerations for the site concept include the following:

- 1) Ratio and location of land uses
- 2) Site Circulation
- 3) Project edges
- 4) Architectural theme
- 5) RV space design and amenities

1. Ratio and location of land uses

Under the current Specific Plan, the eastern portion of the site (adjacent to Rio Rita Road) is dedicated to multi-family development to accommodate housing numbers that were illustrated in the General Plan Housing Element. This was a carry-over from the original site zoning proposed during the Walmart development. This zoning is proposed to be replaced with a commercial zoning designation with the General Plan update in favor of maximizing the commercial viability of the site.

The proposed project includes RV spaces along the eastern and norther portions of the project with larger RV spaces along Rio Rita Road. The glamping and resort amenities occupy approximately 11 acres of the site and are located central to the property. Glamping sites are scattered throughout the area with a combination of distinct glamping experiences including airstream rental units, units placed along a man-made water feature, and units nestled in existing trees. This plan makes use of the site's natural topography with cabins able to be terraced into the hillsides. Consolidated parking areas are included for walk-up cabins.

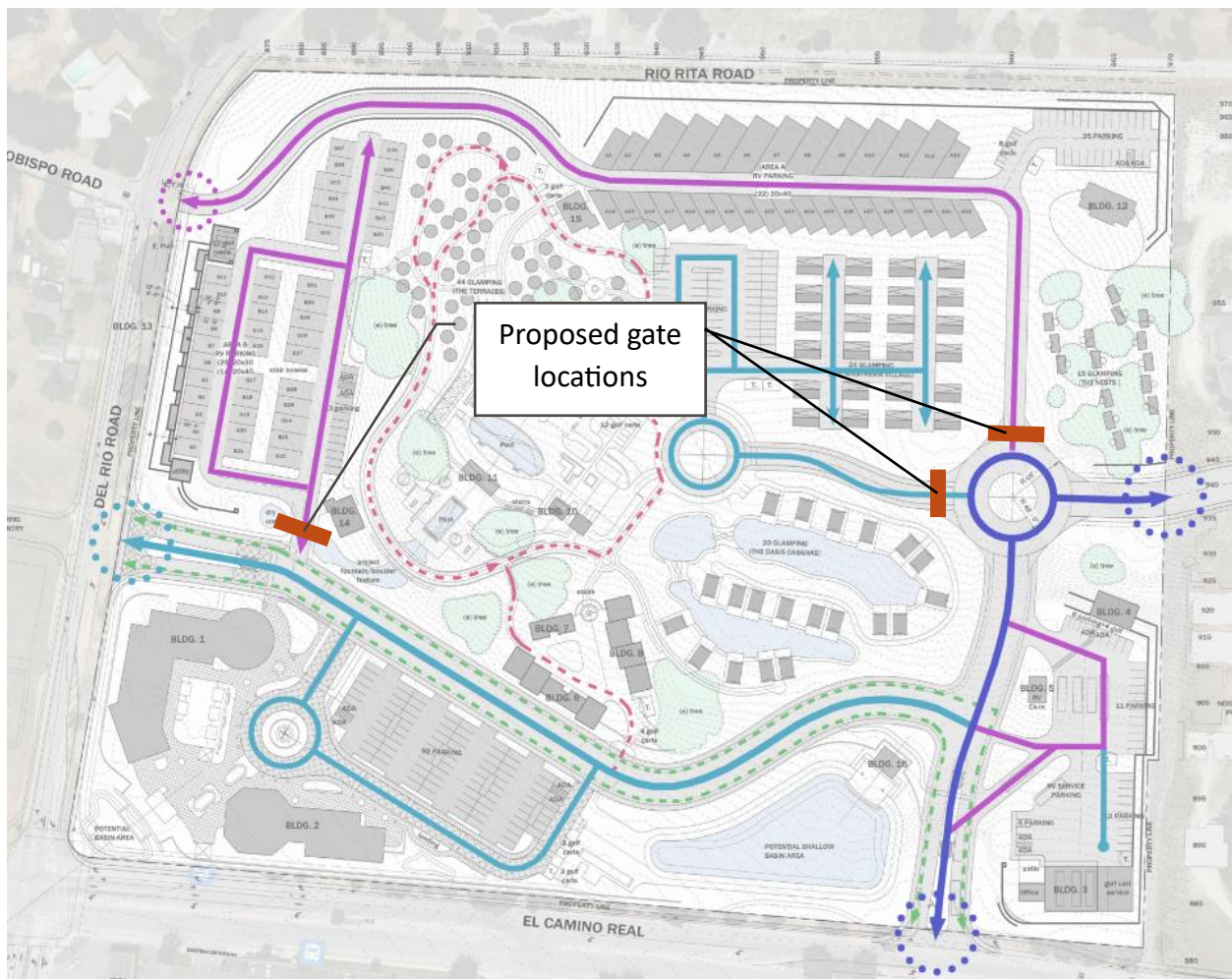
Resort amenities including a clubhouse, 2 pools, and a retail/spa paseo located in the center of the site to provide a transition between the more publicly accessible commercial area of the site and the private resort areas. A villa is located at the south-eastern corner of the site to take advantage of views to the westside of Atascadero. The villa would be available for private party rentals. The site amenities would provide for membership opportunities to expand access to local members in addition to resort guests. Pedestrian and golf cart trails area included throughout the site to allow for easy access to various amenities and to increase accessibility throughout the project area.

The portion of the site fronting El Camino Real and the intersection of ECR and Del Rio Road maintains a commercial focus with 2 commercial buildings envisioned to have a restaurant and/or entertainment type uses to serve guests as well as the general public, and flexible parking and small-scale event lawn that could accommodate community pop-up events, small concerts or plays, or private use. The event lawn includes a small stage as well as areas for food truck and tent spaces. The multi-story buildings will include hotel units on the upper floors and will provide kitchens in some or all of the units, similar to the Airbnb model. The site also accommodates an area for RV maintenance as an added amenity for guests and members but would not be available to the general public.

2. Site circulation

Per the requirements of the Specific Plan, a public road is located off El Camino Real and is designed to connect to future developments to the south, which are planned to be rezoned to multi-family with the General Plan Update. The road will also serve as the main RV entry to the project site. A roundabout is proposed to help direct through traffic to the south while allowing adequate and secure access to the resort area. The private resort road serving the larger RV sites is designed as a one-way road, exiting onto Del Rio Road in alignment with Obispo Road.

The applicant is considering adding gates to the accessways serving the private resort areas to enhance privacy and security and minimize cut through traffic. The gates would not impede access to the lower commercial portion of the site or impede access on the public road. The applicants envision 3 gates, one to access the RV spaces adjacent to Del Rio, one to access the airstream area and glamping parking lot, and one to access the RV area adjacent to Rio Rita and the upper villa parking area. Should gates be sought, staff recommends gates be high quality design consistent with the overall project design theme.



3. Project edges

The project site has frontage on Del Rio Road, El Camino Real, and Rio Rita Road (private street). The site is envisioned to be a higher-end resort with some public and some private amenities. The applicant team envisions decorative walls around the RV spaces adjacent to Del Rio Road and

along El Camino Real adjacent to the event lawn. The walls are proposed with decorative features such as dimensional arches and accent materials and include a landscape buffer between the sidewalk and wall. A portion of the walls act as retaining walls to level out the commercial portion of the site to provide greater accessibility.



El Camino Entry

The Del Rio wall is used to provide visual screening to the RV sites and maintain a more commercial aesthetic facing the Del Rio Marketplace project. The wall along El Camino Real will include similar features and will be terraced with various heights to allow for layered landscaping. As there is an existing bus stop in this location, an enhanced bus stop will be incorporated along the frontage. Both walls would include project signage.



Del Rio Entry

The walls would be minimized and mainly be retaining walls for the commercial pad adjacent to the commercial buildings at the intersection to allow these areas to be visible and create visual interest and connection to the public portion of the site. Under the current concept plan, the commercial pad will be approximately 10-feet above the sidewalk at the El Camino Real/Del Rio Road intersection. A landscaped drainage basin and terraced walls are proposed to enhance the aesthetics at the corner of the project site. This area includes 2 large buildings adjacent to the streets linked by an outdoor plaza. The parking lot is proposed to be DG to provide expanded space for events. Restaurants and entertainment uses are envisioned for these spaces with ample area for outdoor seating.



4. Architectural theme

The applicant is proposing a Tuscan mediterranean theme for the project buildings and grounds with more contemporary and uniquely stylized design themes for each glamping area. Materials include white and colored stucco, tile roofs, and natural stone building accents and paving materials. The commercial building at the intersection of Del Rio Road and El Camino Real are envisioned to be multi story to create a sense of presence to the public. The design theme also lends itself to multiple outdoor spaces with landscaping and gathering spaces that take advantage of Atascadero’s weather. Some contemporary elements are expected in the main commercial area to provide flexible use of tenant spaces, such as roll up glazed doors.

PEDESTRIAN PLAZA & OUTDOOR EVENT VENUE



GROUND FLOOR RETAIL W/ RENTAL UNITS ABOVE



EVENT BASIN W/ STAGE

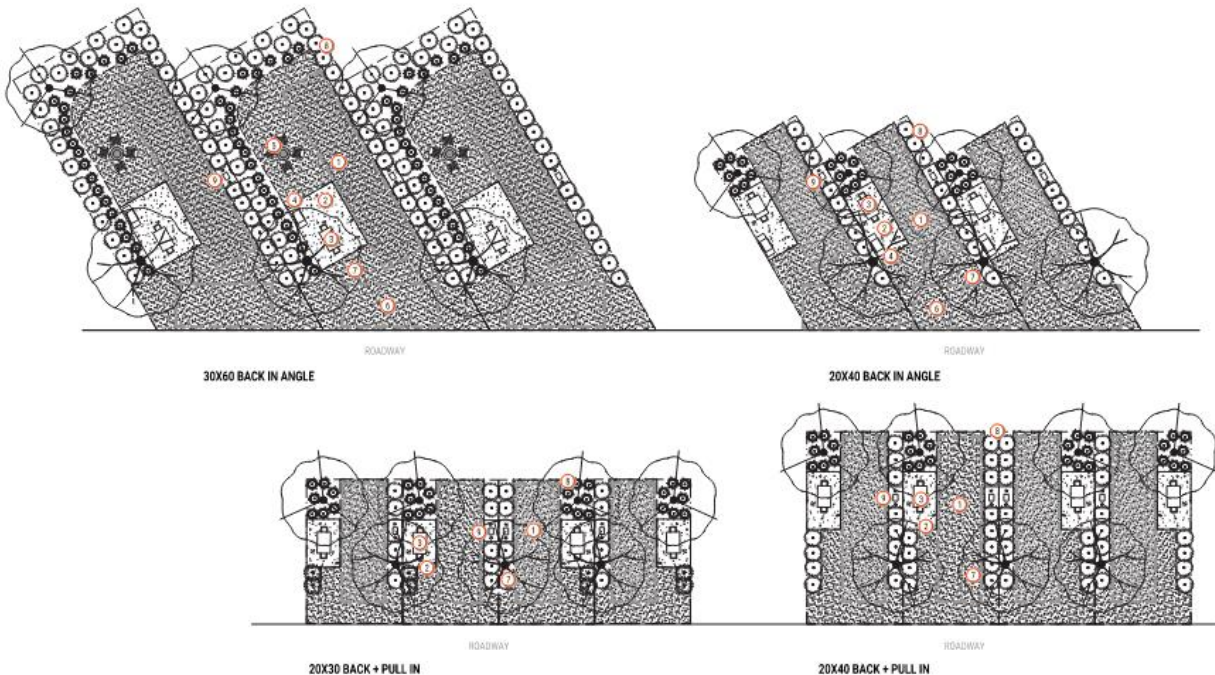


SHOPS & ENTERTAINMENT



5. RV space design and amenities

The high-end nature of the resort requires that the RV spaces be designed with added buffering to adjacent spaces. The sites have been designed to accommodate landscaping between the parking areas. Each site includes at least one shade tree, however, some trees may be limited in size to ensure adequate access into the site. Premium sites include a BBQ with larger sites accommodating fire pits.



DRC DISCUSSION ITEMS:

The application includes a conceptual Master Plan of Development that will endorse a general site layout, mixture of uses, and provide design guidelines for future development. The DRC is tasked with providing direction on project design elements, including site design and architectural theme. Discussion topics include:

1. Site Concept layout including land use locations and circulation
2. Edge treatments including walls and landscaping
3. Architectural theme
4. RV space design and amenities

NEXT STEPS:

As this is a substantial project, the design team will be working to refine architecture and site design, including developing a more precise grading plan. The DRC may make recommendation to the Planning Commission for consideration in their review, or, if the Committee feels that they need more refined information prior to making recommendation, the Committee may ask staff and the applicant to return before final action.

REVIEWED AND APPROVED FOR DRC AGENDA

Kelly Gleason, Planning Manager

ATTACHMENT(S):

1. DRC Notice of Action
2. Applicant design concept package
3. 2021 approved site concept plan



CITY OF ATASCADERO

Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

DRC Action Form

Project #: DEV24-0044

Project Title: Del Rio Ranch

Planner/ Project Manager: Kelly Gleason

DRC Review Date(s): 07/11/24

Final Action:

DRC

PC

CC

Conditions & Recommendations:

1. The DRC’s action represents a recommendation to Planning Commission and City Council in regards to the proposed design features of the project and is not a final action, and therefore, is not appealable under City law.
2. All permanent and semi-permanent structures shall meet building and fire code provisions.
3. Pedestrian pathways shall be constructed of a non-erosive surface.
4. Glamping units within each unique area shall be consistent in design and color scheme.
5. Permanent buildings shall have a consistent design theme. Mediterranean buildings shall utilize high quality, architecturally authentic materials, including, but not limited to dimensional roof tile, smooth stucco, heavy timber and natural stone accounts.
6. Retaining walls along the South and East property line shall be dark color split face block or similar.
7. Retaining walls adjacent to the public way shall be stucco or natural stone veneer, consistent with the design concept.
8. Any gates shall be architectural grade and compatible with eh design theme. Gates shall be electric and have knox access.
9. Basins shall be designed to preclude the need for fencing. If basins are fenced for security, fencing shall be limited to 4-foot max height split rail fencing with hog panel backing.
10. All lighting shall be dark sky compliant and shielded per the Atascadero Municipal code. Low level decorative lighting shall be permitted.
11. Trash enclosures shall be designed to accommodate all required receptacles and shall be consistent with the main building design theme.
12. The main commercail street and public road shall be designed to accommodate on-street parking to the greatest extent feasible.
13. All equipment, storage, and facility maintenance equipment shall be located in a building or screened adequately.



DEL RIO RANCH

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

PROJECT DIRECTORY

CLIENT/APPLICANT: **JENNIFER KIM**
 ADDRESS: 6900 EL CAMINO REAL
 ATASCADERO, CA 93422
 EMAIL: JENKIMUSC@GMAIL.COM
 PHONE: (213) 820-1282

ARCHITECT: **EHD STUDIO, INC.**
 ADDRESS: 5960 WEST MALL SUITE B
 ATASCADERO, CA 93422
 CONTACT: EDDIE HERRERA
 EMAIL: EDDIE@EHDESIGNSTUDIO.COM
 PHONE: (805) 556-7997

BUILDER: **AZTECA BUILDERS**
 ADDRESS: 2151 OCEAN STREET
 OCEANO, CA 93445
 CONTACT: JAKE SANCHEZ
 EMAIL: JAKE@AZTECACONSTRUCTION.COM
 PHONE: (805) 705-8142

LANDSCAPE ARCHITECT: **WALA**
 ADDRESS: 5960 WEST MALL SUITE B
 ATASCADERO, CA. 93422
 CONTACT: WES AROLA
 EMAIL: W@WESAROLA.COM
 PHONE: (831) 247-9936

CIVIL ENGINEER: **WALLACE GROUP**
 ADDRESS: 612 CLARION CT
 SAN LUIS OBISPO, CA 93401
 CONTACT: RACHEL HAWTHORNE
 EMAIL: RACHELH@WALLACEGROUP.US
 PHONE: (805) 544-4011

PROJECT DESCRIPTION

THE DEL RIO RANCH PROJECT, LOCATED AT THE INTERSECTION OF EL CAMINO REAL & DEL RIO ROAD, IS A +/- 28.5-ACRE SITE. THE OVERALL PROJECT IS ENVISIONED TO BECOME A "DESTINATION" VENUE THEMED AROUND AN RV AND CAMPSITE RESORT AND A KEY CORNER PIECE ANCHORING THE NORTHERN END OF ATASCADERO. THE VENUE IS DESIGNED TO EMBRACE ATASCADERO'S LOCAL COMMUNITY AND NATURAL SCENIC IDENTITY. THE PROJECT FOCUSES ON QUALITY OVERNIGHT STAY LODGING CAMPSITES AND FACILITIES THAT CAN SHARE COMMON INDOOR/OUTDOOR AMENITIES. THE SITE IS DESIGNED TO ENGAGE WITH THE SURROUNDING NATURAL TERRAIN AND MAJESTIC OAKS. COMPLIMENTARY COMMERCIAL, RETAIL, AND SERVICE BUILDING USES ARE PROPOSED ALONG EL CAMINO REAL AND DEL RIO ROAD TO CREATE SYNERGY BETWEEN THE SHARED PROJECT CAMPUS USES AND NEIGHBORING COMMERCIAL SITES.

THE CURRENT SITE IS COMPRISED OF EXISTING RURAL RANCH LAND PREVIOUSLY KNOWN AS THE "OLD" ATASCADERO WALMART SITE. THE NEW PROJECT WILL SERVE AS BOTH A "TEMPORARY" COMMUNITY FOR TRAVELING VISITORS, AS WELL AS A "PERMANENT" RESORT COMMUNITY DESTINATION FOR ATASCADERO'S RESIDENTS. WHILE VISITING DEL RIO RANCH, GUESTS' MEMBERS WILL ENJOY AN ABUNDANCE OF INDOOR & OUTDOOR AMENITIES SUCH AS THE FOLLOWING:

- RESORT CABANAS & WADING POOLS
- OUTDOOR WALKING, HIKING, AND GOLF CART PATHS
- COMMUNITY POOLS & SPAS
- INDOOR "CLUBHOUSE" LOUNGE AREAS
- OUTDOOR PLAZA & COURTYARD AREAS
- WELLNESS, SPA & FITNESS AMENITIES
- HOUSEKEEPING AND RV CAMPUS SERVICES
- COMMERCIAL & RETAIL USES
- OUTDOOR OPEN SPACE PARK/EVENT AREAS
- RV, CAMPING, GLAMPING, BNBS & OVERNIGHT LODGING

THE DEL RIO RANCH SITE IS THE IDEAL LOCATION FOR THIS "DESTINATION RESORT VENUE" BASED ON ITS PROXIMITY AND VISIBILITY FROM THE HIGHWAY 101 VIEW CORRIDOR. CURRENTLY THERE ARE MANY TRAVELERS DAILY THAT PASS BY THE SITE WHO WOULD ENJOY THE ATASCADERO COMMUNITY EXPERIENCE AND THE DEL RIO RANCH PROJECT. OUR GOAL IS TO PROVIDE A HIGH-QUALITY RESORT SETTING AND COMMUNITY EXPERIENCE FOR ALL GUESTS AND RESIDENTS OF ATASCADERO AND SAN LUIS OBISPO COUNTY TO ENJOY. THIS PROJECT WILL PROVIDE A BOOST TO THE OVERALL LOCAL ECONOMY BY CREATING NEW LOCAL JOBS AND TAX REVENUES FOR THE AREA.

PROJECT STATISTICS SUMMARY

PROJECT ADDRESS: 2115 EL CAMINO REAL
 ATASCADERO, CA 93422

LOT #: LOTS 6, 7, 7A, 8, 9, 10 & 11 IN BLOCK 22 OF THE ATASCADERO COLONY, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA CR (049-112-039, 049-112-036, 049-112-022, 049-112-018, 049-112-019, 049-112-002) MF10 (049-151-040, 049-151-041, 049-151-037, 049-151-036, 049-151-005)

APN #:

LOT SIZE: 28.5 ACRES

BUILDING AREA BREAKDOWN

BUILDING 1: (3-STORIES) GROUND FLOOR: (GENERAL MERCHANDISE) +/- 12,000 SF SECOND/THIRD FLOOR: (BNBS) +/- 10,000 SF (10 UNITS)

BUILDING 2: (3-STORIES) GROUND FLOOR: (GENERAL MERCHANDISE) +/- 10,000 SF SECOND/THIRD FLOOR: (BNBS) +/- 8,000 SF (8 UNITS)

BUILDING 3: (1-STORY) GROUND FLOOR: (AUTO REPAIR) +/- 5,800 SF W/ 3 SERVICE BAYS, GOLF CART SERVICE/STORAGE & OFFICE + 1,000 SF OUTDOOR AREA

BUILDING 4: (2-STORIES) GROUND FLOOR: (GENERAL MERCHANDISE) +/- 1,500 SF SECOND FLOOR: (MANAGER'S UNIT) +/- 1,200 SF

BUILDING 5: (1-STORY) GROUND FLOOR: (RV CHECK-IN) +/- 600 SF

BUILDING 6: (1-STORY) GROUND FLOOR: (HEALTH SPAS) +/- 3,200 SF

BUILDING 7: (1-STORY) GROUND FLOOR: (HEALTH SPAS) +/- 950 SF

BUILDING 8: (2-STORIES) GROUND FLOOR: (GENERAL MERCHANDISE) +/- 3,000 SF SECOND FLOOR - (OTHER PERSONAL SERVICES) +/- 2,000 SF

BUILDING 9: (1-STORY) (2-POOLS) GROUND FLOOR: +/- 3,200 SF POOL 1 - (SWIMMING POOLS) +/- 2,000 SF POOL 2 - (SWIMMING POOLS) +/- 1,000 SF

BUILDING 10: (1-STORY) GROUND FLOOR: (BAR LOUNGE) +/- 400 SF

BUILDING 11: (1-STORY) GROUND FLOOR: (BAR GROTTTO) +/- 720 SF

BUILDING 12: (1-STORY) GROUND FLOOR: (GENERAL MERCHANDISE) +/- 1,800 SF

BUILDING 13: (1-STORY) GROUND FLOOR: (UTILITIES AN STORAGE) +/- 4,000 SF

BUILDING 14: (1-STORY) GROUND FLOOR (RESTROOM): +/- 1,200 SF

BUILDING 15: (1-STORY) GROUND FLOOR (RESTROOM): +/- 1,200 SF

BUILDING 16: (1-STORY) GROUND FLOOR (STAGE): +/- 750 SF

TOTAL SF: (EXCLUSIVE OF POOL SF) +/- **71,520 SF**

SITE/UNIT INVENTORY

RV CAMPSITES: (HOOK-UPS) AREA A - ALONG RIO RITA RD: (22) 20'x40' SITES (10) 30'x60' SITES

AREA B - ALONG DEL RIO RD: (28) 20'x30' SITES (14) 20'x40' SITES

THE AIRSTREAM VILLAGE: (24) 20'x30' SITES

RV CAMPSITES TOTAL = 98

GLAMPING SITES: THE OASIS: (20) 15'x25' SITES

THE NESTS: (15) 10'x20' SITES

THE TERRACES: (44) 10'x20' SITES

GLAMPING SITES TOTAL = 79

SUBTOTAL: **177 SITES PROPOSED**

BNBS: MANAGER'S UNIT: SHORT-TERM RENTAL UNITS: (18) LONG-TERM MANAGER'S UNIT: (1)

TOTAL: **196 SITES/UNITS PROPOSED**

PARKING REQUIRED & PROPOSED

BUILDING 1: (3-STORIES) (GENERAL MERCHANDISE) 12,000 SF/300 SF = **40 REQ.** (BNBS) 10 UNITS : 2 SPACES + 1/UNIT + 1/10 UNITS = **13 REQ.**

BUILDING 2: (3-STORIES) (GENERAL MERCHANDISE) 10,000 SF/300 SF = **33 REQ.** (BNBS) 8 UNITS : 2 SPACES + 1/UNIT = **10 REQ.**

BUILDING 3: (1-STORY) (AUTO REPAIR) 3 SERVICE BAYS + 1,000 SF OUTDOOR AREA = 4 SPACES/ SERVICE BAY + 1/1,000 SF OF OUTDOOR ACTIVE AREA = **13 REQ.**

BUILDING 4: (2-STORIES) (GENERAL MERCHANDISE) 1,500 SF/300 SF = **5 REQ.** (MANAGER'S UNIT) 1/UNIT = **1 REQ.**

BUILDING 5: (1-STORY) (OTHER SERVICES) 600 SF/ 500 SF = **1 REQ.** RV CHECK-IN KIOSK

BUILDING 6: (1-STORY) (HEALTH SPAS) 3,200 SF/300 SF = **11 REQ.**

BUILDING 7: (1-STORY) (HEALTH SPAS) 950 SF/300 SF = **4 REQ.**

BUILDING 8: (2-STORIES) (GENERAL MERCHANDISE) 3,000 SF/300 SF = **10 REQ.** (OTHER PERSONAL SERVICES) 2,000 SF/500 SF = **4 REQ.**

BUILDING 9: (1-STORY) (2-POOLS) (SWIMMING POOLS) POOL 1 = 2,000 SF/100 SF = **20 REQ.** (SWIMMING POOLS) POOL 2 = 1,000 SF/100 SF = **10 REQ.**

BUILDING 12: (1-STORY) (GENERAL MERCHANDISE) 1,800 SF/300 SF = **6 REQ.**

GLAMPING SITES: 1 SPACE/SITE= **79 PROPOSED** (OASIS, TERRACES AND NESTS)

PARKING REDUCTIONS 5% MOTORCYCLE REDUCTION + 5% BICYCLE REDUCTION (26 STALL REDUCTION) PER SECTION 9.4.115 (B) AND (C)

TOTAL PARKING REQ. (263 - 26)= 233 PARKING SPACES REQUIRED

TOTAL PARKING PROPOSED 247 STANDARD PARKING SPACES PROPOSED

*REQUESTED PARKING REDUCTIONS REFER TO SECTION 9-4.115 (E) AND (F) FOR ADDITIONAL PARKING REDUCTIONS AVAILABLE

RV SITES: 1 SPACE/SITE = 98 PROPOSED

GOLF CARTS: 40 GOLF CARTS PROPOSED

BLDGS. 10, 11, 13-16 STORAGE/UTILITY NO PARKING PROPOSED

SHEET INDEX

TITLE SHEET T1

ARCHITECTURAL SITE PLAN A1

SITE ZONES EXHIBIT A2

VEHICLE CIRCULATION EXHIBIT A3

ADA PATH OF TRAVEL EXHIBIT A4

MOOD BOARD - ARCHITECTURE A5

MOOD BOARD - AMENITIES A6

MOOD BOARD - LANDSCAPE A7

SITE PLAN - COMMERCIAL ZONE A8

COLORS & MATERIALS - THE VILLAGE & EVENT BASIN A9

ENLARGED CONCEPT SKETCH - PLAZA A10

ENLARGED CONCEPT SKETCH - THE EVENT BASIN A11

COLORS & MATERIALS - THE VEHICLE CHECK-IN & SERVICE A12

SITE PLAN - RESORT ZONE A13

COLORS & MATERIALS - THE COURTYARD A14

COLORS & MATERIALS - THE CHATEAU A15

ENLARGED CONCEPT SKETCH - THE CHATEAU A16

COLORS & MATERIALS - THE GROTTTO & THE TERRACE A17

COLORS & MATERIALS - THE OASIS, NEST & AIRSTREAMS A18

TYPICAL GLAMPING UNIT LAYOUT A19

ENLARGED CONCEPT SKETCH - THE OASIS A20

SITE PLAN - RV ZONE A21

RV SITE TYPICAL LAYOUTS A22

COLORS & MATERIALS - THE VEHICLE CAMPSITES A23

ENLARGED CONCEPT SKETCH - ENTRY & VEHICLE CAMPSITES A24

CONCEPT PERSPECTIVE SKETCH - DEL RIO ENTRY A25

CONCEPT PERSPECTIVE SKETCH - EL CAMINO ENTRY A26

CONCEPT PERSPECTIVE SKETCH-CORNER DEL RIO/ECR A27

PRELIMINARY GRADING PLAN C1

SITE SECTION 1 A28

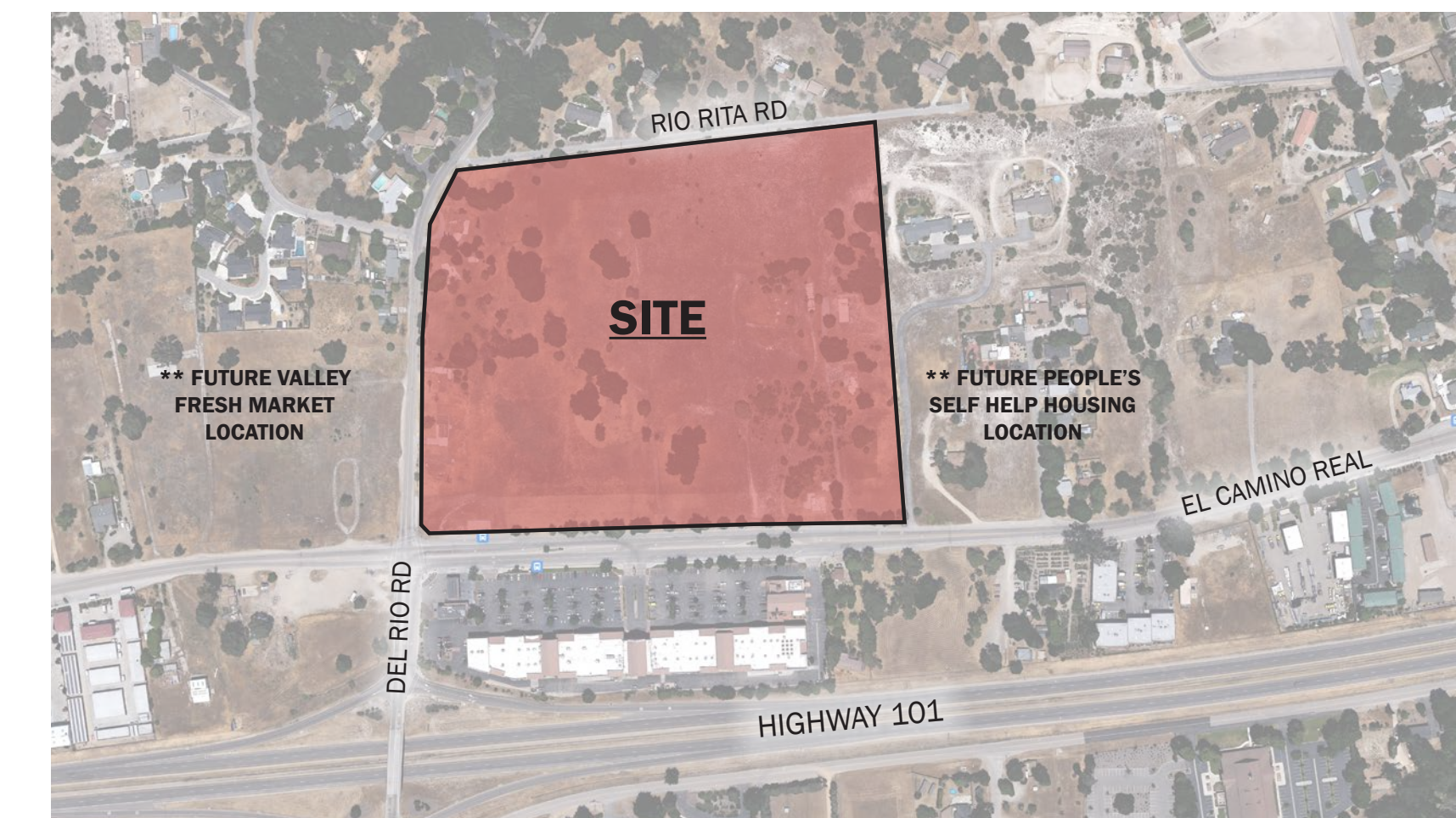
SITE SECTION 2 A29

SITE SECTION 3 A30

PRELIMINARY DRAINAGE PLAN C2

TOTAL SHEET COUNT 33

VICINITY MAP



DEL RIO RANCH

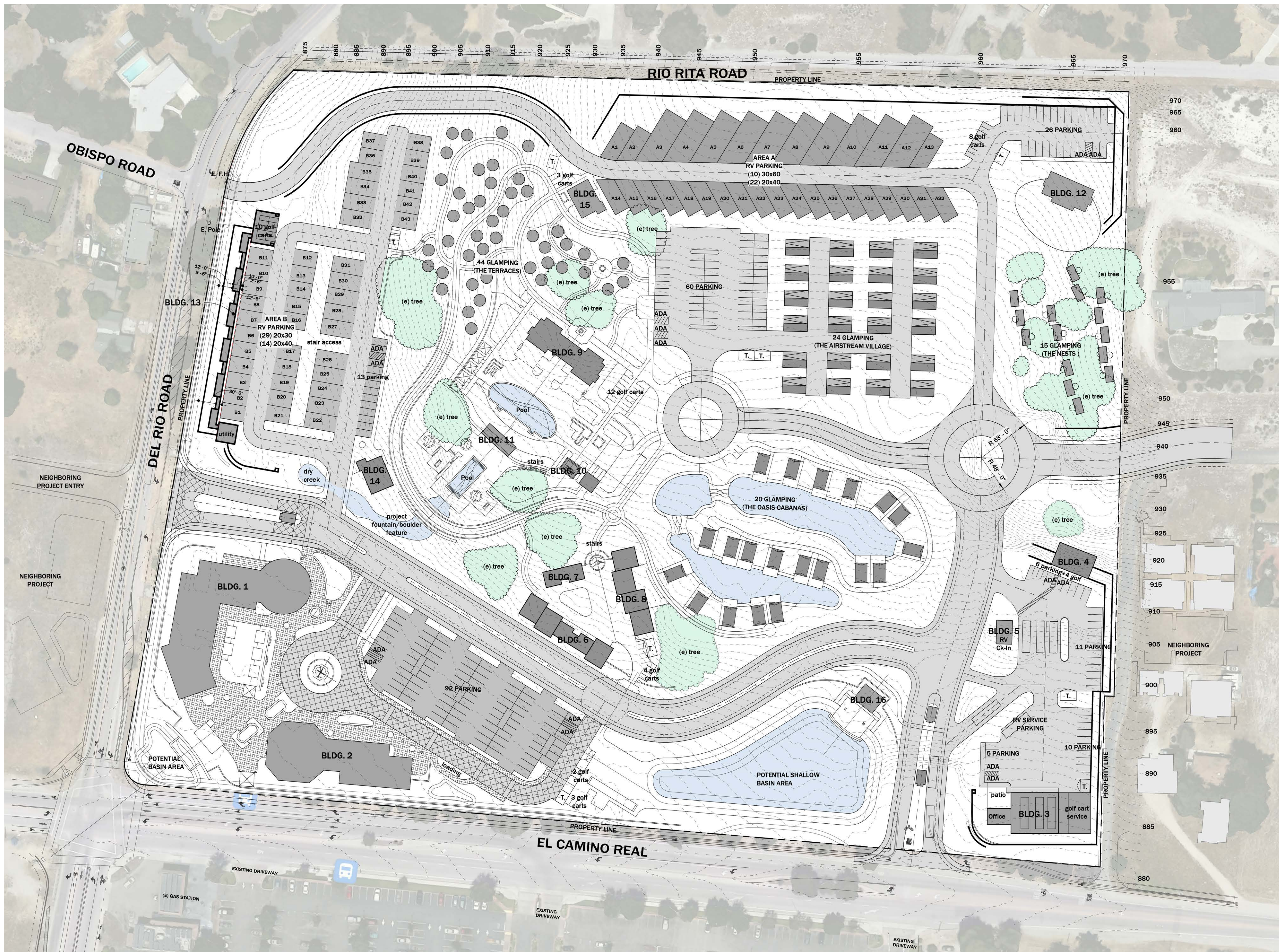
2115 EL CAMINO REAL - ATASCADERO, CA 93422

TITLE SHEET

06/21/20024

T1

SCHEMATIC PACKAGE



BUILDING AREA BREAKDOWN

BUILDING 1: (3-STORIES)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 12,000 SF SECOND/THIRD FLOOR: (BNBS) +/- 10,000 SF (10 UNITS)
BUILDING 2: (3-STORIES)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 10,000 SF SECOND/THIRD FLOOR: (BNBS) +/- 8,000 SF (8 UNITS)
BUILDING 3: (1-STORY)	GROUND FLOOR: (AUTO REPAIR) +/- 5,800 SF W/ 3 SERVICE BAYS, GOLF CART SERVICE/STORAGE & OFFICE + 1,000 SF OUTDOOR AREA
BUILDING 4: (2-STORIES)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 1,500 SF SECOND FLOOR: (MANAGER'S UNIT) +/- 1,200 SF
BUILDING 5: (1-STORY)	GROUND FLOOR: (RV CHECK-IN) +/- 600 SF
BUILDING 6: (1-STORY)	GROUND FLOOR: (HEALTH SPAS) +/- 3,200 SF
BUILDING 7: (1-STORY)	GROUND FLOOR: (HEALTH SPAS) +/- 950 SF
BUILDING 8: (2-STORIES)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 3,000 SF SECOND FLOOR - (OTHER PERSONAL SERVICES) +/- 2,000 SF
BUILDING 9: (1-STORY)	GROUND FLOOR: +/- 3,200 SF POOL 1 - (SWIMMING POOLS) +/- 2,000 SF POOL 2 - (SWIMMING POOLS) +/- 1,000 SF
BUILDING 10: (1-STORY)	GROUND FLOOR: (BAR LOUNGE) +/- 400 SF
BUILDING 11: (1-STORY)	GROUND FLOOR: (BAR GROTTO) +/- 720 SF
BUILDING 12: (1-STORY)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 1,800 SF
BUILDING 13: (1-STORY)	GROUND FLOOR: (UTILITIES AND STORAGE) +/- 4,000 SF
BUILDING 14: (1-STORY)	GROUND FLOOR (RESTROOM) +/- 1,200 SF
BUILDING 15: (1-STORY)	GROUND FLOOR (RESTROOM) +/- 1,200 SF
BUILDING 16: (1-STORY)	GROUND FLOOR (STAGE) +/- 750 SF
TOTAL SF: (EXCLUSIVE OF POOL SF)	+/- 71,520 SF

SITE/UNIT INVENTORY

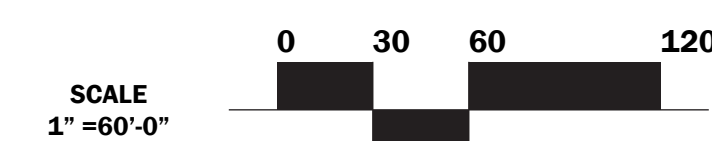
RV CAMPSITES: (HOOK-UPS)	AREA A - ALONG RIO RITA RD: (22) 20'x40' SITES (10) 30'x60' SITES AREA B - ALONG DEL RIO RD: (28) 20'x30' SITES (14) 20'x40' SITES THE AIRSTREAM VILLAGE: (24) 20'x30' SITES RV CAMPSITES TOTAL = 98
GLAMPING SITES:	THE OASIS: (20) 15'x25' SITES THE NESTS: (15) 10'x20' SITES THE TERRACES: (44) 10'x20' SITES GLAMPING SITES TOTAL = 79
SUBTOTAL:	177 SITES PROPOSED
BNBS: MANAGER'S UNIT:	SHORT-TERM RENTAL UNITS: (18) LONG-TERM MANAGER'S UNIT: (1)
TOTAL:	196 SITES/UNITS PROPOSED



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

ARCHITECTURAL SITE PLAN



A1
SCHEMATIC
PACKAGE

06/21/20024



LEGEND

■ **COMMERCIAL ZONE**

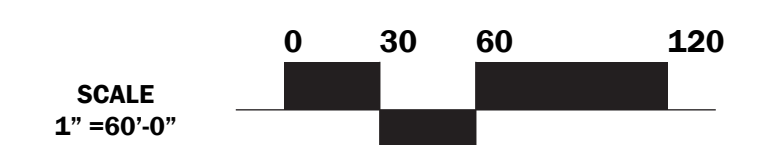
- ① THE VILLAGE COMMERCIAL PLAZA
- ② THE VILLAGE FLEX PARKING & EVENT LOT
- ③ LANDSCAPE BASIN & EVENT LAWN W/ STAGE
- ④ RV CHECK-IN & INFORMATION CENTER
- ⑤ GOLF CART/RV SERVICE & DETAIL CENTER

■ **RESORT ZONE**

- ⑥ THE COURTYARD SPA & WELLNESS CENTER
- ⑦ THE COURTYARD LAUNDRY & SERVICE CENTER
- ⑧ THE "OASIS" GLAMPING UNITS & WATER FEATURES
- ⑨ THE "AIRSTREAM VILLAGE" GLAMPING UNITS & PARKING
- ⑩ THE "CHATEAU" CLUBHOUSE & AMENITIES
- ⑪ THE "GROTTO" & PRIVATE BAR
- ⑫ THE "TERRACE" GLAMPING UNITS
- ⑬ THE "NEST" GLAMPING UNITS
- ⑭ THE "VILLA" PRIVATE LOUNGE & LAWN

■ **RV ZONE**

- ⑮ VEHICLE CAMPSITES (20x30 & 20x40)
- ⑯ VEHICLE CAMPSITES (20x40 & 30x60)



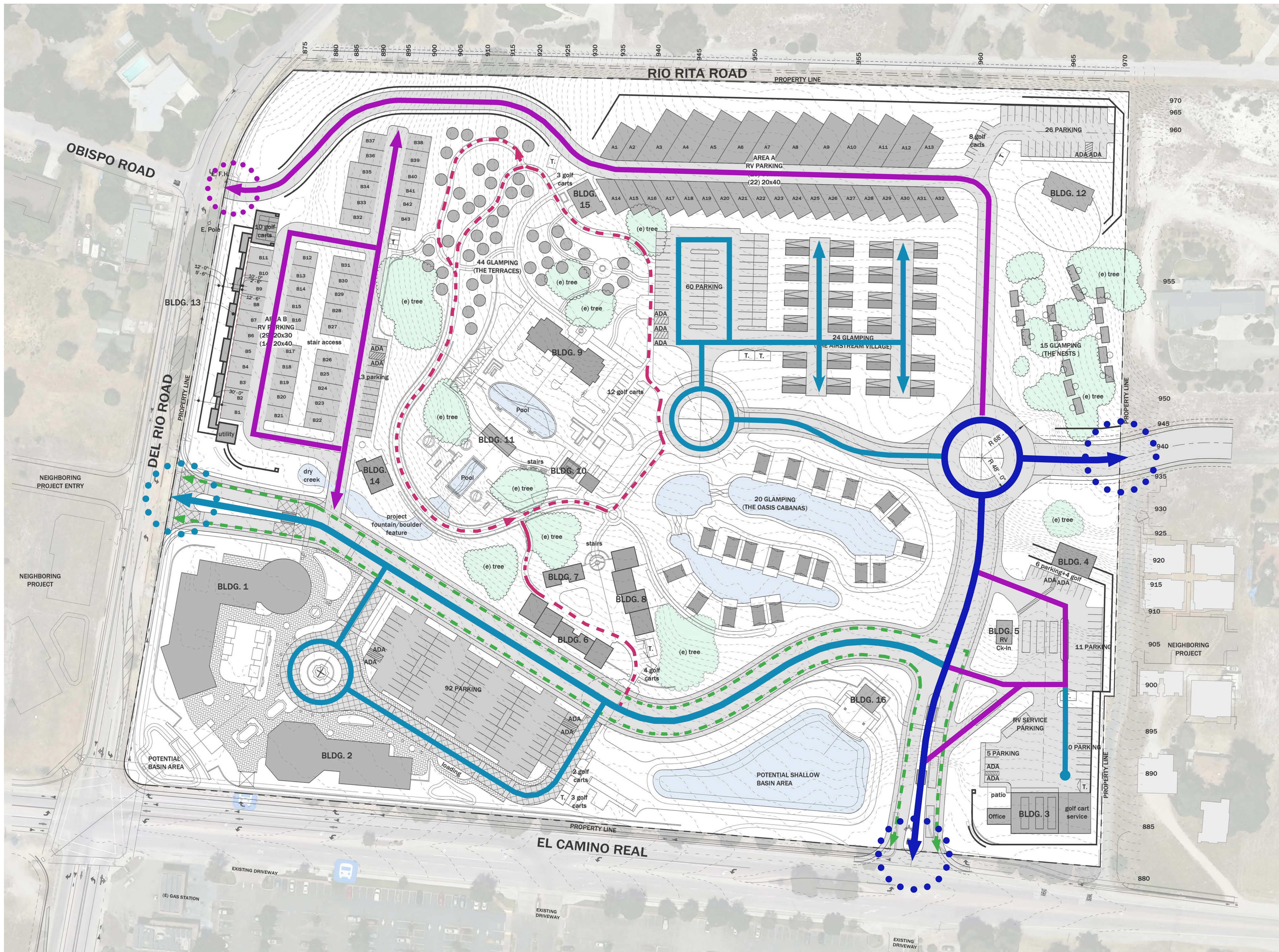
DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE ZONES EXHIBIT

06/21/20024

A2
SCHEMATIC PACKAGE



LEGEND

- TWO-WAY PUBLIC COLLECTOR ROAD
- TWO-WAY PRIVATE SITE ROAD
- ONE-WAY PRIVATE SITE ROAD
- GOLF CART & PEDESTRIAN ONLY
- BIKE LANES
- PUBLIC PROJECT ENTRY & EXIT
- PRIVATE PROJECT ENTRY & EXIT
- PRIVATE PROJECT EXIT ONLY



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422



VEHICLE CIRCULATION EXHIBIT

A3

SCHEMATIC PACKAGE

06/21/20024



LEGEND

- ADA PATH OF TRAVEL
- ⋯ ADA CONNECTION TO PUBLIC RIGHT-OF-WAY
- ADA DESIGNATED RAMP LOCATION



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422



ADA PATH OF TRAVEL EXHIBIT

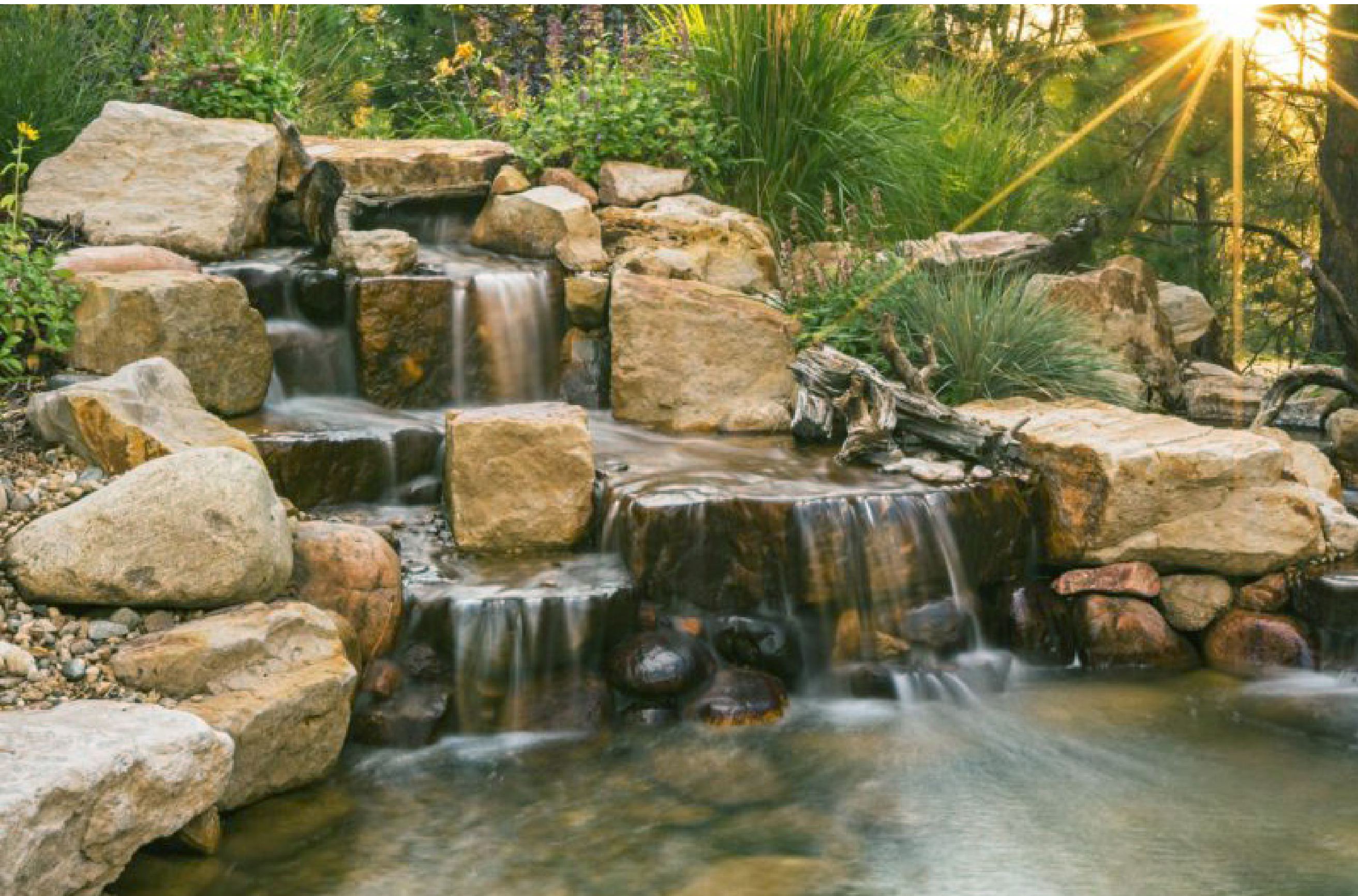
A4

SCHEMATIC PACKAGE

06/21/20024

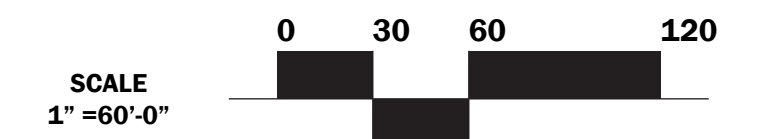








- LEGEND**
- 1 VEHICLE ROUNDABOUT W/ LANDSCAPE FEATURE
 - 2 MEDIAN LANDSCAPE BUFFER
 - 3 ENTRY MONUMENT & PROJECT SIGNAGE LOCATION
 - 4 NAVIGATIONAL SIGNAGE LOCATION
 - 5 ENTRY & GATE ACCESS KIOSK
 - 6 TURN CIRCLE W/ ACCENT PAVERS & LANDSCAPE FEATURE
 - 7 NATURAL BOULDER & WATER FEATURE
 - 8 COMMERCIAL PLAZA W/ SPECIAL PAVING
 - 9 NATURAL GRAVEL FLEX PARKING & EVENT LOT
 - 10 POTENTIAL BASIN AREA
 - 11 RV CHECK-IN KIOSK
 - 12 SITE WALLS & RETAINING
 - 13 RV DETAIL & AUTO-SHOP
 - 14 RV SERVICE PARKING
 - 15 GOLF CART PARKING
 - 16 GOLF CART SERVICE & CHARGING STATION
 - 17 EVENT STAGE



DEL RIO RANCH
 2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE PLAN - COMMERCIAL ZONE

A8
 SCHEMATIC PACKAGE

06/21/20024

SITE MAP - COMMERCIAL ZONE (THE VILLAGE & EVENT BASIN)



PEDESTRIAN PLAZA & OUTDOOR EVENT VENUE



GROUND FLOOR RETAIL W/ RENTAL UNITS ABOVE



EVENT BASIN W/ STAGE



SHOPS & ENTERTAINMENT



BUILDING MATERIALS

PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR



DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE



ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



UPPER LEVEL BALCONIES:
WROUGHT IRON RAILING W/ PRECAST TRIM



STOREFRONTS & SIGNAGE:
RETAIL WINDOW & DOOR SYSTEMS



PAVING MATERIALS

TYPICAL ROAD FINISH:
ASPHALT



ACCENT ROAD FINISH:
COBBLE FRAMED AGGREGATE CONCRETE



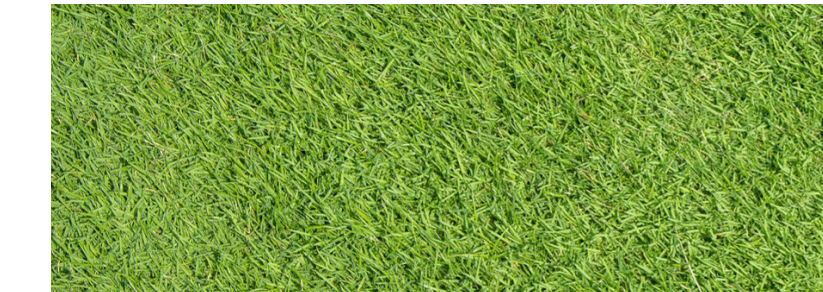
PEDESTRIAN PLAZA PAVING:
SLATE FLAGSTONE PAVERS



ACCENT ROAD FINISH:
COBBLESTONE PAVING



EVENT BASIN:
NATURAL GRASS LAWNS



PEDESTRIAN SIDEWALKS:
SMOOTH CONCRETE



FLEX PARKING & EVENT LOT
COMPRESSED DG NATURAL GRAY FINISH



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE VILLAGE & EVENT BASIN

A9

SCHEMATIC PACKAGE

06/21/20024



- LEGEND**
- ① COMMERCIAL BUILDING FRONTING DEL RIO AND EL CAMINO
 - ② MEDIAN LANDSCAPE BUFFER
 - ③ ENTRY MONUMENT & PROJECT SIGNAGE LOCATION
 - ④ ENTRY & GATE ACCESS KIOSK
 - ⑤ TURN CIRCLE W/ ACCENT PAVERS & LANDSCAPE WATER FEATURE
 - ⑥ NATURAL BOULDER & WATER FEATURE
 - ⑦ COMMERCIAL PLAZA W/ SPECIAL PAVING
 - ⑧ NATURAL GRAVEL FLEX PARKING & EVENT LOT
 - ⑨ POTENTIAL BASIN AREA
 - ⑩ GOLF CART PARKING
 - ⑪ LANDSCAPE BUFFER AND RETAINING WALLS



DEL RIO RANCH
 2115 EL CAMINO REAL - ATASCADERO, CA 93422

ENLARGED CONCEPT SKETCH - PLAZA

06/21/20024

A10
 SCHEMATIC PACKAGE

LEGEND

- ① MEDIAN LANDSCAPE BUFFER
- ② ENTRY MONUMENT & PROJECT SIGNAGE LOCATION
- ③ ENTRY & GATE ACCESS KIOSK
- ④ NATURAL GRAVEL FLEX PARKING & EVENT LOT
- ⑤ POTENTIAL BASIN AREA/EVENT FLEX
- ⑥ LANDSCAPE BUFFER AND RETAINING WALLSV
- ⑦ RV DETAIL & AUTO-SHOP
- ⑧ GOLF CART PARKING
- ⑨ EVENT STAGE
- ⑩ TEMPORARY FOOD TRUCK/TENT SETUP AREA
- ⑪ TEMPORARY SEATING/LOUNGE AREA



EL CAMINO REAL

SITE MAP - COMMERCIAL ZONE (VEHICLE CHECK-IN & SERVICE)



OFFICE PATIO W/ SEATING & LANDSCAPE



AUTO DETAIL/SERVICE SHOP



CHECK-IN & INFO BUILDING



GENERAL STORE W/ MANAGER'S UNIT ABOVE



BUILDING MATERIALS

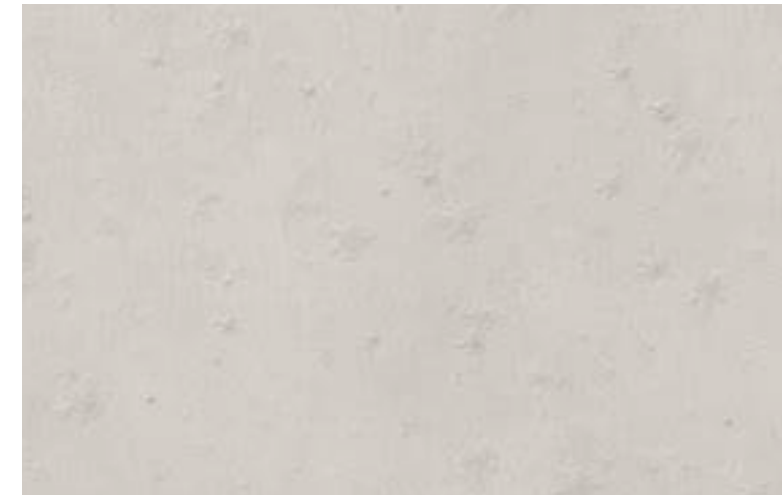
PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR



DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR



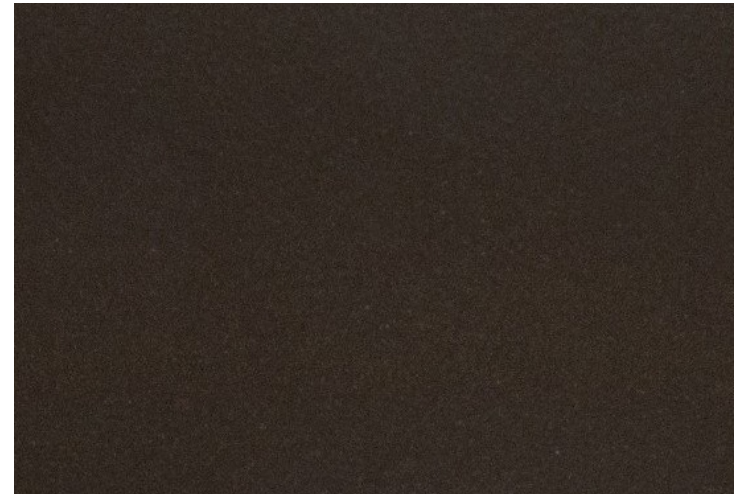
ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



METAL ACCENTS:
DARK ANODIZED BRONZE FINISH



PAVING MATERIALS

TYPICAL ROAD FINISH:
ASPHALT



ACCENT ROAD FINISH:
COBBLE FRAMED AGGREGATE CONCRETE



PEDESTRIAN SIDEWALKS:
SMOOTH CONCRETE



PATIO PAVING:
SLATE FLAGSTONE PAVERS



SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



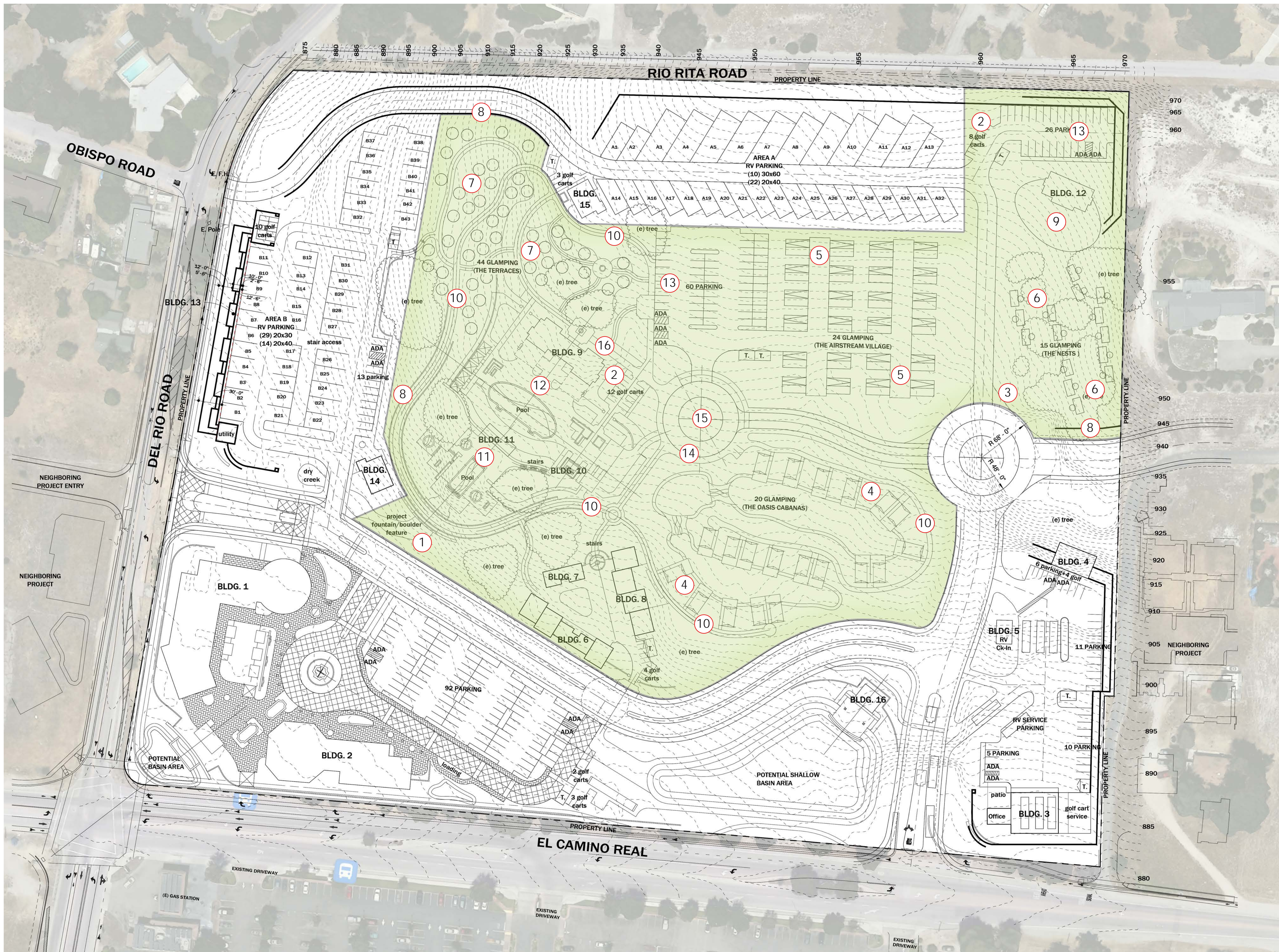
DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - VEHICLE CHECK-IN & SERVICE

A12
SCHEMATIC
PACKAGE

06/21/20024



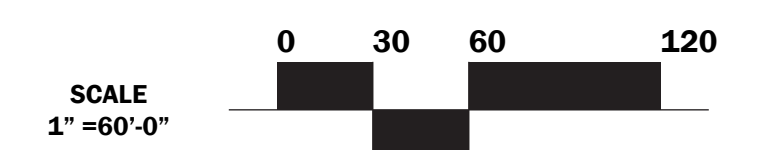
LEGEND

- 1 TERRACED WATER & BOULDER FEATURE
- 2 GOLF CART PARKING STATION
- 3 NAVIGATIONAL SIGNAGE LOCATION
- 4 THE "OASIS" GLAMPING UNITS
- 5 THE "AIRSTREAM VILLAGE" GLAMPING UNITS
- 6 THE "NEST" GLAMPING UNITS
- 7 THE "TERRACE" GLAMPING UNITS
- 8 SITE WALLS & RETAINING
- 9 PRIVATE LAWN & SEATING AREA
- 10 NATURAL PEDESTRIAN PATHS
- 11 PRIVATE ADULT GROTTOS & BAR
- 12 CLUBHOUSE POOL & SUN DECK
- 13 NATURAL GRAVEL PARKING AREA
- 14 TURN CIRCLE & DROP-OFF
- 15 LANDSCAPE FEATURE @ TURN CIRCLE
- 16 CLUBHOUSE GATE & ENTRY



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422



SITE PLAN - RESORT ZONE

A13

SCHEMATIC PACKAGE

06/21/20024

SITE MAP - RESORT ZONE (THE COURTYARD)



COBBLESTONE COURTYARD W/ PEDESTRIAN SCALE BUILDINGS



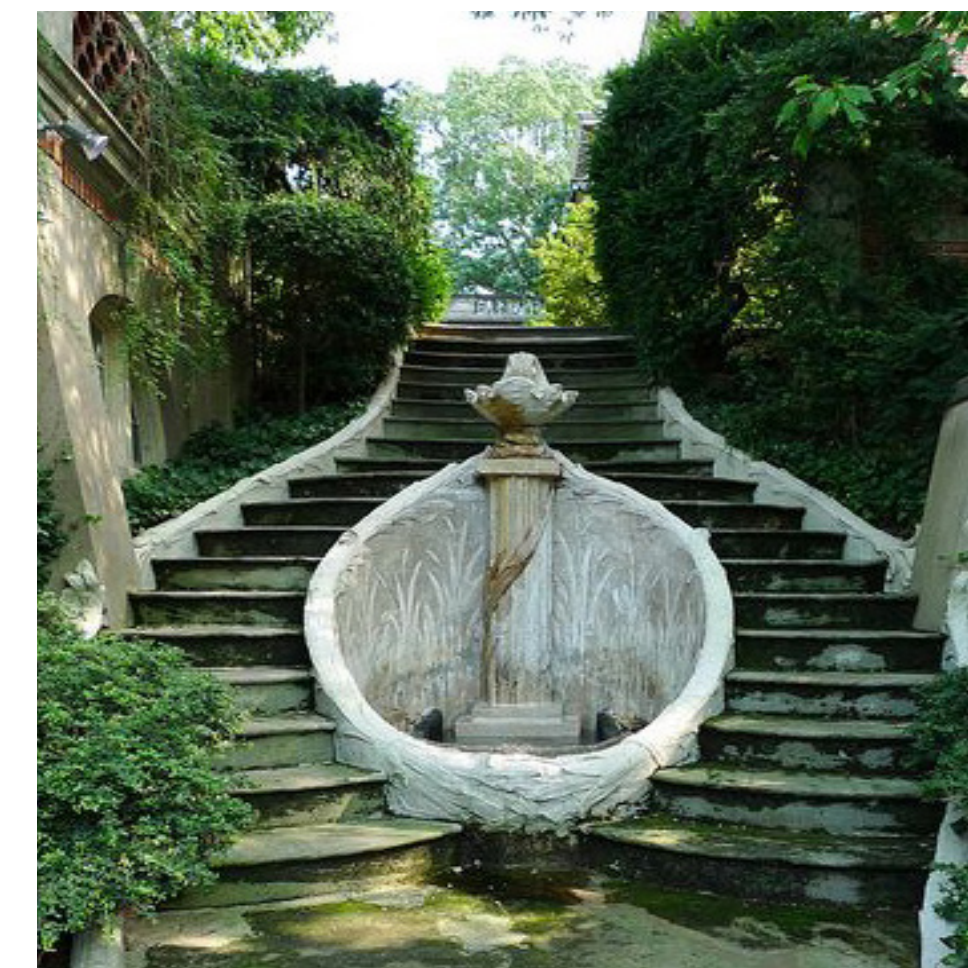
STAIRS & TRAIL CONNECTIONS TO OTHER SITE AMENITIES



CLUB CAR/PEDESTRIANS ONLY



GRAND STAIRS & FOUNTAIN



BUILDING MATERIALS

PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR



DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR



ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



THE COURTYARD AMENITIES & SERVICES

SPA & WELLNESS CENTER



GROUP HEALTH & FITNESS CLASSES



SELF-SERVICE LAUNDRY & CAFE

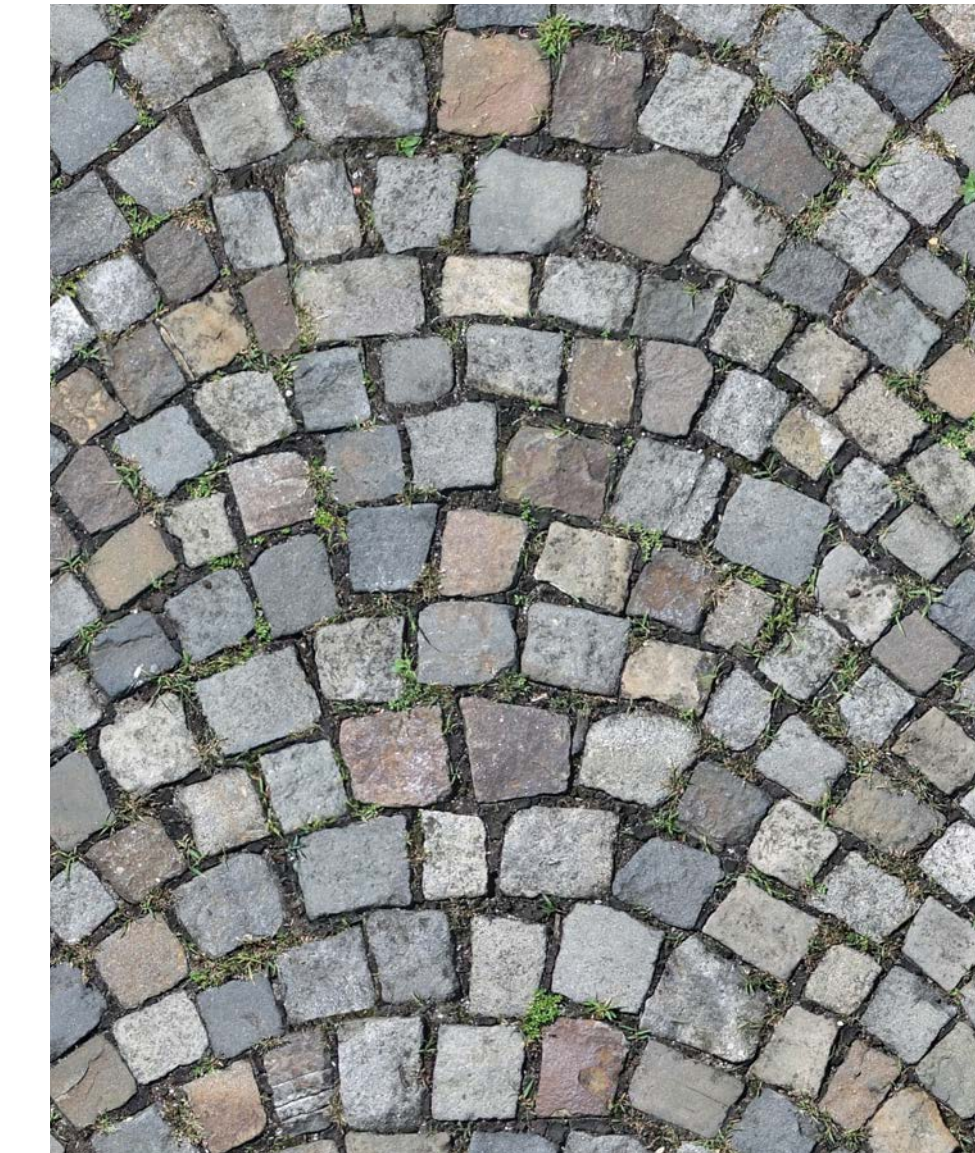


GYM & FITNESS CENTER



PAVING MATERIAL

COURTYARD FINISH:
COBBLESTONE PAVING



SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE COURTYARD

06/21/20024

A14
SCHEMATIC
PACKAGE

SITE MAP - RESORT ZONE (THE CHATEAU)



RESORT CLUBHOUSE W/ CONNECTION TO GLAMPING SITES



MANICURED EVENT LAWN & GARDENS



POOL & SUN DECK W/ CABANAS & LANDSCAPE

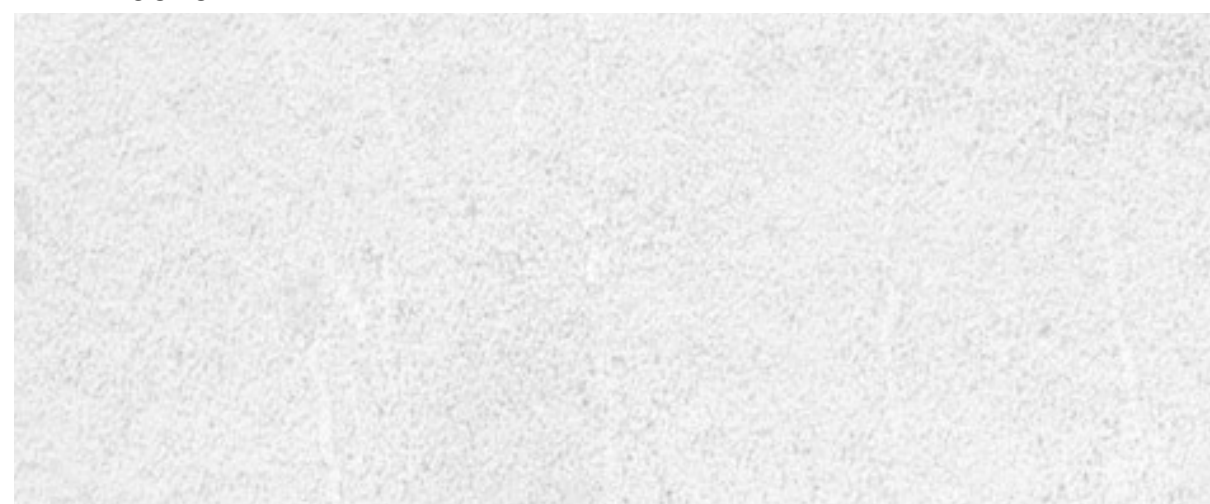


EXTERIOR PATIO W/ SEATING & HILLSIDE VISTA

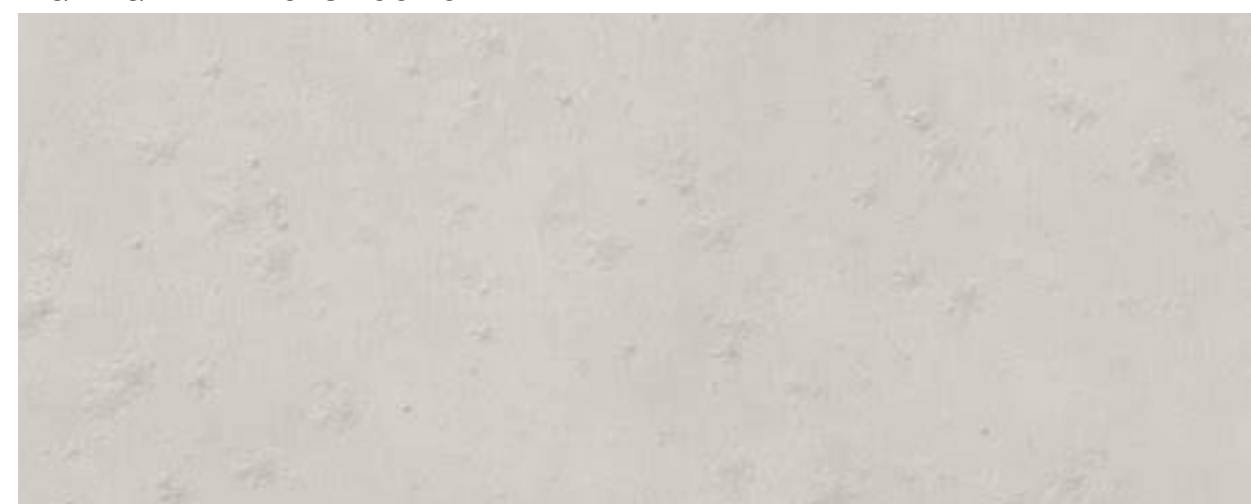


BUILDING MATERIALS

PRIMARY PLASTER FINISH:
WHITE COLOR



DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE



STONE ACCENT FINISH:
LOCALLY SOURCED SANTA BARBARA STONE

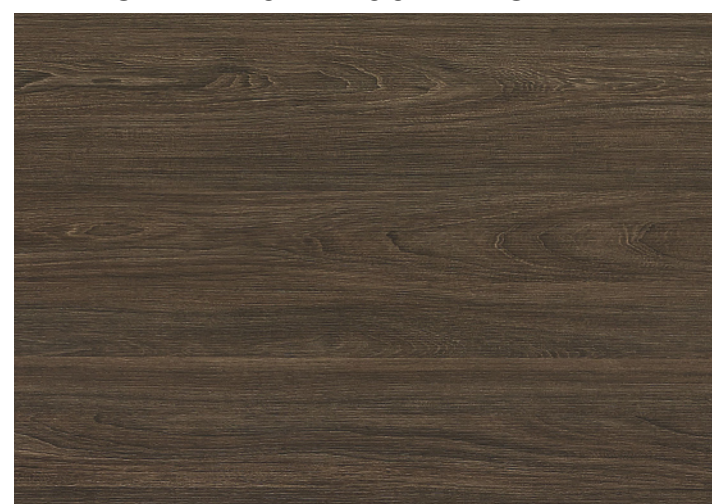


ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES

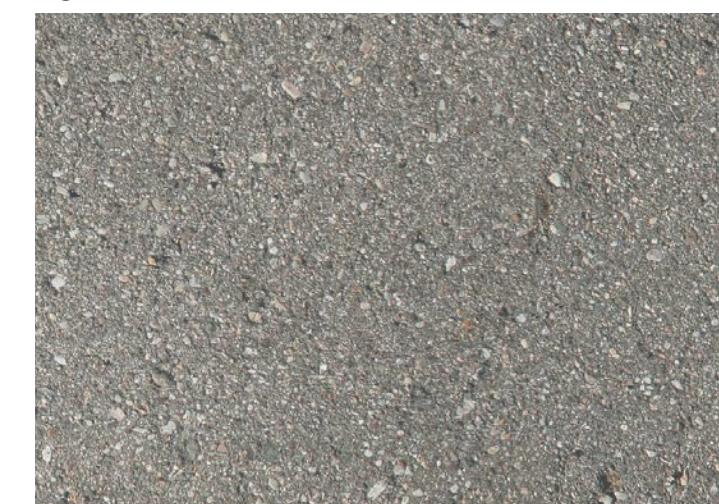


PAVING MATERIALS

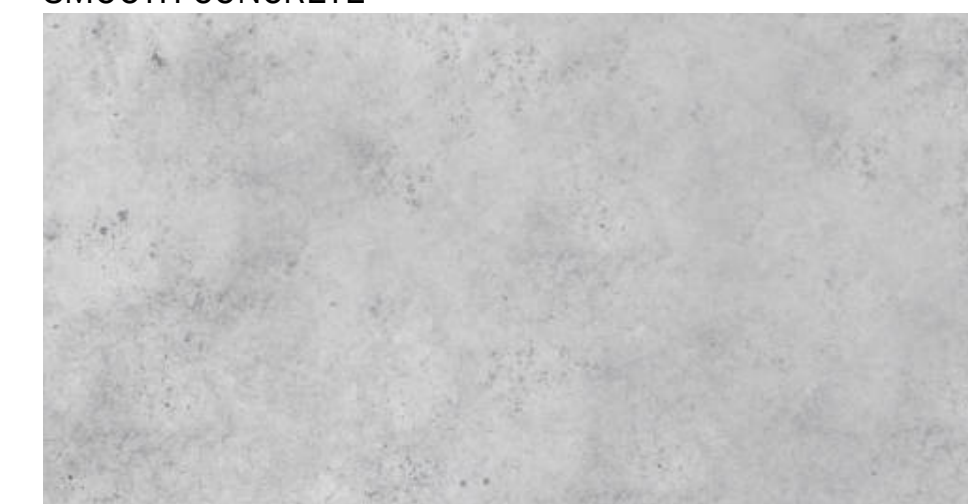
WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



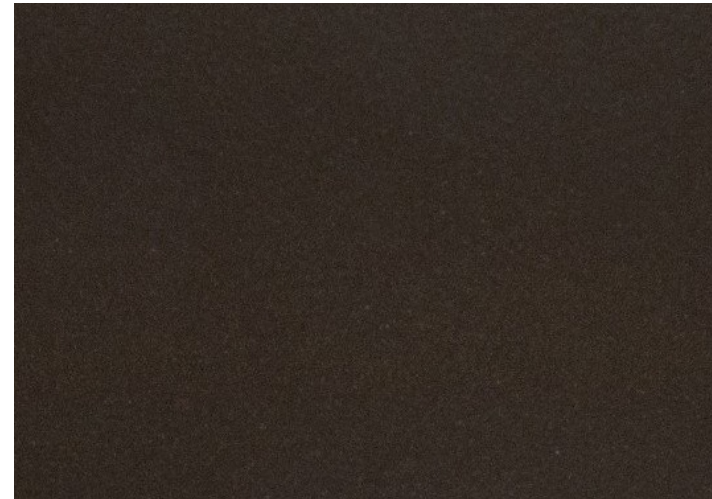
TYPICAL ROAD FINISH:
ASPHALT



PEDESTRIAN STAIRS & SIDEWALKS:
SMOOTH CONCRETE



METAL ACCENTS:
DARK ANODIZED BRONZE FINISH



ACCENT ROAD FINISH:
COBBLE FRAMED AGGREGATE CONCRETE



PATIO & POOL DECK FINISH:
SLATE FLAGSTONE PAVERS

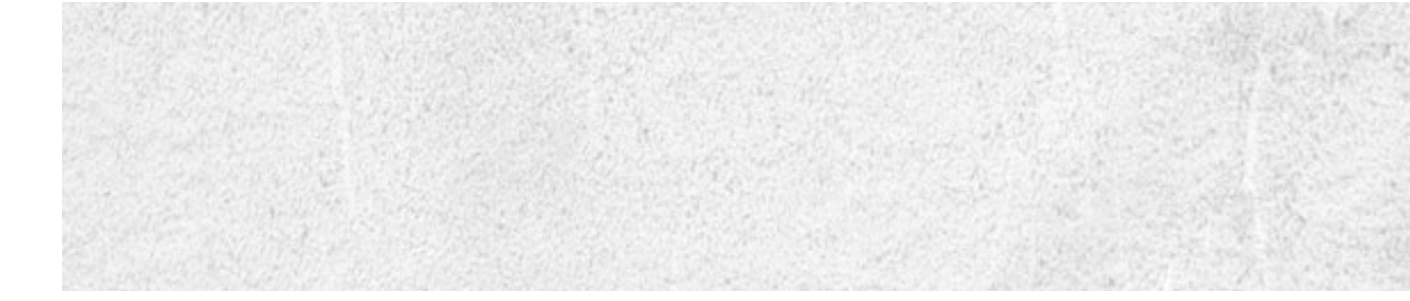


SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE CHATEAU

06/21/20024

A15

SCHEMATIC PACKAGE

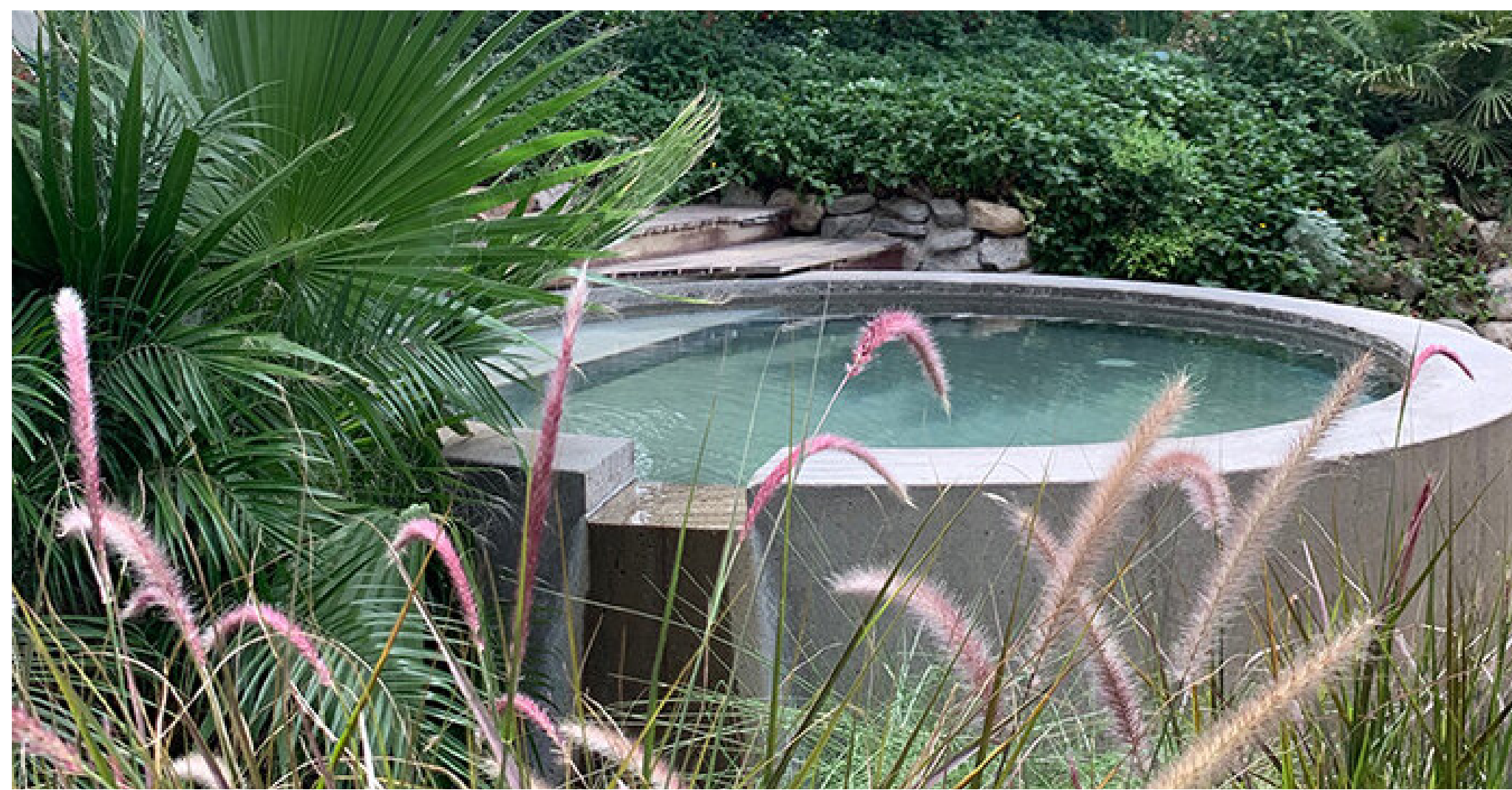


- LEGEND**
- ① TERRACED WATER & BOULDER FEATURE
 - ② GOLF CART PARKING STATION
 - ③ THE "OASIS" GLAMPING UNITS
 - ④ THE "GARDEN" GLAMPING UNITS
 - ⑤ SITE WALLS & RETAINING
 - ⑥ NATURAL PEDESTRIAN PATHS
 - ⑦ PRIVATE ADULT GROTTO & BAR
 - ⑧ CLUBHOUSE POOL & SUN DECK
 - ⑨ TURN CIRCLE & DROP-OFF
 - ⑩ LANDSCAPE FEATURE @ TURN CIRCLE
 - ⑪ CLUBHOUSE GATE & ENTRY
 - ⑫ SHARED RESTROOM FACILITY
 - ⑬ BAR LOUNGE AND SEATING AREA
 - ⑭ PRIVATE CABANAS

SITE MAP - RESORT ZONE (THE GROTTO & THE TERRACE)



PRIVATE GROTTO SPAS W/ FEATURE LANDSCAPE



PRIVATE BAR W/ GLAZING BUILT INTO HILLSIDE



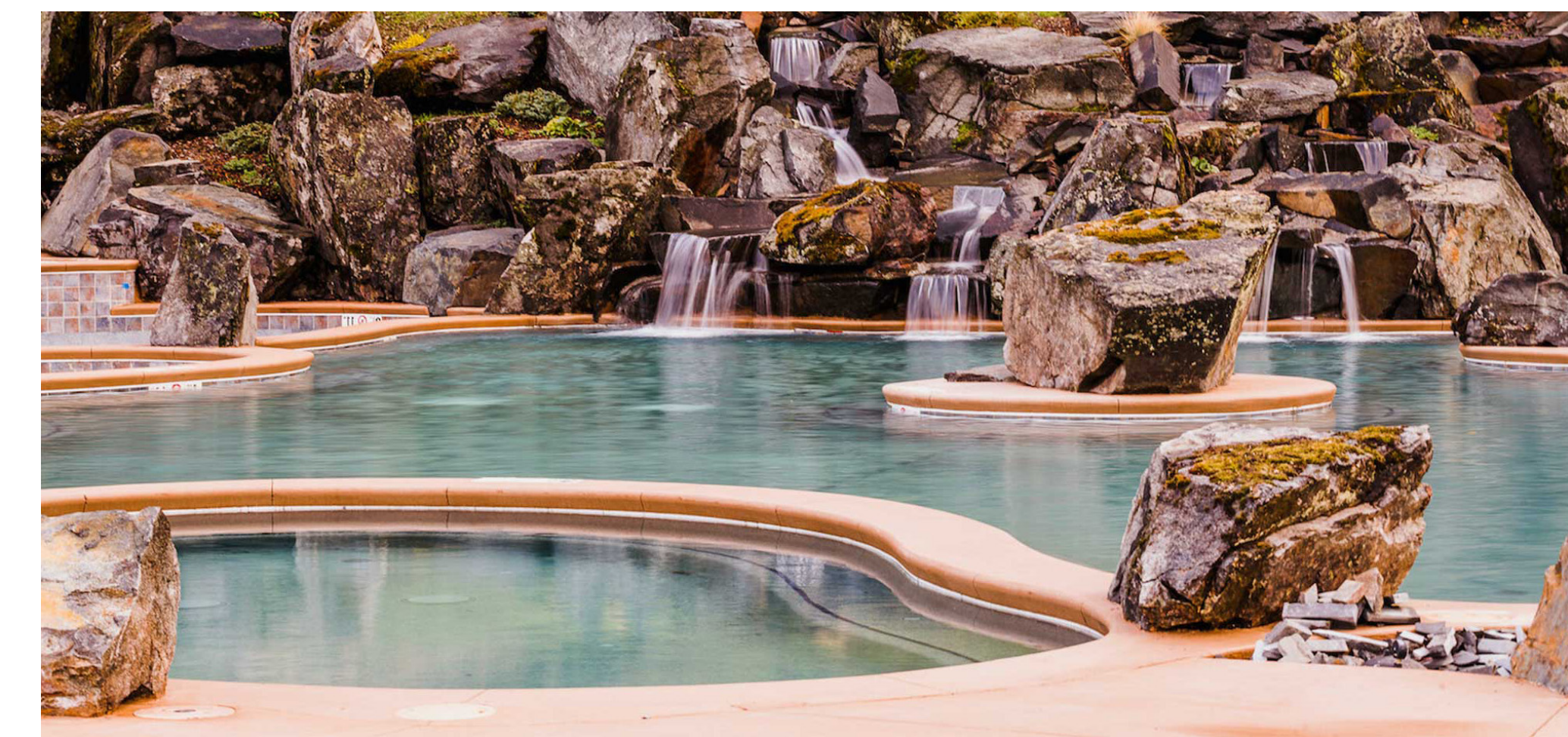
TERRACE TENTS & CAMPSITES



TERRACE TRAILS/LANDSCAPE

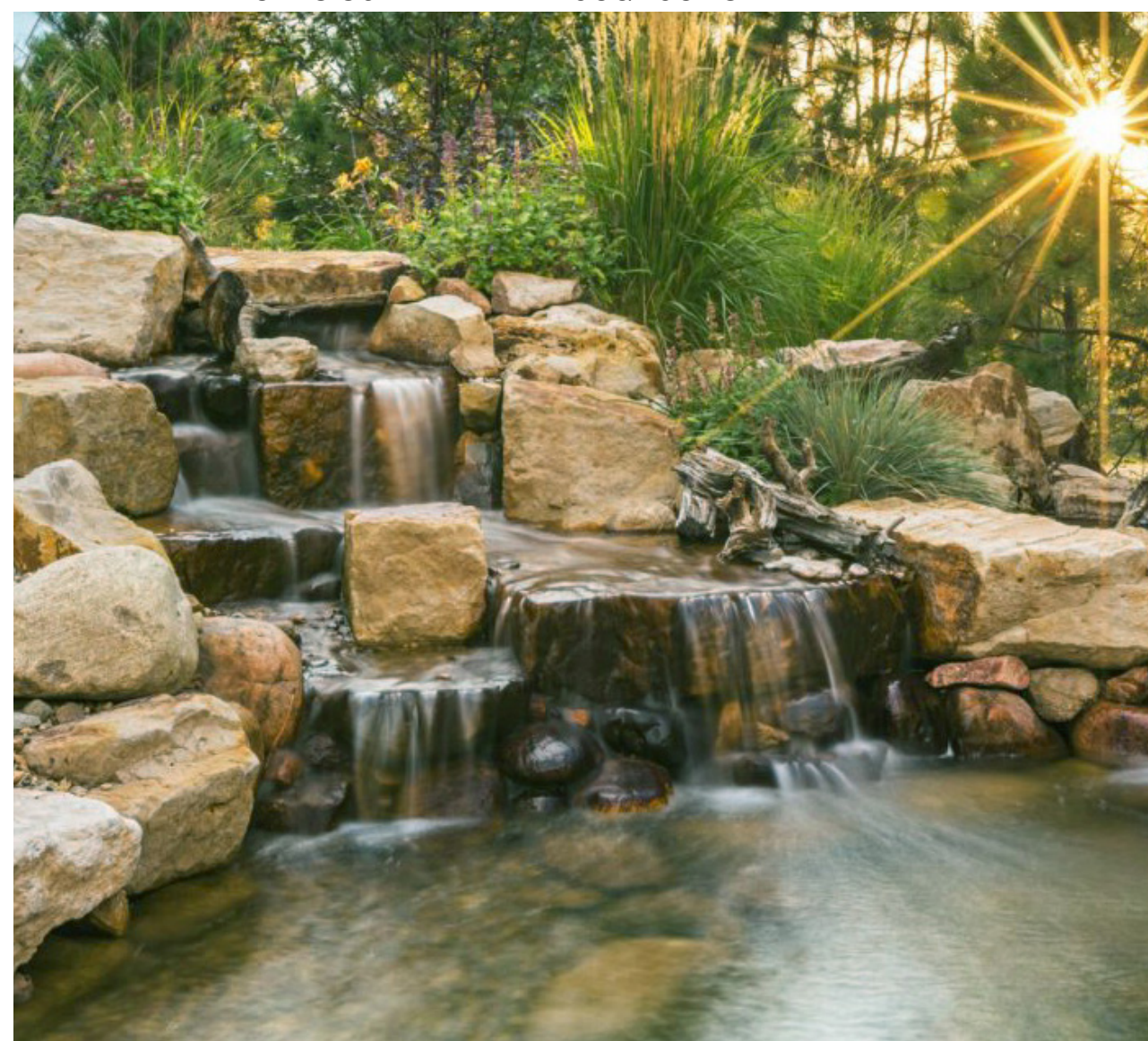


PRIVATE GROTTO POOL & SPAS



NATURAL BOULDER/WATER FEATURES

NATURAL BOULDERS & NATIVE LANDSCAPE
WATERFALL FEATURES SCATTERED THROUGHOUT SITE



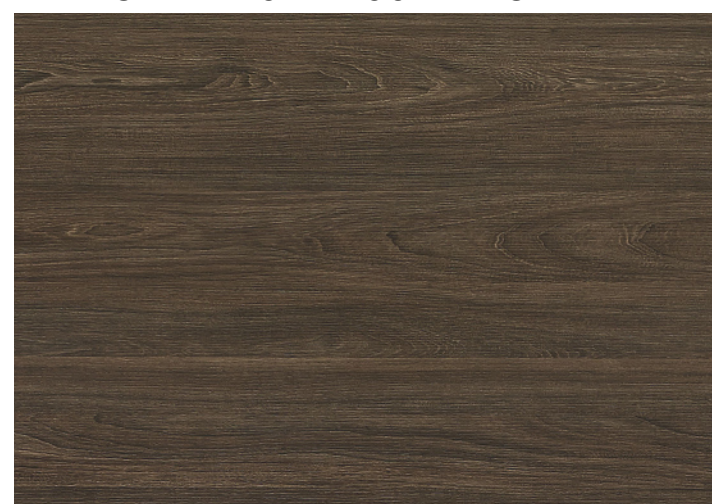
INDOOR/OUTDOOR GROTTO BAR

FOLDING GLASS WALL SECURITY DOOR
NEUTRAL EARTH TONE COLORS & MATERIALS

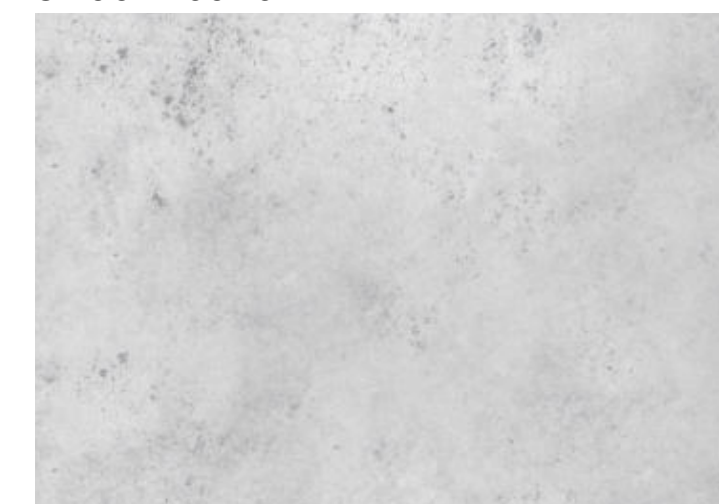


PAVING MATERIALS

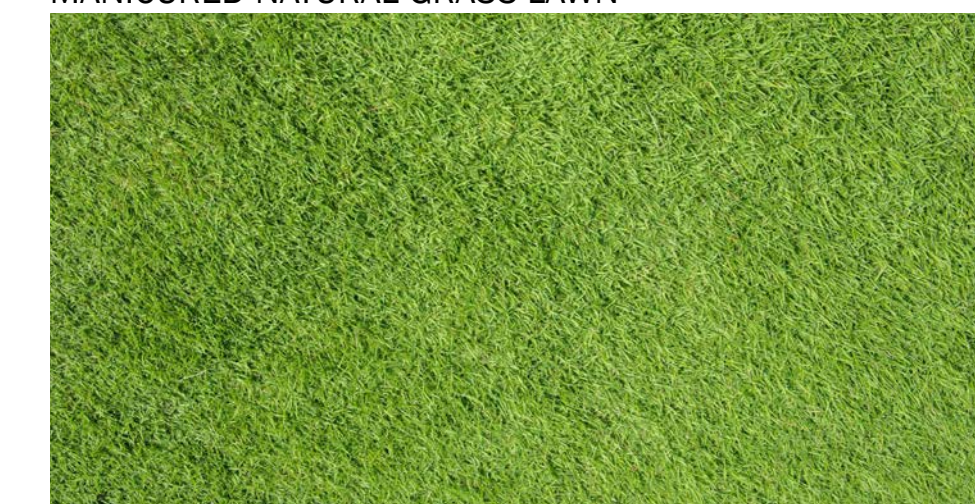
WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



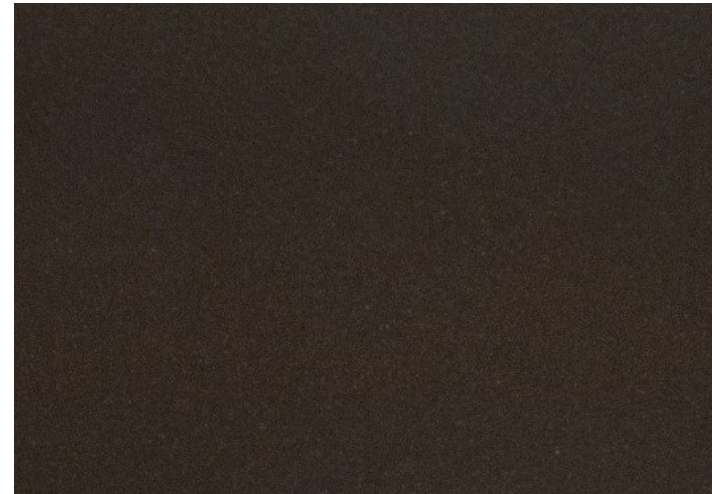
PEDESTRIAN STAIRS & SIDEWALKS:
SMOOTH CONCRETE



ACTIVITY & EVENT LAWNS:
MANICURED NATURAL GRASS LAWN



METAL ACCENTS:
DARK ANODIZED BRONZE FINISH



PATIO & POOL DECK FINISH:
SLATE FLAGSTONE PAVERS



PEDESTRIAN TRAILS & CAMPSITES:
COMPRESSED DG NATURAL GRAY FINISH

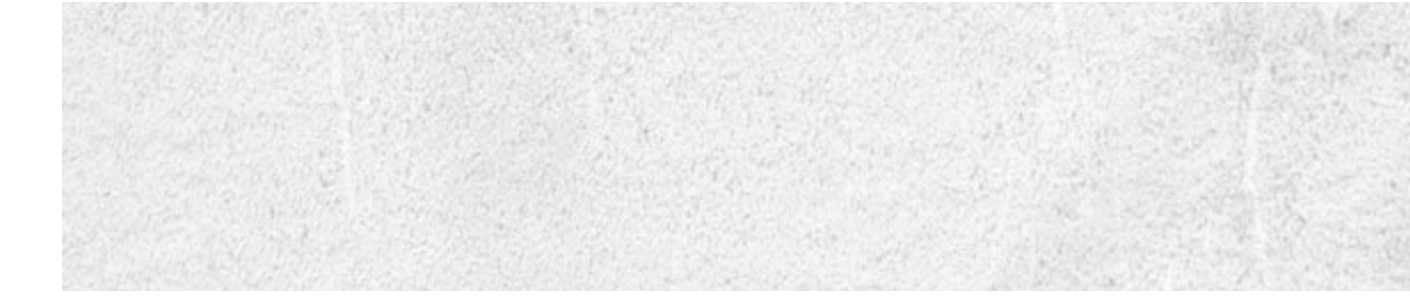


SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE GROTTO & THE TERRACE

A17
SCHEMATIC
PACKAGE

06/21/20024

SITE MAP - RESORT ZONE (THE OASIS, NEST & AIRSTREAM VILLAGE)



“NEST” GLAMPING UNITS W/ PRIVATE DECK & SPA



“OASIS” GLAMPING CLUSTERS W/ PEDESTRIAN TRAILS



“AIRSTREAM VILLAGE” CAMPSITE W/ PRIVATE PARKING STALL



“OASIS” GLAMPING UNITS W/ PRIVATE DECK ON THE WATER



THE “AIRSTREAM VILLAGE” UNITS

PRE-FAB AIRSTREAM (OR SIMILAR) CAMPER:
STAINLESS STEEL FINISH



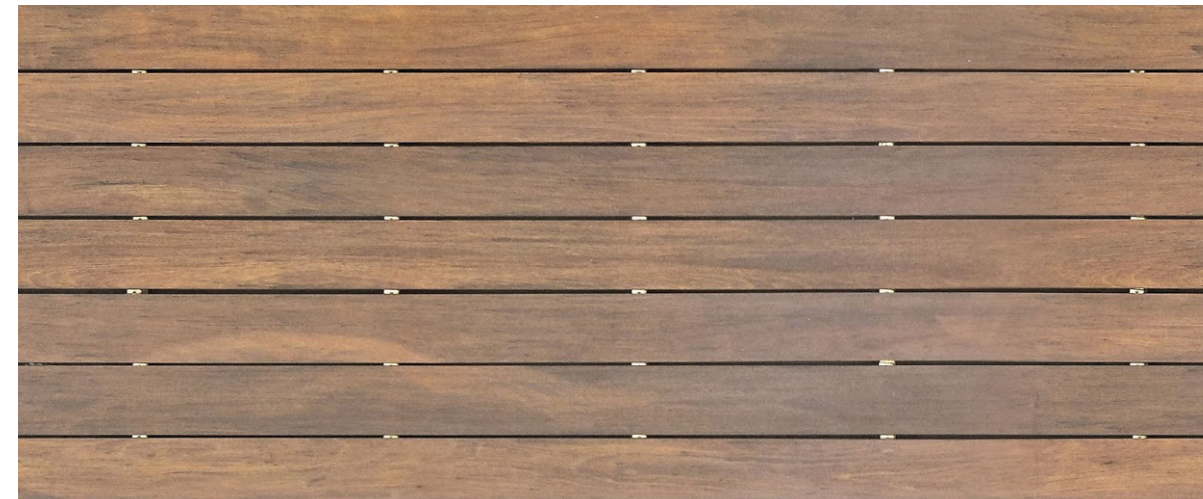
PARKING AREA:
COMPRESSED DG NATURAL GRAY FINISH



PRE-FAB GLAMPING CAPSULE:
WHITE EXTERIOR FINISH W/ BLACK FRAME GLAZING



PRIVATE DECK MATERIAL:
WOODEN DECKING NATURAL OAK FINISH

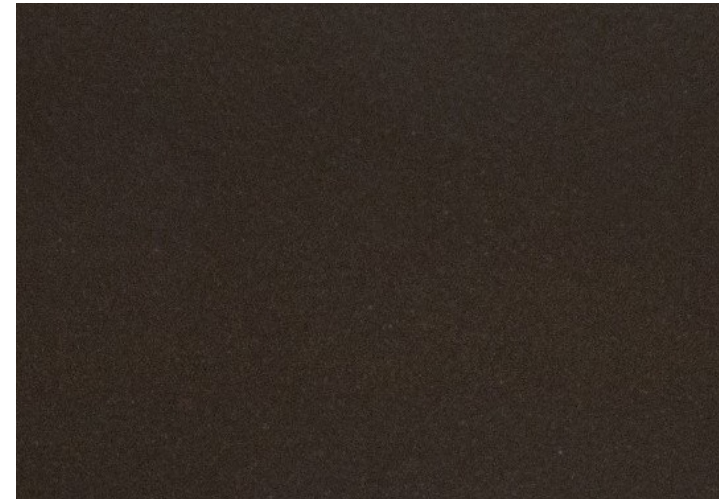


THE “OASIS” CABANAS

PLASTER FINISH:
SMOOTH WHITE STUCCO



METAL A-FRAME STRUCTURE:
DARK ANODIZED BRONZE FINISH



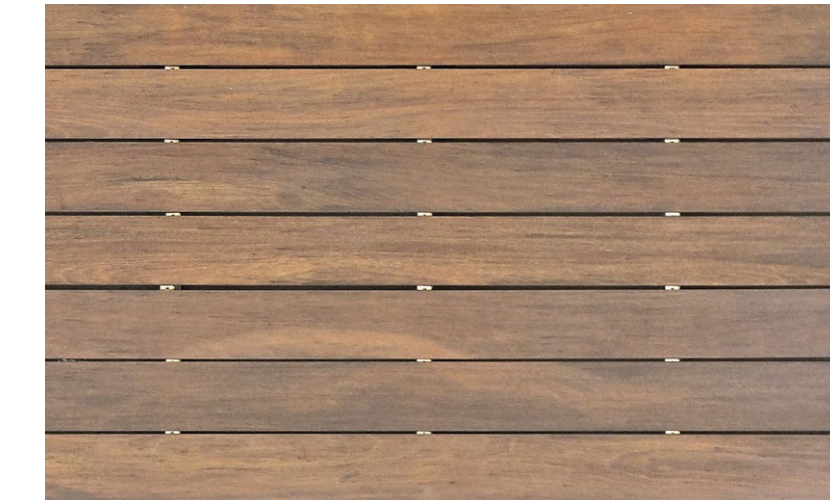
EXTERIOR CURTAINS:
HEAVY CANVAS PRIVACY DRAPES



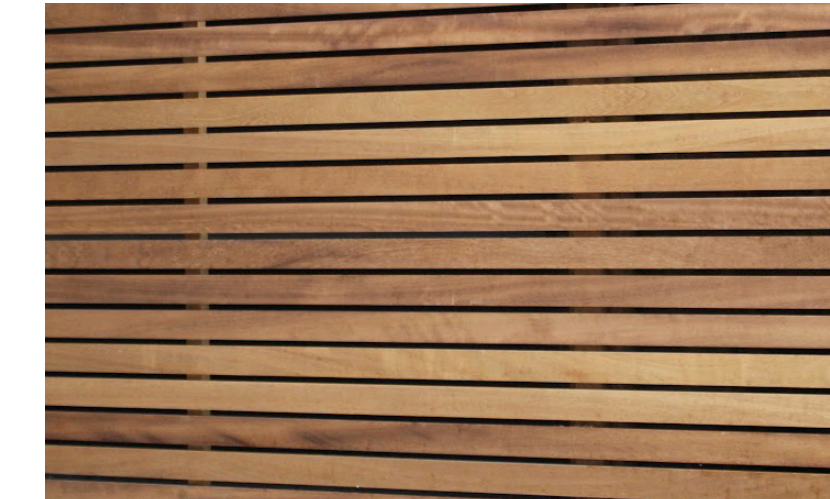
EXTERIOR GLAZING:
BLACK FRAME CURTAIN WALL SYSTEM



PRIVATE DECK MATERIAL:
WOODEN DECKING NATURAL OAK FINISH

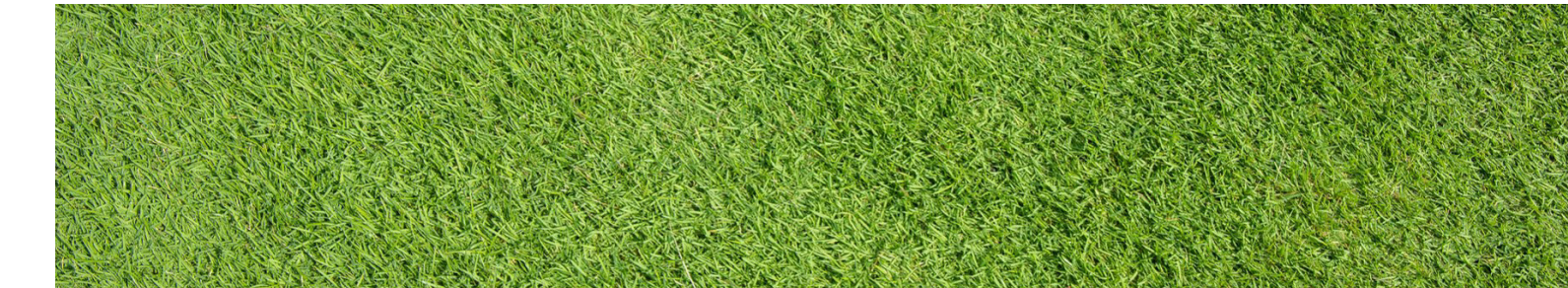


DECK PRIVACY SCREEN:
HORIZONTAL WOODEN SLATS NATURAL OAK FINISH

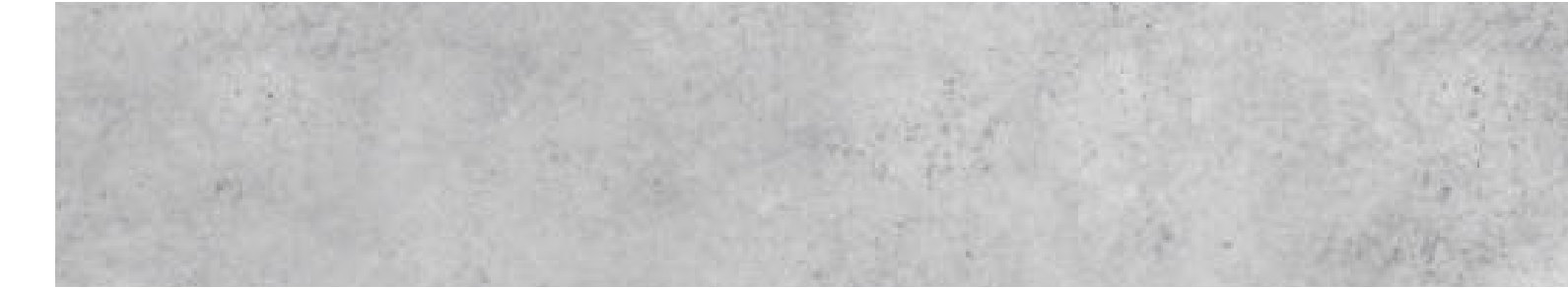


COMMON PAVING MATERIALS

NATURAL GRASS LAWNS



SMOOTH CONCRETE PEDESTRIAN SIDEWALKS



COMPRESSED DG PEDESTRIAN TRAILS



DEL RIO RANCH

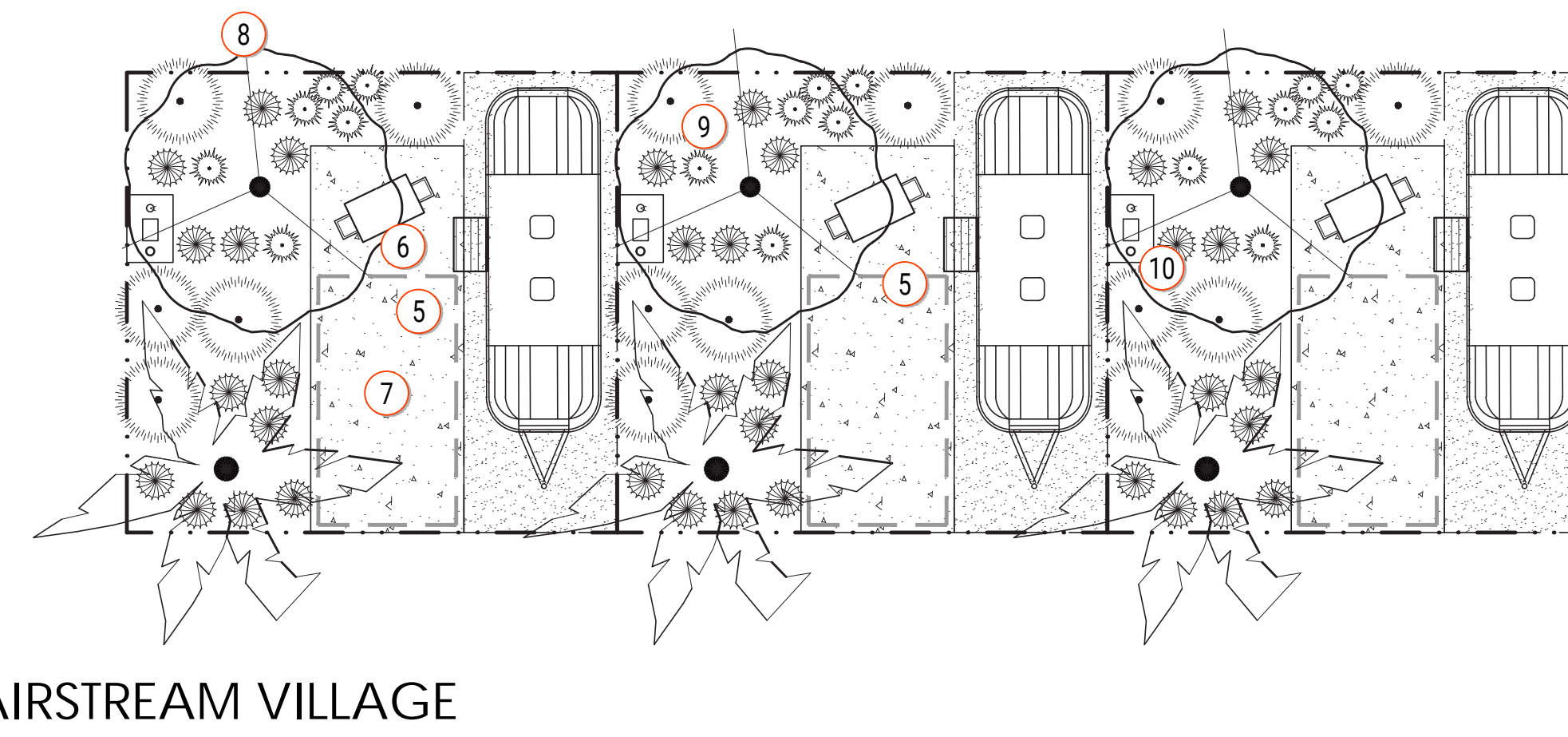
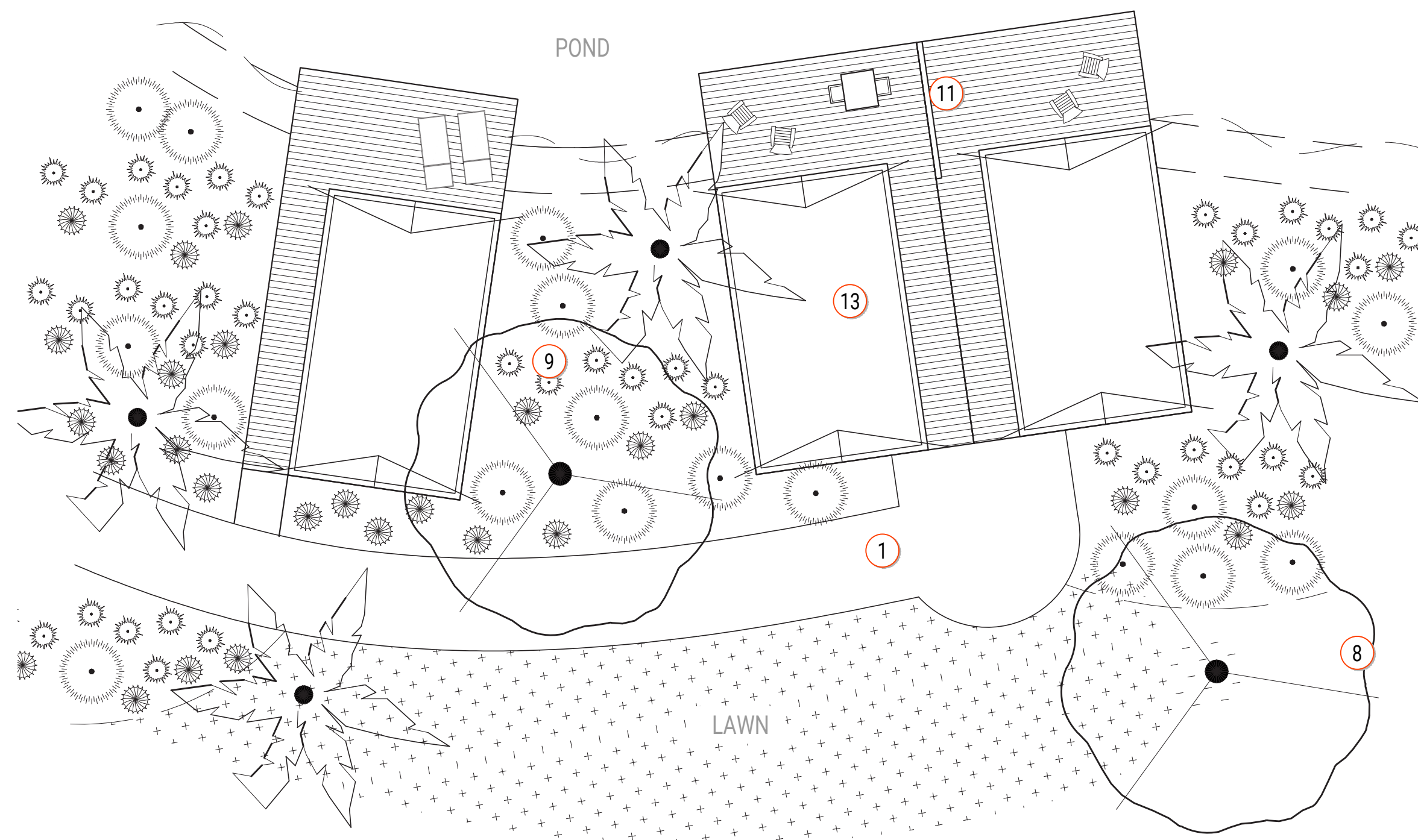
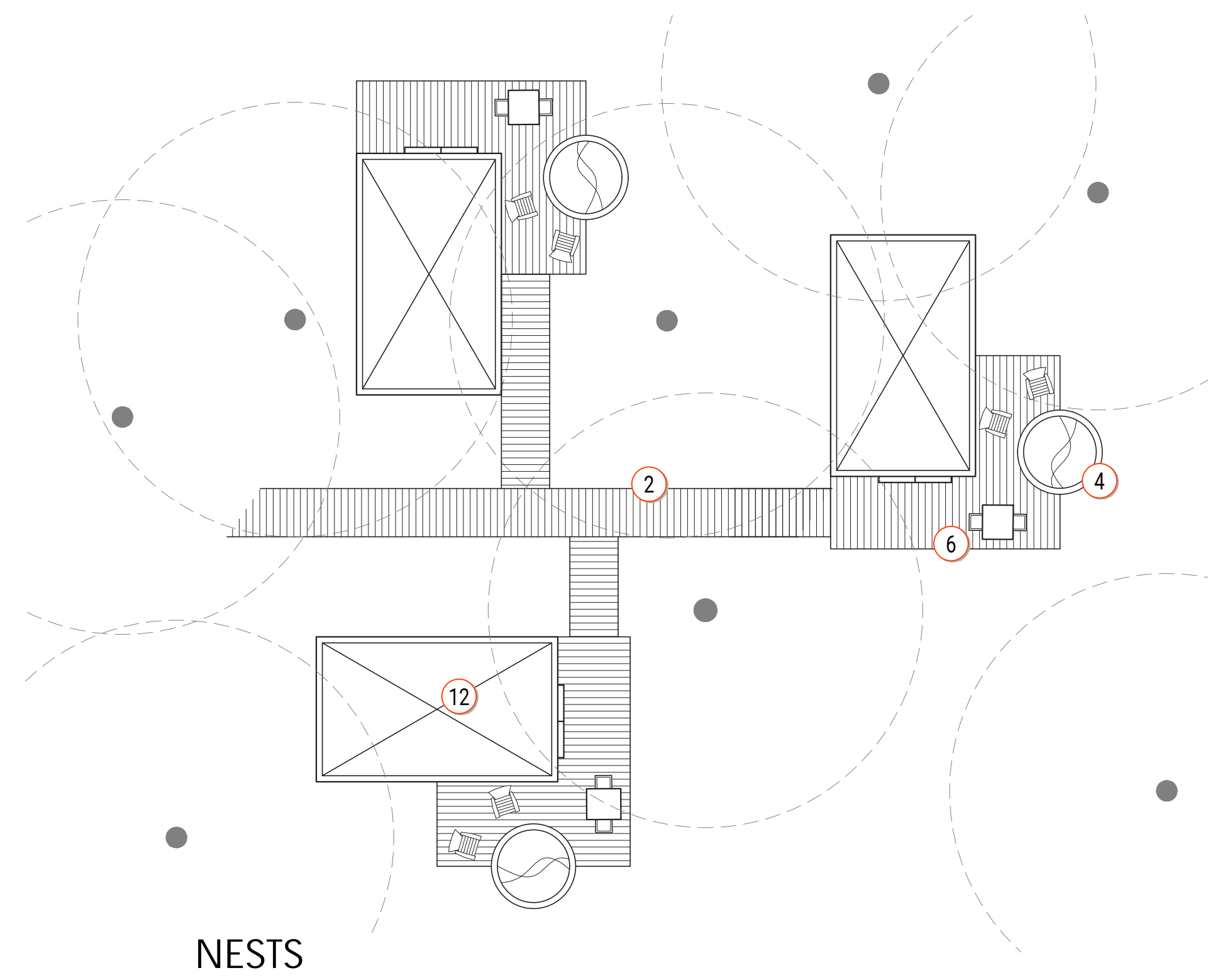
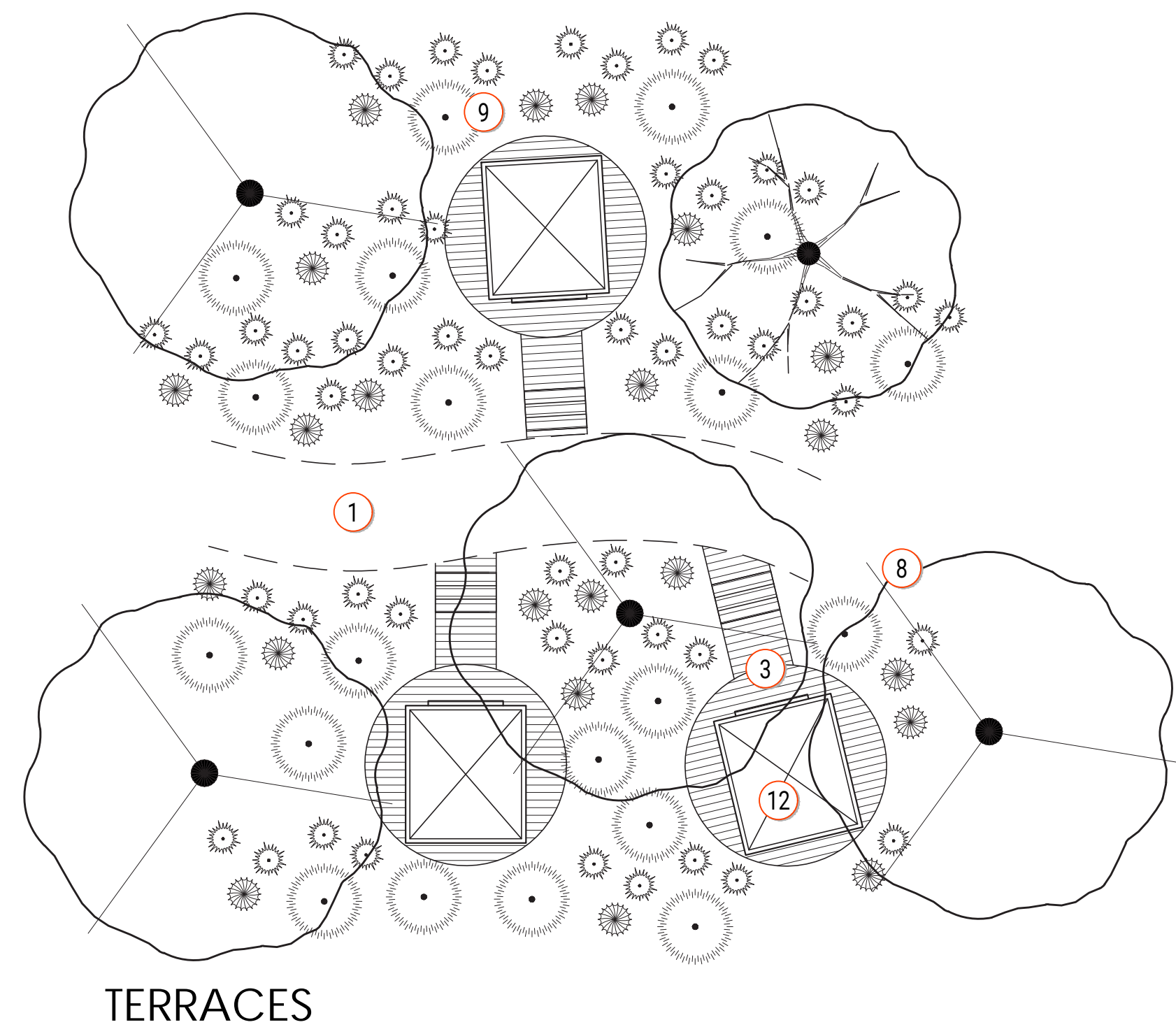
2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE OASIS, NEST & AIRSTREAM VILLAGE

A18

SCHEMATIC PACKAGE

06/21/20024



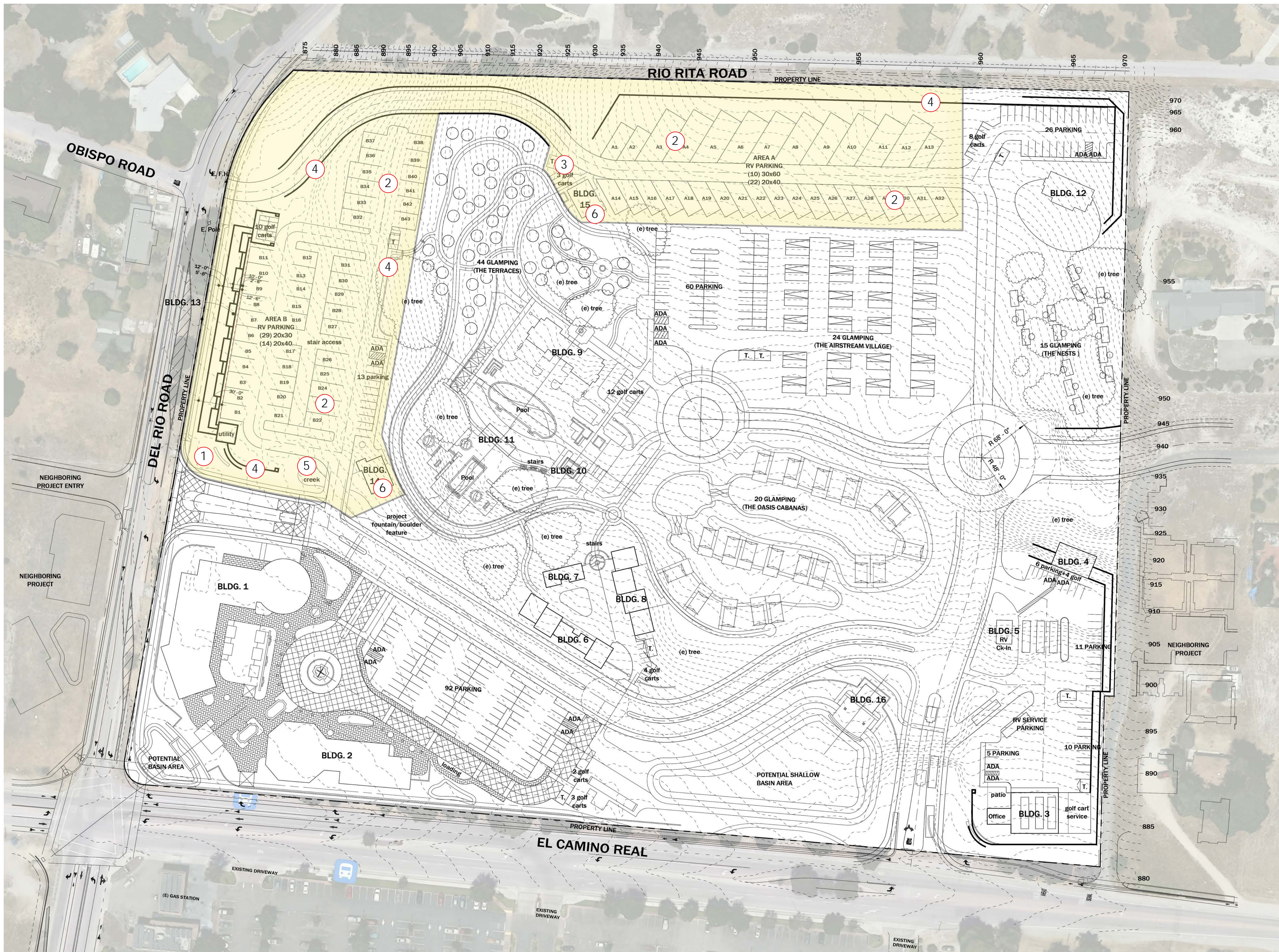
DESIGN KEY

- ① COMPACTED DECOMPOSED GRANITE CART PATH
- ② RAISED DECK PLATFORM (PROTECT OAKS)
- ③ DECK PLATFORM ON GRADE
- ④ CEDAR TUBS AT PREMIUM UNITS
- ⑤ CONCRETE PATIO
- ⑥ PICNIC TABLE
- ⑦ PARKING SPACE
- ⑧ SHADE TREES TYP
- ⑨ SCREENING SHRUBS TO PROVIDE PRIVACY
- ⑩ STANDARD HOOKUPS
- ⑪ ROLLING GATE FOR GROUP RESERVATION
- ⑫ CANVAS OR LIKE MATERIAL SEMI PERMANENT STRUCTURE
- ⑬ FULLY CONDITIONED PERMANENT STRUCTURE



LEGEND

- ① THE "OASIS" GLAMPING UNITS
- ② NATURAL PEDESTRIAN PATHS
- ③ TURN CIRCLE & DROP-OFF
- ④ LANDSCAPE FEATURE @ TURN CIRCLE
- ⑤ CLUBHOUSE AREA
- ⑥ THE COURTYARD
- ⑦ SITE WALLS & RETAINING



- LEGEND**
- 1 PROJECT ENTRY SIGNAGE
 - 2 VEHICLE & RV CAMPSITES W/ FULL HOOK-UPS
 - 3 GOLF CART PARKING STATION
 - 4 SITE WALLS & RETAINING W/ LANDSCAPE BUFFERS
 - 5 DRY CREEK & LANDSCAPE FEATURE
 - 6 RESTROOMS & SHOWERS BUILDING

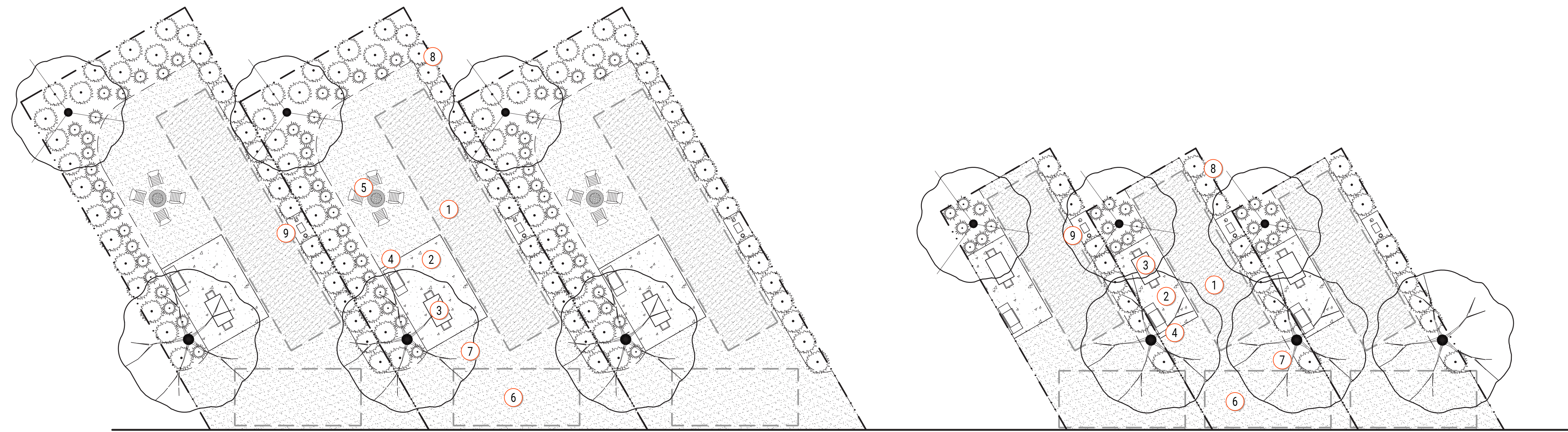


DEL RIO RANCH
 2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE PLAN - RV ZONE

A21
 SCHEMATIC PACKAGE

06/21/20024



DESIGN KEY

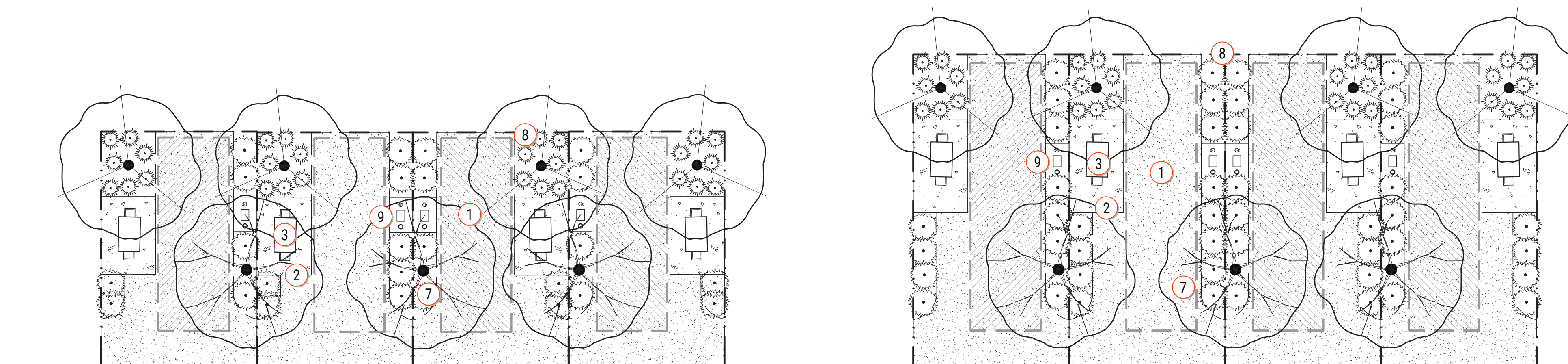
- 1 COMPACTED DECOMPOSED GRANITE
- 2 CONCRETE PATIO
- 3 PICNIC TABLE
- 4 BBQ (PREMIUM SITE OPTION)
- 5 FIRE PIT (PREMIUM SITE OPTION)
- 6 PARKING SPACE
- 7 SHADE TREES TYP
- 8 SCREENING SHRUBS TO PROVIDE PRIVACY
- 9 STANDARD HOOKUPS

ROADWAY

ROADWAY

30X60 BACK IN ANGLE

20X40 BACK IN ANGLE



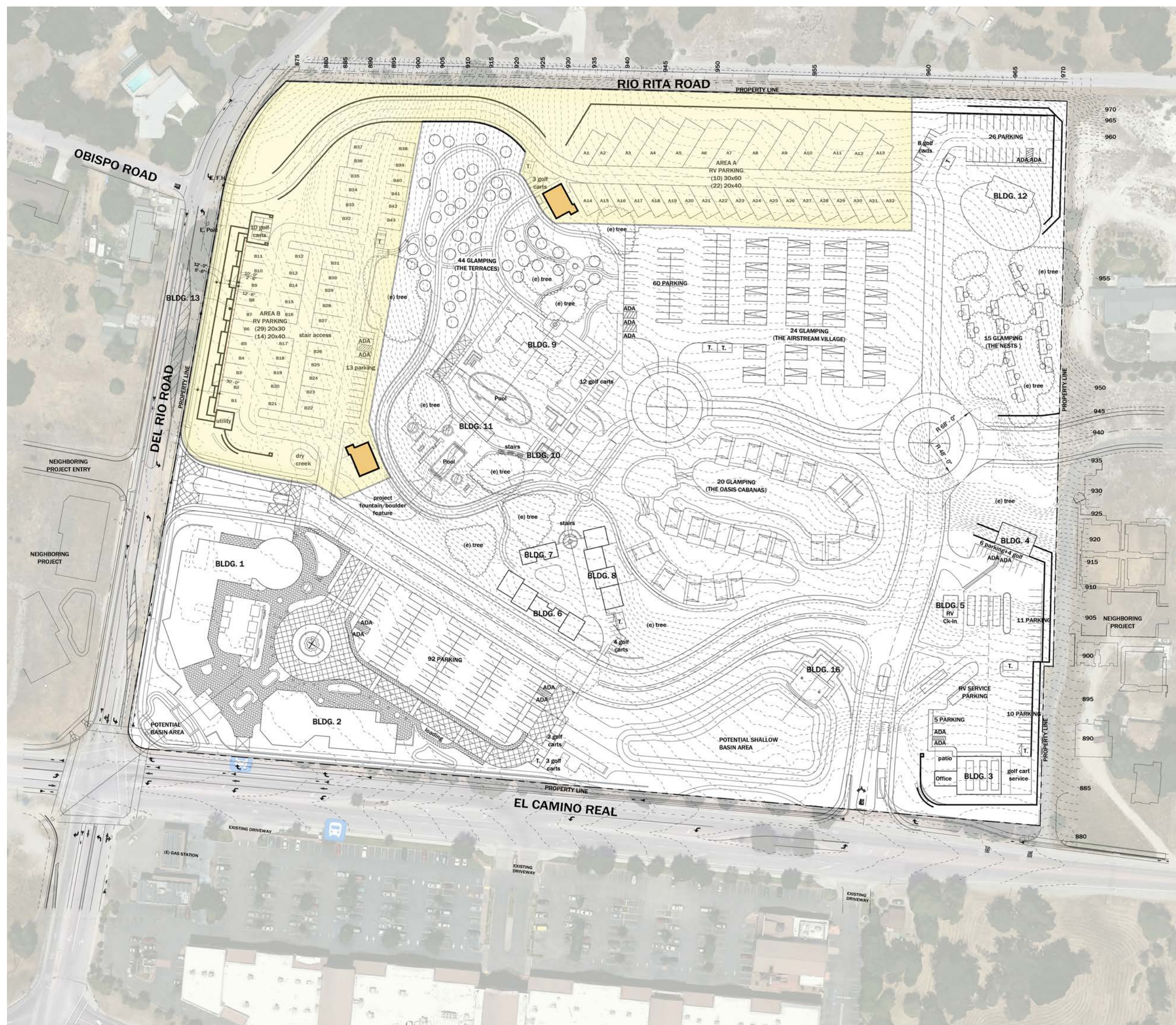
ROADWAY

ROADWAY

20X30 BACK + PULL IN

20X40 BACK + PULL IN

SITE MAP - RV ZONE (VEHICLE CAMPSITES & RESTROOMS)



SCATTERED LAWN GAMES & SEATING AREAS



LARGE VEHICLE BACK-IN CAMP SITES W/ FULL HOOKUPS



CONCRETE VEHICLE PAD W/ GRAVEL CAMPSITE AREA

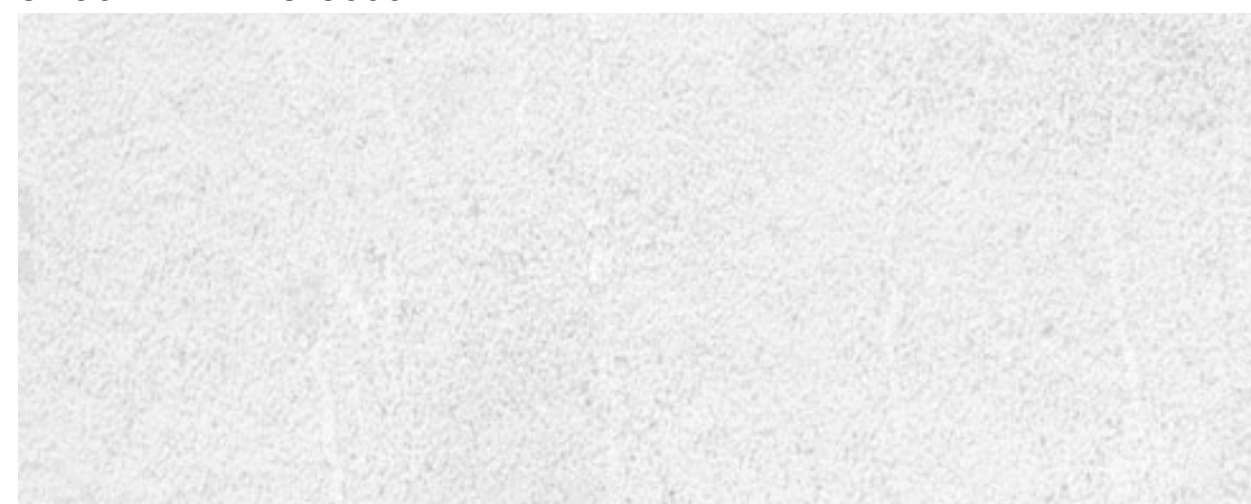


BUILDING MATERIALS

RESTROOM & SHOWER BUILDINGS:
STUCCO W/ CLAY TILE ROOF



PRIMARY PLASTER FINISH:
SMOOTH WHITE STUCCO



ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



PAVING MATERIALS

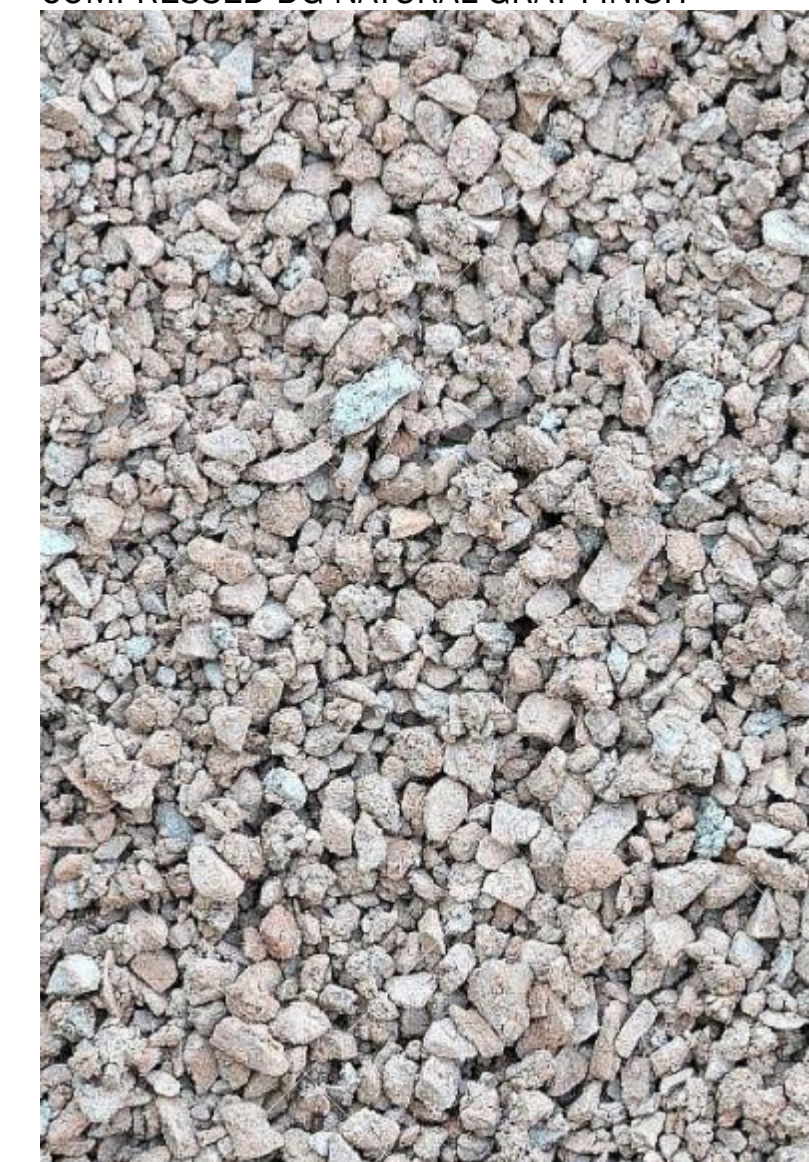
TYPICAL ROAD FINISH:
ASPHALT



VEHICLE PARKING PADS & SIDEWALKS:
SMOOTH CONCRETE



PEDESTRIAN TRAILS & CAMPSITES:
COMPRESSED DG NATURAL GRAY FINISH



SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - VEHICLE CAMPSITES

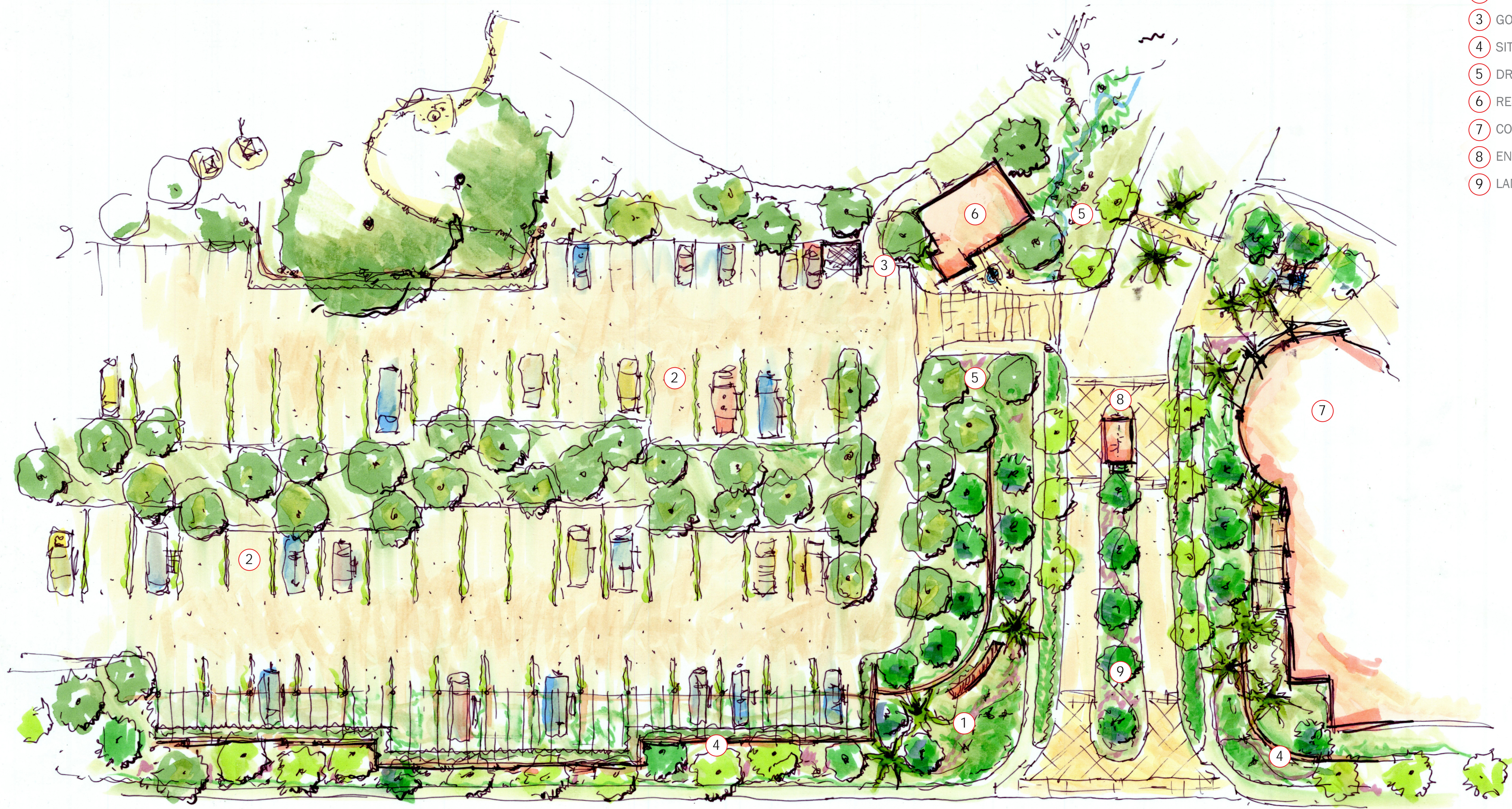
A23

SCHEMATIC PACKAGE

06/21/20024

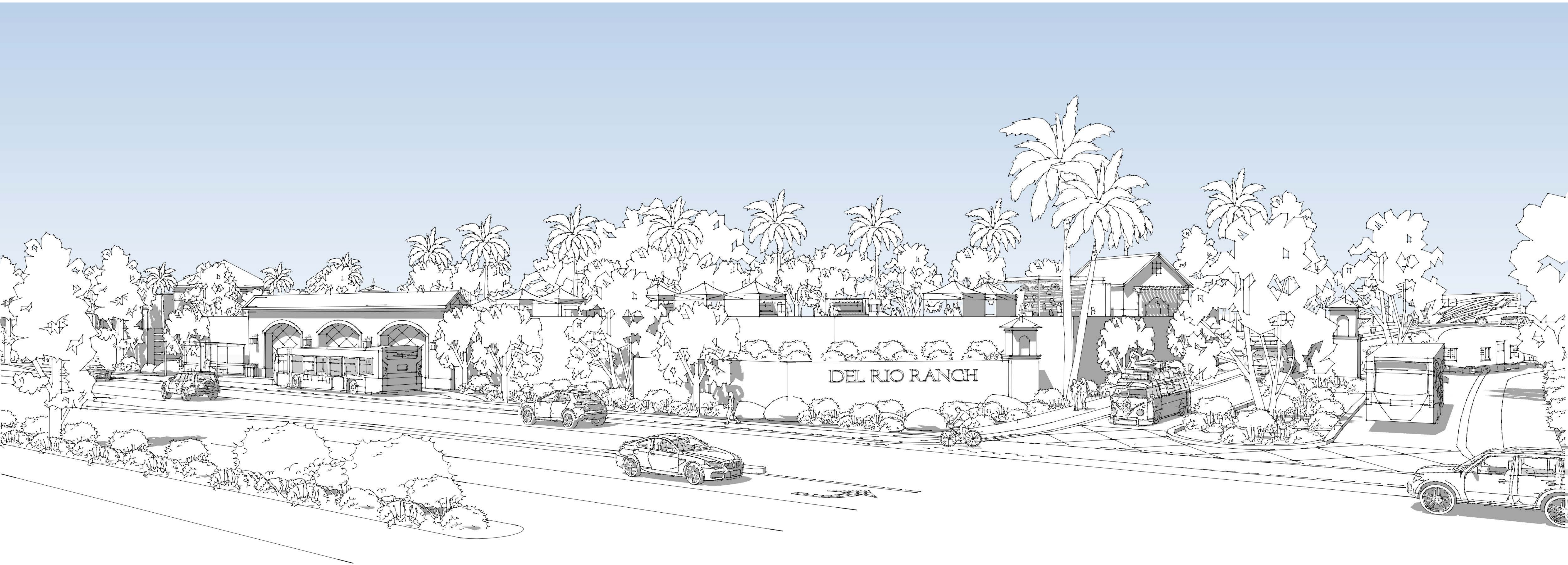
LEGEND

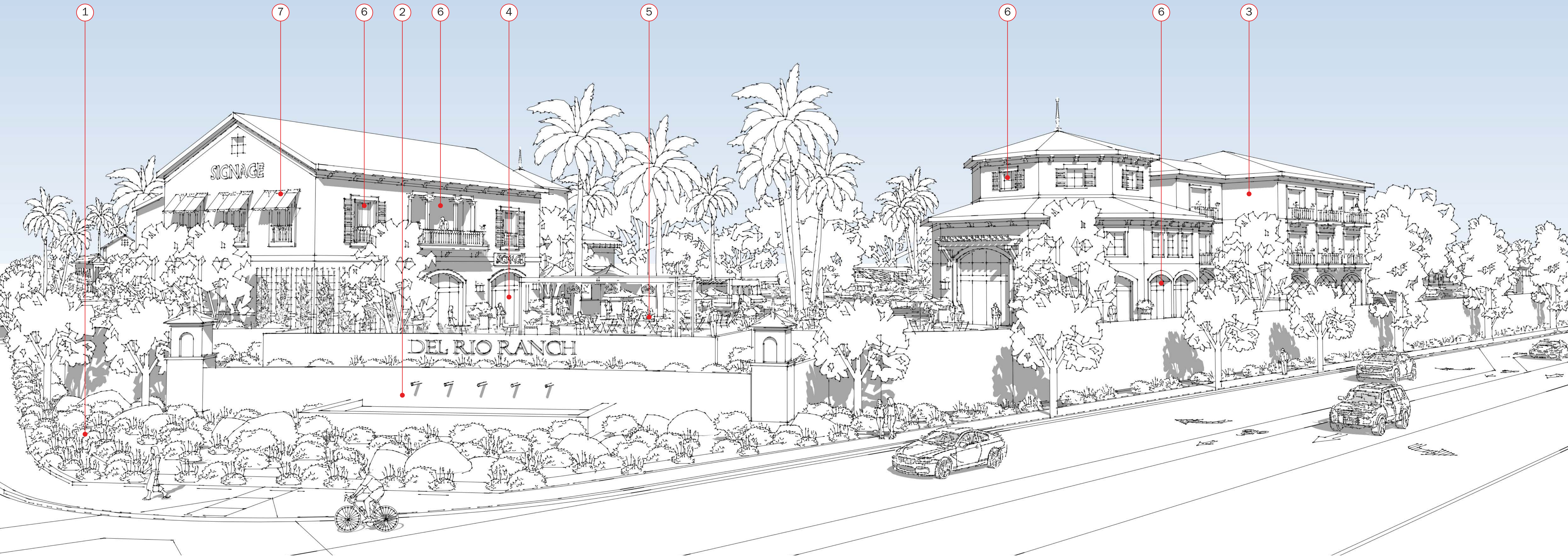
- ① PROJECT ENTRY SIGNAGE
- ② VEHICLE & RV CAMPSITES W/ FULL HOOK-UPS
- ③ GOLF CART PARKING STATION
- ④ SITE WALLS & RETAINING W/ LANDSCAPE BUFFERS
- ⑤ DRY CREEK & LANDSCAPE FEATURE
- ⑥ RESTROOMS & SHOWERS BUILDING
- ⑦ COMMERCIAL BUILDINGS
- ⑧ ENTRY KIOSK
- ⑨ LANDSCAPED MEDIAN



DEL RIO RD.







MEDITERRANEAN MATERIALS & LANDSCAPE PALETTE

CONCRETE SITE WALLS W/ SCUPPER WATER FEATURE

SIMPLE STUCCO WALLS & MEDITERANNEAN TILE ROOFS

SHOPS & ENTERTAINMENT

FLEXIBLE PEDESTRIAN PLAZA & EVENT PATIO W/ SEATING & LANDSCAPE

ITALIAN-STYLE DETAILS: ARCHES, PRECAST TRIM, CANVAS WINDOW SHUTTERS & IRON RAILS
 ITALIAN-STYLE DETAILS: AWNINGS W/ IRON RAILS



DEL RIO RANCH

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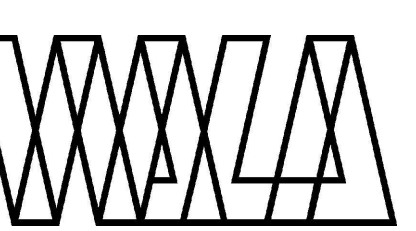
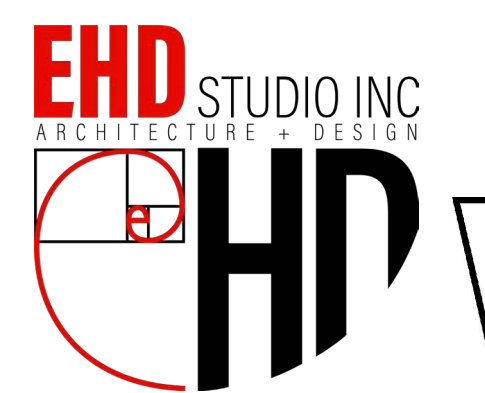
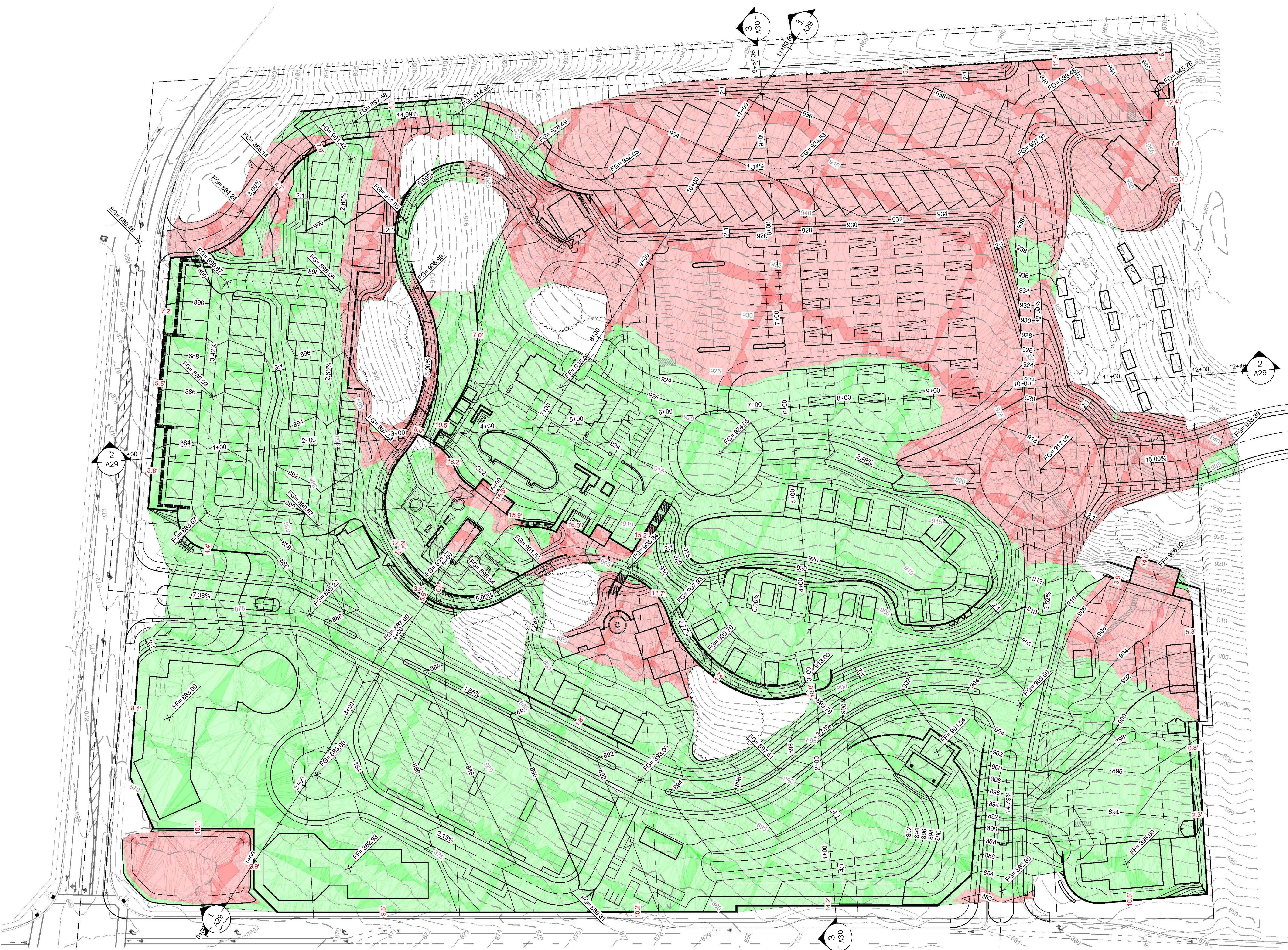
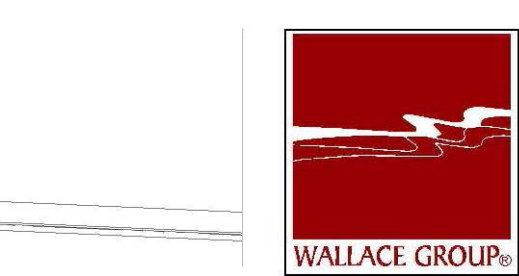
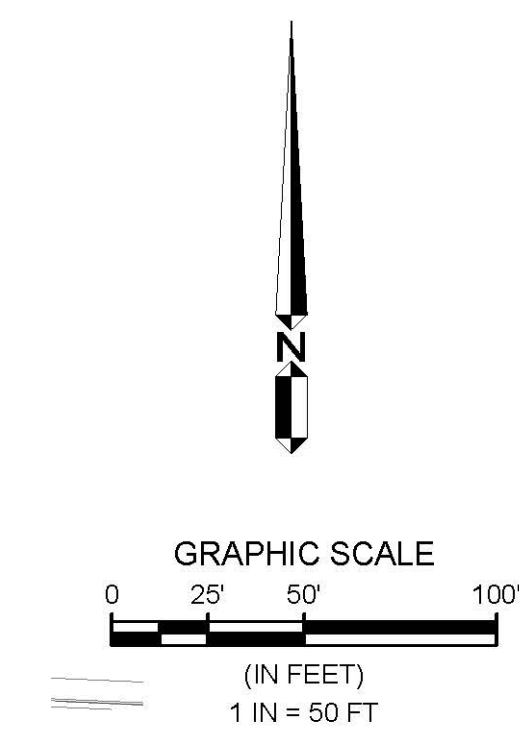
CONCEPT PERSPECTIVE SKETCH-EL CAMINO AND DEL RIO

06/21/20024

A27
SCHEMATIC PACKAGE

Total Cut: 68912.26 Cu. Yd.
 Total Fill: 166594.67 Cu. Yd.
 Net: 97682.41 Cu. Yd. <Fill>
 Cut

LEGEND:
 2.2' RED NUMBERS DENOTE THE APPROXIMATE WALL HEIGHT OF PROPOSED RETAINING WALLS.



DEL RIO RANCH
 2115 EL CAMINO REAL - ATASCADERO, CA 93422

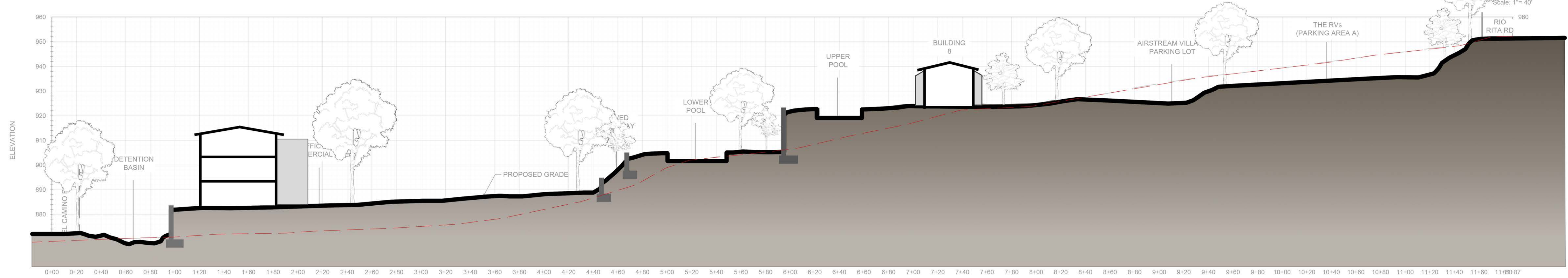
GRADING PLAN

C1
 SCHEMATIC PACKAGE

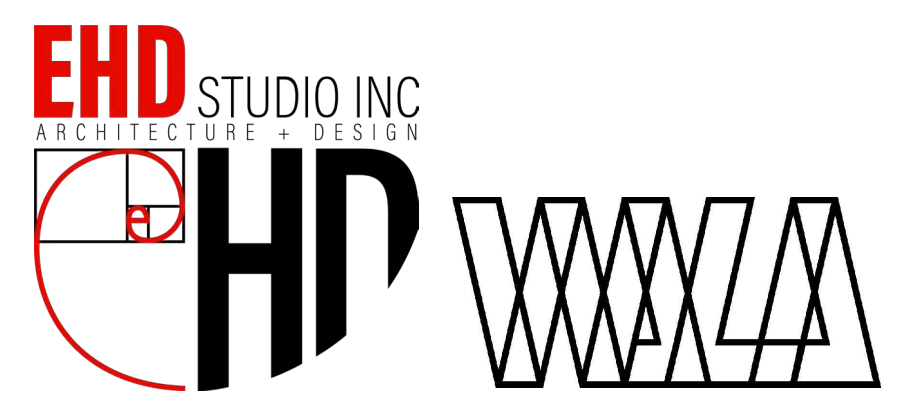
06/21/20024



Plan View #1



1 Cross Section #1

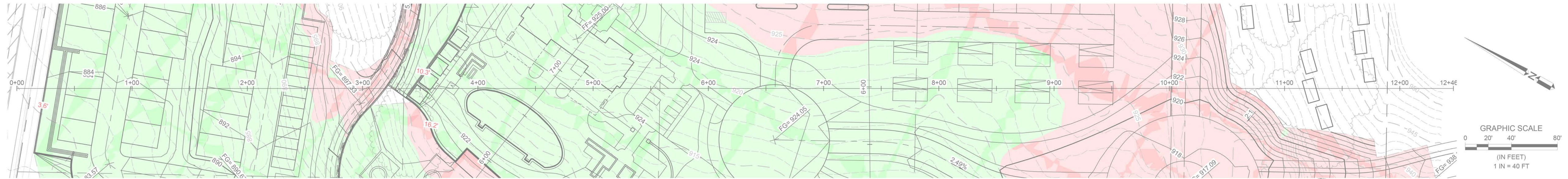


DEL RIO RANCH
 2115 EL CAMINO REAL - ATASCADERO, CA 93422

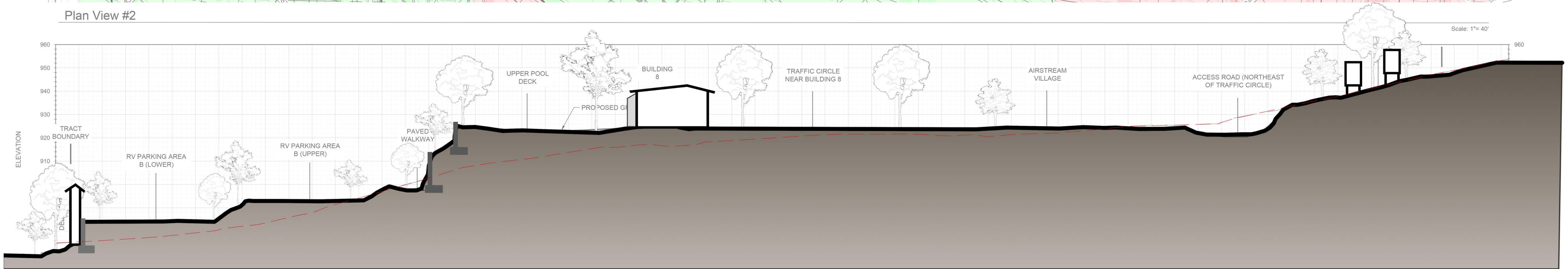
SITE SECTION 1

A28
 SCHEMATIC PACKAGE

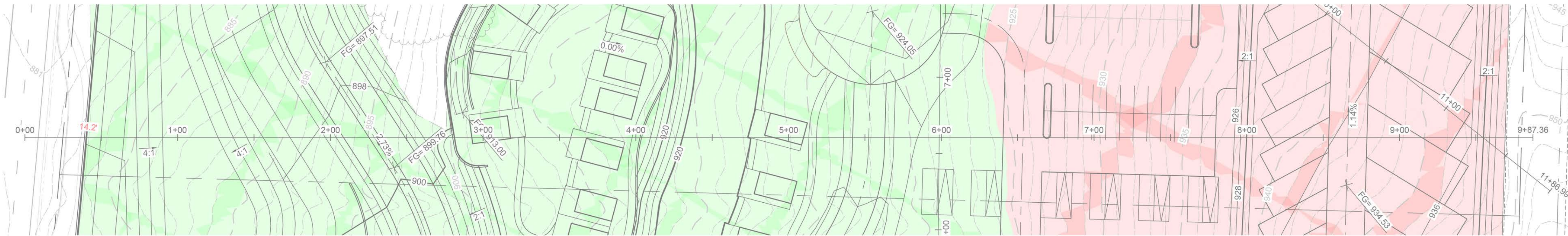
06/21/20024



Plan View #2

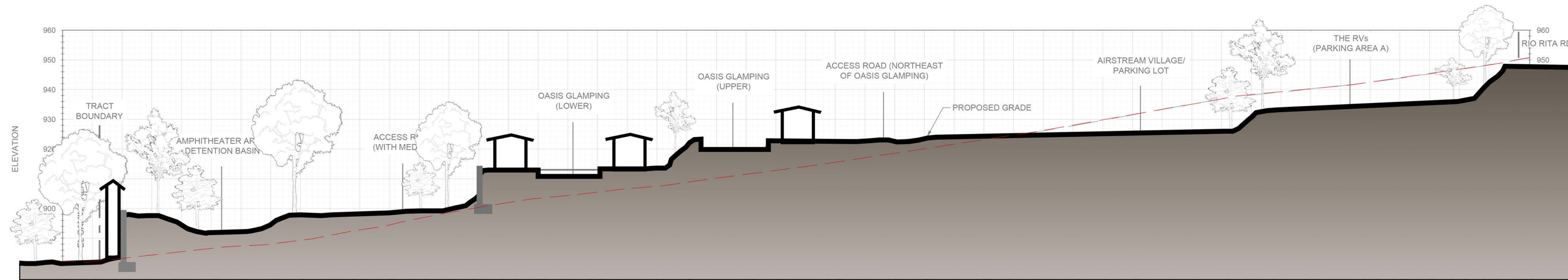


2 Cross Section #2



Plan View #3





Scale: 1"= 40'

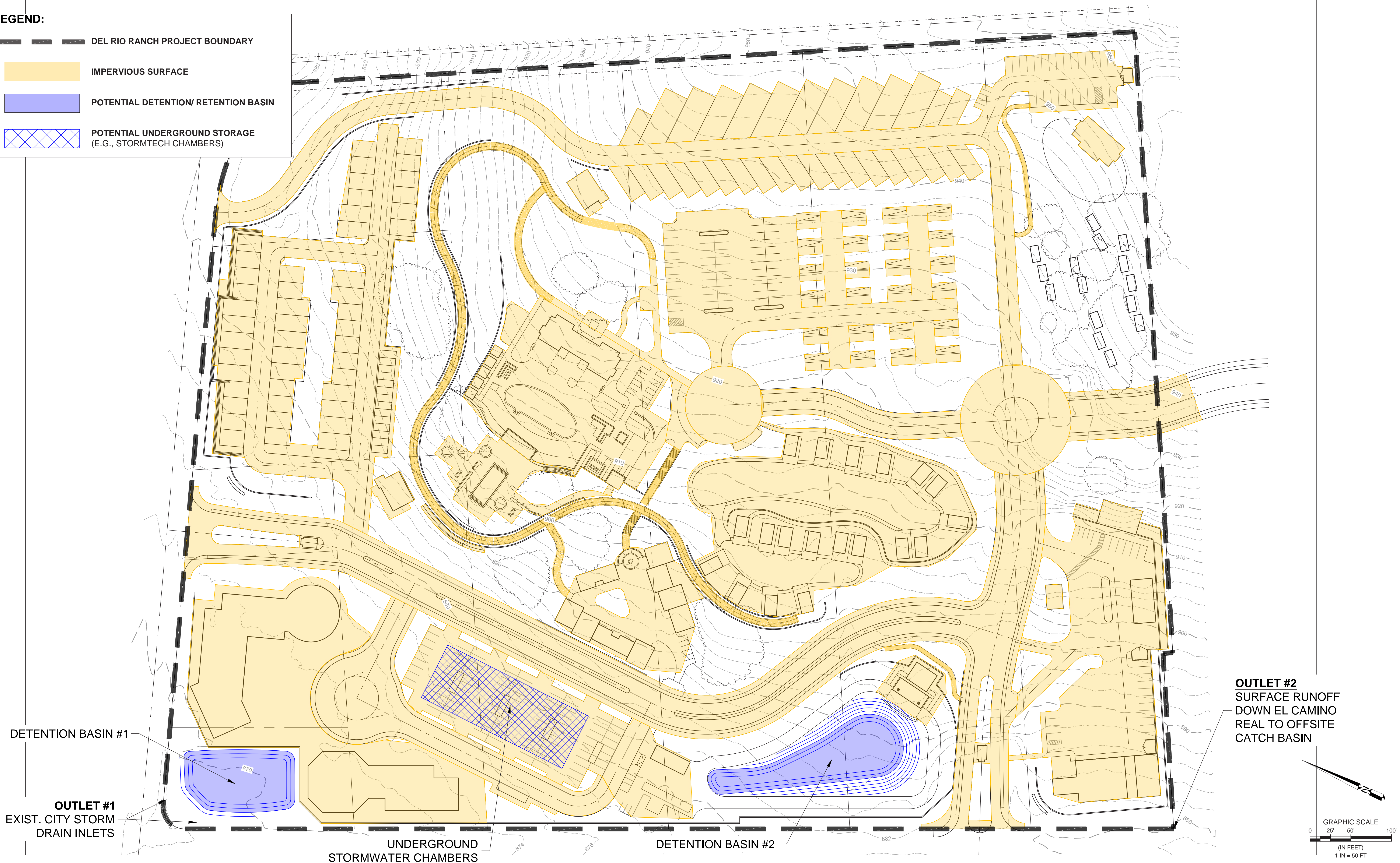


3 Cross Section #3

Scale: Horz: 1"= 40'; Vert: 1"= 20'

LEGEND:

-  DEL RIO RANCH PROJECT BOUNDARY
-  IMPERVIOUS SURFACE
-  POTENTIAL DETENTION/RETENTION BASIN
-  POTENTIAL UNDERGROUND STORAGE (E.G., STORMTECH CHAMBERS)





DEL RIO RANCH

PROJECT
 MIXED-USE DEVELOPMENT
DEL RIO RANCH
 ATASCADERO CALIFORNIA 93422

LOVE ARCHITECTURE
 VERTICAL LANDSCAPE ARCHITECTURE
 COMMERCIAL



1001 S CHAMBERLAIN BLVD
 ATASCADERO, CA 93422
 805.427.8888
 lovearchitecture.com

DATES
 08/2021-PC

DRAWN BY
 DON LOVE

SHEET TITLE
 ARCHITECTURAL MASTER SITE PLAN

SHEET #
 A1.1



LANDSCAPE SCREENING

- A** LANDSCAPE BUFFERING ALONG PRIMARY STREET FRONTAGE OF DEL RIO RANCH. THE LANDSCAPE BUFFERING BETWEEN THE PUBLIC RIGHT OF WAY STRIPS AND THE LANDSCAPE BUFFERING BETWEEN THE PUBLIC RIGHT OF WAY STRIPS AND THE GROUND COVER WITH APPLICABLE RAZED ROAD AND SHEET PILES IS RELATED TO THE DESIGN OF THE ARCHITECTURE AND THE LAYOUT OF THE DEVELOPMENT. BUFFERING SPECIES:
 PLACEMAN, BOUTELOUA, OBERON, SARGOLIA, ROBINA
- B** LANDSCAPE BUFFERING ALONG DEL RIO ROAD. BUFFERING BETWEEN THE PUBLIC RIGHT OF WAY STRIPS AND THE GROUND COVER WITH APPLICABLE RAZED ROAD AND SHEET PILES IS RELATED TO THE DESIGN OF THE ARCHITECTURE AND THE LAYOUT OF THE DEVELOPMENT. BUFFERING SPECIES:
 PLACEMAN, BOUTELOUA, OBERON, SARGOLIA, ROBINA
- C** LANDSCAPE BUFFERING AT THE RETAIL AND LODGING RESORT. BUFFERING BETWEEN THE PUBLIC RIGHT OF WAY STRIPS AND THE GROUND COVER WITH APPLICABLE RAZED ROAD AND SHEET PILES IS RELATED TO THE DESIGN OF THE ARCHITECTURE AND THE LAYOUT OF THE DEVELOPMENT. BUFFERING SPECIES:
 PLACEMAN, BOUTELOUA, OBERON, SARGOLIA, ROBINA
- D** LANDSCAPE BUFFERING AT THE HOTEL AND RESTAURANT. BUFFERING BETWEEN THE PUBLIC RIGHT OF WAY STRIPS AND THE GROUND COVER WITH APPLICABLE RAZED ROAD AND SHEET PILES IS RELATED TO THE DESIGN OF THE ARCHITECTURE AND THE LAYOUT OF THE DEVELOPMENT. BUFFERING SPECIES:
 PLACEMAN, BOUTELOUA, OBERON, SARGOLIA, ROBINA

ACCESSIBILITY NOTES

ACCESSIBLE PATH OF TRAVEL ALONG ALL SIDEWAYS
 THE ACCESSIBLE PATH OF TRAVEL ALONG ALL SIDEWAYS SHALL BE MAINTAINED AT ALL TIMES AT A MINIMUM WIDTH OF 48 INCHES. ANY OBSTACLES SHALL BE REMOVED OR RELOCATED TO MAINTAIN THE ACCESSIBLE PATH OF TRAVEL AT ALL TIMES. THE ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES AT A MINIMUM WIDTH OF 48 INCHES. ANY OBSTACLES SHALL BE REMOVED OR RELOCATED TO MAINTAIN THE ACCESSIBLE PATH OF TRAVEL AT ALL TIMES.

