CITY OF ATASCADERO CITY COUNCIL AGENDA

MEETING INFORMATION:
The City Council meeting will be held in the City Council Chambers and in-person attendance will be available at that location.

HOW TO OBSERVE THE MEETING REMOTELY:
To observe remotely, residents can livestream the meeting on **Zoom**, SLO-SPAN.org, on Spectrum cable Channel 20 in Atascadero, and listen live on KPRL Radio 1230AM and 99.3FM. The video recording of the meeting will repeat daily on Channel 20 at 1:00 am, 9:00 am, and 6:00 pm and will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

https://us02web.zoom.us/webinar/register/WN_ZwJ7a031S3KXauEym9ehaA

HOW TO SUBMIT PUBLIC COMMENT:
Public comment may be provided in-person.

Written public comments are accepted at cityclerk@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email**. Such comments will be forwarded to the City Council and made a part of the administrative record. ***To ensure distribution to the City Council before consideration of an item, please submit comments not later than 12:00 p.m. the day of the meeting.*** All correspondence will be distributed to the City Council, posted on the City's website, and be made part of the official public record of the meeting. ***Please note, comments will not be read into the record.*** Please be aware that communications sent to the City Council are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES 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.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:
California Government Code section 84308 ("Levine Act") requires a party to or participant in a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, to disclose any contribution of more than $500 that the party or participant (or their agent) has made to a member of the City Council within the prior 12 months. The City Council Member(s) who receive such a contribution are disqualified and not able to participate in the proceedings and are also required to disclose that fact for the official record of the subject proceedings. Disclosures must include the amount of the campaign contribution and identify the recipient City Council Member and may be made either in writing to the City Clerk before the agenda item or by verbal disclosure during consideration. The Levine Act also prohibits, during the proceeding and for 12 months following a final decision, a party to or participant in (or their agent) a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, from making a contribution of more than $500 to any member of the City Council or anyone running for City Council.

City Council 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 office of the City Clerk and are available for public inspection on our website, **www.atascadero.org.** Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the City Council. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Council meetings that are made a part of the record or referred to in their statement will be noted in the Minutes and available for review by contacting the City Clerk's office. All documents will be available for public inspection by appointment during City Hall business hours.

CITY OF ATASCADERO
CITY COUNCIL

AGENDA

Tuesday, January 28, 2025

City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

City Council Regular Session: 6:00 P.M.

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE: Council Member Funk

ROLL CALL:
Mayor Bourbeau
Mayor Pro Tem Dariz
Council Member Funk
Council Member Newsom
Council Member Peek

A. CONSENT CALENDAR: (All items on the consent calendar are considered routine and non-controversial by City staff and will be acted upon by a single action of the City Council unless otherwise requested by an individual Council Member for separate consideration. Public comment on Consent Calendar items will be invited prior to action on the Calendar.)

1. City Council Draft Minutes – January 14, 2025, Regular Meeting
- Recommendation: Council approve the January 14, 2025, City Council Regular Meeting Minutes. [City Clerk]

2. December 2024 Accounts Payable and Payroll
- Fiscal Impact: $ 5,256,137.30
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks December 2024. [Administrative Services]

3. ADU Ordinance Update (ZCH24-0098)
- Fiscal Impact: None.
- Recommendation: Council adopt on second reading, by title only, Draft Ordinance amending Title 9, Planning & Zoning, Chapter 5, Accessory Dwelling Units, for consistency with State law and clarity related to developmental standards. [Community Development]

4. **El Camino Real Downtown Infrastructure Enhancement Project – Supplemental Electrical Bore and Wiring Construction Award**
   - Fiscal Impact: Up to $235,000 in General Funds, of which $85,000 is currently budgeted in the Downtown Infrastructure Enhancement Project budget, and $150,000 would be allocation from General Fund Reserves.
   - Recommendation: Council:
     1. Award a construction contract to Lee Wilson Electric Company for $212,980 for the Base Bid for the El Camino Real Downtown Infrastructure Enhancement – Supplemental Electrical Bore and Wiring Project, Project No. C2017T01(2) ("Project").
     2. Authorize the Director of Administrative Services to allocate an additional $150,000 in General Fund Reserves toward the Project for FY2024/25.[Public Works]

5. **Financial System Software Replacement**
   - Fiscal Impact: Approval of the Financial software replacement platform will incur expenditures of $484,000 in Technology Replacement Funds allocated for this project and $172,000 in General Funds over a three-year period.
   - Recommendation: Council:
     1. Authorize the City Manager to execute a contract with Tyler Technologies, Inc in the amount of $581,518, plus travel expenses not to exceed $24,180, for the configuration, data conversion, implementation, training, and subscription for a replacement financial system.
     2. Authorize the Administrative Services Director to appropriate an additional $371,760 from the Technology Replacement Fund. [Administrative Services]

UPDATES FROM THE CITY MANAGER: (The City Manager will give an oral report on any current issues of concern to the City Council.)

COMMUNITY FORUM: (This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Any members of the public who have questions or need information may contact the City Clerk's Office, between the hours of 8:30 a.m. and 5:00 p.m. at (805) 470-3400, or cityclerk@atascadero.org.)

B. PUBLIC HEARINGS:

1. **Del Rio Road Commercial Area Specific Plan / Del Rio Ranch (DEV24-0044)**
   - Fiscal Impact: The project provides for the development of a vacant site with a significant commercial and tourist-oriented development. Short-term rental units will be subject to TOT and the planned commercial uses are anticipated to contribute to the economic vitality of the surrounding area. The new public road will be accepted into the City's road system for access and maintenance, however, these costs are not expected to outweigh the increases in revenue from development of the site.

- Recommendation: Planning Commission recommends Council:
  1. Adopt Draft Resolution A approving a General Plan Map Amendment, based on findings.
  2. Introduce for first reading, by title only, Draft Ordinance approving a zone map change and amendments to the Del Rio Commercial Area Specific Plan.
  3. Adopt Draft Resolution B approving a Conditional Use Permit to establish a Master Plan of Development for the Del Rio Ranch project, based on findings and subject to conditions of approval. [Community Development]

C. MANAGEMENT REPORTS:

1. Fiscal Year 2023-2024 Audit

- Fiscal Impact: None.
- Recommendation: Council review and accept the financial audit for the period ending June 30, 2024 [Administrative Services]

2. Consideration of Action to Fill the at-large positions on Planning Commission and the Citizens Sales Tax Oversight Committee

- Fiscal Impact: None
- Recommendation: Discussion and consideration of whether to fill the at-large positions on Planning Commission and the Citizens Sales Tax Oversight Committee by appointment of the current applicants, following interviews of the current applicants, or soliciting additional applicants for interviews and appointment [City Clerk]

E. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS: (On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. The following represent standing committees. Informative status reports will be given, as felt necessary):

Mayor Bourbeau
1. City Selection Committee
2. County Mayor's Round Table
3. Integrated Waste Management Authority (IWMA)

Mayor Pro Tem Dariz
1. Air Pollution Control District
2. California Joint Powers Insurance Authority (CJPIA) Board
3. Community Action Partnership of San Luis Obispo (CAPSLO)
4. Visit SLO CAL Advisory Committee

Council Member Funk
1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. Design Review Committee
3. Homeless Services Oversight Council
4. REACH SLO Advisory Commission

Council Member Newsom

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. League of California Cities – Council Liaison
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Council Member Peek

1. City of Atascadero Finance Committee
2. City/Schools Committee
3. Design Review Committee
4. SLO County Water Resources Advisory Committee (WRAC)

F. **INDIVIDUAL DETERMINATION AND / OR ACTION:** (Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

1. City Council
2. City Clerk
3. City Treasurer
4. City Attorney
5. City Manager

ADJOURNMENT

CITY OF ATASCADERO
CITY COUNCIL

Draft Minutes

Tuesday, January 14, 2025

City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

City Council Closed Session:	**5:30 P.M.**
City Council Regular Session:	**6:00 P.M.**
Successor Agency to the Community Redevelopment Agency of Atascadero:	**Immediately following conclusion of the City Council Regular Session**
Public Financing Authority:	**Immediately following conclusion of the Successor Agency Session**

Mayor Bourbeau called the City Council Meeting to order at 5:31 pm

Council Member Funk arrived at 5:44 pm

ROLL CALL:

Present:	Council Members Funk, Newsom, Peek, Mayor Pro Tem Dariz, and Mayor Bourbeau
Absent:	None
Others Present:	None
Staff Present:	City Manager James R. Lewis, Deputy City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman

CITY COUNCIL CLOSED SESSION:

1. **CLOSED SESSION — PUBLIC COMMENT: None**

2. **COUNCIL LEAVES CHAMBERS TO BEGIN CLOSED SESSION**

3. **CLOSED SESSION — CALL TO ORDER**

   a. **Conference with Legal Counsel – Anticipated Litigation**
   Significant exposure (Government Code Sec. 54956.9(d)(4) – one potential case

4. **CLOSED SESSION — ADJOURNMENT**

5. **COUNCIL RETURNS**

6. **CLOSED SESSION — REPORT, if any**

   a. **December 10, 2024**
   b. **January 14, 2024**

City Attorney Fleishman reported that there was no reportable action from Closed Session

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

Mayor Bourbeau called the meeting to order at 6:00 P.M. and Mayor Pro Tem Dariz led the Pledge of Allegiance.

ROLL CALL:

Present:	Council Members Funk, Newson, Peek, Mayor Pro Tem Dariz, and Mayor Borbeau
Absent:	None
Others Present:	None
Staff Present:	City Manager Jim Lewis, Deputy City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman, Police Chief Dan Suttles, Fire Chief Casey Bryson, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Administrative Services Director/City Treasurer Jeri Rangel, Deputy City Manager – IT Luke Knight, and Assistant Planner Sam Mountain

A. CONSENT CALENDAR:

1. **City Council Draft Minutes – December 10, 2024, Regular Meeting**
   - Recommendation: Council approve the December 10, 2024, City Council Regular Meeting Minutes. [City Clerk]

2. **Accounts Payable and Payroll**
   - Fiscal Impact: $ 6,144,914.65
   - Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for November 2024. [Administrative Services]

3. **Atascadero Tourism Business Improvement District (ATBID) Appointment of Board Member Vacancy**
   - Fiscal Impact: None.

- Recommendation: Council appoint Clint Pearce with Madonna Enterprises to the ATBID Advisory Board Member vacancy for the term ending June 30, 2025. [Community Services and Promotions]

PUBLIC COMMENT:

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: None.

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Newsom

1. Approve the Consent Calendar.

AYES (5): Funk, Newsom, Peek, Dariz and Bourbeau

Passed 5-0

UPDATES FROM THE CITY MANAGER:

City Manager Lewis gave an update on projects and events within the City.

COMMUNITY FORUM:

The following persons spoke during Community Forum: Sherry Hayford, Jessica McGinnis and Wendy Lewis

B. PUBLIC HEARINGS:

1. **ADU Ordinance Update (ZCH24---98)**
   - Fiscal Impact: None.
   - Recommendation: Planning Commission recommends Council: Introduce for first reading, by title only, Draft Ordinance to amend Title 9, Planning & Zoning, Chapter 5, Accessory Dwelling Units, for consistency with State law. [Community Development]

Ex Parte: None

Community Development Director Dunsmore gave the presentation. Director Dunsmore and Assistant Planner Mountain answered questions from the City Council.

PUBLIC COMMENT:

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: None

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Newsom

AYES (5): Funk, Newsom, Peek, Dariz and Bourbeau

Passed 5-0

Notice of Public Hearing Cancellation:

2. **Ordinance adding Title 5, Chapter 4 Section .02 to include a Downtown Entertainment Zone as permitted under SB 969 amending the state Business and Professions Code, relating to alcoholic beverages.**

Mayor Bourbeau advised that this item was cancelled.

C. MANAGEMENT REPORTS:

1. **2025 Federal and State Legislative Platform**
   - Fiscal Impact: None.
   - Recommendation: Council:
     1. Approve the 2025 Federal and State Legislative Platform.
     2. Receive an oral report on the 2024 Legislative Session wrap-up and a 2025 Legislative Session look ahead.
     3. Consider support for legislation efforts that allow for a future, voter-approved, San Luis Obispo Council of Governments transportation-specific sales tax measure to be waived from the two percent local sales tax limit. [City Manager]

Deputy City Manager Christensen gave the presentation. Deputy City Manager Christensen and City Manager Lewis answered questions from City Council.

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: None

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Dariz

1. **Approve the legislative platform with the following changes to the Fire/EMS/Disaster Preparedness section:**
   a. **Add "Support funding for disaster relief assistance/programs" under both the State and Federal headings.**
   b. **Add "Support efforts to preserve the private homeowner's insurance market in California" under the State heading.**

AYES (5): Funk, Newsom, Peek, Dariz and Bourbeau

Passed 5-0

State Lobbyist Jason Gonsalves, Gonsalves & Sons, gave an oral report on the 2024 Legislative Session wrap-up and a 2025 Legislative Session look ahead.

James Whorthly, SLOCOG, gave a brief presentation asking Council to consider support for legislation efforts that allow for a future, voter-approved, San Luis Obispo Council of Governments transportation-specific sales tax measure to be waived from the two percent local sales tax limit.

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: None

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Bourbeau
SECOND BY: Dariz

2. Authorize Mayor Bourbeau to draft a letter to Senator Laird, on behalf of Council, in support of a half cent exemption on the local tax cap, specifically for transportation-purposes only.

AYES (5): Funk, Newsom, Peek, Dariz and Bourbeau

Passed 5-0

2. <u>Approval of Fiscal Year 2024 Annual Road Report</u>

- <u>Fiscal Impact</u>: Distribution of the 2024 Community Road Report is estimated to cost about $5,000 in budgeted General Fund.
- <u>Recommendation</u>: Citizens' Sales Tax Oversight Committee recommends Council:
    1. Approve the Fiscal Year 2024 Annual Road Report.
    2. Approve the 2024 Community Road Report. [Administrative Services]

Administrative Services Director Rangel presented this item and answered questions from Council. Public Works Director DeBar also answered questions from Council.

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: Dave Matson

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Dariz
SECOND BY: Funk

AYES (5): Funk, Newsom, Peek, Dariz and Bourbeau

Passed 5-0

E. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

<u>Mayor Bourbeau</u>

1. City Selection Committee

Mayor Bourbeau noted attendance at the 100th Birthday Celebration for Rosemary Dexter and that as a result of Ms. Dexter's community philanthropy, over $60,000 was raised for Atascadero Loaves and Fishes.

Mayor Pro Tem Dariz
1. Air Pollution Control District
2. Community Action Partnership of San Luis Obispo (CAPSLO)
3. Visit SLO CAL Advisory Committee

Council Member Funk
1. Homeless Services Oversight Council

Council Member Newsom
1. City / Schools Committee
2. SLO Council of Governments (SLOCOG)
3. SLO Regional Transit Authority (RTA)

Council Member Peek
1. City/Schools Committee

F. INDIVIDUAL DETERMINATION AND / OR ACTION:

Deputy City Manager/City Clerk Christensen gave an update on Planning Commission and CSTOC at-large positions. Council directed staff to bring option to the Council at the 1/28 meeting regarding the appointments for the at-large positions.

ADJOURN TO MEETING OF THE SUCCESSOR AGENCY

Mayor Bourbeau adjourned at 8:15 p.m. to the meeting of the Successor Agency.

MINUTES PREPARED BY:

_____
Alyssa Slater
Deputy City Clerk

APPROVED:

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A2

Department: Administrative Services
Date: 1/28/25
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES
PREPARED BY: ADRIANA ANGÜIS, ACCOUNTING SPECIALIST

SUBJECT: December 2024 Accounts Payable and Payroll

RECOMMENDATION:

Council approve certified City accounts payable, payroll and payroll vendor checks for December 2024.

DISCUSSION:

Attached for City Council review and approval are the following:

PAYROLL				
Dated	12/5/24	Checks # 36217-36222	$	4,615.37
		Direct Deposits		417,328.99
Dated	12/19/24	Checks # 36223-36230		8,306.74
		Direct Deposits		405,193.68
ACCOUNTS PAYABLE				
Dated 12/1/24-12/31/24		Checks # 180162 - 180427 & EFTs 5399-5432		4,420,692.52
		TOTAL AMOUNT	$	5,256,137.30

FISCAL IMPACT:

Total expenditures for all funds is	$	5,256,137.30

CERTIFICATION:

The undersigned certifies that the attached demands have been released for payment and that funds are available for these demands.

Jeri Rangel
Director of Administrative Services

REVIEWED AND APPROVED FOR COUNCIL AGENDA

James R. Lewis, City Manager

ATTACHMENT:

December 2024 Eden Warrant Register in the amount of	$	4,420,692.52

City of Atascadero

Disbursement Listing

For the Month of December 2024

Check Number	Check Date	Vendor	Description	Amount
180162	12/03/2024	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	230,946.81
180165	12/03/2024	GIS BENEFITS	Payroll Vendor Payment	16,530.20
5416	12/05/2024	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	4,461.34
180166	12/05/2024	ZACHARIAH JACKSON	Accounts Payable Check	428.20
180167	12/05/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	32,814.36
180168	12/05/2024	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	263,005.43
180169	12/05/2024	WEX BANK - BUSINESS UNIVERSAL	Accounts Payable Check	11,462.62
180170	12/05/2024	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	9,341.65
180171	12/05/2024	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,151.80
180172	12/05/2024	FRANCHISE TAX BOARD	Payroll Vendor Payment	150.00
180173	12/05/2024	IAFF MERP	Payroll Vendor Payment	1,900.00
180174	12/05/2024	MISSIONSQUARE	Payroll Vendor Payment	16,444.92
180175	12/05/2024	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	725.08
180176	12/05/2024	SLO COUNTY SHERIFF	Payroll Vendor Payment	200.00
5399	12/06/2024	MCGRIFF INSURANCE SERVICE TRUIST INSURANCE H(	Payroll Vendor Payment	1,377.94
5400	12/06/2024	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	11,023.76
5401	12/06/2024	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	692.30
5402	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	16,929.52
5403	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	35,831.98
5404	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,902.18
5405	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,830.30
5406	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,773.51
5407	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,067.66
5408	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	18,424.51
5409	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	31,765.08
5410	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	5,078.68
5411	12/06/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	500.00
5412	12/06/2024	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,180.00
5413	12/06/2024	SEIU LOCAL 620	Payroll Vendor Payment	986.06
5414	12/10/2024	RABOBANK, N.A.	Payroll Vendor Payment	79,743.65
5415	12/10/2024	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	25,253.48
180177	12/13/2024	2 MEXICANS, LLC	Accounts Payable Check	7,796.50
180178	12/13/2024	A.P.S. AUTOMOTIVE	Accounts Payable Check	116.40
180179	12/13/2024	A-1 PEST MANAGEMENT	Accounts Payable Check	499.00
180180	12/13/2024	ACTIVE 911, INC.	Accounts Payable Check	677.25
180181	12/13/2024	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	1,332.00
180182	12/13/2024	AGM CALIFORNIA, INC.	Accounts Payable Check	100.00
180183	12/13/2024	AIRGAS USA, LLC	Accounts Payable Check	54.18
180184	12/13/2024	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	901.54
180186	12/13/2024	AT&T	Accounts Payable Check	1,925.18

City of Atascadero

Disbursement Listing

For the Month of December 2024

Check Number	Check Date	Vendor	Description	Amount
180187	12/13/2024	ATASCADERO HAY & FEED	Accounts Payable Check	3,000.00
180189	12/13/2024	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	17,372.10
180190	12/13/2024	AVILA TRAFFIC SAFETY	Accounts Payable Check	28.28
180191	12/13/2024	BATTERY SYSTEMS, INC.	Accounts Payable Check	192.46
180192	12/13/2024	BAY AREA DRIVING SCHOOL, INC.	Accounts Payable Check	69.99
180193	12/13/2024	KEITH R. BERGHER	Accounts Payable Check	1,719.00
180194	12/13/2024	BERRY MAN, INC.	Accounts Payable Check	375.85
180195	12/13/2024	JOHN R. BLEDSOE	Accounts Payable Check	2,189.04
180196	12/13/2024	COOPER BONECK	Accounts Payable Check	515.00
180197	12/13/2024	BOUND TREE MEDICAL, LLC	Accounts Payable Check	968.12
180198	12/13/2024	BRENDLER JANITORIAL SERVICE	Accounts Payable Check	985.00
180199	12/13/2024	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	111.58
180200	12/13/2024	CA DEPT OF TAX AND FEE ADMIN.	Accounts Payable Check	726.64
180201	12/13/2024	CAL-COAST MACHINERY, INC	Accounts Payable Check	562.14
180202	12/13/2024	KRYSTAL CARLON	Accounts Payable Check	60.50
180203	12/13/2024	CEN-CAL CONSTRUCTION	Accounts Payable Check	1,142,868.69
180204	12/13/2024	CENTRAL COAST CASUALTY REST.	Accounts Payable Check	450.00
180205	12/13/2024	CENTRAL COAST PRINT COMPANY	Accounts Payable Check	215.91
180206	12/13/2024	CHARTER COMMUNICATIONS	Accounts Payable Check	2,025.65
180207	12/13/2024	ALEXANDER CHAVARRIA	Accounts Payable Check	3,455.92
180208	12/13/2024	CHEF'S TABLE CATERING	Accounts Payable Check	3,240.00
180209	12/13/2024	JOSEPH A. CHOUINARD	Accounts Payable Check	3,801.20
180210	12/13/2024	LARA CHRISTENSEN	Accounts Payable Check	87.00
180211	12/13/2024	CITY OF ATASCADERO	Accounts Payable Check	1,568.90
180212	12/13/2024	CITY OF FRESNO-POLICE DEPT.	Accounts Payable Check	860.00
180213	12/13/2024	CLEATH-HARRIS GEOLOGISTS, INC.	Accounts Payable Check	3,253.30
180214	12/13/2024	COLE FARMS, INC.	Accounts Payable Check	2,628.65
180215	12/13/2024	COLOR CRAFT PRINTING	Accounts Payable Check	275.83
180216	12/13/2024	COUNTY OF SAN LUIS OBISPO	Accounts Payable Check	427.00
180217	12/13/2024	COUNTY OF SLO PUBLIC WORKS	Accounts Payable Check	1,626.00
180218	12/13/2024	CRITICAL REACH, INC.	Accounts Payable Check	485.00
180219	12/13/2024	CUESTA POLYGRAPH & INVEST. LLC	Accounts Payable Check	450.00
180220	12/13/2024	CUESTA SPRINGS ICE COMPANY INC	Accounts Payable Check	28,999.82
180221	12/13/2024	CULLIGAN SANTA MARIA	Accounts Payable Check	851.96
180222	12/13/2024	DOOMSDAY SKATE, LLC	Accounts Payable Check	28.80
180223	12/13/2024	EL CAMINO VETERINARY HOSP	Accounts Payable Check	266.20
180224	12/13/2024	EXECUTIVE JANITORIAL	Accounts Payable Check	3,500.00
180225	12/13/2024	FAHLO	Accounts Payable Check	450.80
180226	12/13/2024	VOID	Accounts Payable Check	0.00
180227	12/13/2024	FERRELL'S AUTO REPAIR	Accounts Payable Check	155.00

City of Atascadero

Disbursement Listing

For the Month of December 2024

Check Number	Check Date	Vendor	Description	Amount
180228	12/13/2024	FGL ENVIRONMENTAL	Accounts Payable Check	4,068.00
180229	12/13/2024	FIESTA MAHAR MANUFACTURNG CORP	Accounts Payable Check	619.44
180230	12/13/2024	FIGUEROA'S TIRES	Accounts Payable Check	152.25
180231	12/13/2024	FILIPPIN ENGINEERING, INC.	Accounts Payable Check	86,473.27
180232	12/13/2024	FINQUERY, LLC	Accounts Payable Check	3,816.00
180233	12/13/2024	FRAME PERFECT MEDIA	Accounts Payable Check	489.25
180234	12/13/2024	GHS PARTS, INC.	Accounts Payable Check	114.60
180235	12/13/2024	KATHLEEN GROGAN	Accounts Payable Check	1,355.76
180236	12/13/2024	KELLIE K. HART	Accounts Payable Check	168.00
180237	12/13/2024	HARTZELL GEN. ENG. CONTRACTOR	Accounts Payable Check	5,166.51
180238	12/13/2024	HERC RENTALS, INC.	Accounts Payable Check	157.69
180239	12/13/2024	RACHEL HUNTER	Accounts Payable Check	282.32
180240	12/13/2024	INGLIS PET HOTEL	Accounts Payable Check	347.99
180241	12/13/2024	INTL. ASSC. OF FIRE CHIEFS	Accounts Payable Check	213.75
180242	12/13/2024	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	155.64
180243	12/13/2024	JOANN HEAD LAND SURVEYING	Accounts Payable Check	5,000.00
180244	12/13/2024	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
180245	12/13/2024	KMIT SOLUTIONS	Accounts Payable Check	1,429.35
180246	12/13/2024	KPRL 1230 AM	Accounts Payable Check	320.00
180247	12/13/2024	L.N. CURTIS & SONS	Accounts Payable Check	2,629.20
180248	12/13/2024	LAYNE LABORATORIES, INC.	Accounts Payable Check	4,416.34
180249	12/13/2024	LESSI CONSTRUCTION, INC.	Accounts Payable Check	350.00
180250	12/13/2024	LIN LI	Accounts Payable Check	36.00
180251	12/13/2024	LIFE ASSIST, INC.	Accounts Payable Check	1,391.98
180252	12/13/2024	MADRONE LANDSCAPES, INC.	Accounts Payable Check	399.00
180253	12/13/2024	MARBORG INDUSTRIES	Accounts Payable Check	73.05
180254	12/13/2024	MATT GIFFORD PAINTING LLC	Accounts Payable Check	3,500.00
180255	12/13/2024	MBS LAND SURVEYS	Accounts Payable Check	21,000.00
180256	12/13/2024	MEDINA LIGHT SHOW DESIGNS	Accounts Payable Check	1,540.00
180257	12/13/2024	ADAM MEDINA	Accounts Payable Check	149.50
180258	12/13/2024	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	945.54
180259	12/13/2024	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	30.43
180260	12/13/2024	MINER'S ACE HARDWARE	Accounts Payable Check	662.70
180261	12/13/2024	MATTHEW J. MIRANDA	Accounts Payable Check	162.00
180262	12/13/2024	MODEL 1 COMMERCIAL VEHICLE INC	Accounts Payable Check	107,410.54
180263	12/13/2024	MULLAHEY CDJR	Accounts Payable Check	2,362.84
180264	12/13/2024	MV TRANSPORTATION, INC.	Accounts Payable Check	11,299.35
180265	12/13/2024	MWI ANIMAL HEALTH	Accounts Payable Check	3,712.23
180266	12/13/2024	NATURE PLANET, INC.	Accounts Payable Check	375.84
180267	12/13/2024	NEW TIMES	Accounts Payable Check	3,378.00

City of Atascadero

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For the Month of December 2024

Check Number	Check Date	Vendor	Description	Amount
180268	12/13/2024	HEATHER NEWSOM	Accounts Payable Check	76.51
180269	12/13/2024	NORTH COAST ENGINEERING INC.	Accounts Payable Check	1,245.00
180271	12/13/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	43,538.23
180272	12/13/2024	PLANETERIA MEDIA, LLC	Accounts Payable Check	7,140.00
180273	12/13/2024	PORTER CONSTRUCTION, INC.	Accounts Payable Check	18,780.00
180274	12/13/2024	PROCARE JANITORIAL SUPPLY,INC.	Accounts Payable Check	2,152.90
180275	12/13/2024	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	9,092.00
180276	12/13/2024	BILL RAINWATER	Accounts Payable Check	190.30
180277	12/13/2024	JERI RANGEL	Accounts Payable Check	78.16
180278	12/13/2024	RECOGNITION WORKS	Accounts Payable Check	97.88
180279	12/13/2024	RENEWELL FLEET SERVICE LLC	Accounts Payable Check	90.89
180280	12/13/2024	RICHARDS, WATSON & GERSHON	Accounts Payable Check	13,160.67
180281	12/13/2024	SAFARI LTD.	Accounts Payable Check	252.78
180282	12/13/2024	SERVPRO OF MORRO BAY/KING CITY	Accounts Payable Check	716.33
180283	12/13/2024	SITEONE LANDSCAPE SUPPLY, LLC	Accounts Payable Check	63.37
180284	12/13/2024	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	1,450.00
180285	12/13/2024	SLOFIST	Accounts Payable Check	75.00
180286	12/13/2024	SOCAL GAS	Accounts Payable Check	16.27
180287	12/13/2024	SOUTH BAY REGIONAL PUBLIC	Accounts Payable Check	582.00
180288	12/13/2024	SPEAKWRITE, LLC.	Accounts Payable Check	355.11
180289	12/13/2024	STATE WATER RES CONTROL BOARD	Accounts Payable Check	3,540.00
180290	12/13/2024	SUNRUN INSTALLATION SERVICES	Accounts Payable Check	598.60
180291	12/13/2024	MADELINE M. TAYLOR	Accounts Payable Check	100.80
180292	12/13/2024	TEMPLETON UNIFORMS, LLC	Accounts Payable Check	182.26
180293	12/13/2024	TEN OVER STUDIO, INC.	Accounts Payable Check	3,730.00
180294	12/13/2024	THOMSON REUTERS - WEST	Accounts Payable Check	212.09
180295	12/13/2024	KARL O. TOERGE	Accounts Payable Check	189.00
180296	12/13/2024	TOWNSEND PUBLIC AFFAIRS, INC.	Accounts Payable Check	4,000.00
180297	12/13/2024	TYLER TECHNOLOGIES, INC.	Accounts Payable Check	21,772.11
180305	12/13/2024	U.S. BANK	Accounts Payable Check	51,520.50
180306	12/13/2024	ULTREX BUSINESS PRODUCTS	Accounts Payable Check	72.80
180307	12/13/2024	UNIVAR SOLUTIONS USA, INC.	Accounts Payable Check	6,041.25
180308	12/13/2024	UNIVERSITY OF FLORIDA	Accounts Payable Check	100.00
180309	12/13/2024	USA BLUE BOOK	Accounts Payable Check	80.71
180310	12/13/2024	ANDREA VAN ALFEN	Accounts Payable Check	1,868.96
180311	12/13/2024	DAVID VAN SON	Accounts Payable Check	209.99
180312	12/13/2024	VASS	Accounts Payable Check	940.86
180313	12/13/2024	VERDIN	Accounts Payable Check	29,874.52
180314	12/13/2024	VERIZON WIRELESS	Accounts Payable Check	105.33
180315	12/13/2024	VILLAGE ORIGINALS, INC.	Accounts Payable Check	332.00

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Check Number	Check Date	Vendor	Description	Amount
180316	12/13/2024	VITAL RECORDS CONTROL	Accounts Payable Check	224.95
180317	12/13/2024	WCJ PROPERTY SERVICES	Accounts Payable Check	1,000.00
180318	12/13/2024	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	2,844.01
180319	12/13/2024	WESTERN JANITOR SUPPLY	Accounts Payable Check	225.07
180320	12/13/2024	KAREN B. WYKE	Accounts Payable Check	1,047.90
180321	12/13/2024	YEH AND ASSOCIATES, INC.	Accounts Payable Check	6,007.50
5417	12/20/2024	MCGRIFF INSURANCE SERVICE TRUIST INSURANCE H(	Payroll Vendor Payment	1,377.46
5418	12/20/2024	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	10,783.56
5419	12/20/2024	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	692.30
5428	12/20/2024	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,180.00
5429	12/20/2024	SEIU LOCAL 620	Payroll Vendor Payment	1,010.14
180322	12/20/2024	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,151.80
180323	12/20/2024	FRANCHISE TAX BOARD	Payroll Vendor Payment	150.00
180324	12/20/2024	IAFF MERP	Payroll Vendor Payment	1,900.00
180325	12/20/2024	MISSIONSQUARE	Payroll Vendor Payment	16,417.39
180326	12/20/2024	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	838.73
180327	12/20/2024	SLO COUNTY SHERIFF	Payroll Vendor Payment	200.00
5420	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,465.38
5421	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	36,699.46
5422	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,953.58
5423	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,830.30
5424	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,773.51
5425	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,081.72
5426	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	20,396.67
5427	12/23/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	32,225.37
5430	12/24/2024	RABOBANK, N.A.	Payroll Vendor Payment	77,948.77
5431	12/24/2024	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	4,536.30
5432	12/24/2024	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	24,310.07
180328	12/27/2024	2 MEXICANS, LLC	Accounts Payable Check	930.00
180329	12/27/2024	A SUPERIOR CRANE, LLC	Accounts Payable Check	660.00
180330	12/27/2024	A.P.S. AUTOMOTIVE	Accounts Payable Check	556.62
180331	12/27/2024	ADDICTION MEDICINE CONSULTANTS	Accounts Payable Check	434.00
180332	12/27/2024	AGP VIDEO, INC.	Accounts Payable Check	2,382.50
180333	12/27/2024	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	897.19
180334	12/27/2024	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	185.00
180335	12/27/2024	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	707.44
180336	12/27/2024	AT&T	Accounts Payable Check	810.90
180337	12/27/2024	AT&T	Accounts Payable Check	32.41
180338	12/27/2024	AT&T	Accounts Payable Check	760.93
180339	12/27/2024	ATASCADERO HAY & FEED	Accounts Payable Check	2,824.43

City of Atascadero

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For the Month of December 2024

Check Number	Check Date	Vendor	Description	Amount
180340	12/27/2024	AVILA TRAFFIC SAFETY	Accounts Payable Check	145.13
180341	12/27/2024	TERRIE BANISH	Accounts Payable Check	300.00
180342	12/27/2024	BEHAVIOR WORKS	Accounts Payable Check	1,600.00
180343	12/27/2024	BERRY MAN, INC.	Accounts Payable Check	1,179.50
180344	12/27/2024	JOHN R. BLEDSOE	Accounts Payable Check	2,118.00
180345	12/27/2024	BRENDLER JANITORIAL SERVICE	Accounts Payable Check	1,585.00
180346	12/27/2024	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	183.00
180347	12/27/2024	BROWDER PAINTING COMPANY, INC.	Accounts Payable Check	23,420.00
180348	12/27/2024	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	1,196.25
180349	12/27/2024	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	540.49
180350	12/27/2024	CASEY PRINTING, INC.	Accounts Payable Check	8,367.78
180351	12/27/2024	CEN-CAL CONSTRUCTION	Accounts Payable Check	624,974.62
180352	12/27/2024	CHARTER COMMUNICATIONS	Accounts Payable Check	4,415.10
180353	12/27/2024	COLOR CRAFT PRINTING	Accounts Payable Check	326.99
180354	12/27/2024	CRYSTAL CRIMBCHIN	Accounts Payable Check	306.86
180355	12/27/2024	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
180356	12/27/2024	CSG CONSULTANTS, INC.	Accounts Payable Check	1,737.85
180357	12/27/2024	CULLIGAN SANTA MARIA	Accounts Payable Check	103.62
180358	12/27/2024	NICHOLAS DEBAR	Accounts Payable Check	300.00
180359	12/27/2024	JOE DEBRUIN, PH.D.	Accounts Payable Check	180.00
180360	12/27/2024	DELTA LIQUID ENERGY	Accounts Payable Check	1,036.45
180361	12/27/2024	DEPARTMENT OF MOTOR VEHICLES	Accounts Payable Check	5,775.00
180362	12/27/2024	DLT SOLUTIONS, LLC.	Accounts Payable Check	5,265.13
180363	12/27/2024	PHILIP DUNSMORE	Accounts Payable Check	300.00
180364	12/27/2024	EARTH SYSTEMS PACIFIC	Accounts Payable Check	10,450.00
180365	12/27/2024	EL CAMINO HOMELESS ORG.	Accounts Payable Check	15,000.00
180366	12/27/2024	EL CAMINO VETERINARY HOSP	Accounts Payable Check	766.90
180367	12/27/2024	ESCROW CLEANING SERVICE	Accounts Payable Check	500.00
180368	12/27/2024	EXECUTIVE JANITORIAL	Accounts Payable Check	3,500.00
180369	12/27/2024	FAMCON PIPE AND SUPPLY, INC.	Accounts Payable Check	108.75
180370	12/27/2024	FENCE FACTORY ATASCADERO	Accounts Payable Check	895.00
180371	12/27/2024	FENCE FACTORY SANTA MARIA	Accounts Payable Check	8,850.00
180372	12/27/2024	FERRELL'S AUTO REPAIR	Accounts Payable Check	209.10
180373	12/27/2024	FGL ENVIRONMENTAL	Accounts Payable Check	389.00
180374	12/27/2024	GEOSOLUTIONS, INC.	Accounts Payable Check	21,394.27
180375	12/27/2024	GHS PARTS, INC.	Accounts Payable Check	20.47
180376	12/27/2024	HAAKER EQUIPMENT COMPANY INC.	Accounts Payable Check	5,738.37
180377	12/27/2024	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	26,920.00
180378	12/27/2024	KELLIE K. HART	Accounts Payable Check	168.00
180379	12/27/2024	HIGH COUNTRY OUTDOOR, INC.	Accounts Payable Check	550.00

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Disbursement Listing

For the Month of December 2024

Check Number	Check Date	Vendor	Description	Amount
180380	12/27/2024	HILLTOP WELDING & FABRICATION	Accounts Payable Check	7,936.00
180381	12/27/2024	INTERWEST CONSULTING GROUP INC	Accounts Payable Check	28,038.43
180382	12/27/2024	KNECHT'S PLUMBING & HEATING	Accounts Payable Check	1,507.58
180383	12/27/2024	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	6,049.74
180384	12/27/2024	JAMES R. LEWIS	Accounts Payable Check	300.00
180385	12/27/2024	LIFE ASSIST, INC.	Accounts Payable Check	1,056.88
180386	12/27/2024	LINDE GAS & EQUIPMENT INC.	Accounts Payable Check	38.34
180387	12/27/2024	VOID	Accounts Payable Check	0.00
180388	12/27/2024	MARBORG INDUSTRIES	Accounts Payable Check	208.74
180389	12/27/2024	VOID	Accounts Payable Check	0.00
180390	12/27/2024	MEDINA LIGHT SHOW DESIGNS	Accounts Payable Check	2,065.00
180391	12/27/2024	MINER'S ACE HARDWARE	Accounts Payable Check	1,009.87
180392	12/27/2024	HECTOR MIRANDA	Accounts Payable Check	250.00
180393	12/27/2024	HEATHER MORENO	Accounts Payable Check	180.90
180394	12/27/2024	MOSS, LEVY, & HARTZHEIM LLP	Accounts Payable Check	7,000.00
180395	12/27/2024	MWI ANIMAL HEALTH	Accounts Payable Check	351.05
180396	12/27/2024	NATIONAL AUTO FLEET GROUP	Accounts Payable Check	60,045.42
180397	12/27/2024	DANIELLE NUNES-HAKANSON	Accounts Payable Check	64.84
180398	12/27/2024	NUTRIEN AG SOLUTIONS, INC.	Accounts Payable Check	2,795.47
180399	12/27/2024	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	739.89
180400	12/27/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	3,009.19
180401	12/27/2024	PASO ROBLES FORD LINCOLN MERC	Accounts Payable Check	87.94
180402	12/27/2024	PERRY'S PARCEL & GIFT	Accounts Payable Check	4.90
180403	12/27/2024	PONEK APPRAISAL, INC.	Accounts Payable Check	4,000.00
180404	12/27/2024	PROCARE JANITORIAL SUPPLY,INC.	Accounts Payable Check	262.31
180405	12/27/2024	PROCTOR GLOVE CO.	Accounts Payable Check	1,892.25
180406	12/27/2024	JERI RANGEL	Accounts Payable Check	300.00
180407	12/27/2024	RECOGNITION WORKS	Accounts Payable Check	63.62
180408	12/27/2024	SECURITAS TECHNOLOGY CORPORATN	Accounts Payable Check	382.87
180409	12/27/2024	SERVPRO OF SLO & ATASCADERO	Accounts Payable Check	2,263.72
180410	12/27/2024	SLO COUNTY HEALTH AGENCY	Accounts Payable Check	130,908.43
180411	12/27/2024	MARY P. SMITH	Accounts Payable Check	1,872.00
180412	12/27/2024	SOCAL GAS	Accounts Payable Check	3,693.83
180413	12/27/2024	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	326,697.28
180414	12/27/2024	SP MAINTENANCE SERVICES, INC.	Accounts Payable Check	1,150.00
180415	12/27/2024	JENNIFER L. SPOTTEN	Accounts Payable Check	786.00
180416	12/27/2024	SSA GROUP, LLC	Accounts Payable Check	6,666.68
180417	12/27/2024	STATE WATER RES CONTROL BOARD	Accounts Payable Check	64,596.00
180418	12/27/2024	TOWNSEND PUBLIC AFFAIRS, INC.	Accounts Payable Check	4,000.00
180419	12/27/2024	U.S. BANK	Accounts Payable Check	3,622.00

City of Atascadero

Disbursement Listing

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Check Number	Check Date	Vendor	Description	Amount
180420	12/27/2024	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	31,579.58
180421	12/27/2024	VERIZON WIRELESS	Accounts Payable Check	22.18
180422	12/27/2024	VINO VICE, INC.	Accounts Payable Check	188.00
180423	12/27/2024	WATER SYSTEMS CONSULTING, INC.	Accounts Payable Check	33,996.75
180424	12/27/2024	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	591.95
180425	12/27/2024	ZOETIS US, LLC	Accounts Payable Check	339.03
180426	12/31/2024	ANNETTE MANIER	Accounts Payable Check	23.18
180427	12/31/2024	MATT GIFFORD PAINTING LLC	Accounts Payable Check	3,812.75
				$ 4,420,692.52

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A3

Department: Community Development
Date: 1/28/2025
Placement: Consent

TO: JIM LEWIS, CITY MANAGER
FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: SAM MOUNTAIN, ASSISTANT PLANNER

SUBJECT: ADU Ordinance Update (ZCH24-0098)

RECOMMENDATION:

Council adopt on second reading, by title only, Draft Ordinance to amend Title 9, Planning & Zoning, Chapter 5, Accessory Dwelling Units, for consistency with State law.

DISCUSSION:

The State passed two new bills in 2024 that require modification of the City's ADU laws: SB 1211 and SB 477. SB 1211 requires cities to allow a greater number of ADUs in multifamily developments and prohibits them from requiring that any parking spaces demolished for ADU construction be replaced, whether within a garage or as surface parking. The language within SB 1211 requires that cities update their ADU ordinances for consistency or the entire ADU code is deemed null and void. SB 477 reorganizes the portions of the California Government Code relating to ADUs but does not make any practical changes to existing regulation.

This ordinance update revises the City's ADU chapter for consistency with these new laws and makes a number of minor changes for clarity and internal consistency. The ordinance was approved on first reading by the City Council at their meeting of January 14, 2025.

FISCAL IMPACT:

None.

REVIEWED BY OTHERS:

This item has been reviewed by the Planning Manager, Community Development Director, and City Attorney.

REVIEWED AND APPROVED FOR COUNCIL AGENDA

James R. Lewis, City Manager

ATTACHMENT(S):

1. Draft Ordinance

DRAFT ORDINANCE

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING TITLE 9, PLANNING & ZONING, CHAPTER 5, ACCESSORY DWELLING UNITS, FOR CONSISTENCY WITH STATE LAW AND CLARITY RELATED TO DEVELOPMENT STANDARDS

ACCESSORY DWELLING UNITS (ZCH24-0098)

WHEREAS, the City of Atascadero is considering Zoning Text Amendment to Title 9, Chapter 5 of the Atascadero Municipal Code for consistency with newly enacted State laws; and

WHEREAS, the State of California has adopted revisions, repeals, and amendments to Government Code Sections 65582.1 to 66499.41, Health and Safety Code Sections 18214, 50504.5, 50515.03, and 50843.5, Public Resources Code Sections 10238 and 21080.17, and Water Code Section 10755.4, altogether known as Senate Bill 477, which has led references to these Sections in the Atascadero Municipal Code to be no longer applicable; and

WHEREAS, the State of California has adopted amendments to Government Code Sections 66313, 66314, and 66323, altogether known as Senate Bill 1211, which mandate that local jurisdictions update and adopt new standards and requirements related to the development of Accessory Dwelling Units (ADUs); and

WHEREAS, portions of the City's current regulations require amendment to remain consistent; and

WHEREAS, ADUs and Junior ADUs do not count as additional residential density per State law for the purposes of zoning compliance and CEQA; and

WHEREAS, the City recognizes opportunities to implement policies and programs of the Atascadero General Plan housing element providing for, and regulating, expanded housing opportunities for all persons within the community; and

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact these amendments to Chapter 5 of Title 9, Planning and Zoning, of the Municipal Code for consistency with State law and to maintain a clear and legible set of Zoning Regulations that is easily interpreted by the public and staff; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Zoning Text Amendment application was held by the City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Zoning Text Amendment; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as if set forth in full.

SECTION 2. Planning Commission Recommendation. The Planning Commission of the City of Atascadero, on December 17, 2024, held a timely and properly noticed Public Hearing upon the subject Zoning Text Amendment and associated actions, at which hearing evidence, oral and documentary, was admitted on behalf of said Amendment, and the Planning Commission recommended that City Council approve said Amendment.

SECTION 3. Public Hearing. The City Council held a duly noticed public hearing to consider the project on January 14, 2025, and considered testimony and reports from staff and the public.

SECTION 4. Findings for Approval. The City Council makes the following findings and determinations for approval of the proposed Zoning Text Amendment:

1. **Finding:** The Planning and Zoning Text Change is consistent with General Plan policies and all other applicable ordinances and policies of the City;

   Fact: The proposed amendment updates an existing chapter for consistency with State law. The updates are consistent with the City's Housing Element and are intended to implement revisions to the Government Code associated with Senate Bill 477 and Senate Bill 1211.

2. **Finding:** This Amendment of the Zoning Ordinance will provide for the orderly and efficient use of lands where such development standards are applicable;

   Fact: The proposed amendment does not remove or materially modify existing provisions in Title 9, Chapter 5 which address Atascadero's unique development characteristics such as elevated fire risk and a high proportion of households without access to City sewer. Regulations in the Atascadero Municipal Code will continue to provide for the safe and orderly development of Accessory and Junior Accessory Dwelling Units consistent with State law.

3. **Finding:** The Text Change will not, in itself, result in significant environmental impacts.

   Fact: The State of California does not recognize accessory or junior accessory dwelling units as primary units for the purposes of determining density nor as projects for the

purposes of environmental review. Standards in the Atascadero Municipal Code intended to minimize the environmental impact of ADU development are not proposed to be modified as part of this amendment.

SECTION 5. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3).

SECTION 6. Approval. The City Council of the City of Atascadero, in a regular session assembled on January 14, 2025, resolved to introduce, for first reading by title only, an Ordinance that would amend Title 9, Chapter 5 of the Atascadero Municipal Code consistent with the following:

EXHIBIT A: Amendments to Title 9, Chapter 5

SECTION 7. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8. Preservation. Repealing of any provision of the Atascadero Municipal Code or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9. Effect of Invalidation. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the Atascadero Municipal Code or other City Ordinance by this Ordinance will be rendered void and cause such previous Atascadero Municipal Code provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 10. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 11. Notice. The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Atascadero's book of original ordinances, make a note of the passage and adoption in the records of this meeting and within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

INTRODUCED at a regular meeting of the City Council held on January 14, 2025, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on January 28, 2025.

CITY OF ATASCADERO:

_____
Charles Bourbeau, Mayor

ATTEST:

_____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

_____
Dave Fleishman, City Attorney

Amend Sections 9-5.010 through 9-5.070 as follows:

§ 9-5.010. Purpose.

(a) The purpose of this chapter is to prescribe objective development and site regulations that apply, except where specifically stated, to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). This chapter is intended to implement Government Code Sections 66310 to 66342, as amended from time to time. Implementation of this chapter is meant to expand housing opportunities by increasing the number of smaller units available within existing neighborhoods while meeting Statewide housing goals and responding to wildfire and wastewater constraints.
(b) The City recognizes opportunities to implement policies and programs of the Atascadero General Plan housing element providing for, and regulating, expanded housing opportunities for all persons within the community.
(c) Implementation of this chapter is meant to expand housing opportunities for very low-, low- and moderate-income and/or elderly households by increasing the number of affordable by design and rental units available within existing neighborhoods.
(d) As mandated in Section 66314 of the Government Code, units that comply with this chapter are considered not to exceed the density limits prescribed by the General Plan and/or this title from residential zoning districts.

§ 9-5.020. Definitions.

As used in this chapter:

Accessory Dwelling Unit (ADU). ADUs are defined by Government Code Section 66313 to mean an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. ADUs shall include permanent provisions for living, sleeping, eating, cooking, and shall have a bathroom, and shall be located on the same parcel as the single family or multifamily dwelling per the standards set forth in this section. An accessory dwelling unit also includes an efficiency unit as defined in Section 17958.1 of the Health and Safety Code and a manufactured home as set forth in Section 18007 of the Health and Safety Code.

Existing Structure. For the purposes of this chapter and implementation of Government Code Section 66314, an existing accessory structure or existing primary structure is defined as a structure, or the confines of a structure, that has received a passed final inspection prior to January 1, 2020.

Guesthouse. Guesthouses are defined as residential occupancy construction (R) structures permitted prior to 2004 with a full bathroom, partial kitchen, and are the same as a residential dwelling unit for the purposes of defining use and calculating fees.

Junior Accessory Dwelling Unit (JADU). JADUs are defined by Government Code Section 66313 to mean a residential dwelling unit internal to an existing or new primary dwelling unit that provides complete independent living facilities for one or more persons. JADUs shall include permanent provisions for living and shall be located on the same parcel and within the same structure as the single-family dwelling. A JADU also includes an efficiency unit as defined in Section 17958.1 of the Health and Safety Code.

Livable Space. A space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

Primary Dwelling Unit. A primary dwelling unit (primary unit) is a principal or urban dwelling unit.

Principal Dwelling Unit. An existing or new proposed dwelling unit on a residential zoned legal lot of record permitted as allowed by the City's zoning and allowed density of the parcel and not constructed under the provisions for Chapter 5 or Chapter 18 of this title. Any additional existing units above the base residential density shall be considered an ADU or UDU. New units built as part of an SB9 lot split shall not be considered a principal dwelling unit if a principal unit already exists on the parent parcel or new parcel that is created from the lot split.

Residential Multifamily Development. A residential multifamily property zoned for multiple principal dwelling units that has been developed to the maximum allowed density and which shares access, parking, and/or amenities regardless of the number of underlying parcels. This may include, but is not limited to, attached or detached residential units, common interest subdivisions, and related residential development on a single or multiple lots developed as a single development project with a developable density of at least 10 units per acre.

Residential Single-Family Property. A property zoned for single-family development with a base density of one dwelling unit per parcel.

Short-Term Rental. Short-term rentals (vacation rental) shall be defined as rental units with stays of 30 consecutive calendar days or less per individual or party.

Small-Lot Single-Family Subdivision. A subdivision with private side and rear yard areas built to a density of less than or equal to nine dwelling units per acre.

Urban Dwelling Unit (UDU). A primary dwelling unit established or proposed to be developed in accordance with the standards, procedures, and requirements set forth under Government Code Section 65852.21 and Chapter 18 of Title 9, either as a primary or secondary primary unit on a parcel.

§ 9-5.030. General requirements.

(a) Building Permit Required. A building permit application shall be required for the construction, occupancy, or conversion of any ADU or JADU.

(b) Ministerial Review Process. An application for development of an ADU or JADU will be reviewed as a ministerial permit, without discretionary review or a hearing, if it meets all the requirements set forth in this section, does not impact environmental (including historic) resources, and after payment of all applicable submittal fees.

(c) Garage Demolition. A demolition permit for a detached garage that is to be replaced with an ADU be reviewed with the application for the accessory dwelling unit and issued at the same time.

(d) Water Service. All habitable dwelling units shall be served by a public water system.

(e) Wastewater Service. To avoid health and safety impacts to ground water quality and nitrogen loading, ADUs shall be served by the City sanitary sewer system subject to the following exceptions:

(1) The parcel is three-quarters (0.75) gross acres or greater and all of the following criteria can be met:

(i) It can be demonstrated that all properties within a one-quarter (1/4) mile radius are of sufficient size, considering possible future lot splits and full development potential, to provide a minimum density of at least one-half (0.5) acres per unit within the one quarter (1/4) mile radius.

(ii) It shall be demonstrated that a new or expanded onsite wastewater disposal system can accommodate the additional unit while meeting requirements of the City's Local Area Management Plan (LAMP).

(2) The parcel contains a gross lot area of 0.5 acres per unit or greater, including existing units and all units proposed at the time of application.

(i) For the purposes of this paragraph, “units” means all primary and accessory dwelling units, but shall not include Junior ADUs.

(3) ADUs that do not meet the above requirements and do not have the ability to connect to City sewer must be served by an on-site wastewater system that includes pre-treatment and shall be subject to the approval of the City Engineer. These systems must be approved and constructed in accordance with the City’s LAMP standards.

(f) Design. The design of an ADU and/or JADU shall be consistent with any objective design standards listed in this chapter.

(g) Short-Term Rental Prohibited. ADUs and JADUs developed in accordance with Government Code Sections 66314 to 66339 shall not be rented for terms of 30 days or less.

(h) Illegal Unit. The construction, establishment, or occupancy of an ADU and/or JADU that has not received a valid construction permit and is contrary to the provisions of this chapter is declared to be unlawful and shall constitute a misdemeanor and a public nuisance.

(i) Deed Notification Required. Prior to issuance of a building permit for the ADU, the property owner shall submit to the City a deed covenant for recordation with the County Recorder in a form approved by the Community Development Director, which shall run with the land and include at a minimum the following provisions:

(1) A prohibition on the sale of the ADU separate from the sale of the principal dwelling unit, unless specifically authorized by State law or a subsequent lot split is approved and recorded.

(2) A restriction on the size and attributes of the ADU that conforms with this Section.

(3) A prohibition on using the ADU as a short-term rental.

(4) Owner occupancy requirements for properties constructing or containing a JADU, as applicable.

(5) A statement that the restrictions shall be binding upon any successor owner of the property and that failure to comply with the restrictions shall result in legal action against the owner.

§ 9-5.040. Applicability.

(a) Permitted Zoning Districts. Accessory and junior accessory dwelling units shall be allowed in all areas zoned to allow single-family or multifamily dwellings consistent with the standards of this section. ADUs shall not be allowed within the following locations:

(1) Pursuant to the authority provided by Section 65852.21(f) of the Government Code, no accessory dwelling unit or junior accessory dwelling unit shall be permitted on any lot in a single-family zoning district if: (i) an urban lot split has been approved pursuant to Title 11; and (ii) two units (primary dwelling unit, UDU, ADU, or JADU) already exist or are approved for construction.

(2) No ADUs shall be allowed inconsistent with the California Code of Regulations Section 1273.08.

(3) No ADU may be established in a commercial district unless all of the following conditions have been met:

(i) The ADU is part of an approved mixed-use development;

(ii) The ADU is built above the ground floor; and

(iii) The ADU is within a mixed-use development that has reached its maximum allowable residential density.

(4) No ADU may be established on a lot subdivided pursuant to Government Code Section 66499.41 (“Senate Bill 684”), as amended from time to time.

§ 9-5.050. Objective design standards for accessory dwelling units.

Standards for the development of Accessory Dwelling Units (ADUs) shall be governed by this section. Each ADU shall be subject to compliance with the California Building Code and the following standards:

(a) Maximum Floor Area. ADUs shall have a maximum floor area of 1,000 square-feet, except as follows:

(1) A garage or other unconditioned space may be attached to an ADU provided any attached space with a non-R occupancy shall be limited to 300 square-feet, or 500 square-feet on lots one acre or greater. Any non-R occupancy space may be up to 500 square-feet if it is on a different level than the ADU and used for vehicle parking and the entirety of the ADU is located on a different floor with the exception of an entry and stairs. If an existing accessory structure is converted to an ADU and the size of the unconditioned space exceeds the maximum limit, the existing space may remain but shall not be expanded.

(2) Properties may have a detached ADU up to 1,200 square feet when all of the following are met:

(i) The property is a minimum of one gross acre; and

(ii) The ADU has a setback of at least 10 feet from side and rear property lines; and

(iii) The ADU height is limited to 18 feet; and

(iv) All other property development standards applicable to the zoning district shall apply.

(3) Any dwelling unit other than the principal dwelling unit, that was established on the lot prior to the submittal of a complete application for a development pursuant to this chapter, may not be altered or expanded to a size greater than allowed by this chapter. No additional unconditioned space can be added if greater than the maximum allowances described in subsection (a)(1) above. If existing units exceed the maximum size thresholds, no expansion or additions shall occur.

(b) Required Parking. One off-street parking space (standard or tandem within a driveway) shall be required for each ADU, with the following exceptions:

(1) No parking shall be required if the ADU is within one-half mile walking distance of public transit.

(2) No parking shall be required when the ADU is within a designated historic district or on the site of a designated historic property within a one-mile walking distance to public transit.

(3) No parking shall be required when the ADU is part of a proposed or existing primary residence or a converted existing accessory structure.

(4) No parking shall be required when there is a car-share vehicle available to the tenant of the ADU and located within one block of the ADU.

(5) No parking shall be required when a permit application for an accessory dwelling unit is submitted concurrently with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit and the parcel satisfy all other criteria listed in this chapter.

(c) Replacement Parking. No replacement parking shall be required when parking spaces are removed or demolished to accommodate the construction of an ADU.

(d) Accessory Structure Conversion. ADUs may be constructed within existing accessory structures subject to the following:

(1) The size of the ADU shall comply with the size limitations set forth in subsection (a) above.

(2) Any portions of the accessory structure not utilized for the ADU shall remain as non-habitable accessory space and shall be separated with a permanent wall from the interior space of the ADU. Any openings (doors) between the ADU and non-habitable space shall comply with building and fire code standards.

(3) Conversions of existing legal accessory structures built prior to January 1, 2020, may be subject to different standards, consistent with Government Code Section 66323.

(e) Height. The maximum height of an ADU shall be as follows:

(1) Sixteen feet for any detached ADU where the setback is less than the minimum required setbacks for the underlying zoning district.

(2) Eighteen feet in a multifamily zone for any detached ADU where the setback is less than the required minimum setbacks for the zoning district if the multifamily dwelling on the same site is multi-story.

(3) Twenty feet for any detached ADU that complies with the setbacks of the underlying zoning district.

(4) Twenty-five feet if setbacks are increased to 15 feet from the side and rear property lines.

(5) Twenty-five feet for an ADU that is attached to a primary dwelling.

(6) No ADU shall exceed two stories.

(f) Setbacks. An ADU shall maintain the following setbacks.

(1) Side Setback. A minimum of five feet except for the following:

(i) ADUs that are 16 feet or less in height located on a lot with a proposed or existing primary residence may be set back a minimum of four feet from the side property line;

(ii) ADUs that exceed 20 feet in height shall increase the side setback to 15 feet;

(iii) ADUs that are 18 feet or less in height located on a lot with a proposed or existing multi-story multifamily building may be set back a minimum of four feet from the side property line.

(2) Primary Street Frontage. Twenty-five feet for single-family properties, 15 feet for multifamily properties.

(3) Corner Street Frontage. Ten feet.

(4) Secondary Street Frontage. One half the front setback.

(5) Rear. A minimum of 10 feet except for the following:

(i) ADUs that are 16 feet or less in height located on a lot with a proposed or existing single-story primary residence may be setback a minimum of four feet from the rear property line.

(ii) ADUs that exceed 20 feet in height shall increase the rear setback to 15 feet.

(iii) ADUs that are 18 feet or less in height located on a lot with a proposed or existing multi-story multifamily building may be set back a minimum of four feet from the rear property line.

(6) Access Way (Flag or Easement). Ten feet.

(7) No setback is required for an existing permitted structure or a structure constructed in the same location and to the same dimensions as an existing permitted structure.

(g) Building Separations. A minimum separation of five feet shall be maintained between a primary dwelling unit and a detached accessory dwelling unit.

(h) Fire Sprinklers.

(1) An ADU shall comply with all applicable fire safety provisions of State law, as well as locally adopted building and fire codes under Chapter 4-7 and Title 8 of this code.

(2) A detached ADU shall be required to be equipped with fire sprinklers unless the primary dwelling unit is not sprinklered.

(3) An attached ADU shall provide fire sprinklers per the standards for residential additions.

(i) Number of ADUs Permitted.

(1) Single-Family Zoned Parcels and Small-Lot Single-Family Subdivisions. One ADU per parcel shall be permitted. If a lot contains the maximum number of allowed dwelling units no additional ADU or JADU shall be allowed.

(2) Residential Multifamily/Mixed-Use Developments. ADUs shall be permitted in multifamily and mixed-use developments subject to the following:

(i) Portions of an existing multifamily building not used as livable space may be converted to one or more ADUs at a maximum ratio of 25% of the existing on-site units above the permitted site density.

(ii) In addition to the units authorized by subsection (i)(2)(i) above, additional detached accessory dwelling units above the permitted site density shall be permitted within a multifamily or mixed-use development at the following quantities:

a. On a lot with an existing multifamily dwelling, eight detached accessory dwelling units, or a quantity equal to the number of existing principal dwelling units on the lot, whichever is fewer.

b. On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units.

(iii) All residential units in a mixed-use development must meet the provisions of the underlying zoning district, except as provided for by Government Code Sections 66310 to 66432, and must be consistent with all land use definitions for such development.

(3) If a site proposed for development contains one or more residential units that were constructed prior to designation as an ADU, JADU or UDU, and that site now exceeds its zoned density, those units must be designated as one of the permitted housing unit types prior to further development of the property.

(j) Nothing in this section shall prohibit the construction of an ADU in accordance with Government Code Sections 66321(b)(3), 66321(b)(4)(B), 66321(b)(4)(C), and 66323.

§ 9-5.060. Objective design standards for junior accessory dwelling units.

Standards for the development of Junior Accessory Dwelling Units (JADUs) shall be governed by this section. Each JADU shall be subject to compliance with the California Building Code and the following standards:

(a) Maximum Floor Area. Each JADU shall be constructed within the walls of an existing or proposed primary dwelling unit and shall be a maximum of 500 square feet.

(b) Septic Systems. JADUs may be served by the system serving an existing or proposed primary unit or a secondary septic system, subject to the approval of the City Engineer and provisions of the City's LAMP.

(c) Number of JADUs Permitted. One JADU is permitted per single-family residential property or small-lot single-family residential subdivision parcel. If a lot contains the maximum number of allowed dwelling units, no additional ADU or JADU shall be allowed.

(d) Design Standards.

(1) Each JADU may contain separate sanitation facilities or may share sanitation facilities with the principal dwelling unit.

(2) Each JADU shall include a separate entrance from the main entrance to the existing or proposed principal dwelling unit and may include an interior entry to the main living area.

(3) Each JADU shall, at a minimum, include an efficiency kitchen as defined by the building code.

(e) Owner Occupancy. The property owner shall reside on site and maintain primary residency in either a primary dwelling unit, ADU, or the JADU.

(f) Nothing in this section shall prohibit the construction of a JADU in accordance with Government Code Section 66323.

§ 9-5.070. Development fees.

Accessory units, whether attached or detached, shall be exempt from development impact fees when the gross floor area is less than 750 square feet. Units 750 square feet and larger shall be subject to the City's adopted development impact fee schedule.

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A4

Department: Public Works
Date: 1/28/25
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: NICK DE BAR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
PREPARED BY: RYAN HAYES, DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT: El Camino Real Downtown Infrastructure Enhancement Project - Supplemental Electrical Bore and Wiring Construction Award

RECOMMENDATIONS:

Council:

1. Award a construction contract to Lee Wilson Electric Company for $212,980 for the Base Bid for the El Camino Real Downtown Infrastructure Enhancement – Supplemental Electrical Bore and Wiring Project, Project No. C2017T01(2) ("Project").
2. Authorize the Director of Administrative Services to allocate an additional $150,000 in General Fund Reserves toward the Project for FY2024/25.

REPORT IN BRIEF:

This report provides a brief background and status update for the El Camino Real Downtown Infrastructure Enhancement ("ECR DT Project") Project, and discussion of why supplemental electrical bore and wiring work is required. Additional discussion is included specific to why this work was not completed as a change order under the ongoing ECR DT Project contract with Souza Construction, and why City staff recommends that this work be completed and paid for as part of this project. Bid proposals have been received and evaluated by staff for the project and are included as an attachment to this report.

DISCUSSION:

BACKGROUND

The ECR DT Project is a culmination of decades of discussion and planning to identify how to best return the downtown core of Atascadero to a vibrant central activity hub. The ECR DT Project was developed and refined starting with the project initiation in August 2017, the draft alternative concept plan approved by Council in August 2020, the final preferred alternative concept plan approved by Council in May of 2023, and final design completed in March of 2024. The ECR DT Project was formally bid in April of 2024, with a construction contract awarded to Souza Construction in May 2024, and work commencing in June 2024. Since that time, work on the

project has been continuous, with construction expected to be complete in June 2025 (depending upon weather).

During public outreach events and design development, a key element of the project was determined to be upgrading and standardization of sidewalk lighting throughout the corridor. Subsequently, the project includes replacement of all lighting components not currently meeting the City downtown area standard for pedestrian streetlights, as well as infill with new lights to increase visibility, safety and aesthetics. The project plans call for the new lights to be integrated into the existing system by splicing and connecting to the underground electrical service. Once construction commenced however, it became apparent that the existing conduit and wiring was in such poor condition that it would not be possible to connect to it, and new conduit and wiring would need to be installed for approximately 3,000 feet throughout the ECR corridor.

This supplemental work will consist of excavating bore pits at intervals in the parking lane, with the new conduit bored between sending and receiving pits. Completing this work concurrent with the ongoing DIEP project will allow for the bore pits to be patched back prior to the final project asphalt overlay. It is important to note that while this construction method does not require open trenching of the roadway, there will be parking restrictions at localized areas to accommodate the bore pits and boring equipment as the work progresses along El Camino Real. The City and the construction manager, Filippin Engineering, are working closely with Souza Construction and Lee Wilson to coordinate this additional work in a way that maximizes efficiency and minimizes additional impacts to businesses and residents.

The existing electrical and light infrastructure is owned and operated by PG&E, with the City paying a flat rate per light for operation and maintenance of the lights. Given the significant costs incurred to upgrade the lighting system as part of this project, the City intends to evaluate feasibility of ownership of the lights and electrical infrastructure in the future. The ongoing electrical utility costs for these lights would be reduced under this model, but all maintenance and repair of damaged lights would be the responsibility of the City.

PROJECT BID ANALYSIS

City staff initially requested a proposal from Souza's electrical subcontractor for this extra work scope, but the price supplied by the electrical subcontractor was determined to be unreasonable, so a separate bid package was prepared and advertised.

The supplemental electrical work was publicly bid starting December 10, 2024 for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policy. A public bid opening occurred on January 9, 2025 and three bid proposals were received ranging from $212,980 to $377,715 with the low bid submitted by Lee Wilson Electric Co., Inc. (Lee Wilson) of Arroyo Grande. The bids were reviewed for accuracy and compliance with project bidding requirements, and the City Engineer has determined that Lee Wilson is the lowest responsive bidder at $212,980. The engineer's estimate of Base Bid probable construction costs was

$200,000. Lee Wilson's bid was very close to the engineer's estimate and is considered very favorable for the scope of work.

BUDGET

Due to budget constraints, the DIEP Project was originally awarded with a construction contingency of 5%, significantly below the typical City contingency of 20% for construction projects, particularly those with large underground components. While the project is tracking well financially, the costs associated with this additional work would exhaust all remaining contingency funds. Staff recommends appropriating an additional $150,000 in General Fund balance to the DIEP Project, with the remainder of the award amount coming from existing contingency funds. Support costs (construction management, staff admin, etc.) associated with this additional work can be accommodated within existing allocated budget amounts.

CEQA DETERMINATION

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, because it is limited to repair, maintenance and minor alterations of existing public facilities involving negligible or no expansion of capacity.

ALTERNATIVES TO THE STAFF RECOMMENDATION:

1. Council may direct staff to re-bid this project. Staff does not recommend this option, as the low bid received is very competitive and rebidding the project would not be expected to lower the overall project cost and would result in the electrical system not being functional at the completion of the DT ECR Project.

2. Request more information from staff regarding alternatives.

FISCAL IMPACT:

Authorization of this contract will expend up to $235,000 in General Funds, of which $85,000 is currently budgeted in the Downtown Infrastructure Enhancement Project budget, and $150,000 would be allocation from General Fund Reserves.

ESTIMATED EXPENDITURES	
Construction Contract	212,980
Construction Contingency @ 10%	22,020
Total Estimated Expenditures:	**$235,000**

BUDGETED FUNDING	
Project Construction Contingency	$85,000

General Fund Reserve Allocation: FY 24/25	*$150,000*
Total Estimated Funding Sources	**$235,000**

Projected Net Project Surplus / (Shortfall)	**$ -**

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA

James R. Lewis, City Manager

ATTACHMENT(S):

1. Bid Summary

City of Atascadero
Office of the City Clerk
Bid Summary

TO: **Public Works**
FROM: **Alyssa Slater, Deputy City Clerk** AS
BID NO.: **2025-001**
OPENED: **1/9/2025**
PROJECT: **Atascadero Downtown Infrastructure Enhancement Project Supplemental Electical Bore and Wiring (C2017T01(2))**

3

Bids were received and opened today, as follows:

Name of Bidder	Base Bid Total	Add Alternate
Lee Wilson Electric Co., Inc	$212,980.00	
Leo Tidwell Excavating Corportation	$314,791.00	
Alfaro Communications Constructrion, Inc	$377,715.00	

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A5

Department: Administrative Services
Date: 01/28/2025
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: JERI RANGEL, ADMINISTRATIVE SERVICES DIRECTOR
PREPARED BY: LUKE KNIGHT, DEPUTY CITY MANAGER

SUBJECT: Financial System Software Replacement

RECOMMENDATIONS:

Council:

1. Authorize the City Manager to execute a contract with Tyler Technologies, Inc in the amount of $581,518, plus travel expenses not to exceed $24,180, for the configuration, data conversion, implementation, training, and subscription for a replacement financial system.
2. Authorize the Administrative Services Director to appropriate an additional $371,760 from the Technology Replacement Fund.

DISCUSSION:

The City has been using the software platform Eden for all finance and human resources functions for more than 20 years. These functions include accounts payable, payroll, job costing, general ledger, purchase orders and budgeting. The City has been satisfied with Eden's performance, and its commitment to system reliability. However, Tyler Technologies, the software company that owns and supports Eden, has announced that Eden will no longer be supported after March 2027, therefore making the transition to a new software platform a necessity prior to early 2027. Staff has purposely deferred the move off of Eden to save funds, as it is affordable and functional, but with the end of support on the horizon, the move cannot be delayed any further. While transitioning to a new system is challenging, it is also an opportunity to streamline business processes and gain feature enhancements.

SELECTION PROCESS

Pursuant to provisions set forth in Section III (Proprietary Equipment and Goods) of the Purchasing Policy, a Project Team was formed with representatives from Administrative Services, Human Resources, and Information Technology to find the most effective software solution to fulfill the City's needs and budget.

The City sent a Request for Qualifications (RFQ) to twelve qualified vendors. The City received a total of six responses from Caselle, Springbrook, OpenGov, Tyler, Oracle, and CentralSquare. Following a series of virtual demonstrations, the field of six was narrowed to two finalists: Springbrook and Tyler. The Project Team held comprehensive, in-person demonstrations with both companies to evaluate their systems in detail. After reviewing evaluations and checking vendor references, staff selected the Enterprise Resource Planning (ERP) solution from Tyler Technologies. Tyler's program, known as Enterprise ERP, not only meets, but exceeds the City's established goals and expectations.

SOLUTION

Tyler's Enterprise ERP solution offers features that will streamline operations, improve efficiency, and add new capabilities. Key highlights of the system include electronic timecards; project and grant budgeting; automated workflow for routing and authorizations; automated reports; streamlined budget request process; integrations with other City software; robust Human Resources tools; centralized cashiering; and an employee portal for access to leave balances, pay stubs, W-2s, and other employee information.

Tyler's Enterprise ERP is a SaaS (Software as a Service) solution, which means that Tyler will host the software and database in the cloud and City staff will access the software through the internet. This enables staff greater flexibility for accessing the software and also lessens the maintenance burden on the Technology Department staff. All data entered into the software is safe, secure, easy to access, and the property of the City. The City does not have the option to host the software in-house.

SaaS solutions are becoming the standard and sometimes only option for software purchases across all industries. SaaS is often more expensive annually than the old model of installing the software on City servers and relying on staff to maintain the software, servers and security. In exchange for the increased cost, the City is able to save money and staff time by offloading server and database maintenance, software upgrades, and security protocols from staff to the vendor. Other City software platforms utilizing the SaaS model include Police CAD and RMS, Fire reporting, Fire incident management, and agenda management. The permit and business license software will be migrating to the cloud later this year and the new asset management system will be Saas as well.

SCOPE OF WORK

Implementation of the software system is expected to take 18 months with an estimated Project start date of July 1, 2025. The Financial Management and Revenue Management modules are expected to go live mid-2026, and the Human Resources modules are expected to follow about six months later. The Project Team and other affected staff will expend significant time during the implementation period, ensuring that internal processes are streamlined as much as possible, the software is configured properly, existing data is migrated completely and accurately, and that staff is adequately trained. The investment of funds and staff time into this new Financial and Human

Resources software will enable the City to have accurate and dependable financial data for many years to come.

COSTS AND FUNDING

The total three-year cost for this project will be $656,000. The three-year contract amount with Tyler Technologies will be $581,518. The remaining costs include integrated budget software, hardware for cashiering, travel expenses, potential third-party integrations and contingency.

The City has been allocating funding for more than 20 years to pay for the replacement of the Eden software, and $484,000 has accumulated for this replacement. The 2024-2025 budget includes $112,240 of this accumulated amount for the initial phases of this project. The current replacement funds will cover all of the one-time implementation fees of $338,000 for the project, plus over one year of the recurring costs. The on-going annual SaaS fees of around $106,000 will be included in the next two-year budget. The annual costs for this SaaS hosted software is consistent with other software platforms. The City currently pays about $22,000 per year for Eden, which will no longer be paid once the implementation project begins. While the cost of the new platform will be a substantial increase over the current one, the City will save staff time in Administrative Services, Human Resources, and Technology and more efficiencies and capabilities will be recognized.

ALTERNATIVES TO THE STAFF RECOMMENDATION:

1. Council may direct staff to reissue the RFQ.
2. Council may direct staff to continue using Eden past the end of support date.

FISCAL IMPACT:

Approval of the Financial software replacement platform will incur expenditures of $484,000 in Technology Replacement Funds allocated for this project, and $172,000 in General Funds over a three-year period.

ESTIMATED EXPENDITURES		
Recurring Fees		
Tyler SaaS Fees (3 years @ $93,370/year)	$	280,110
Pattern Stream - Budget Book Software (3 years @ $12,600/year)	$	37,800
One-Time Fees		
Tyler Implementation Services	$	276,620
Pattern Stream - Budget Book Software	$	9,800
Third-Party Hardware	$	2,388
Travel (Not to Exceed)	$	24,180
Third-Party Integrations	$	10,000
Contingency – 5%	$	15,102
Total Estimated Expenditures	**$**	**656,000**

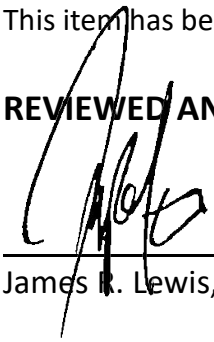
PROPOSED FUNDING		
Technology Fund	$	484,000
General Fund	$	172,000
Total Funding Sources	**$**	**656,000**

Projected Net Surplus / (Shortfall)	**$**	**-**

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B1

Department: Community Development
Date: 01/28/2025
Placement: Public Hearing

TO: JAMES R. LEWIS, CITY MANAGER
FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: KELLY GLEASON, PLANNING MANAGER
ERICK GOMEZ, ASSOCIATE PLANNER

SUBJECT: Del Rio Ranch (DEV24-0044)

RECOMMENDATION:

Planning Commission recommends Council:

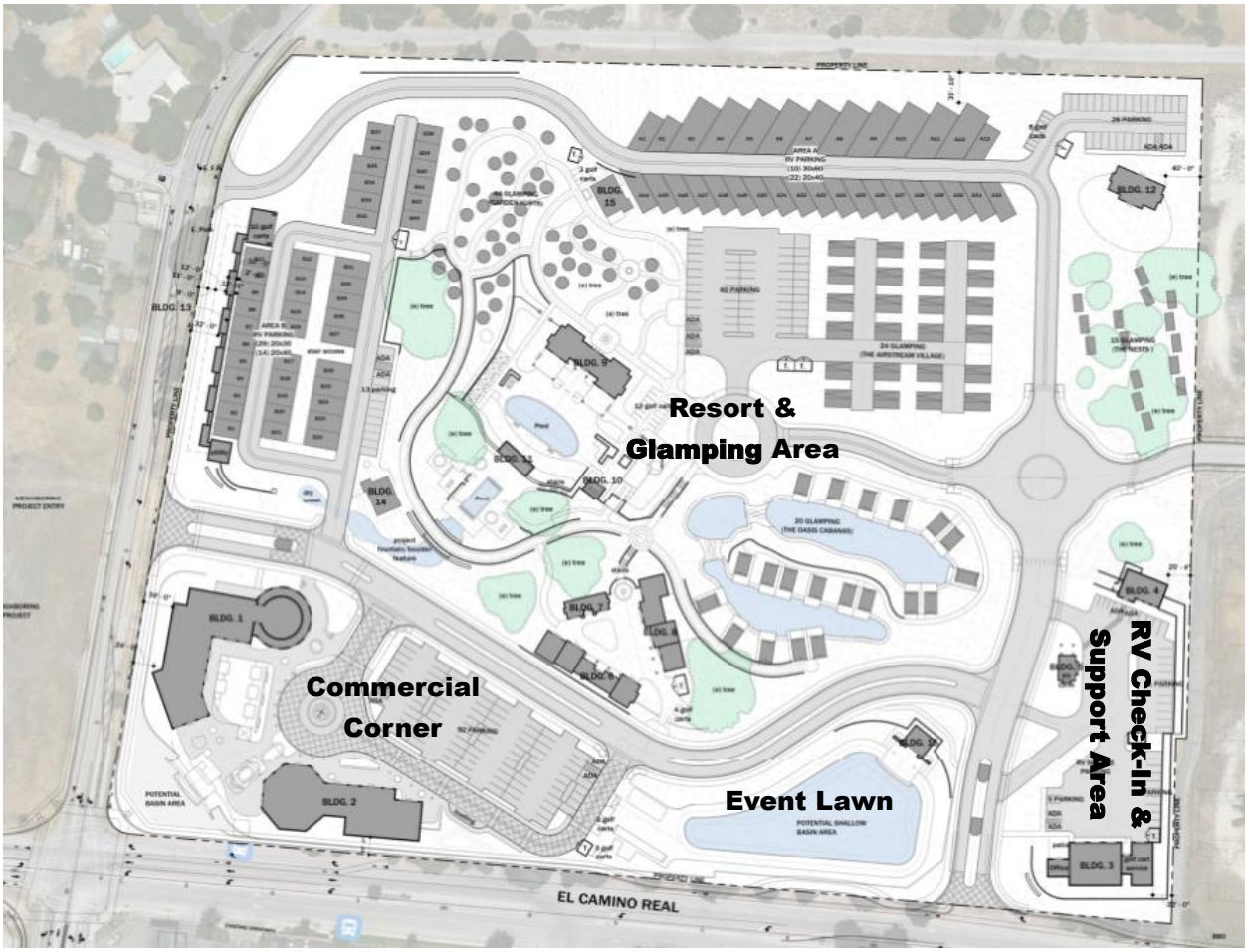
1. Adopt Draft Resolution A approving a General Plan Map Amendment, based on findings.
2. Introduce for first reading, by title only, Draft Ordinance approving a Zoning Map Amendment and amendments to the Del Rio Road Commercial Area Specific Plan, based on findings.
3. Adopt Draft Resolution B approving a Conditional Use Permit to establish a Master Plan of Development for the Del Rio Ranch project, based on findings and subject to conditions of approval.

REPORT IN BRIEF:

The Del Rio Ranch Project is a proposal to develop a vacant 26-acre site on south-east corner of the El Camino Real-Del Rio Road intersection as an RV Resort with ancillary commercial and entertainment uses. The Project includes:

- Ninety-eight (98) RV Spaces,
- Seventy (70) glamping spaces,
- Eighteen (18) hotel units,
- 22,000 SF of commercial tenant space,
- An event lawn and flexible event spaces, and
- Various resort amenities.

Approval of the project will include a General Plan Amendment, Zoning Map Amendment, and Del Rio Commercial Area Specific Plan Amendment. The development will create a unique lodging experience with new commercial spaces that will contribute to the local tourism industry, job market, and tax revenues.



Project Site Plan

BACKGROUND

The Del Rio 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 3.6 acres of multi-family residential, a 100-room hotel, 4.25 acres of RV sites, a small conference facility and entertainment center along with commercial and mixed-use buildings. The project was not pursued and the applicant is currently seeking changes that include removal of the site's residential zoned areas and increasing RV lodging and related transient uses.

The Specific Plan currently limits RV's to 20% (5.7 acres) of the project site with an additional 1.8 acres allowed to accommodate related "glamping" uses. Glamping refers to high end camping facilities with permanently sited yurts, tents, cabins and RV's. The Specific Plan requires screening of the site to preclude the visibility of RV's and campsites from surrounding roads.

On May 28, 2024, Council reviewed a revised development proposal focused on resort uses and authorized the applicant team to proceed with amendments to the Specific Plan to accommodate the proposal. The revised concept does not include multi-family residential, the conference

center, or mixed-use buildings. Instead, the concept focuses on tourism and lodging uses with RV parking sites and complementary improvements. On July 11, 2024, the Design Review Committee endorsed the project design with minor changes that have been incorporated into the current plans and conditions of approval. On December 17, the Planning Commission recommended that the City Council approve the proposed project with a revision to the conditions of approval to prohibit the use of palm trees along the El Camino Real and Del Rio Road project frontages.

ANALYSIS

The proposed development provides for a commercial, tourist, and RV resort development on the vacant approximately 26-acre South-East Project Site of the Del Rio Specific Plan area. The Project includes:

- Approximately 22,000 SF of ground floor commercial area with an upper story, 18-unit hotel at the Del Rio / El Camino Real corner
- An outdoor event venue adjacent to the El Camino Real frontage.
- A high-end lodging resort with 98 RV spaces and 70 glamping sites (cabanas/cabins/airstreams)
- Site amenities such as a club house, 2 pools, spa buildings, etc.

SITE DESIGN AND AESTHETICS

The applicant is proposing a Tuscan Mediterranean theme with more contemporary and uniquely stylized design themes for each glamping area. Materials for the main buildings include white and colored stucco, tile roofs, and natural stone building accents and paving materials. The multi-story commercial buildings at the intersection of Del Rio Road and El Camino Real are intended to create a sense of place with public oriented uses at the prominent corner. The design theme incorporates landscaping and gathering spaces that take advantage of Atascadero's weather and views. Some contemporary elements are expected in the main commercial area to provide flexible use of tenant spaces, such as roll up glass doors.



Rendering: El Camino Real- Del Rio Road Intersection Frontage

The project site has frontage on Del Rio Road, El Camino Real, and Rio Rita Road (private street). Decorative walls are proposed around the RV spaces adjacent to Del Rio Road and along El Camino

Real adjacent to the event lawn. The walls include dimensional arches and accent materials with a landscape buffer between the sidewalk and wall to soften the edges and view from the adjacent streets. There are no walls, other than retaining walls, adjacent to the commercial buildings at the intersection to allow these areas to be visible and create interest and connection to the public portion of the site. A landscaped drainage basin and terraced walls are proposed to enhance the aesthetics at the corner of the project site while accommodating the change in grade.

Commercial Corner

The commercial corner includes two (2) main buildings framing a central outdoor plaza space. Restaurants and entertainment uses are envisioned for these spaces with ample area for outdoor seating. As proposed, the commercial pad will be approximately 10-feet above the sidewalk at the El Camino Real/Del Rio Road intersection to allow for greater on-site accessibility and accommodate site drainage requirements. The adjacent parking area is proposed to be unpaved with an all-weather surface to allow for a flexible use space where expanded events can be held.

Hotel Kitchen Exception:

The corner commercial buildings include a total of 18 hotel units that would be located on the upper floors. The applicant is requesting that all the rental units be allowed to have full kitchens. The AMC allows a hotel to have kitchens in 100% of the units if certain findings can be made. The provision of a full kitchen amenities for the hotel are reasonable based on the project's scope and location, as well as the existing and anticipated surrounding uses. Deed restrictions will be required that mandate that all units be rented as short-term transient occupancy with stays less than 30 days and require the payment of Transient Occupancy Tax. The Findings for approval of the exception are included in Draft Resolution B.

Height Exception:

The Del Rio Specific Plan limits building heights to 35' with non-occupied architectural projections allowed up to 45'. The corner commercial buildings propose a maximum height of 52'. The buildings' proposed height would not create conflicts with any adjacent uses and provides a greater sense of presence at a major commercial node. Findings for approval of a height modification are included in the attached draft resolution.

RV and Glamping Resort Area

The luxury nature of the resort requires that the RV spaces and glamping sites be designed with added buffering to adjacent spaces as well as utilities and private amenities. Each site includes at least one shade tree; however, some trees may be limited in size to ensure adequate access into the site. Premium RV sites include a BBQ with larger sites accommodating fire pits. Glamping sites will include similar amenities. All RV spaces will be outfitted with full utility hook-ups (electric, sewer, and water).

Several resort amenities are included in the plan including a paseo that can host a spa, ice cream shop, and other resort service and retail focused uses. A clubhouse with two pools is incorporated with cabanas and food and drink service areas. An event room is located at the south-east corner of the site that could allow for private events. Golf cart and pedestrian pathways link the amenity locations with the individual units and RV spaces.

A check-in and RV support area is also included to serve the resort patrons as well as provide an area to service golf carts and resort vehicles. Conditions are included to prohibit larger auto service type uses, including any mechanical car wash blowers. RV services are limited to manual washing and minor repairs.

Setback Modification:

Modifications to the Specific Plan are proposed to reduce the required setback from 30-feet to 20-feet to accommodate the service building and a glamping area along the southerly edge of the site. The adjacent properties are currently undeveloped and would support future multi-family developments.

Event Lawn

The Project includes a small event lawn that doubles as a primary drainage basin. A stage is proposed near the southeast corner of the event lawn that would allow for small concerts and performances. Areas surrounding the lawn could allow for food trucks or pop-up booths. As the event lawn is located along El Camino Real and the site is surrounded by a screening wall, it is not anticipated that amplified sound will negatively impact nearby residential areas. A condition is included that limits amplified noise to the hours of 9AM-10PM and requires an event permit for any events in parking areas to ensure traffic control and adequate on or off-site parking are in place to reduce neighborhood and resort impacts.

Signage

The project includes three entry monument signs, one (1) at the El Camino Real/Del Rio Rd. intersection, one (1) adjacent to the main driveways from Del Rio Road, and one (1) adjacent to the intersection of El Camino Real and the new public road. The signs are consistent with the overall Mediterranean theme utilizing a combination of stucco, decorative concrete, and stone with metal lettering. No specific tenants are identified for the commercial area at this time, but signage concepts provided in the plans are consistent with the allowances of the Del Rio Specific Plan.

Two 20’ tall entry kiosks towers are also proposed within the medians of the project’s primary entry driveways. Based on conditions of approval related to driveway alignments and emergency access, these locations are not likely to remain. However, internal wayfinding signage at key intersections is proposed to help with on-site access and navigation and the applicant may apply for additional site identification signage at a later date once the site access plan is finalized.

Traffic, Parking, and Circulation

The proposed project will result in less peak hour trips than previously approved projects, therefore, the project is consistent with the previously certified Specific Plan EIR. The project will need to contribute its fair share toward public improvements as outlined in the existing mitigation measures.

Per the Municipal Code, a total of 233 parking spaces (non-RV) are required for the project. This includes allowances for a 10% reduction based on provision of bicycle parking and motorcycle parking. A total of 247 off-street parking space are provided, exceeding the parking requirement by 14 spaces.

A new public road will be constructed and dedicated to the City aligning with the southernmost entry to the Mission Oaks shopping center and connecting to residential properties south of the project site. This road was envisioned and addressed in the Specific Plan and will be accepted for access and maintenance once the road is extended to the south to serve new residential development. Standard frontage improvements including widening, curb, gutter, and sidewalk are required along El Camino Real and Del Rio Road. The applicant is required to dedicate frontage up to the full extent of the adopted plan line setback to allow for full build-out of the road section.

The applicant is considering adding gates to the private roads serving the resort areas to enhance privacy and security and minimize cut through traffic. A condition is included to ensure that gates do not impede access to the lower commercial portion of the site or the public road and be high quality design consistent with the overall project design theme.

PHASING

There is no phasing formally proposed by the applicant. However, the City has an interest in ensuring that certain improvements and amenities are provided on-site if the construction process results in some uses being completed prior to others. A condition has been included to ensure that the clubhouse, at least one of the pools, the new public road, all main internal access roads, and all frontage improvements be completed prior to occupancy of the RV sites and glamping areas. This ensures that the applicant meets the intent of developing a high-end resort and ensures adequate emergency access and traffic safety.

GENERAL PLAN AND ZONING AMENDMENTS

The project requires a General Plan Amendment and Zoning Map change to eliminate the existing multi-family designation on the eastern portion of the project site.

The General Plan's Housing Element lists this specific project site within the vacant land inventory as a potential site that could accommodate housing units at the low-income or very low-income level. As the City showed unit potential in excess of our Regional Housing Needs Allocation (RHNA) requirements, removal of this site will not affect the City's ability to comply with RHNA. In addition, the upcoming comprehensive General Plan Update will result in increased residential densities City-wide and will further increase opportunities to meet housing requirements. The Findings associated with the removal of this site from the inventory are included in Draft Resolution A.

SPECIFIC PLAN AMENDMENT

Amendments to the Specific Plan are included to allow the proposed project design and uses. Specific amendments include:

- Revisions to the document for consistency with the proposed GC land use designation, CR zoning district, and commercial-resort development.
- Removal of language limiting a Recreation Vehicle Park to a maximum of 20% of the project site and standards for RVs to be located away from project frontages.
- Reduction in the setback required adjacent to residential zoned properties from 30' to 20'.

- Additional text changes to remove inapplicable language and exhibits associated with previous project proposals for the site and the multifamily residential area.

CONCLUSION

- The applicant proposes a master planned tourist, entertainment, and commercial focused development that incorporates 98 RV sites, 70 glamping sites, a small outdoor event venue, and 22,000 SF commercial/entertainment center with 18-upper story hotel units on a vacant 26-acre site. The Project is the final vacant site within the Del Rio Road Specific Plan.
- The proposal meets the City Council's objectives for the Del Rio Road commercial area and supports project synergy and economic vitality.
- The project will complement the region and provide an enhanced tourist experience, bringing visitors to the City and supporting surrounding commercial areas.
- The corner is designed as a public facing commercial center with opportunities for entertainment-oriented uses.
- The associated changes to the General Plan, Zoning Map, and Specific Plan are required for consistency with the proposed master plan of development.

ENVIRONMENTAL DETERMINATION

An EIR was prepared and certified for the Del Rio Road Specific Plan in 2012. Two addendums were completed and approved, the most recent in 2021 with the Del Rio Road Commercial Area Specific Plan update and revised plan-line setback. The applicants have provided a supplemental traffic analysis to demonstrate that traffic volumes are within those anticipated by the Specific Plan and the certified EIR. The project, as conditioned, is consistent with the previously certified EIR and subsequent addendums.

ALTERNATIVES TO THE STAFF RECOMMENDATION:

1. Council may include modifications to the project and/or conditions of approval. Any proposed modifications should be clearly re-stated in any vote on any of the attached resolutions.
2. Council may determine that more information is needed on some aspect of the application and may refer the item back to the applicant and staff to develop the additional information. Council should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. Council may deny the project. Council must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Council.

FISCAL IMPACT:

The project provides for the development of a vacant site with a significant commercial and tourist-oriented development. Short-term rental units will be subject to TOT and the planned commercial uses are anticipated to contribute to the economic vitality of the surrounding area. The new public road will be accepted into the City's road system for access and maintenance, however, these costs are not expected to outweigh the increases in revenue from development of the site.

REVIEWED BY OTHERS:

This item has been reviewed by the Community Development Director, Administrative Services Director, and Planning Commission

REVIEWED AND APPROVED FOR COUNCIL AGENDA

James R. Lewis, City Manager

ATTACHMENT(S):

1. Draft Resolution A – General Plan Amendment
2. Draft Ordinance – Zoning Map and Specific Plan Amendment
3. Draft Resolution B – Master Plan of Development
4. EIR Addendum

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING GENERAL PLAN MAP AND TEXT AMENDMENTS FOR THE DEL RIO RANCH DEVELOPMENT

Del Rio Ranch
(DEV24-0044)

WHEREAS, an application has been received from Cal Coastal Communities, Inc (6900 El Camino Real, Atascadero, CA 93454), Applicant and Owner, to consider a Master Plan of Development and associated Zone Change, General Plan Amendment, and Conditional Use Permit for a commercial resort development on the Del Rio Road Commercial Area Specific Plan South-East Project Site located at 4999, 5505, 5701, 5703, & 5705 Del Rio Road, and 2005, 2055, 2115, 2205, 2325, 2375, & 2405 El Camino Real (APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041) (hereinafter, the "Project"); and,

WHEREAS, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

WHEREAS, the site is listed on Vacant Site Inventory of the General Plan Housing Element and contributes to the City's compliance with its Regional Housing Needs Allocation; and

WHEREAS, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Specific Plan #2 (SP2) Overlay; and

WHEREAS, the City Council adopted the Del Rio Road Commercial Area Specific Plan and associated entitlements on July 10, 2012; and

WHEREAS, The Del Rio Road Commercial Area Specific Plan envisions a larger scale development at this key commercial node in accordance with underlying zoning requirements and standards adopted in the Specific Plan.

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Project was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said use permit; and

WHEREAS, the project was reviewed by the Planning Commission at their regularly scheduled meeting on December 17, 2024 and the Planning Commission recommended approval of the Project after receiving the staff report and hearing testimony from the public; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Atascadero takes the following actions:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing**.** The City Council of the City of Atascadero held a duly noticed Public Hearing on January 28, 2025 to consider the Project with testimony and reports from staff, the applicants, and the public.

SECTION 3. Facts and Findings**.** The City Council makes the following findings and determinations:

A. Findings for approval of a General Plan Amendment

1. FINDING: The proposed amendment is in the public interest.
   FACT: The proposed amendment designates the entire project site as General Commercial. The previous plan designated a portion of the property along the eastern boundary of for High Density Residential. The removal of the High Density Residential Designation zoned portion of the site will facilitate development of the site and concentrate commercial uses along the El Camino Real-Del Rio Road intersection, consistent with commercial development pattern in this area.

2. FINDING: The proposed amendment is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.
   FACT: The Project will result in the removal of a High Density Residential designation of a small portion of the project site. The change supports a transition from residential to commercial land uses as supported by the General Plan, and already being considered for inclusion in future updates of the General Plan. The proposed development shall be consistent with all applicable section of the General Plan including the Land Use, Open Space, and Conservation Element, and Circulation Element.

3. FINDING: The proposed amendment is compatible with existing development, neighborhoods, and the environment.
   FACT: The project site is located with the DRCASP which envisions commercial uses and has allowed for the current development pattern observed on vicinity, including a hotel and mixed-use commercial development. The inclusion of multi-family zoning

designation was a component of previous iterations but not a use required by the DRCASP. Environmental impacts are the same or reduced from what has been previously analyzed.

4. FINDING: The proposed map amendment will not create any new significant and unavoidable impacts to traffic, infrastructure, or public services.
   FACT: The project will not create any new significant environmental impacts. All anticipated impacts are adequately analyzed by the certified DRCASP EIR. An Addendum to the certified DRCASP FEIR is included in the attachments to these resolutions and incorporated herein by reference.

5. FINDING: The proposed amendment is consistent with the adopted EIR and mitigation monitoring program.
   FACT: The proposed map amendment to modify the residential zoning for the Del Rio Ranch project is consistent with the General Plan EIR and subsequent EIR prepared for the Del Rio Road Commercial Area Specific Plan.

B. No Net Loss Findings

6. FINDING: The reduction is consistent with the adopted general plan, including the housing element.
   FACT: The Del Rio Commercial Area Specific Plan is envisioned to be developed with primarily commercial uses. The Project will comply will all provisions of the General Plan Element as amended, including the redesignation of the High-Density Residential areas to General Commercial. Though a portion of the Project site is designated for high density residential, the applicant is not required to construct any units. Furthermore, the removal of the site from the Residential Sites Inventory of the General Plan Housing Element does not affect the City's ability to meet its housing needs.

7. FINDING: The remaining sites identified in the housing element are adequate to meet the requirements of Gov. Code Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Gov. Code Section 65584.
   FACT: The current RHNA requires the City to plan for two hundred sixty-six (266) dwelling units after accounting for housing constructed or approved during gap between the previous RHNA and adoption of current Housing Element. One hundred seventy-one (171) of these dwelling units must be in the Extremely Low Income or Very Low-Income affordability rate. The Housing Element plans for a total of two hundred fifty-two (252) Extremely Low Income or Very Low-Income units based on the combined residential development potential of various Vacant High Density Residential Sites, Vacant Mixed-Use Sites, and Underutilized High Density Residential Sites, inclusive of the Del Rio Ranch Project site. This equates to a surplus of eighty-one (81) units in the Extremely Low Income or Very Low-Income

affordability rate. The Del Rio Ranch Project site is assumed to account for only thirty-nine (39) of these units. Removal of the site from the Residential Sites Inventory would result in a surplus total of forty-two (42) Extremely Low Income or Very Low-Income dwelling units across the remaining properties identified in the Residential Site Inventory.

SECTION 4. CEQA. An Addendum to the previously certified DRCASP FEIR been prepared for the Project pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Sections 15162 and 15164 and is incorporated herein by reference.

SECTION 5. Approval. The City Council of the City of Atascadero, in a regular session assembled on January 28, 2025, resolved to approve the Project consistent with the following:

EXHIBIT A: General Plan Land Use Amendment Diagram
EXHIBIT B: Amended General Plan Housing Element

PASSED AND ADOPTED at a regular meeting of the City Council on the 28th day of January 2025.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

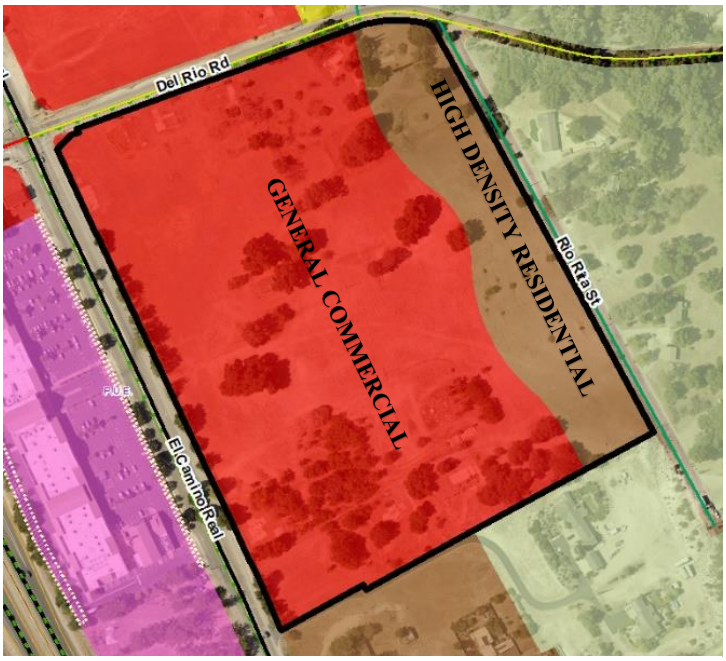
AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO

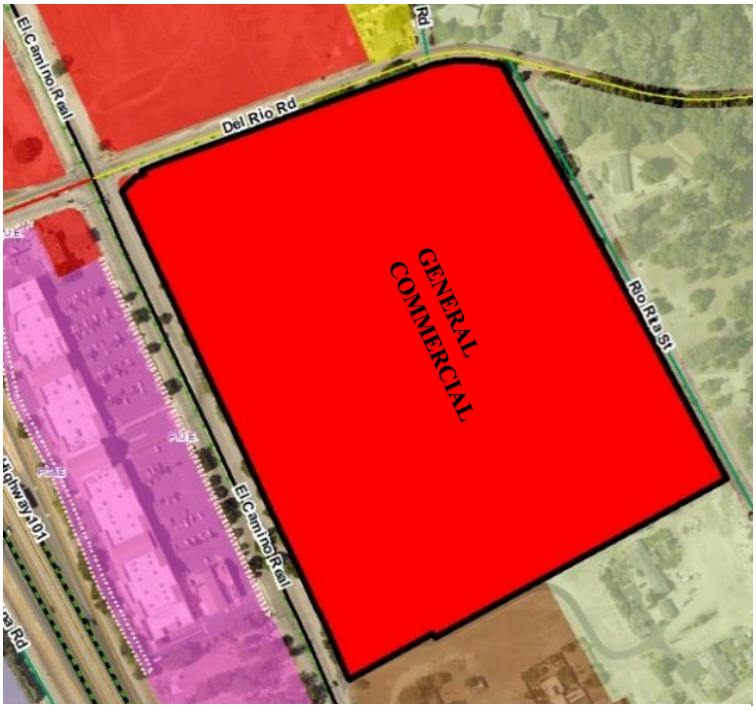
_____
Charles Bourbeau, Mayor

ATTEST:

_____
Lara K. Christensen, City Clerk



Existing Land Use Map



Proposed Land Use Map

The following excerpted section of the Housing Element shall be updated as follows:

Adequacy of Sites for RHNA

The Sites Inventory identifies capacity for 458 ~~497~~ units, 330 ~~369~~ of which are on sites suitable for development of lower-income housing. Overall, the City can adequately accommodate—and have excess capacity for— the remaining RHNA of 266 units.

Table F.3: Sites Inventory Summary					
	Ex./Very Low Income (0-50% AMI)*	**Low Income (51-80% AMI)**	**Moderate Income (80-120% AMI)**	**Above Moderate Income (121+% AMI)**	**Total**
Sites					
Accessory Dwelling Units[1]	0	112	113	0	225
Vacant/Proposed Project Single-Family Residential (SFR) Sites with ADUs[1]	0	5	5	10	20
Vacant High Density Residential (HDR) Sites[2]	90 ~~129~~	0	0	0	129
Vacant Mixed-Use Sites[2]	86	0	0	0	86
Underutilized High Density Residential (HDR) Sites[2]	37	0	0	0	37
Total Sites	*213 ~~252~~*	*117*	*118*	*10*	*497*
Remaining RHNA after Credits Applied	171	95	-80	-16	266
Surplus/Shortfall (+/-) after sites applied	-42 ~~-81~~	-22	-198	-26	-327

Notes:
1. Affordability for ADUs is divided evenly between the low- and moderate-income categories. In March 2020, Apartments.com estimated that the average rent for a studio apartment in Atascadero ($893) and the average rent for a one-bedroom apartment in Atascadero ($1,306) meets the affordability criteria for low-income persons (studio units, one-person households) for moderate-income persons (one-bedroom units, one-person households) set forth in Table D.18: Affordable Housing Costs by Household Size and Tenure – 2019.
2. The capacity of sites that allow development densities of at least 20 units per acre are credited toward the lower-income RHNA based on state law.

Vacant High Density Residential (HDR) Sites

The sites inventory includes ~~five~~ four vacant High Density Residential/RMF-24 (HDR/RMF-24) sites totaling 3.86 ~~5.9~~ acres with a realistic capacity of 90 ~~129~~ units (Table F.4). The HDR designation allows a density of 20 to 24 units per acre. Because these sites allow development densities of at least 20 units per acre (the City's default density as established by HCD), they are credited toward the lower-income RHNA.

HDR Sites 1, 4, and 5 are subject to the provisions of AB 1397, which requires that vacant sites identified in the previous two Housing Elements only be deemed adequate to accommodate a portion of the housing need for lower-income households if a site is zoned at residential densities consistent with the default density established by HCD (20 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The sites are included in this 6th Cycle Housing Element based on the allowed density in the HDR/RMF-24 sites (20 to 24 units per acre) and because the City of Atascadero has created a by-right process (not subject to a CUP or specific plan) for RMF-24 properties identified in the Housing Element. This applies to all residential development on identified RMF-24 sites, including developments in which at least 20 percent of the units are affordable to lower-income households.

Table F.4: Vacant High Density Residential (HDR) Sites

Site #~~2~~	APN	Address	Size (ac.)	GP/ Zone	Realistic Capacity (units)	Site Details
HDR 1[1]	049-042-025	1055 El Camino Real	1.80	HDR/ RMF-24	34	HDR Site 1 is located along El Camino Real south of Santa Cruz Road, adjacent to the Hilltop Mobile Manor. The vacant site was included in the 4th and 5th cycle Housing Element.
HDR 2[2]	~~049-151-005~~	~~2405 El Camino Real~~	~~2.04~~	~~HDR/ RMF-24~~	~~39~~	~~HDR Site 2, located on Rio Rita Street, is part of the former Walmart site. It is the only parcel designated for HDR within the former project site. The site was included in the 5th cycle Housing Element. It is located adjacent to two parcels with property owners who have requested upzoning from a single-family zone to a multi-family, higher-density residential zone.~~
HDR 3	028-192-060, 061, 062, 063	5266, 5272, 5280 Traffic	0.67	HDR/ RMF-24	13	HDR Site 3 is located on Traffic Way just north of Honda Avenue.

Table F.4: Vacant High Density Residential (HDR) Sites						
Site #	**APN**	**Address**	**Size (ac.)**	**GP/ Zone**	**Realistic Capacity (units)**	**Site Details**
		Way, 5255 Alamo				
HDR 4[1]	030-101-053	8959 Curbaril	0.87	HDR/ RMF-24	17	HDR Site 4 is located on Curbaril Avenue north of Santa Ysabel Avenue. The site was included in the 4th and 5th cycle Housing Element.
HDR 5[1]	045-321-024	9355 Avenida Maria	0.51	HDR/ RMF-24	26	HDR Site 5 is a vacant portion of the Knolls at the Avenida project. The Phase 2 site is approved for 26 affordable housing units. The site was included in the 4th and 5th cycle Housing Element.
Note: 1. Subject to the provisions of AB1397: Projects with at least 20% affordable units must be permitted by right. 2. HDR 2 removed through General Plan Amendment (DEV24-0044)						

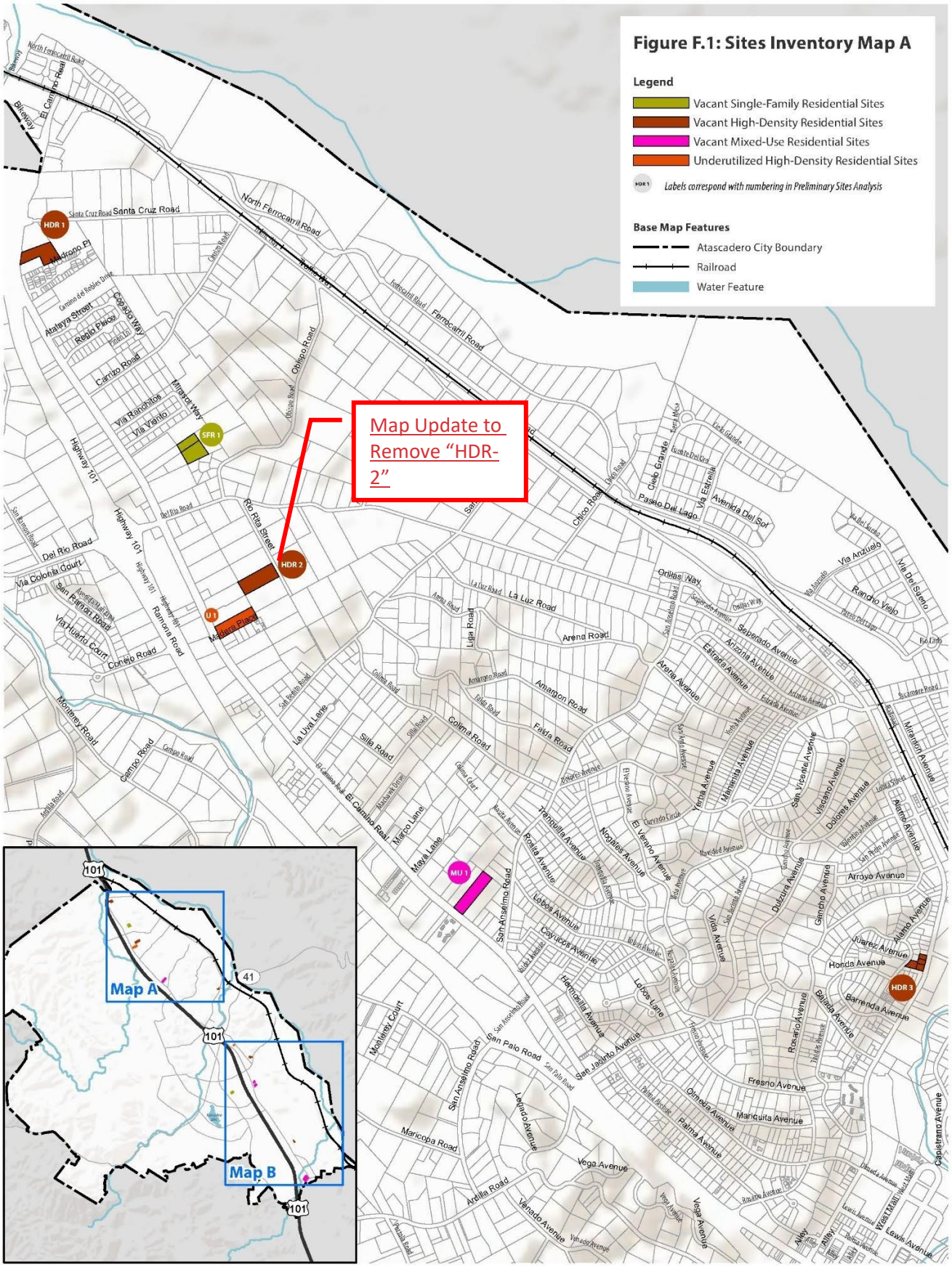

Figure F.1: Sites Inventory Map A
Legend
Vacant Single-Family Residential Sites
Vacant High-Density Residential Sites
Vacant Mixed-Use Residential Sites
Underutilized High-Density Residential Sites
Labels correspond with numbering in Preliminary Sites Analysis
Base Map Features
Atascadero City Boundary
Railroad
Water Feature
Map Update to Remove "HDR-2"
HDR 1
HDR 2
HDR 3
SFR 1
MU 1
U 1
Map A
Map B
Santa Cruz Road
North Ferrocarril Road
Ferrocarril Road
Rio Rita Street
Del Rio Road
Highway 101
Obispo Road
Chico Road
Pasito Del Lago
Avenida Del Sol
Via Anzuelo
Rancho Viejo
Orillas Way
La Luz Road
Arena Road
Amapola Road
Falda Road
Colima Road
Silla Road
El Camino Real
Marchant Lane
Marco Lane
Maya Lane
Tranquilla Avenue
Rosita Avenue
Lobos Avenue
Cayucos Avenue
San Anselmo Road
Hermosilla Avenue
Lemos Lane
San Jacinto Avenue
San Palo Road
Fresno Avenue
Maricuita Avenue
Olmeda Avenue
Palma Avenue
Rosario Avenue
Balboa Avenue
Barrenda Avenue
Honda Avenue
Juarez Avenue
Arroyo Avenue
Gaucho Avenue
Durazna Avenue
Vista Avenue
Noches Avenue
El Verano Avenue
Tertia Avenue
Ynez Avenue
San Vicente Avenue
Viscaino Avenue
Dolores Avenue
Mirasol Avenue
Miramonte Avenue
Sycamore Road
Estrada Avenue
Arizona Avenue
Sebastian Avenue
Atera Avenue
Ligia Road
Monterey Road
Campo Road
Ardilla Road
Maricopa Road
Vega Avenue
Venado Avenue
Capistrano Avenue
Lewis Avenue
Alley
Via Colonia Court
Via Huerta Court
Conejo Road
Ramona Road
San Ramon Road
Medina Place
Mirasol Way
Via Rancho Los
Via Viento
Carrizo Road
Cayucos Way
Regalo Place
Ataleya Street
Hidrono Pl
Cielo Grande
Via Estrella
Via Del Sueno
Rancho Viejo
Via Del Lucero
Rio Linda
Sycamore Road
Miramonte Avenue
Alamo Avenue
Juarez Avenue
Honda Avenue
Barrenda Avenue
Arroyo Avenue
Gaucho Avenue
Durazna Avenue
Vista Avenue
Noches Avenue
El Verano Avenue
Tertia Avenue
Ynez Avenue
San Vicente Avenue
Viscaino Avenue
Dolores Avenue
Mirasol Avenue
Miramonte Avenue
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Maricopa Road
Vega Avenue
Venado Avenue
Capistrano Avenue
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Rancho Viejo
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Arizona Avenue
Sebastian Avenue
Atera Avenue
Ligia Road
Monterey Road
Campo Road
Ardilla Road
Maricopa Road
Vega Avenue
Venado Avenue
Capistrano Avenue
Lewis Avenue
Alley

Table F.7: Sites Inventory Table									
Site #[2]	**APN**	**Size (ac.)**	**GP/ Zone**	**Max. Density (du/ac)**	**Existing Use**	**Realistic Capacity (units)**	**Affordability Level**	**Infrastructure Capacity**	**Onsite Constraints**
SFR 1	049-102-020	0.63	SFR-X/ RSF-Y	1	Vacant	6 SFR/ 6ADU	Low/ Moderate/ Above Moderate	Yes	No
	049-102-032	1.17	SFR-X/ RSF-Y	4	Vacant	6 SFR/ 6ADU	Low/ Moderate/ Above Moderate	Yes	No
SFR 2	056-181-039	1.30	SFR-X/ RSF-X		Vacant	6 SFR/ 6ADU	Low/ Moderate/ Above Moderate	Yes	No
HDR 1[1]	049-042-025	1.80	HDR/ RMF-24	24	Vacant	34	Very Low/Low	Yes	No
HDR 2[3]	~~049-151-005~~	~~2.04~~	~~HDR/ RMF-24~~	~~24~~	~~Vacant~~	~~39~~	~~Very Low/Low~~	~~Yes~~	~~No~~
HDR 3	028-192-060	0.67	HDR/ RMF-24	24	Vacant	13	Very Low/Low	Yes	No
	028-192-061		HDR/ RMF-24	24	Vacant		Very Low/Low	Yes	No
	028-192-062		HDR/ RMF-24	24	Vacant		Very Low/Low	Yes	No
	028-192-063		HDR/ RMF-24	24	Vacant		Very Low/Low	Yes	No
HDR 4[1]	030-101-053	0.87	HDR/ RMF-24	24	Vacant	17	Very Low/Low	Yes	No
HDR 5[1]	045-321-024	0.51	HDR/ RMF-24	24	Vacant	26	Very Low/Low	Yes	No
MU 1	049-163-044	1.86	GC/CR	24	Vacant	18	Very Low/Low	Yes	No

MU 2	030-511-001	0.65	GC/CR	24	Vacant	6	Very Low/Low	Yes	No

Table F.7: Sites Inventory Table

Site #	APN	Size (ac.)	GP/ Zone	Max. Density (du/ac)	Existing Use	Realistic Capacity (units)	Affordability Level	Infrastructure Capacity	Onsite Constraints
MU 3[2]	030-512-002 [2]	0.28	GC/CR	24	Vacant	3	Very Low/Low	Yes	No
	030-512-011 [2]	0.37	GC/CR	24	Vacant	4	Very Low/Low	Yes	No
	030-512-012	0.50	GC/CR	24	Vacant	5	Very Low/Low	Yes	No
MU 4	045-331-014	5.19	MU-PD/CR	24	Vacant	50	Very Low/Low	Yes	No
U 1	049-151-020	1.4	HDR/ RMF-24	24	1 SFR unit–size reflects undeveloped portion	27	Very Low/Low	Yes	No
U 2	030-121-003	0.51	HDR/ RMF-24	24	1 SFR unit	10	Very Low/Low	Yes	No

Note:
1. Subject to the provisions of AB1397: Projects with at least 20% affordable units must be permitted "by-right".
2. Sites under 0.5 acres are included only if they are part of a larger site under common ownership that functions as a single use.
3. HDR 2 removed through General Plan Amendment (DEV24-0044)

DRAFT ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A ZONE MAP CHANGE AND AMENDMENTS TO THE DEL RIO COMMERCIAL AREA SPECIFIC PLAN

Del Rio Road Commercial Area Specific Plan / Del Rio Ranch (DEV24-0044)

WHEREAS, an application has been received from Cal Coastal Communities, Inc (6900 El Camino Real, Atascadero, CA 93454), Applicant and Owner, to consider a Zone Change and Specific Plan Amendment to allow development of the South-East Project Site Del Rio Road Commercial Area Specific Plan located at 4999, 5505, 5701, 5703, & 5705 Del Rio Road, and 2005, 2055, 2115, 2205, 2325, 2375, & 2405 El Camino Real (APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041) (hereinafter, the "Project"); and,

WHEREAS, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

WHEREAS, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Specific Plan #2 (SP2) Overlay; and

WHEREAS, the City Council adopted the Del Rio Road Commercial Area Specific Plan and associated entitlements on July 10, 2012; and

WHEREAS, an application for Conditional Use Permit and a Master Plan of Development has been submitted for concurrent consideration of three conditionally allowed uses, outdoor amplified sound, and a height exception which require: 1) a change in the General Plan land use designation of the site to be entirely designated GC; 2) a rezone to Commercial Retail (CR); and 3) text modifications to the Del Rio Commercial Area Specific Plan (DRCASP); and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Project was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said use permit; and

WHEREAS, the Project was reviewed by the Planning Commission at their regularly scheduled meeting on December 17, 2024 and the Planning Commission recommended approval of the Project after receiving the staff report and hearing testimony from the public; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing**.** The City Council of the City of Atascadero held a duly noticed Public Hearing on January 28, 2025 to consider the Project with testimony and reports from staff, the applicants, and the public.

SECTION 3. Facts and Findings**.** The City Council makes the following findings, determinations and approvals with respect to the Project approvals:

A. Findings for approval of a Zone Map and Specific Plan Zone Amendment

1. FINDING: The Planning and Zoning Text and Map Change is consistent with General Plan policies and all other applicable ordinances and policies of the City.
   FACT: The Project includes changes a General Plan Amendment to remove the existing High Density Residential designation and create a cohesive Project Site that is fully designated for Commercial Use. The Zoning Map amendment and Specific Plan Amendments shall ensure consistency with project site zoning and associated development standards.

2. FINDING: This Amendment of the Zoning Ordinance and Map will provide for the orderly and efficient use of lands where such development standards are applicable.
   FACT: The amendments will accommodate the development of the site as an RV Resort as depicted on the Project plans. The Project is consistent with all applicable development standards of the Atascadero Municipal Code and the DRCASP, as amended. This site is envisioned to be developed as a tourist and commercial oriented node. The proposed Project is consistent with this goal.

3. FINDING: The Text and Map Change will not, in itself, result in significant environmental impacts.
   FACT: The amendments will not create any new significant environmental impacts. All anticipated impacts are adequately analyzed by the certified DRCASP EIR and mitigated to the greatest extent feasible. An Addendum to the certified DRCASP FEIR is included in the attachments to these resolutions and incorporated herein by reference.

SECTION 4. CEQA. An Addendum to the previously certified DRCASP FEIR been prepared for the Project pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Sections 15162 and 15164 and is incorporated herein by reference.

SECTION 5. Approval. The City Council of the City of Atascadero, in a regular session assembled on January 28, 2025, resolved to approve the Project consistent with the following:

EXHIBIT A: Zoning Map Amendment Diagram
EXHIBIT B: Amended Del Rio Commercial Area Specific Plan

SECTION 6. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7. Preservation. Repeal of any provision of the AMC or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8. Effect of Invalidation. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the AMC or other City Ordinance by this Ordinance will be rendered void and cause such previous AMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. Notice. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Atascadero's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

INTRODUCED at a regular meeting of the City Council held on January 28, 2025, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____, 2025.

AYES:

NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO

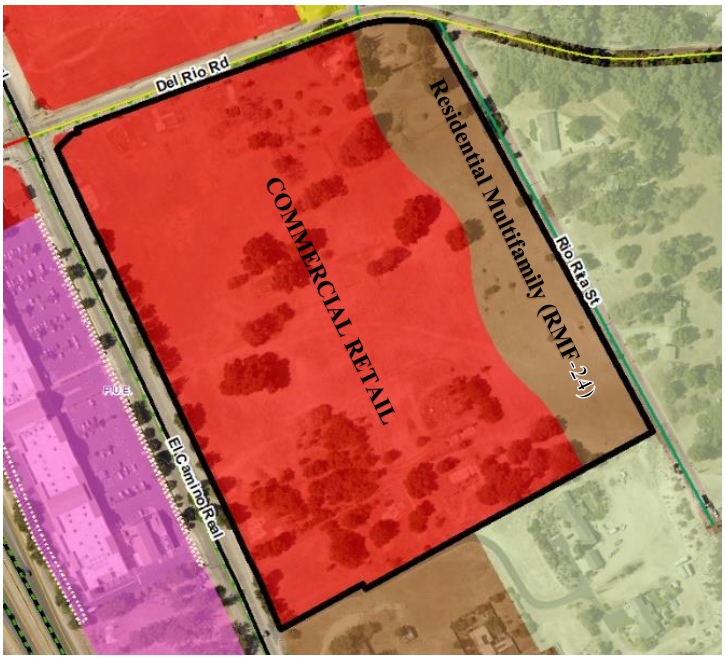
_____
Charles Bourbeau, Mayor

ATTEST:

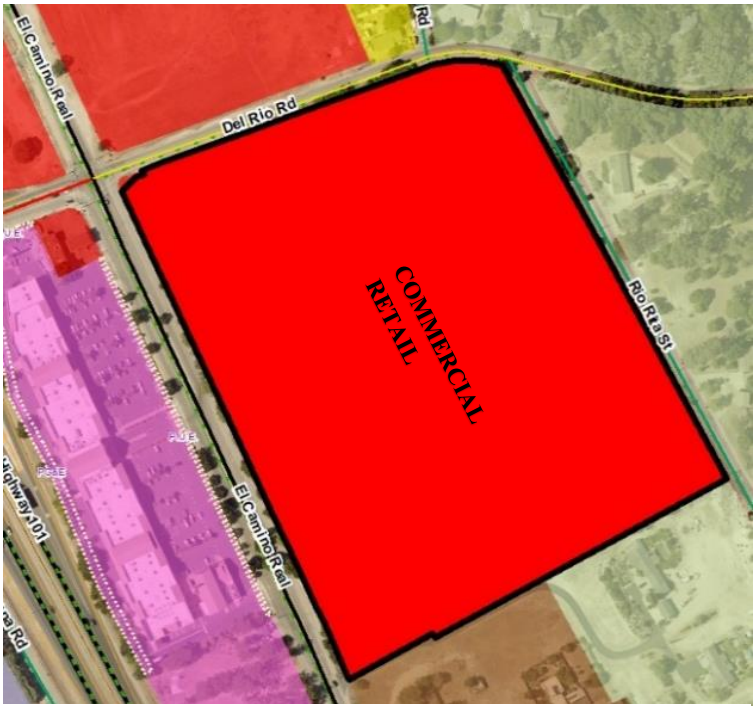
_____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

_____
David Fleishman, City Attorney



Existing Zoning Map



Proposed Zoning Map

CITY OF ATASCADERO

DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN

March 2012

design professionals
eda
civil engineers ♦ land surveyors ♦ land planners
1998 Santa Barbara Street, Suite 200
San Luis Obispo, CA 93401

Adopted July 2012
Amended October 2020
Amended July 2021
Amended December 2024

- INTENTIONALLY LEFT BLANK -

CITY OF ATASCADERO

DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN

Prepared for:
The City of Atascadero

Prepared by:

eda – design professionals
1998 Santa Barbara Street, Suite 200
San Luis Obispo, CA 93401
(805) 549-8658

In Conjunction with:

Omni Design Group, Inc.

Perkowitz + Ruth Architects

Conceptual Design & Planning Company

ACKNOWLEDGEMENTS

FROM 2012

City Council

Bob Kelley, Mayor
Tom O'Malley, Mayor Pro Tem
Jerry Clay, Sr., Council Member
Roberta Fonzi, Council Member
Brian Sturtevant, Council Member

Planning Commission

Chuck Ward, Chairperson
Dennis Schmidt, Vice Chairperson
Christian Cooper, Commissioner
Len Colamarino, Commissioner
Beth Wingett, Commissioner
David Bentz, Commissioner
Mark Dariz, Commission

City Staff

Wade McKinney, City Manager
Warren Frace, Community Development Director
Russ Thompson, Director of Public Works
Brady Cherry, Community Services Director
Kurt Stone, Fire Chief

CERTIFICATION

I, **Marcia McClure Torgerson, C.M.C.**, City Clerk of the City of Atascadero, hereby certify that the foregoing is a true and correct copy of Ordinance No. 562, adopted by the Atascadero City Council at a regular meeting thereof held on July 10, 2012, and that it has been duly published pursuant to State Law.

DATED: 7-18-12

Marcia McClure Torgerson

Marcia McClure Torgerson, C.M.C.
City Clerk
City of Atascadero, California

ORDINANCE NO. 562

SPECIFIC PLAN DOCUMENT ADOPTION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING THE ATASCADERO MUNICIPAL CODE BY ADDING A TABLE FOR THE SPECIFIC PLAN DOCUMENT FOR THE SP-2 ZONING DISTRICT FOR THE DEL RIO COMMERCIAL AREA (SP 2009-0003)

DEL RIO COMMERCIAL AREA SPECIFIC PLAN WALMART STORES INC. / THE ROTTMAN GROUP / MONTECITO BANK AND TRUST

WHEREAS, an application has been received from:

Walmart Stores, Inc. (2001 S.E. 10th Street Bentonville, AR 72716-0550) Owner, and EDA Design Professionals (1998 Santa Barbara St. Suite 200 San Luis Obispo, CA 93401) Applicant, and;

The Rottman Group (P.O. Box 227 Santa Maria, CA 93456-0227) Owner, and Omni Design Group (689 Tank Farm Road San Luis Obispo, CA 93453) Applicant, and;

Montecito Bank and Trust (1010 State Street, Santa Barbara, California 93101) Owner, and Omni Design Group (689 Tank Farm Road San Luis Obispo, CA 93453) Applicant,

to consider Planning Applications PLN 2007-1245 and PLN 2007-1246, for a project consisting of General Plan Amendments, Zone Text and Map Amendments, Specific Plan, Vesting Tentative Parcel Maps, Tree Removal Permits and certification of an Environmental Impact Report ("EIR") on a 39.3± acre site located on El Camino Real and Del Rio Road, Atascadero, CA 93422 (APN 049-112-002, 018, 019, 022, ,036, 039, 049-151-005, 036, 037, 040, 041, 049-102-020, 031, 032, 045, 048, 056 and 049-131-070); and,

WHEREAS, the site's current General Plan Land Use Designation is General Commercial (GC), Commercial Park (CPK), Single-Family Residential (SFR-X), High-Density Residential (HDR), Medium-Density Residential (MDR), and Suburban Estates (SE); and,

WHEREAS, the site's current Zoning Designation is Commercial Retail (CR), Commercial Park (CPK), Residential Single-Family (RSF-X), Residential Multi Family (RMF-20), Residential Multi Family (RMF-10), and Residential Suburban (RS); and,

WHEREAS, the Planning Commission has recommended that the City Council approve a General Plan Land Use Diagram Amendment to change the Land Use Designation of lots within the project site to Commercial Retail (CR), High-Density Residential (HDR), and Single-Family Residential (SFR-X); and,

WHEREAS, the Planning Commission has recommended that the City Council approve a Zoning Ordinance Text Change and Zoning Map Amendment to establish zoning code text for Specific Plan Zone 2 and to change the zoning of lots with the project area to Commercial Retail (CR), Residential Single-Family (RSF-X), and Residential Multi Family (RMF-20), with a Specific Plan Zone 2 overlay on the entire project site; and,

WHEREAS, the General Plan has designated the project site as an area requiring a comprehensive master plan in order to minimize environmental impacts and maximize community compatibility (General Plan Table II-5) and to promote orderly and harmonious development and to enhance the opportunity to best utilize special site characteristics; and,

WHEREAS, a Final EIR, Finding of Fact and Statement of Overriding Considerations have been prepared for the project and made available for public review in accordance with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and,

WHEREAS, the Final EIR, Finding of Fact and Statement of Overriding Considerations have been recommended by the Planning Commission for certification to the City Council; and,

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact this amendment to the Code Text to protect the health, safety and welfare of its citizens by applying orderly development and expanding commercial opportunities within the City; and,

WHEREAS, timely and properly noticed Public Hearings upon the subject Specific Plan application was held by the Planning Commission and City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said zoning amendments; and,

WHEREAS, the Planning Commission of the City of Atascadero, at a Public Hearing held on June 5, 2012, studied and considered the Del Rio Road Commercial Area Specific Plan (SP 2009-0003), after first studying and considering the Final EIR, Finding of Fact and Statement of Overriding Considerations prepared for the project; and,

WHEREAS, the Planning Commission of the City of Atascadero recommended the City Council approve the Del Rio Road Commercial Area Specific Plan (SP 2009-0003); and,

WHEREAS, the Atascadero City Council, at a Public Hearing held on June 26, 2012, studied the Planning Commission's recommendation and considered the Del Rio Road

Commercial Area Specific Plan (SP 2009-0003), after first studying and considering the Final EIR, Finding of Fact and Statement of Overriding Considerations prepared for the project; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Findings for Approval of Del Rio Road Commercial Area Specific Plan.

The City Council finds as follows:

1. **The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including the SP-2 Ordinance; and,**

2. **The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and,**

3. **The proposed Specific Plan will be compatible with existing or desired conditions in surrounding neighborhoods and surrounding General Plan land uses and General Plan policies.**

   As discussed in General Plan Amendment Finding No. 5, the proposed Project will be compatible with existing and desired conditions in surrounding neighborhoods. The proposed Project would allow the development of an efficient and attractive community retail hub in North Atascadero. The Project will serve the growing local demand for retail products, groceries and restaurants in North Atascadero, while at the same time revitalizing one of the City's larger and more visible properties located just off Highway 101. Approval of the Project will allow for the development of a master planned commercial center consistent with General Plan policies.

   As discussed in detail in General Plan Amendment Finding No. 4, the proposed Project is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.

4. **Modification of zoning regulations, development standards, or processing requirements is warranted by the design and amenities incorporated.**

   As discussed in General Plan Amendment Findings No. 3 and 5, project design, features and amenities will transform a currently underutilized location into a vibrant retail hub in an ideal location, providing an aesthetic and commercial boon to the immediate and surrounding areas and serving the growing local demand for retail and groceries in North Atascadero. With incorporation of the site design, landscaping and architectural features discussed in the General Plan Amendment Findings, the Project has been specifically designed to be compatible with existing development, neighborhoods and the environment. Without the

approval of the Specific Plan, Zone Change and General Plan Amendment, the City's goal of creating an efficient, attractive and cohesive master-planned commercial center of this type at this ideal location would not be possible. In addition to creating additional employment and business opportunities and attracting much needed tax revenue, the Project will satisfy the long time demands of residents for a grocery store in the northern part of the City, while offering a broad array of convenient shopping and restaurant options. Accordingly, modification of zoning regulations and development standards is warranted by the Project design and the amenities provided by the Project.

5. **The Specific Plan standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.**

The proposed General Plan Amendment, Zone Change and Specific Plan would allow the development of a master-planned, vibrant and attractive and cohesive community retail hub to North Atascadero which is not possible under the current zoning. The Project will serve the growing local demand for discount retail, groceries and restaurants in North Atascadero, while at the same time revitalizing one of the City's larger and more visible properties. Approval of the Specific Plan, Zone Change and General Plan Amendment will allow development of a commercial center and economic development of the area.

The purpose of the Del Rio Road Commercial Area Specific Plan is to assist in the development of the site in a manner that benefits local shoppers, the general public, and the City of Atascadero. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. The development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial land uses proposed for the site. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards.

The benefits derived from the Specific Plan cannot be reasonably achieved through existing development standards or processing requirements. The Del Rio Road Commercial Area Specific Plan serves as the overlay zone for the Project. The Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for all development within the boundaries of the Specific Plan area. The Specific Plan specifies land use standards and policies for the site and establishes additional design guidelines as well as landscaping, lighting, signage, fencing and screening, on-site circulation, loading and outdoor storage standards that are not required in the Code and that ensure a high standard of design for the site. In addition, it facilitates design integrity between the variety of uses (i.e.,

achieves General Plan objective of a master planned commercial center). Also, the additional area gained by redesignating the residential parcels located at the back of the site to commercial will allow for a less dense project that can implement additional landscaping and buffer areas throughout the site, to further blend the Project with the surrounding area.

6. **Benefits derived from the Specific Plan Zone 2 zone cannot be reasonably achieved through existing development standards or processing requirements.**

   The benefits derived from the Specific Plan cannot be reasonably achieved through existing development standards or processing requirements. The Specific Plan specifies land use standards and policies for the site and establishes additional design guidelines as well as and landscaping, lighting, signage, fencing and screening, on-site circulation, loading and outdoor storage standards that are beyond the Municipal Code standard in order to ensure a high standard of design and compatibility for the site. In addition, it facilitates design integrity between the variety of uses (i.e. achieves General Plan objective of a master planned commercial center). Also, the additional area gained by redesignating the residential parcels located at the back of the site to commercial will allow for a less dense project that can implement additional landscaping and buffer areas throughout the site, to further blend in with the surrounding area.

7. **The Specific Plan development standards or processing requirements is warranted to promote orderly and harmonious development and offers certain redeeming features to compensate for requested modifications.**

   As discussed in General Plan Amendment Findings No. 3 and 5, in addition to revitalizing one of the City's larger and more visible properties, the Project would serve as an example for the community in energy efficiency by incorporating a variety of sustainability features in the construction, design and operation of the store that would reduce its demand for resources, utilize non-toxic materials, and promote waste reduction. The additional area gained by redesignating the residential parcels located at the back of the site to commercial will allow for a less dense project that can implement additional landscaping areas. The Project would also exceed the City's minimum landscaping requirements and contain robust landscaping and greenery to enhance the site and screen parked cars.

8. **The Specific Plan development standards or processing requirements is warranted to promote orderly and harmonious development and will supplement or supersede any adopted ordinances, regulations and standards of the City which are applicable.**

   The Del Rio Road Commercial Area Specific Plan implements the goals and policies of the City of Atascadero General Plan within the Specific Plan area. The Specific Plan is generally consistent with the City of Atascadero Municipal Code, but provides additional development standards and guidelines that are customized to achieve the specific vision for the project area. The City's zoning standards are utilized

for certain aspects, such as the minimum parking spaces required, while the Specific Plan provides other standards and guidelines that are tailored to the specific development proposed for the Del Rio Road Commercial Area Specific Plan.

Development regulations and requirements contained in the Specific Plan supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, policies and standards in the Del Rio Road Commercial Area Specific Plan take precedence over more general policies and standards applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan will prevail. In situations where policies or standards relating to a particular subject have not been provided in the Specific Plan, the existing policies and standards of the Atascadero Municipal Code shall continue to apply.

SECTION 2. Approval. The Atascadero City Council, in a regular session assembled on June 26, 2012, approved the Del Rio Road Commercial Area Specific Plan for the SP-2 zoning overlay district as described in the following:

1. EXHIBIT A: Del Rio Commercial Area Specific Plan
2. EXHIBIT B: Addendum – Del Rio Road Commercial Area Specific Plan

SECTION 3: A summary of this ordinance, approved by the City Attorney, together with the ayes and noes, shall be published twice: at least five days prior to its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero, and; before the expiration of fifteen (15) days after its final passage, in the Atascadero News, a newspaper published and circulated in the City of Atascadero. A copy of the full text of this ordinance shall be on file in the City Clerk's Office on and after the date following introduction and passage and shall be available to any interested member of the public.

INTRODUCED at a regular meeting of the City Council held on June 26, 2012, and PASSED and ADOPTED by the City Council of the City of Atascadero, State of California, on July 10, 2012, by the following roll call vote:

AYES: Council Members Clay, Fonzi, O'Malley, Sturtevant and Mayor Kelley

NOES: None

ABSTAIN: None

ABSENT: None

CITY OF ATASCADERO

Bob Kelley

Bob Kelley, Mayor

ATTEST:

Marcia McClure Torgerson

Marcia McClure Torgerson, C.M.C., City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

ORDINANCE NO. 641

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING THE DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN TO MODIFY THE LIST OF ALLOWED LAND USES, ASSOCIATED PROJECT DESCRIPTIONS, AND RELATED TRAFFIC MITIGATION MEASURES

(AMND18-0079)

DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN
1800, 1829, 1831, 1843, 1905, 2005, 2055, 2115, 2205, 2325, 2375, 2405
EL CAMINO REAL AND 4999, 5505, 5700, 5701, 5705 DEL RIO ROAD
APNS 049-131-070, 049-151-005, 049-151-036, 049-151-037, 049-151-040,
049-151-041, 049-102-020, 049-102-031, 049-102-032, 049-102-045,
049-102-056, 049-112-002, 049-112-018, 049-112-019, 049-112-022,
049-112-036, 049-112-039

WHEREAS, the City of Atascadero has initiated an amendment the Del Rio Road Commercial Area Specific Plan (DRCASP) to respond to changing economic demands and the formal cancellation of the proposed Walmart regional retail store project; and

WHEREAS, the site's current General Plan Land Use Designation is General Commercial (GC), High-Density Residential (HDR), and Single-Family Residential (SFR-X); and

WHEREAS, the site's current Zoning Designation is Commercial Retail (CR), Residential Multi-Family - 24 (RMF-24), and Residential Single-Family - X (RSF-X); and

WHEREAS, the City Council adopted the Del Rio Road Commercial Area Specific Plan and associated entitlements on July 10, 2012; and

WHEREAS, in conjunction with the approval of the Del Rio Road Commercial Area Specific Plan and associated entitlements on a 39.3± acre site located on El Camino Real and Del Rio Road, Atascadero, CA 93422 (APN 049-112-002, 018, 019, 022, ,036, 039, 049-151-005, 036, 037, 040, 041, 049-102-020, 031, 032, 045, 048, 056 and 049-131-070) (herein referred to as the "Project"), the City Council of the City of Atascadero, on June 26, 2012, certified the Del Rio Road Commercial Area Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2010051034) (herein referred to as the "DRCASP EIR"), adopted a Statement of Overriding Considerations and adopted a Mitigation Monitoring Program in compliance with the California Environmental Quality Act (herein referred to as "CEQA"); and

WHEREAS, a subsequent project amendment and EIR addendum was adopted by the City Council on July 11, 2017 in conjunction with the approval of a Hotel at 1800 El Camino Real; and

WHEREAS, entitlement for the Major Tenant (Walmart) project and Annex project sites including tentative map and master plan of development expired on July 12, 2020; and

WHEREAS, to assess potential environmental impacts associated with the proposed Specific Plan amendments relative to the DRCASP EIR, City staff prepared an addendum to the DRCASP EIR pursuant to CEQA (herein referred to as "Addendum"); and

WHEREAS, W-Trans, a transportation engineering firm, provided the City with a detailed report and traffic evaluation which provided analysis and evidence in support of conclusions that there was sufficient capacity for the Del Rio Road / El Camino Real intersection and the Del Rio Road / US Highway 101 for land use modifications listed in the proposed language of the Amended Del Rio Road Commercial Area Specific Plan with modified mitigation measures, prior to the interchange becoming "unacceptable in operations" according to Caltrans; and

WHEREAS, based on the W-Trans Report and proposed Specific plan amendments City staff prepared draft language amending Mitigation Measure TRANS – 1a, TRANS-1c and TRANS 1d and eliminating Mitigation Measure TRANS 1e of the DRCASP Final EIR that modifies mitigation measures to eliminate the round-abouts from the intersection of Del Rio and El Camino real and from the Del Rio/Highway 101 interchange, defines payment of in-lieu fees for the common required improvements, as well as timing and phasing of such improvements to ensure that traffic is mitigated throughout development of the Specific Plan area; and

WHEREAS, minor edits were made to other mitigation measures related to project name changes and elimination of Walmart specific language for consistency and clarity with the amended Del Rio Road Commercial Area Specific Plan; and

WHEREAS, the Addendum concluded that the proposed amendments would not result in any new or substantially more severe impacts than disclosed in the original Del Rio Road Commercial Area Specific Plan; and

WHEREAS, Section 21000, *et seq.*, of the Public Recourses Code and Section 15000, *et seq.*, of Title 14 of the California Code of Regulations (herein referred to as the "CEQA Guidelines"), which govern the preparation, content, and processing of environmental impact reports, have been fully implemented in the preparation of the Del Rio Road Commercial Area Specific Plan and Addendum; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact the Del Rio Road Commercial Area Specific Plan amendment to protect the health, safety and welfare of its citizens by applying orderly development and expanding commercial and job opportunities within the City; and

WHEREAS, timely and properly noticed Public Hearings upon the subject Specific Plan amendment and EIR addendum was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said amendments; and

WHEREAS, the City Council has determined that it is in the best interest of the City to enact the Del Rio Road Commercial Area Specific Plan amendment to protect the health, safety and

welfare of its citizens by applying orderly development and expanding commercial and job opportunities within the City; and

WHEREAS, timely and properly noticed Public Hearings upon the subject Specific Plan amendment and EIR addendum was held by the City Council of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said amendments.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATASCADERO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The City Council of the City of Atascadero, at a Public Hearing held on September 22, 2020 considered the proposed zoning text amendments.

SECTION 3. Facts and Findings. The City Council makes the following findings, determinations and approvals with respect to the Municipal Code Text Amendments:

A. Findings for Approval of Amendments to the Del Rio Road Commercial Area Specific Plan

1. The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including the SP-2 Ordinance; and,

2. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and,

3. The proposed Specific Plan will be compatible with existing or desired conditions in surrounding neighborhoods and surrounding General Plan land uses and General Plan policies.

   Fact: The proposed Plan amendments will be compatible with existing and desired conditions in surrounding neighborhoods. The Plan as proposed would allow the development of an efficient and attractive community employment, entertainment, and retail hub in North Atascadero. The Plan area will serve the growing local demand for commercial and employment development, while at the same time revitalizing one of the City's larger and more visible properties located just off Highway 101. Approval of the Plan will allow for the development of a master planned commercial and office node consistent with General Plan policies.

   The proposed Plan amendment is in conformance with adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.

4. Modification of zoning regulations, development standards, or processing requirements is warranted by the design and amenities incorporated.

Fact: The plan sets forth land use and development standards that will facilitate the transformation of a currently underutilized area into a vibrant commercial node in an ideal location. With incorporation of development standards required by the Specific Plan, future development will be compatible with existing development, neighborhoods and the environment. In addition to creating additional employment and business opportunities and attracting much needed tax revenue, the development of the Specific plan area will allow for uses that offer a broad array of convenient shopping, service, and restaurant options. Accordingly, modification of zoning regulations and development standards is warranted to ensure efficient and successful development of this commercial node.

5. The Specific Plan standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.

Fact: The proposed amendments to the Specific Plan would allow the development of a master-planned, vibrant and attractive and cohesive community hub in North Atascadero. Amendments focus on expanding use options within the development area while limiting high traffic generating uses and uses that may conflict with the surrounding neighborhood.

The purpose of the Del Rio Road Commercial Area Specific Plan is to assist in the development of the site in a manner that benefits residents, the general public, and the City of Atascadero. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. The development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial land uses envisioned for the site. These efforts are intended to foster greater economic development, employment opportunities, and design compatibility than could be achieved through the use of conventional zoning and development standards.

The Del Rio Road Commercial Area Specific Plan serves as the overlay zone guiding document for the Plan area. The Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for all development within the boundaries of the Specific Plan area. The Specific Plan specifies land use standards and policies for the site and establishes additional design guidelines as well as landscaping, lighting, signage, fencing and screening, on-site circulation, loading and outdoor storage standards that are not required in the Code and that ensure a high standard of design for the site. In addition, it facilitates design integrity between the variety of uses (i.e., achieves General Plan objective of a master planned commercial center).

6. Benefits derived from the Specific Plan cannot be reasonably achieved through existing development standards or processing requirements.

Fact: The Specific Plan amendments focus on expanding land use opportunities and encouraging jobs focused commercial development within the Plan area. The Specific Plan specifies land use standards and policies for the site and establishes additional design guidelines as well as and landscaping, lighting, signage, fencing and screening, on-site circulation, loading and outdoor storage standards that are beyond the Municipal Code standard in order to ensure a high standard of design and compatibility for the site. In addition, it facilitates design integrity between the variety of uses (i.e. achieves General Plan objective of a master planned commercial center).

7. The Specific Plan development standards or processing requirements is warranted to promote orderly and harmonious development and offers certain redeeming features to compensate for requested modifications.

   Fact: The proposed Specific Plan amendments will support the creation of head of household jobs in the City adjacent to existing residential areas with the potential for reducing Vehicle Miles Travelled. The Amendments will allow for the efficient and complimentary uses of land with a mix of commercial, business park, and residential uses to serve existing and future residents and helping the City's imbalance of jobs and housing.

8. The Specific Plan development standards or processing requirements is warranted to promote orderly and harmonious development.

   Fact: The Del Rio Road Commercial Area Specific Plan implements the goals and policies of the City of Atascadero General Plan within the Specific Plan area. The Specific Plan is generally consistent with the City of Atascadero Municipal Code, but provides additional development standards and guidelines that are customized to achieve the specific vision for the project area. The City's zoning standards are utilized for certain aspects, such as the minimum parking spaces required, while the Specific Plan provides other standards and guidelines that are tailored to the specific development proposed for the Del Rio Road Commercial Area Specific Plan.

   Development regulations and requirements contained in the Specific Plan supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, policies and standards in the Del Rio Road Commercial Area Specific Plan take precedence over more general policies and standards applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan will prevail. In situations where policies or standards relating to a particular subject have not been provided in the Specific Plan, the existing policies and standards of the Atascadero Municipal Code shall continue to apply.

SECTION 4. CEQA. An addendum to the previously certified Del Rio Road Commercial Area Specific Plan Final Environmental Impact Report (SCH# 2010051034) was prepared for the proposed Specific Plan amendments.

SECTION 5. Approval. The City Council of the City of Atascadero, in a regular session assembled on September 22, 2020 resolved to introduce for first reading by title only, an Ordinance that will approve amendments to the Del Rio Road Commercial Area Specific Plan consistent with the following:

EXHIBIT A: Del Rio Road Commercial Area Specific Plan revised September 2020

SECTION 6. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7. Preservation. Repeal of any provision of the AMC or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8. Effect of Invalidation. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the AMC or other City Ordinance by this Ordinance will be rendered void and cause such previous AMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. Notice. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Atascadero's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

INTRODUCED at a regular meeting of the City Council held on September 22, 2020, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on October 13, 2020.

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss
CITY OF ATASCADERO)

I, LARA K. CHRISTENSEN, City Clerk of the City of Atascadero, DO HEREBY CERTIFY that Ordinance No. 641 was duly introduced at a regular meeting held September 22, 2020 and adopted at a regular meeting of the City Council held on the 13th day of October 2020 by the following roll call vote, to wit:

AYES: Council Members Bourbeau, Fonzi, Funk, Newsom and Mayor Moreno

NOES: None

ABSENT: None

LARA K. CHRISTENSEN, CITY CLERK

I hereby certify that the foregoing is the original of Ordinance No. 641 duly passed and adopted by the Atascadero City Council at their regular meeting held on October 13, 2020 and that summaries of the Ordinance were published on September 24, 2020 and October 15, 2020 in the Atascadero News newspaper.

LARA K. CHRISTENSEN, CITY CLERK

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OVERVIEW

The Del Rio Road Commercial Area Specific Plan ("Specific Plan") Layout encompasses two sites totaling approximately 39 acres (the "Specific Plan area") generally located at the intersection of Del Rio Road and El Camino Real in the northern portion of the City of Atascadero (the "City"). The Specific Plan is a comprehensive plan for the development of vacant commercial parcels at the Del Rio and El Camino Real intersection. These large development sites comprise significant opportunity locations for expanding jobs, tourism and housing in the northern end of the City.

1.1 PURPOSE

The purpose of the Del Rio Road Commercial Area Specific Plan is to assist in the development of the site in a manner that provides jobs and economic development in the City of Atascadero to help balance the significant imbalance of jobs to housing. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. The development regulations contained in the Specific Plan address the unique characteristics of the development sites and surrounding properties, as well as the needs of the commercial land uses proposed for the development sites. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards.

The Del Rio Road Commercial Area Specific Plan serves as the overlay zone for the combined South-East and North End Project sites. This Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for all development within the boundaries of the Specific Plan area.

1.2 LEGAL AUTHORITY

The Del Rio Road Commercial Area Specific Plan has been prepared in accordance with California Government Code, Title 7, Division 1, Chapter 3, Article 8 Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Specific plans act as a bridge between General Plan and individual development standards and guidelines, capital improvement programs and financing methods into a single document that is tailored to meet the needs of a specific area.

The Specific Plan implements the following: (1) General Plan land use designation of General Commercial and zoning designation of Commercial Retail for the South-East and North End commercial centers; ~~(2) General Plan land use designation of High Density Residential (HDR) and zoning designation of Residential Multiple Family-24 (RMF-24) for the Multiple Family South-East Outparcel;~~ and, (~~2~~3) General Plan land use designation of Single Family Residential and zoning designation of Residential Single Family-X (RSF-X) for the Single Family North End Outparcel.

The standards contained in the Specific Plan have been adopted by ordinance and are enforceable to the same extent as standards contained in the Zoning Ordinance and other City Codes. In the event of an inconsistency between the Specific Plan and the underlying zoning regulations, the provisions of the Specific Plan shall prevail. The meaning and construction of

words, phrases, titles and terms shall be the same as provided in Atascadero Municipal Code and Atascadero General Plan, unless otherwise specifically provided in the Specific Plan.

1.3 PROJECT LOCATION

The Del Rio Road Commercial Area Specific Plan is comprised of two sites totaling approximately 39 acres that are located in the northern portion of the City of Atascadero in close proximity to U.S. Highway 101. The South-East Project site is bounded by Del Rio Road to the north, El Camino Real to the west, Rio Rita Road to the east, and residential uses to the south. The North End Project sites are bounded by residential and commercial lots to the north, residential lots to the east, undeveloped commercial uses on El Camino Real and Highway 101 to the west, and Del Rio Road and vacant commercial lots to the south. The legal description for the Specific Plan area is contained in Appendix A. The location of the Specific Plan area is illustrated in Figures 1-1: Del Rio Road Commercial Area Specific Plan Site Vicinity and 1-2: Del Rio Road Commercial Area Specific Plan Conceptual Site Plan.

1.4 PROJECT DESCRIPTION & OBJECTIVES

Below is a general description of the South-East Project and North End Project. More detailed information on the combined projects is provided in Chapter 3: Land Use Concept.

The development of the South-East Project site is proposed to be a master planned commercial/tourist-oriented site with shared access and infrastructure. A subdivision or lot merger will be needed to accommodate development of the site in the future. ~~be subdivided into four lots; one lot proposes a major tenant site; two other parcels are designed for smaller Commercial sites (Outparcels), and one additional parcel is designed for residential development (Multiple Family Outparcel).~~ The South-East Project site totals approximately 26 acres, and is located at the southeast corner of El Camino Real and Del Rio Road.

The Master Plans of Development for the North End Project sites include a commercial / business park on eight parcels as well as one Single Family Outparcel and a tourist serving use on the west side of El Camino Real. The North End Project totals approximately 13 acres, and is located on the northeast corner of El Camino Real and Del Rio Road and on the west side of El Camino Real approximately 500 feet from the centerline intersection of Del Rio Road and El Camino Real.

A summary of the land uses within the Specific Plan area is presented in Table 1-1: Specific Plan Land Use Summary.

Implementation of this Specific Plan will accomplish the following objectives:

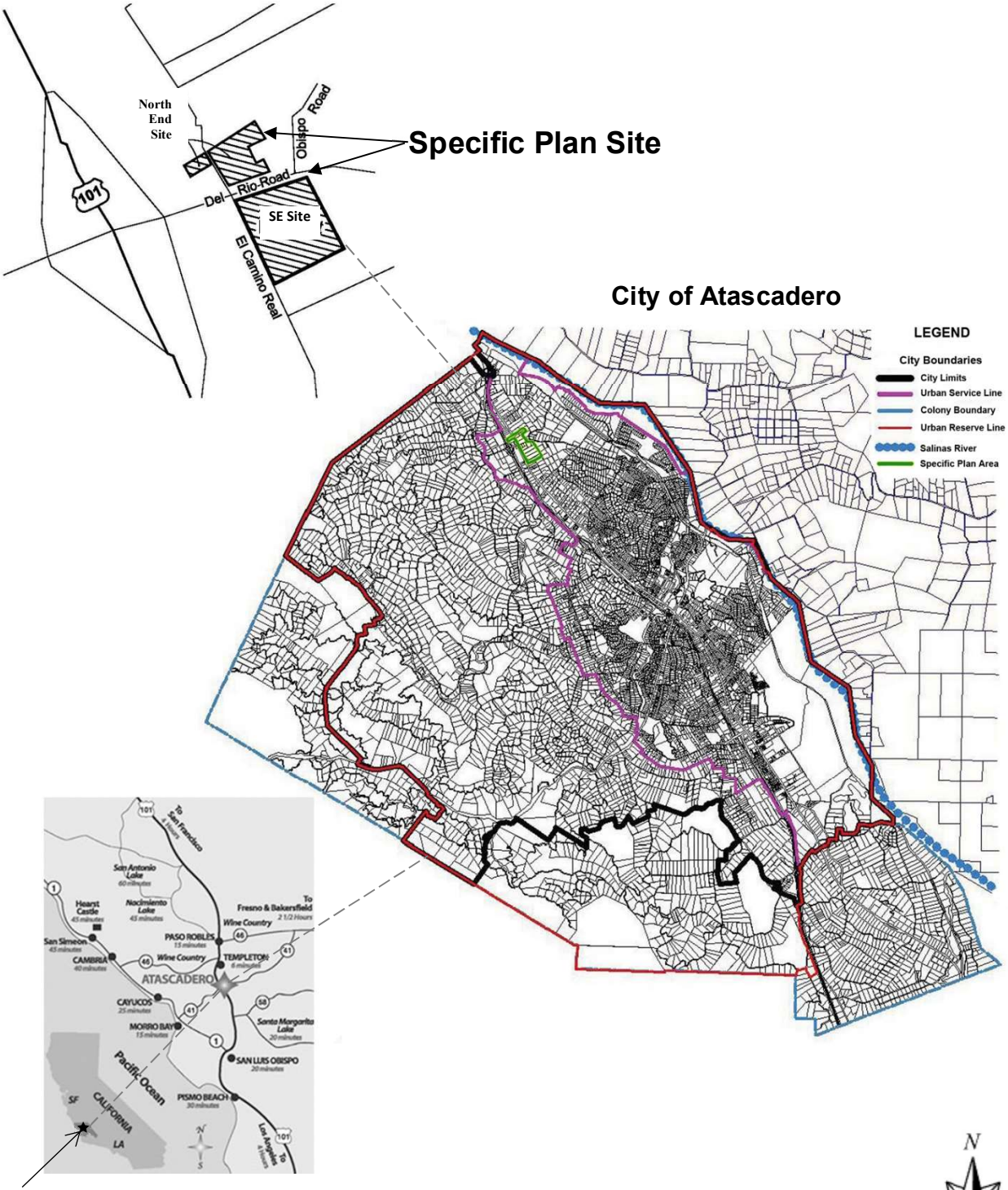
- Implements the Atascadero General Plan providing development consistent with the City's planned land uses;
- Provides development that maximizes the property's use potential in a manner consistent with the City's General Plan;
- Maximizes and broadens the City's sales tax base by providing local and regional job producing and tax-generating uses;
- Improves and maximizes economic viability of the currently vacant and underutilized project site and area through the establishment of a new commercial/jobs center;
- Creates additional employment-generating opportunities for the citizens of Atascadero and surrounding communities;

- Develops smaller, locally oriented retail and restaurant uses to complement the employment uses;
- Provides where necessary adequate infrastructure and public amenities;
- Enhances the local economy by capturing job opportunities that are leaking to adjacent cities;
- Complements the existing retail base in the City of Atascadero located in the southern part of the City;
- Locates a commercial project at the intersection of two major streets, providing convenient employment, tourist serving, residential, and shopping opportunities for residences on the north side of Atascadero consistent with the General Plan's Urban Form Frameworks;
- Ensures the consistent and rational development of the site in accordance with established functional, environmental, and aesthetic standards.

TABLE 1-1: SPECIFIC PLAN DEVELOPMENT SUMMARY

	LAND AREA	FLOOR AREA / DENSITY
SOUTH-EAST PROJECT SITE		
PARCEL	**SITE AREA**	**BUILDING AREA**
MAJOR ~~TENANT~~ USE PARCEL(S)	21.9~~19 ac.~~	67,820 sq. ft.~~129,560* sq. ft.~~
COMMERCIAL OUTPARCEL	1.9 ac.	3,700 sq. ft~~5,000* sq. ft.~~
DEDICATIONS	2.2 ac.	--
SUBTOTAL SOUTH-EAST PROJECT SITE	26 ac. (gross)	71,520~~139,560*~~ sq. ft. ~~(44 d.u.)~~
NORTH END PROJECT		
PARCEL	**SITE AREA**	**BUILDING AREA**
COMMERCIAL PARCELS (NORTH END PROJECT SITE – EAST)	9.3 ac.	193,000* sq. ft.
HOTEL (NORTH END PROJECT SITE – WEST)	1.7 ac.	73,833* sq. ft. / 120 rooms
SINGLE FAMILY OUTPARCEL	1.7 ac.	6 d.u.
DEDICATIONS	0.3 ac.	--
SUBTOTAL NORTH END	13 ac. (gross)	266,833* sq. ft. (6 d.u.)
SPECIFIC PLAN		
TOTAL	39 ac. gross	~~406,393~~338,353~~*~~ sq. ft. (50 d.u.)

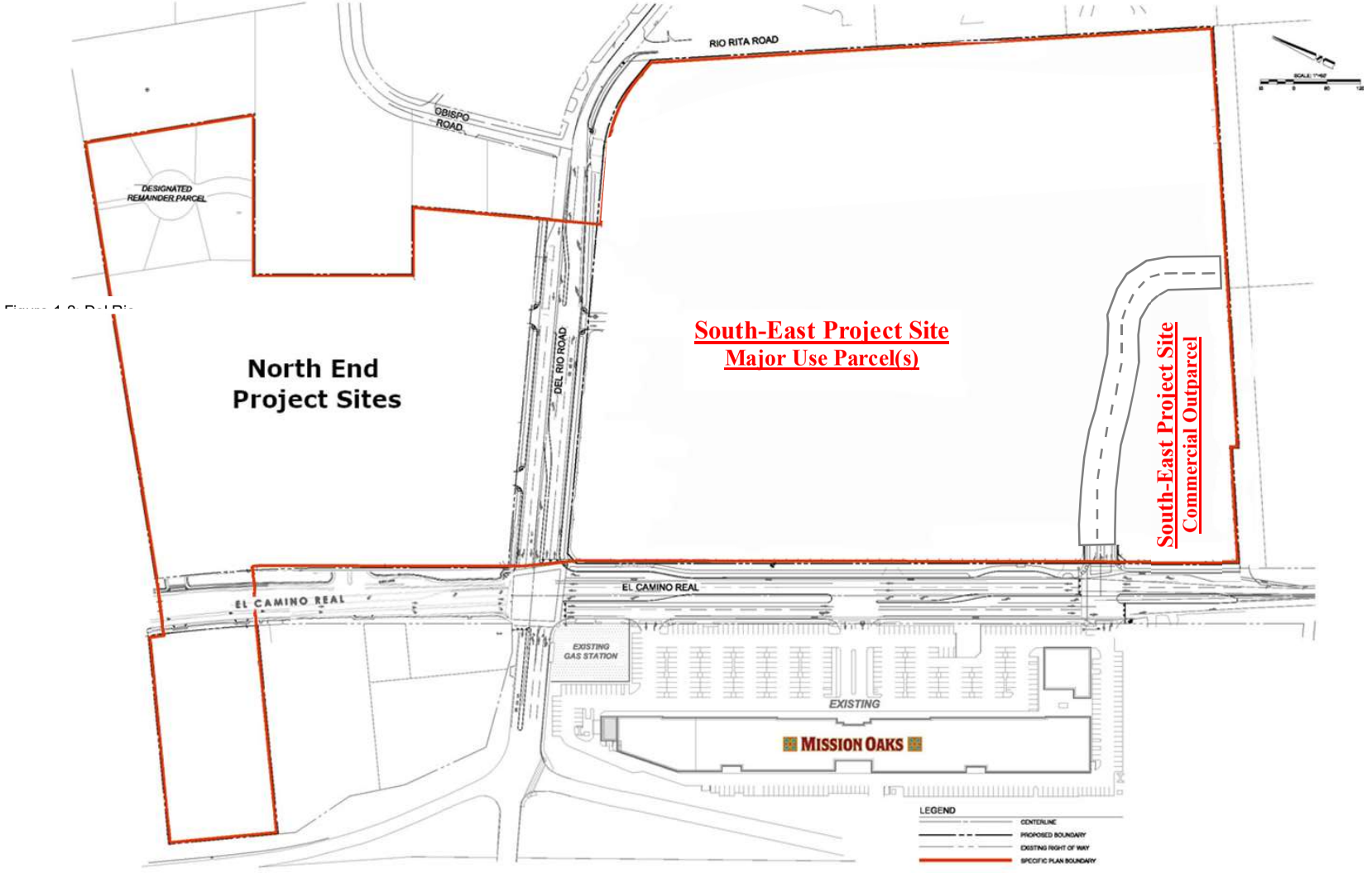
* Assumed square-footage based on trip generation. Building floor area may change provided that total trip generation for each site remains equal to or less than the total trips assumed in the 2020 traffic analysis. Should either peak hour or total daily trips exceed the assumed numbers, an additional traffic study will be required to show no increase in impact. Should impacts occur, a new environmental analysis will be required.



City of Atascadero
County of San Luis Obispo

Vicinity Maps are not to scale.

Figure 1-1: Del Rio Road Commercial Area Specific Plan Site Vicinity


RIO RITA ROAD
OBISPO ROAD
DESIGNATED REMAINDER PARCEL
North End Project Sites
DEL RIO ROAD
South-East Project Site
Major Use Parcel(s)
South-East Project Site
Commercial Outparcel
EL CAMINO REAL
EL CAMINO REAL
EXISTING GAS STATION
EXISTING
MISSION OAKS
LEGEND
CENTERLINE
PROPOSED BOUNDARY
EXISTING RIGHT OF WAY
SPECIFIC PLAN BOUNDARY

1.5 DEVELOPMENT APPROVAL COMPONENTS

The components of the development approval process for the South-East Project and North End Project sites are discussed below. The City has issued the following development approvals for the South-East Project and North End Project sites concurrently with the Specific Plan adoption:

- **General Plan Land Use Diagram Amendment.** A General Plan Land Use Diagram Amendment adopted by the City of Atascadero which changes: (1) the South-East Project's (a) High Density Residential (HDR), Medium Density Residential (MDR), and a portion of the Suburban Estates (SE) designated property to General Commercial (GC); and (b) 2.8-acre remainder of the existing residentially designated property to HDR to accommodate a Residential Multiple Family (RMF-24) use; and (2) the North End Project's (a) Single Family Residential-X (SFR-X) and Commercial Park (CPK) designated property to GC; and (b) 1.7-acre remainder of the existing residentially designated property to SFR-X in order to accommodate a Single Family use. Existing and proposed Land Use diagrams can be found in Exhibits 4 and 5.

- **Del Rio Road Commercial Area Specific Plan.** The Specific Plan, adopted by ordinance, serves as the implementation tool for the General Plan and overlay zone for the combined South-East Project and North End Project sites. The Specific Plan, together with the underlying zoning on the sites, establishes permitted uses and provides development regulations, requirements, and design guidelines for the Specific Plan area. In the event of an inconsistency between the Specific Plan and the underlying zoning regulations, the provisions of the Specific Plan shall prevail.

- **Zone Change.** A Zone Change adopted by the City of Atascadero which changes: (1) the South-East Project's (a) Residential Multiple Family-20 (RMF-20), Residential Multiple Family -10 (RMF-10), and a portion of the Residential Suburban (RS) zoned-property to the CR Zone; and (b) 2.8-acres of residentially zoned property to RMF-20 to accommodate a Multiple Family use; and (2) the North End Project's Residential Single Family (RSF-X) and Commercial Park (CPK) zoned property to the CR and RSF-X zones. Existing and proposed Zoning diagrams can be found in Exhibits 6 and 7.

  After the City of Atascadero deemed complete the project applications for the development approvals, including an application for Vesting Tentative Parcel Map AT09-0073, and commenced preparation of the Specific Plan EIR, the City of Atascadero approved a General Plan update to modify the High Density Residential (HDR) land use designation from a maximum of sixteen units per acre to a minimum of twenty units per acre. The City approved a corresponding Zoning Ordinance text change and Zoning Map to change the RMF-16 Zoning District to RMF-20 (minimum 20 units per acre), and subsequently amended the name of the zone to RMF-24. A subsequent owner-initiated general plan amendment, specific plan amendment and zone change approved in 2025 resulted in the designation of the entirety of the South-East Project as Commercial Retail (CR), eliminating the Residential Multi-Family designation on the site. ~~Consistent with the recent update to the City of Atascadero General Plan and Zoning Ordinance, the proposed multiple family portion of the South-East Project Site is zoned RMF-24. Assumed development potential at this increased density was assessed as part of the 2020 traffic analysis update and therefore, the site can be developed under the full density of the RMF-24 zoning district.~~

- **Subdivision via Vesting Tentative Parcel Maps.** Approved Vesting Tentative Parcel Maps which reconfigured the: ~~(1) South-East Project site consisting of 11 parcels into [XX] four separate parcels for a major tenant site, two Commercial Outparcels, and one Multiple Family Outparcel; and (2)~~ North End Project site consisting of 7 parcels into eight commercial retail parcels and one remainder parcel for future residential development as allowed by Section 66426(c) of the Subdivision Map Act.

- **Tree Removal Permits and Protection Plans.** Approvals to remove approximately 86 native trees on the South-East Project site and approximately 46 native trees on the North End Project sites to accommodate the proposed development scheme.

Development of the South-East Project and the North End Project consistent with the development approvals described in this Section 1.5, or as amended with the 2020, ~~or~~ 2025, ~~1~~ or any subsequent Specific Plan Amendment and/or Master Plan of Development amendment as described further in this document, shall be processed in accordance with Section 6.7: Application Processing, of this Specific Plan. The development approvals are contained in the Master Plan of Development(s).

1.6 RELATIONSHIP TO THE GENERAL PLAN & ZONING ORDINANCE

The City of Atascadero adopted its General Plan on June 25, 2002. The Del Rio Road Commercial Area Specific Plan is consistent with and implements the goals and policies of the City of Atascadero General Plan within the Specific Plan area. Appendix B, the Project Consistency Analysis, demonstrates how the Del Rio Road Commercial Area Specific Plan is consistent with the General Plan. Accordingly, all projects that are found to be consistent with this Specific Plan are deemed consistent with the General Plan.

The Del Rio Road Commercial Area Specific Plan is generally consistent with the City of Atascadero Municipal Code, but provides additional development standards and guidelines that have been customized to achieve the specific vision for the project area. The City's zoning standards are utilized for certain aspects, such as the minimum parking spaces required, while the Specific Plan provides other standards and guidelines that are tailored to the specific development proposed for the Del Rio Road Commercial Area Specific Plan.

Projects shall be evaluated for consistency with the intent of Specific Plan policies and for conformance with development standards and design guidelines. Development regulations and requirements contained in this document shall supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, policies and standards in the Del Rio Road Commercial Area Specific Plan shall take precedence over more general policies and standards applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan shall prevail. In situations where policies or standards relating to a particular subject have not been provided in the Specific Plan, the existing policies and standards of the Atascadero Municipal Code shall continue to apply.

1.7 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

The Specific Plan Environmental Impact Report ("Specific Plan EIR") for the Del Rio Road Commercial Area Specific Plan, certified by the City of Atascadero and prepared in accordance with the California Environmental Quality Act ("CEQA") and City of Atascadero requirements provides a detailed analysis of potential environmental impacts associated with the development of the Specific Plan area. The Specific Plan EIR includes recommended mitigation measures for the development projects and addresses project alternatives.

A primary function of the Del Rio Road Commercial Area Specific Plan and corresponding Specific Plan EIR is to reduce the need for future detailed planning and environmental review. Accordingly, the potential environmental impacts associated with the development of the ~~Major Tenant and two Commercial Outparcels at the~~ South-East site, and North End site ~~uses~~ have been fully analyzed at the project level in the Specific Plan EIR and subsequent addendums in accordance with CEQA, and therefore, require no further environmental review. (*See California Public Resources Code, Sections 21166, 21083.3; California Code of Regulations, Sections 15162, 15183.)* ~~No specific development plans have been proposed for the Multiple Family Outparcel or the Single Family Outparcel; thus, the potential environmental impacts associated with their development of those parcels have been programmatically analyzed in the Specific Plan EIR in accordance with CEQA at their maximum permitted density.~~ At the time a specific development project is proposed for either of the residential uses, the City shall make a determination as to whether the project would create new environmental impacts or require additional mitigation measures previously not analyzed or required in the Specific Plan EIR. If the City finds that no new environmental impacts would occur or no new mitigation measures would be required, pursuant to CEQA Guidelines Section 15162, then the City shall approve the residential development project as being within the scope of the project covered by the program level analysis in the Specific Plan EIR, and shall require no further environmental review~~.~~ (California Code of Regulations, Section 15168(c)(2))~~.~~ If the City determines, however, that the project may result in new environmental impacts or require new mitigation measures, additional environmental review may be required.

II SETTING & EXISTING CONDITIONS

2.1 Existing Land Use Conditions II-1
2.1.1 Existing Land Use & Zoning Designations II-1
A. South-East Project Site II-1
B. North End Project Site II-3
2.1.2 Surrounding Land Uses & Zoning Designations II-3
2.2 Existing Circulation II-4
2.2.1 Regional Circulation II-4
2.2.2 Local Circulation II-4
A. El Camino Real II-4
B. Del Rio Road East of El Camino Real II-5
C. Del Rio Road West of El Camino Real II-5
2.2.3 Public Transportation II-5
2.3 Existing Physical Conditions II-6
2.4 Existing Utilities II-7

SETTING & EXISTING CONDITIONS

The setting and existing conditions presented describe the Specific Plan area prior to the issuance of the development approvals described in Section 1.5 of this Specific Plan. The setting and existing conditions include information related to the Specific Plan location, existing and surrounding land uses and zoning designations, circulation, physical conditions, and utilities. This information provides context for the development concept discussed in Chapter 3: Land Use Concept.

2.1 EXISTING LAND USE CONDITIONS

The Del Rio Road Commercial Area Specific Plan area has historically consisted of low-density, sparsely populated residential uses. The majority of the current Specific Plan area can be characterized as unimproved and vacant. Vegetation at the site generally consists of scattered oak and sycamore trees, as well as non-native ornamental trees and shrubs.

At the time the Specific Plan was drafted, the South-East Project site contained the remnants of six previously demolished, dilapidated, and abandoned wood frame homes and related out-buildings. The site also contained a single Colony home which must be demolished or relocated. The effects of the development on this Colony home are fully disclosed and analyzed as part of the Specific Plan EIR prepared pursuant to CEQA.

At the time the Specific Plan was drafted the North End Project site contained one single family residential dwelling, and three out-buildings. The site also contained a single Colony home which must be demolished or relocated. The effects of the development on this Colony home are fully disclosed and analyzed as part of the Specific Plan EIR prepared pursuant to CEQA.

2.1.1 EXISTING LAND USE & ZONING DESIGNATIONS

The General Plan Land Use designations and zoning for the parcels contained within the Specific Plan area are illustrated in Figure 2-1: Specific Plan Existing Land Use & Zoning Designations.

A. SOUTH-EAST PROJECT SITE

The South-East Project site consists of eleven parcels with split land use and zoning designations:

TABLE 2-1: SOUTH-EAST PROJECT SITE LAND USE & ZONING DESIGNATIONS

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
High Density Residential (HDR)	Residential Multiple Family (RMF-20)
Medium Density Residential (MDR)	Residential Multiple Family (RMF-10)
Suburban Estates (SE)	Residential Suburban (RS)

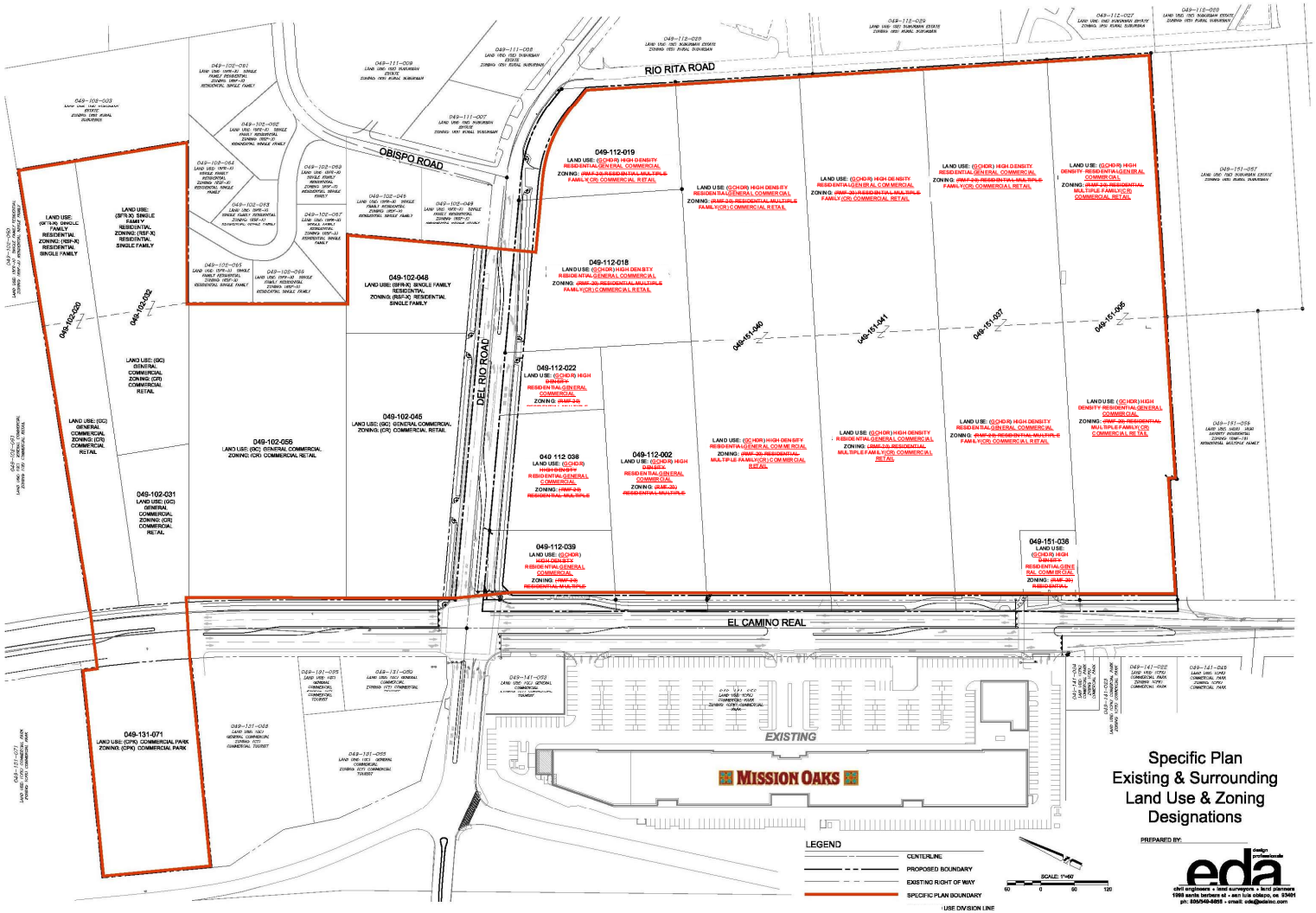


Figure 2-1: Specific Plan Existing Land Use & Zoning Designations

~~The commercially designated/zoned parcels (totaling roughly 10 acres) are generally located on the western and northwestern portions of the site, fronting El Camino Real and a portion of Del Rio Road. The residentially designated/zoned parcels are generally located on the eastern and southeastern portions of the property, adjacent to and downhill from existing single-family homes across Rio Rita Road.~~

B. NORTH END PROJECT SITE

The North End Project site east of El Camino Real consists of seven parcels with split land use and zoning designations:

TABLE 2-2: NORTH END PROJECT SITE LAND USE & ZONING DESIGNATIONS

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
Commercial Park (CPK)	Commercial Park (CPK)
Single Family Residential (SFR-X)	Residential Single Family (RSF-X)

The commercially designated/zoned parcels (totaling roughly 8.5 acres) are generally located on the western portions of the site, fronting El Camino Real. The North End Project Site west of El Camino Real consists of one (1) parcel that is designated/zoned Commercial Park (CPK). The residentially designated/zoned parcels are generally located on the eastern portions of the property, mainly abutting existing single-family homes along Del Rio Road, Obispo Street and Marisol Way.

2.1.2 SURROUNDING LAND USES & ZONING DESIGNATIONS

The surrounding land uses include vacant/undeveloped land, single-family residential uses, and commercial uses. The land use and zoning designations surrounding the combined projects are also illustrated in Figure 2-1 and described more particularly below.

North of the North End Project site on the east side of El Camino Real are existing single-family residential uses. North of the North End Project site on the west side of El Camino Real are Commercial Park (Self Storage) uses.

South of the South-East Project site are single-family residential uses.

East of the Specific Plan area are Rio Rita Road, Obispo Road and Mirasol Way. Existing single-family residential dwellings are present in this area.

West of the Specific Plan area, across El Camino Real, are commercial properties, including the Mission Oaks Shopping Center and a Shell gas station.

TABLE 2-3: SURROUNDING LAND USE & ZONING DESIGNATIONS

	LAND USE	ZONING
NORTH	General Commercial (GC)	Commercial Retail (CR)
	Single Family Residential (SFR-X)	Residential Single Family (RSF-X)
SOUTH	High Density Residential (HDR)	Residential Multiple Family (RMF-20)
	Residential Suburban (RS)	Suburban Estate (SE)
EAST	Single Family Residential (SFR-X)	Residential Single Family (RSF-X)
	Residential Suburban (SE)	Suburban Estate (SE)
WEST	General Commercial (GC)	Commercial Tourist (CT)
	Commercial Park (CPK)	Commercial Park (CPK)

2.2 EXISTING CIRCULATION

2.2.1 REGIONAL CIRCULATION

Regional access to the Del Rio Road Commercial Area Specific Plan site is provided by U.S. Highway 101 and the Del Rio Road interchange. The interchange includes a grade separated overcrossing with signal controlled on- and off-ramps for both north and south bound traffic. Highway 101 provides north/south access to the Specific Plan area from surrounding communities and area. Additionally, the Specific Plan area is within three miles from California State Highway 41. Highway 41 provides east/west access from the outlying areas of the City of Atascadero from the City of Morro Bay to the area beyond the Town of Creston.

2.2.2 LOCAL CIRCULATION

Local access to the Del Rio Road Commercial Area Specific Plan is provided by El Camino Real and Del Rio Road. El Camino Real is a major arterial street that runs parallel with U.S. Highway 101 and provides north/south access to the Specific Plan site. El Camino Real is designated to be a four lane arterial, but is improved to two lanes within the Specific Plan area. Del Rio Road is both a minor arterial and collector street within the Specific Plan area and runs east/west providing access from the west side of Highway 101 and from eastern parts of Atascadero. The intersection of El Camino Real and Del Rio Road is signalized.

The following information describes the existing local streets abutting the Specific Plan area:

A. EL CAMINO REAL:
   1) The South-East Project site:
      - One Northbound ("NB") lane at the south end of the Specific Plan area, which transitions to two NB lanes and then to one NB through lane, one dedicated left turn lane onto Westbound ("WB") Del Rio Road, and one dedicated right turn lane onto Eastbound ("EB") Del Rio Road at the signalized Del Rio intersection. Striped bike lane and unpaved shoulder.

- Two Southbound ("SB") lanes at the Del Rio intersection, which transition into one SB lane near the south end of the Specific Plan area. Curb, gutter and sidewalk, and bike lane.
- Posted speed limit of 45 mph, raised medians, lane transition striping.

2) The North End Project site:
   - One NB lane and one SB lane across the site frontage, with striped bike lane on the east side.
   - At the Del Rio intersection, the SB roadway transitions into a through/right turn lane and a dedicated left turn lane onto EB Del Rio.
   - Posted speed limit of 45 mph, separated by a double yellow line, lane transition striping, a paved and striped shoulder, no curb, gutter, or sidewalk.

B. DEL RIO ROAD, EAST OF EL CAMINO REAL:
   1) One traffic lane each, EB and WB.
   2) Painted double yellow line through the Specific Plan area. No curb, gutter, sidewalk, or delineated bike lanes.
   3) Posted speed limit of 40 mph.

C. DEL RIO ROAD, WEST OF EL CAMINO REAL:
   1) One WB lane, one EB right turn lane, one EB through-left turn lane.
   2) Raised center median; curb, gutter and sidewalk on south side of road only.
   3) No Posted speed limit.

2.2.3 PUBLIC TRANSPORTATION

Public transportation in the Atascadero area is generally available through San Luis Obispo Regional Transit Authority ("SLORTA"), Atascadero Transit, and Dial-a-Ride/Ride-On.

The SLORTA provides fixed route service throughout San Luis Obispo County from San Miguel to Santa Maria. SLORTA's Route 9 provides hourly, local and express service, plus limited Saturday and Sunday local service. Route 9 travels Highway 101, between San Luis Obispo, Cal Poly, Santa Margarita, Atascadero, Templeton, Paso Robles and San Miguel seven days a week with less frequency on Saturdays and Sundays. There are 19 southbound bus stops and 20 northbound stops located along El Camino Real (ECR) within the Atascadero city limits. Northbound bound stops near the project area include ECR at Del Rio (Mission Oaks Plaza), ECR at Atalaya and ECR at Santa Cruz. Southbound stops include ECR at Atalaya and ECR at Del Rio (Mission Oaks Plaza).

Atascadero Transit operates Dial A Ride, a demand response public transit system serving seniors and the general public, including disabled and mobility-impaired individuals. Atascadero Dial A Ride provides local service throughout the city limits of Atascadero and extends to the Las Tablas medical corridor in Templeton to accommodate the needs of residents. All Atascadero Transit vehicles are wheelchair accessible and have bicycle racks to accommodate two bicycles. Dial A Ride serves as a connector for residents in need of transportation to reach the RTA fixed route bus stops on El Camino Real which provide accessible transportation throughout San Luis Obispo and Northern Santa Barbara counties.

Demand response door-to door transit service is available through Atascadero Transit. Additionally, Dial-a-Ride/Ride-On is available for those that are unable to independently use fixed route transit because of physical or mental disability.

EXISTING PHYSICAL CONDITIONS

TOPOGRAPHY

The Del Rio Road Commercial Area Specific Plan site is characterized by low rolling hills and flats on and immediately surrounding the site. The North End Project site is generally flat with slopes of less than 5%. The South-East Project site has moderate slopes ranging from 5% to 12%. Elevations range from approximately 970 feet above mean sea level at the southeast corner to about 860 feet at the northwest corner, with the terrain slightly sloping in a northwesterly direction. No USGS identified blue line water ways are located within or adjacent to the project boundaries.

SOIL

The USDA soil survey indicates the dominant soils present in the site vicinity are the Arnold loamy sand, 9 to 30 % slopes and Oceano loamy sand, 2 to 9 % slopes. The Arnold soils are found on hills and formed in weathered sandstone. The Oceano soils are found on dunes and formed in sandy eolian deposits.

HYDROLOGY & DRAINAGE

The Specific Plan area rolls toward the north and west at slopes ranging from five to ten percent. The soils are mostly clayey sand with soft rock located two to four feet below the surface. The ground cover condition is fair.

Hydrology & Drainage of the South-East Project site

The site can be divided into three watersheds that all drain to either El Camino Real or to Del Rio Road. The runoff from one small watershed flows east, bounded by Del Rio Road and Rio Rita Road. The runoff from the other small watershed flows south along El Camino Real. The majority of the runoff, which is generated by the large watershed, flows to a storm drain located at the intersection of El Camino Real and Del Rio Road. From there the runoff flows into Caltrans drainage structures under Highway 101 and eventually into Graves Creek, a blue line creek and direct tributary to the Salinas River.

Hydrology & Drainage of the North End Project site

The east portion of the existing site's predominate surface flow is to the northwest corner of the site to an existing double 4-foot wide box culvert that crosses El Camino Real and discharges onto the western portion of the site. An existing drainage ditch cuts through the southeast corner of the western portion of the site and then proceeds offsite in a southwesterly direction to a culvert that crosses U.S. Highway 101. Predominate surface flow on the western portion of the site is in a southern direction towards that drainage ditch.

BIOLOGICAL RESOURCES

The Del Rio Road Commercial Area Specific Plan site contains two habitat types: non-native annual grassland and ornamental-developed land. Approximately 166 native trees are present within the Specific Plan area, including Coast Live Oaks, Valley Oaks, Black Walnuts, and California Sycamores. These trees are subject to the City of Atascadero's Native Tree Ordinance. In addition, the site has the potential to support special-status plant and wildlife species. However, no special status plant species were observed within the project site during floristic surveys, and

none are expected to be impacted by the proposed project. Further, no special-status wildlife species or sign of such species were observed within the Specific Plan area during reconnaissance surveys.

EXISTING UTILITIES

A general description of the existing utilities for the South-East Project and North End Project sites is provided below. The proposed distribution, location, extent and intensity of major components of public transportation, sewage, water, drainage solid waste disposal, energy and other essential facilities proposed to be located within the Specific Plan area are described in Sections 3.3 through 3.6 of the Specific Plan.

WATER

The Atascadero Mutual Water Company provides potable water service to the Specific Plan area. Water is provided by existing underground water mains in El Camino Real and Del Rio Road.

SANITARY SEWER

The Specific Plan area, like the rest of Atascadero, is provided sanitary sewer service by the City of Atascadero. Existing underground sewer mains in El Camino Real or Del Rio Road will convey project effluent to the City's existing treatment plant located on Gabarda Road.

ELECTRICITY

The Specific Plan area is served with electricity service provided by Pacific Gas and Electric Company via existing transmission and distribution lines.

GAS

The Specific Plan area is served with gas service provided by the Gas Company via existing underground pipelines.

COMMUNICATIONS

The Specific Plan area is provided landline telephone services by AT&T and cable television services by Charter Cable, both via existing facilities.

SOLID WASTE DISPOSAL

The Specific Plan area is provided solid waste service by Atascadero Waste Alternatives, Inc. Solid waste is disposed of at the Chicago Grade Landfill.

III LAND USE PLAN

3.1 Land Uses III-1
3.1.1 General Commercial (GC) III-1
~~3.1.2 High Density Residential (HDR) ..... III-1~~
3.1.3 Single Family Residential (SFR-X) III-2
3.2 Land Use Policies III-2
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3.3.1 Vehicle & Truck Access Policies III-6
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3.4.1 Water Policies III-13
3.4.2 Wastewater & Sewer Policies III-13
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3.4.5 Natural Gas Policies III-15
3.4.6 Communications Policies III-15
3.5 Grading Policies III-16
3.6 Community Facilities Policies III-16

LAND USE PLAN

The Specific Plan serves as the overlay zoning for the Del Rio Road Commercial Area Specific Plan area. The Land Use Plan provides the overall framework for development within the Specific Plan. Figure 3-1: Del Rio Road Commercial Area Specific Plan Conceptual Land Use Plan shows the location and arrangement of the land use designations. A general description of the uses proposed within the Specific Plan is provided below.

3.1 LAND USE DESIGNATIONS

Land uses within the Del Rio Road Commercial Area Specific Plan are summarized below and include General Commercial ~~, Multi-family Residential,~~ and Single-Family Residential as shown in Figure 3-1: Del Rio Road Commercial Area Specific Plan Land Use Plan.

3.1.1 GENERAL COMMERCIAL (GC)

The General Commercial (GC) land use category provides Commercial Retail (CR) development opportunities for a wide range of commercial and business uses to accommodate retail, employment, and service needs of the City and surrounding areas. Approximately 32 acres of General Commercial uses have been included in the Specific Plan. These uses are generally located along Del Rio Road and El Camino Real. Foreseeable commercial uses within the commercial area will primarily consist of office, retail, and service oriented uses including, but not limited to, general merchandise stores, wholesaling and distribution, low-intensity manufacturing, restaurants, lodging and business support uses.

~~3.1.2 HIGH DENSITY RESIDENTIAL (HDR)~~

~~The High Density Residential (HDR) land use category provides for Residential Multiple Family (RMF-24) development characterized by apartment, condominium, and townhouse development within the City's urban service line, with a minimum density of 20 units per acre. After the City of Atascadero deemed complete the project applications for the development approvals, including an application for Vesting Tentative Parcel Map AT09-0073, and commenced preparation of the Specific Plan EIR, the City of Atascadero approved a General Plan update to modify the HDR land use designation from a maximum of sixteen units per acre to a minimum of twenty units per acre. The City approved a corresponding Zoning Ordinance text change and Zoning Map to change the RMF-16 Zoning District to RMF-20 (minimum 20 units per acre), then subsequently amended the density and name of the designation to RMF-24 with a maximum based density of 24 units per acre. Consistent with the recent update to the City of Atascadero General Plan and Zoning Ordinance, the proposed multiple family portion of the South East site is zoned RMF-24. Approximately 3.6 net acres of High Density Residential uses have been included in the Specific Plan. Accordingly, a maximum of up to 86 dwelling units would be permitted in this area. This use is located on the eastern portion of the project site, mainly abutting existing single-family homes along Rio Rita Street and the proposed public road. Density for the residential site shall be based on net acreage, exclusive of road right-of-way and any openspace easements encompassing the area.~~

~~3.1.3~~3.1.2 SINGLE FAMILY RESIDENTIAL (SFR-X)

The Single Family Residential (SFR-X) land use category provides for Residential Single Family (RSF-X) development within the City's urban services line with a maximum base density of 2 units per acre. However, the Single Family Outparcel also falls within the existing Planned Development Overlay 17, which permits density greater than the limits specified in the RSF-X

zone. Specifically, Planned Development Overlay 17 allows residential uses in the RSF-X zone up to a maximum of 4 units per acre. Approximately 1.7 acres of single-family residential uses have been included in the Specific Plan area. Accordingly, a maximum of up to 6 dwelling units would be permitted in this area. This use is located on the northeastern portion of the property, mainly abutting existing single-family homes and taking access from Marisol Way.

3.2 LAND USE POLICIES

The Del Rio Road Commercial Area Specific Plan sites are intended to function as two commercial centers providing community oriented uses with a focus on employment, service, retail, ~~and~~ office, and tourist serving opportunities. The combined projects consist of commercial and residential uses on approximately 39 acres of land. The Specific Plan area contains thirteen lots, with the majority of the area intended for the development of the commercial uses and their respective parking, as described in Table 3-1: Specific Plan Land Use Summary. The Specific Plan land uses will be developed substantially consistent with Table 3-1 and Figure 3-1. However, developers shall have no obligation to develop the project or develop the full floor area/density presented in Table 3-1. It is also important to note that assumed floor area estimates were used to determine traffic impacts from the project. Floor area may be increased if it can be shown that the total number of trips (total daily and peak hour) do not exceed the thresholds established in the most recent comprehensive traffic analysis.

TABLE 3-1: SPECIFIC PLAN LAND USE SUMMARY

	LAND AREA	FLOOR AREA / DENSITY
SOUTH-EAST PROJECT SITE		
PARCEL	**SITE AREA**	**BUILDING AREA**
MAJOR USE PARCEL(S)~~MAJOR TENANT PARCEL~~	21.9~~19 ac.~~	67,820 sq. ft.~~129,560* sq. ft.~~
COMMERCIAL OUTPARCEL	1.9 ac.~~1 ac.~~ ~~1 ac.~~	3,700 sq. ft~~5,000* sq. ft.~~
DEDICATIONS	2.2 ac.	--
SUBTOTAL SOUTH-EAST PROJECT SITE	26 ac. (gross)	71,520~~139,560*~~ sq. ft. ~~(44 d.u.)~~
NORTH END PROJECT SITE		
PARCEL	**SITE AREA**	**BUILDING AREA**
COMMERCIAL PARCELS (NORTH END PROJECT SITE – EAST)	9.3 ac.	193,000* sq. ft.
HOTEL (NORTH END PROJECT SITE – WEST)	1.7 ac.	73,833* sq. ft. / 120 rooms
SINGLE FAMILY OUTPARCEL	1.7 ac.	6 d.u.
DEDICATIONS	0.3 ac.	--
SUBTOTAL NORTH END PROJECT SITE	13 ac. (gross)	266,833* sq. ft. (6 d.u.)
SPECIFIC PLAN		
TOTAL	39 ac. (gross)	~~406,393~~338,353~~*~~ sq. ft. (50 d.u.)

* Assumed square-footage based on trip generation. Building floor area may change provided that total trip generation for each site remains equal to or less than the total trips assumed in the 2020 traffic analysis. Should either peak hour or total

daily trips exceed the assumed numbers, an additional traffic study will be required to show no increase in impact. Should impacts occur, a new environmental analysis will be required.

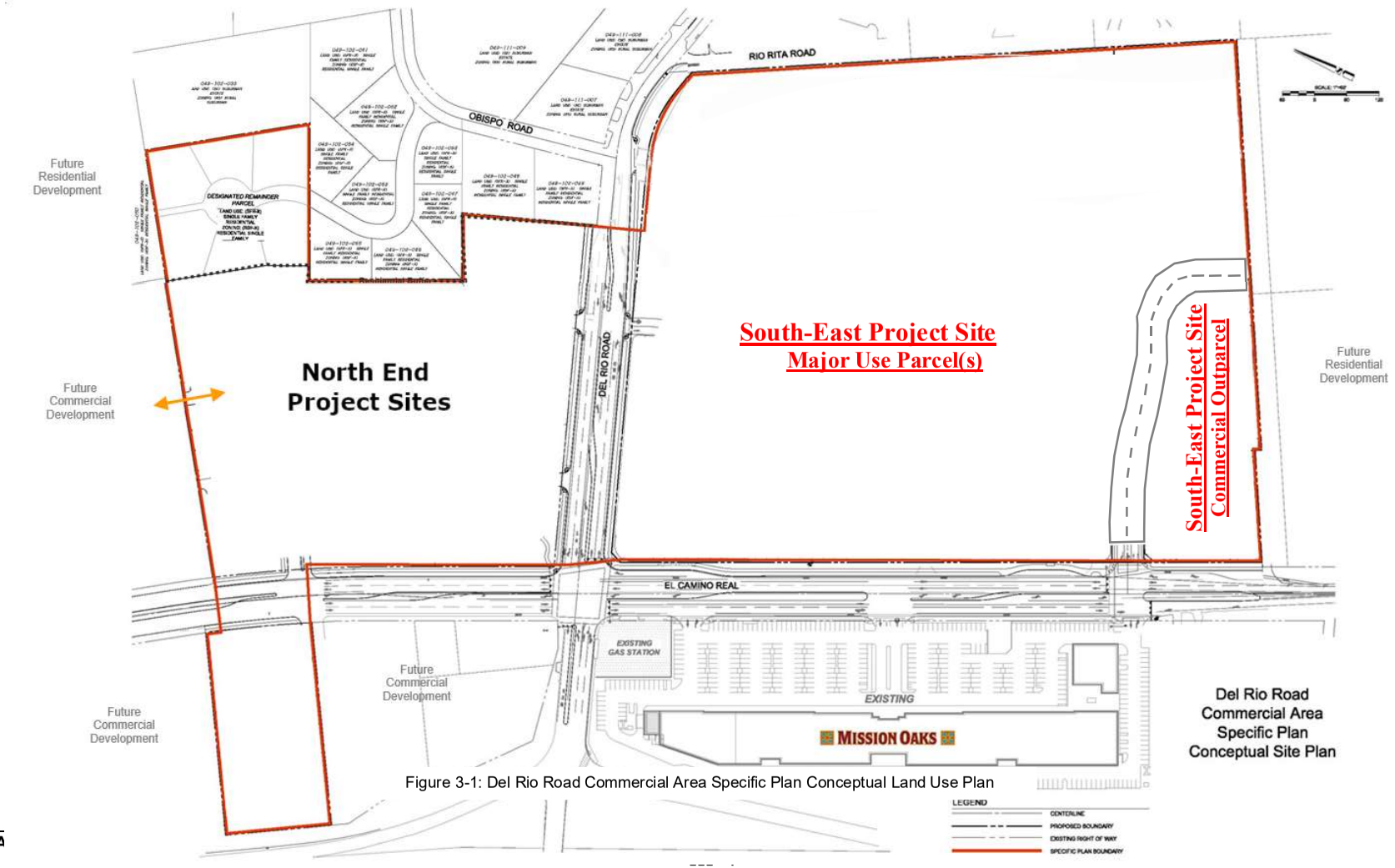


Figure 3-1: Del Rio Road Commercial Area Specific Plan Conceptual Land Use Plan

Figure 3-1: Del Rio Road Commercial Area Specific Plan Conceptual Land Use Plan

3.2.1 SOUTH-EAST PROJECT SITE LAND USE POLICIES

The South-East Project site consists of ~~four~~ eleven (11) parcels with a land use designation of General Commercial and Commercial Retail Zoning.~~divided into the following land use and zoning designations:~~

~~LAND USE~~	~~ZONING~~
~~General Commercial (GC)~~	~~Commercial Retail (CR)~~
~~High Density Residential (HDR)~~	~~Residential Multiple Family (RMF-24)~~

~~The commercially designated/zoned parcels are located toward the west of the site, fronting El Camino Real and Del Rio Road. The residentially designated/zoned parcel is located on the eastern portion of the project site, mainly abutting existing single-family homes along Rio Rita Street and the proposed public road.~~

The following South-East Project site land use policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) The South-East Project site ~~Major Tenant parcel~~ could accommodate a wide variety of retail, office, light industrial, tourist serving, entertainment, or other uses as allowed by the General Plan.
2) Uses shall be consistent with the underlying CR zoning district and as modified in Section 4.1.1 of this Specific Plan.
~~3) The South-East Project site has two 1-acre Commercial Outparcels that may each consist of a building up to 5,000 square feet (see #5) in size.~~
~~4)~~3) Assumed floor area based on trip generation. Square-footages may change provided that total trip generation for each site remains equal to or less than the total trips assumed in the 2020 traffic analysis. Should either peak hour or total daily trips exceed the assumed numbers, an additional traffic study will be required to show no increase in impact. Should impacts occur, a new environmental analysis will be required.
~~5) The South-East Project site has one 3.6 net acre (5 ac. gross) Multiple Family Outparcel (RMF-24) designated for development at a later date.~~

3.2.2 NORTH END PROJECT SITE LAND USE POLICIES

The North End Project site consists of eight parcels and one designated remainder parcel divided into the following land use and zoning designations:

LAND USE	ZONING
General Commercial (GC)	Commercial Retail (CR)
Single Family Residential (SFR-X)	Residential Single Family (RSF-X)

The following North End Project land use policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) Non-residential uses will be developed consistent with the underlying CR zoning district and as modified in Section 4.1.1 of this Specific Plan.
2) Assumed floor area based on trip generation. Square-footages may change provided that total trip generation for each site remains equal to or less than the total trips assumed in the 2020 traffic analysis. Should either peak hour or total daily trips exceed the assumed numbers, an additional traffic study will be required to show no increase in impact. Should impacts occur, a new environmental analysis will be required.

3) The North End Project site designated approximately 1.7 acres of land as single family residential. This area will be designated as a Planned Development Overlay 17 as part of the Specific Plan which allows residential uses in the RSF-X zone up to a maximum of 4 units per gross acre.

3.3 CIRCULATION POLICIES

The transportation and circulation system for the Del Rio Road Commercial Area Specific Plan is designed to utilize the existing roadway system with the addition of one local street (proposed public road) and commercial drives as needed to serve individual development areas. The system also includes policies to require paths for non-vehicular circulation to connect various subareas to each other and to the City of Atascadero in general. The proposed circulation network and policies are designed to efficiently move vehicular traffic through and around the Specific Plan area and to allow pedestrians a safe path from public and private areas to and from the entrances. The circulation plan promotes transit use, bicycling and walking as convenient modes of transportation for commuting and shopping. The circulation plan enhances connectivity with adjacent areas, where feasible to reduce traffic impacts on major streets.

3.3.1 VEHICLE & TRUCK ACCESS POLICIES

Vehicular access to the Specific Plan area is provided by Del Rio Road, El Camino Real, and the proposed public road. Conceptual vehicular access points to the site are shown in Figure 3-2: Del Rio Road Commercial Area Specific Plan Conceptual Circulation Plan. Restrictions on turning movements are assumed based on preliminary traffic analysis and assumed driveway locations and may be modified with subsequent traffic analyses to the satisfaction of the City Engineer.

Primary access to the South-East Project site is envisioned by one entry on Del Rio Road and one signalized entry on El Camino Real that will serve as a public road with offer of dedication and will be designed to serve future development to the south. A secondary access driveway is envisioned on Del Rio Road that is aligned with Obispo Road. ~~Additionally, an extension of Obispo Road is provided off Del Rio Road. An optional access point at El Camino Real, aligned with the existing Mission Oaks main entrance may be approved by the City Engineer should less intensive traffic generating uses be developed on-site and it can be shown that there are no queuing impacts for a dedicated turn pocket on El Camino Real into the South-East project site. Access to the two outparcels and the multi-family site shall be from the proposed public road.~~

Primary access to the North End Project site is envisioned to be off of El Camino Real with secondary access off of Del Rio Rd.

Driveway restrictions will be analyzed with all Master ~~plan~~ Plans of Development and Construction submittals to ensure safe turning movements and driveway placement in relation to traffic improvements and adjacent commercial developments.

Except as otherwise modified by mitigation measures required in the Specific Plan EIR and/or project conditions of approval, the following vehicle and truck access policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) Street improvements on Del Rio Road and El Camino Real as generally described below, and as included as mitigation measures in the certified Specific Plan Final Environmental Impact Report, will be constructed and financed by developments within the Specific Plan

boundary, facilitating access to the subject sites, and acting to maintain efficient and safe vehicular travel along adjacent roadways.

2) El Camino Real and Del Rio Road will be improved in accordance with the adopted plan improvements or to the satisfaction of the City Engineer. The Master Plan of Development for each project site will include conditions of approval that implement the timing and details of all traffic improvements.

3) In addition to required frontage improvements, Del Rio Road shall be widened to accommodate a right turn lane onto US101 northbound. Signal modifications and timing shall be completed in to ensure safe and efficient traffic flow. Developments shall pay their fair share towards these improvements based on traffic impacts.

4) The existing traffic signal at El Camino Real and Del Rio Road will be modified to accommodate the proposed roadway improvements.

5) Del Rio Road, east of Obispo Road, will be improved to provide one-half (20') of a standard Collector Road section on the project side of the centerline. This widened section will transition to match the existing pavement width east of the Rio Rita Road. The intersection at Rio Rita Road will be reconstructed to conform to the increased width of Del Rio Road. Rio Rita Road will be improved to provide a smooth transition to Del Rio Road and maintain continuity of drainage.

~~6) A decorative concrete three rail fence will be constructed on the South-East project site's east property line. The applicant will to offer to the City of Atascadero a ten-foot grant of right of way along its easterly property line for public road purposes. The abutting property owners shall have the right to grade within the right of way.~~

~~Obispo Road will be extended through the project site as a public road. The Road will be designed to the City's current collector standard and a 60-foot wide right-of-way easement will be dedicated to the City. The commercial area and residential area may take access off this road. The road will be designed to connect to the properties to the south of the project site. This road will be dedicated to the City of Atascadero and accepted for maintenance purposes.~~

~~7)~~6) A public road will be constructed on the South-East Project site which will intersect El Camino Real opposite the southerly entrance to the Mission Oaks Center. This intersection will be signalized, and the road will be designed to accommodate project and projected future traffic and a 60-foot wide right-of-way easement will be dedicated to the City. The road will be designed to connect to the properties to the south of the project site. This road will be dedicated to the City of Atascadero and accepted for maintenance purposes.

~~8)~~7) Driveway access points will be designed to align with existing and proposed driveways across the major streets as well as existing or planned public roads, to the greatest extent possible. Restrictions on turning movements may be amended by conditions of approval for individual Master Plans of Development for each project site. Access may be restricted beyond what is stated in the Specific Plan should the City Engineer deem it necessary for vehicular, pedestrian, or bike safety, or should it be deemed necessary for the function of street intersections, the 101 interchange, or on-site circulation flow.

To the extent the Vehicle & Truck Access Policies are inconsistent with the mitigation measures required in the Specific Plan EIR and/or conditions of approval required by the City, the mitigation measures and/or conditions of approval shall apply. The proposed physical configurations of the right-of-ways will allow for safe and efficient travel to and from the site.

3.3.2 NON-VEHICULAR & PUBLIC TRANSPORTATION ACCESS POLICIES

The Specific Plan encourages non-motorized travel by creating travel routes that ensure destinations may be reached conveniently by public transportation, bicycling or walking. Individual project sites should be designed to allow pedestrians a safe path from public and private areas to and from the commercial retail and restaurant entrances.

The Specific Plan incorporates the following non-vehicular improvements and/or features, thereby facilitating access to the South-East Project and North End Project sites and acting to maintain efficient and safe vehicular travel along adjacent roadways:

The following non-vehicular and public transportation policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) A turn out shall be provided on El Camino Real in front of the South-East Project site in order to accommodate a bus stop in accordance with City Engineering Standards.
2) Project site frontages shall be designed with pedestrian access and ADA accessible pathways via public sidewalks on Del Rio Road, El Camino Real and the new public road. Private walkways and delineated paths to each building within the Specific Plan area are encouraged.
3) Project sites shall include ADA accessible elements in compliance with accessibility requirements.
4) Public transportation is permitted throughout the Specific Plan area.
5) Secure bicycle parking shall be provided near building entrances.
6) Bicycle travel accommodations shall be provided in each direction along the South-East Project and North End Project frontage on El Camino Real and Del Rio Road.

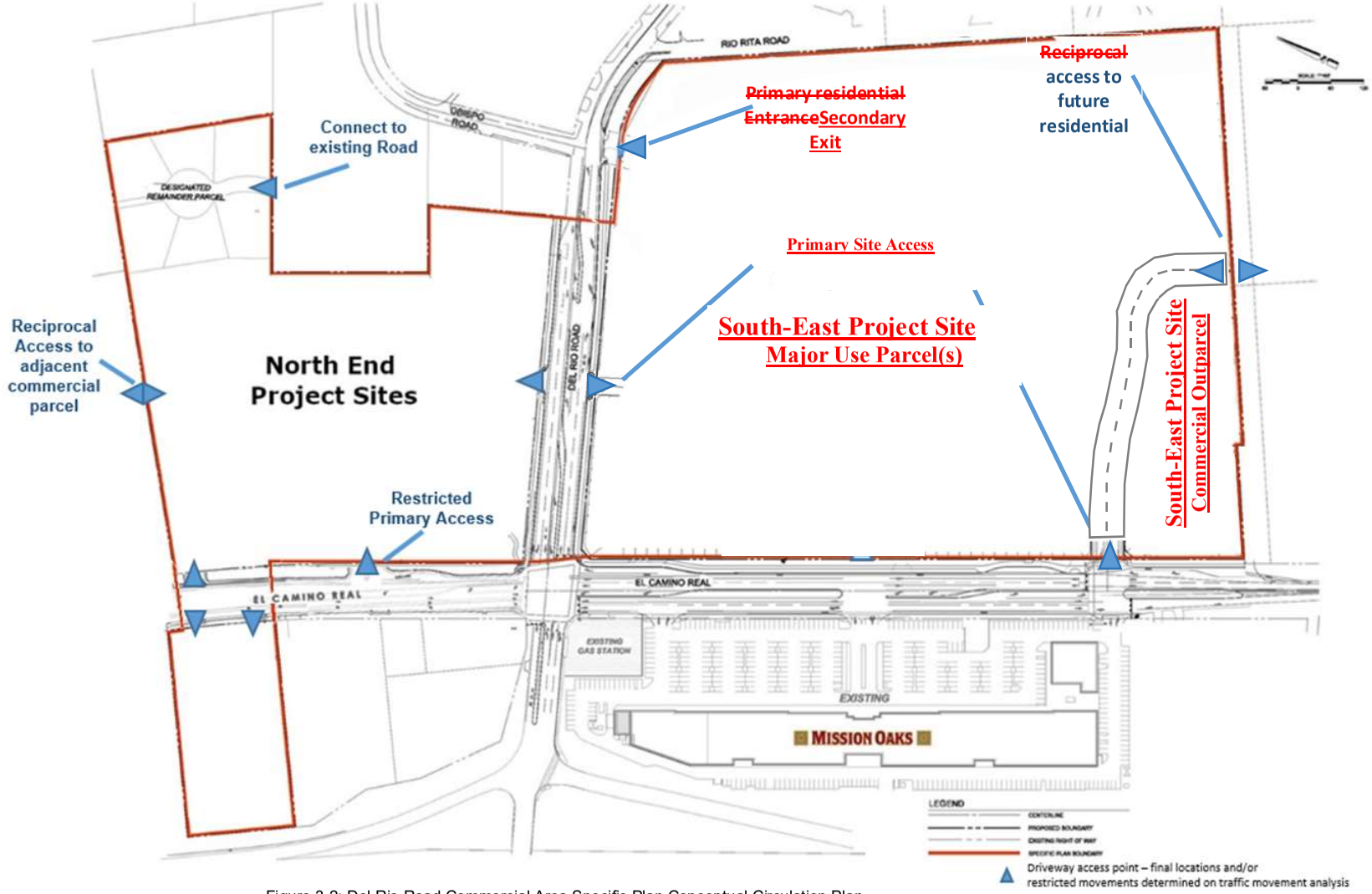


Figure 3-2: Del Rio Road Commercial Area Specific Plan Conceptual Circulation Plan

3.4 PUBLIC FACILITIES POLICIES

The following section describes the backbone infrastructure systems that will be installed and financed by development within the Specific Plan area that is required to serve the development of the Del Rio Road Commercial Area Specific Plan.

The following public facilities policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) Water, wastewater, and drainage improvements will be designed to provide adequate levels of service for the maximum level of the planned development.
2) All plans and improvements will be consistent with the City of Atascadero's General Plan and City infrastructure requirements.
3) The proposed electric, natural gas, and communication utilities shall be connected to utility provider facilities in accordance with applicable standards.
4) All wires, conductors, cables, raceways, and conduits for electrical, telecommunications, cable, and similar services that provide direct service to any property shall, within the boundary lines of such property, be installed underground. Associated equipment and appurtenances such as surface mounted transformers, pedestal mounted terminal boxes, meters, and service cabinets may be placed aboveground and shall be screened and located behind the front setback line of said property.

3.4.1 WATER POLICIES

The Del Rio Road Commercial Area Specific Plan is served with potable water by the Atascadero Mutual Water Company.

The following water policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) The South-East Project site will be served by a new water main in the proposed public road which connects to the existing water main in ~~Del Rio Road and/or available connection points to existing facilities within the fronting City streets~~El Camino Real, subject to the approval of the City Engineer.
2) The North End Project will be served by connections to the existing water main in El Camino Real and/or the existing water main in Del Rio Road.
3) A new water main shall be constructed in the new public street.
4) All water infrastructure design plans and construction will be approved the Atascadero Mutual Water Company prior to development.
5) All backflow preventers will be located in landscaped areas outside the public way.

3.4.2 WASTEWATER & SEWER POLICIES

The project wastewater will be conveyed by existing sanitary sewer main lines to the existing City of Atascadero wastewater treatment plant. The existing sewer main lines convey effluent to the City's existing treatment plant located on Gabarda Road.

The following wastewater and sewer policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) The South-East Project will connect to the existing sewer main in El Camino Real and/or a new sewer main in the proposed public road.
2) The North End Project will connect to the existing sewer main in El Camino Real and/or the existing sewer main in Del Rio Road.
3) A new sewer main shall be constructed in the new public street.

3.4.3 STORM DRAINAGE POLICIES

The Specific Plan area will discharge its stormwater run-off in accordance with the City's Storm Water Management Plan. Stormwater will flow into the City's storm drain collection system and ultimately be discharged into Grave's Creek. The existing drainage within the Specific Plan area is discussed in Section 2.3: Existing Physical Conditions.

The following storm drain policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) During construction, all work shall meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality.
2) During construction, Best Management Practices (BMPs) will be implemented for erosion control in accordance with an approved erosion control plan and a Storm Water Pollution Prevention Plan (SWPPP).
3) During operations, all activities shall comply with the City of Atascadero's Storm Water Mitigation Plan (SWMP). This includes operational BMPs identified in the SWMP, including waste management and materials control, source control and treatment controls, to limit the conveyance of pollutants offsite.
4) The South-East Project and North End Project sites will safely convey storm runoff to public facilities. Historical drainage patterns and flows will be maintained to the extent feasible.

3.4.4 ELECTRICITY POLICIES

Del Rio Road Commercial Area Specific Plan area is served with electricity by Pacific Gas and Electric Company. No new energy producing facilities are necessary to serve the Specific Plan area, nor will the projects within the Specific Plan area require the construction or extension of new transmission lines.

The following electricity policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) Both the South-East Project and North End Project developments shall include the construction of on-site utility lines and provide easements to meet PG&E requirements.
2) All wires, conductors, cables, raceways, and conduits for electrical and similar services that provide direct service to any property shall be installed underground within the boundary lines of such property.
3) All utility lines along the project frontages shall be undergrounded consistent with City code requirements.

3.4.5 NATURAL GAS POLICIES

Del Rio Road Commercial Area Specific Plan area is served with gas by The Gas Company. No new facilities are necessary to serve the Specific Plan area, nor will the projects within the Specific Plan area require the construction or extension of new transmission lines.

The following natural gas policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) Service of gas to the Specific Plan area will be in accordance with The Gas Company policies and PUC regulations.

3.4.6 COMMUNICATIONS POLICIES

Del Rio Road Commercial Area Specific Plan area is provided landline telephone and communication services by AT&T and Spectrum, and cable television by Spectrum, satellite, and other local providers. No new facilities are necessary to serve the Specific Plan area, nor will the projects within the Specific Plan area require the construction or extension of new transmission lines.

The following communication policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) Both the South-East Project and North End Project sites will construct on-site utility lines to meet utility company requirements and PUC regulations.
2) All wires, conductors, cables, raceways, and conduits that provide direct service to any property shall be installed underground within the boundary lines of such property.
3) All utility lines along the project frontages shall be undergrounded consistent with City code requirements.

3.5 GRADING PLAN POLICIES

The Major Tenant parcel, two Commercial Outparcels, and the North End Project parcels will be cleared, graded, and otherwise prepared for construction. It is anticipated that the South-East project site will require a significant amount of grading to accommodate a level pad. It is anticipated that the North end site will require some imported material to accommodate commercial development. The concept grading plans indicate approximately 50,000 cubic yards of import from the South-East Project Site to the North End Project Site and approximately 205,000 CY of dirt is expected to be exported from the South-East Project site to a suitable receiver site.

The following grading policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) All grading shall comply with the current edition of the International Building Code, and the City of Atascadero Community Development and Public Works Departments standards.
2) Development within the Specific Plan area will cooperate to the greatest extend feasible to utilize excess material on each individual development site prior to exporting outside the Del Rio Specific Plan area.
3) Any residual debris resulting from site clearing and preparation will be disposed of/recycled in accordance with City requirements.
4) The South-East Project and the North End Project do not propose to grade their respective residential outparcels at this time. Future grading for the residential parcels will comply with City requirements, as determined at the time an application for a specific project is submitted to the City.

3.6 COMMUNITY FACILITIES POLICIES

Community services and facilities including fire protection, police protection, U.S. mail, and solid waste disposal are summarized below. A more detailed discussion of facilities and services is presented in the Specific Plan EIR certified for the project.

FIRE PROTECTION

The City of Atascadero Fire Department provides fire prevention and suppression, hazardous materials mitigation, and disaster planning services. This department serves the Del Rio Road Commercial Area Specific Plan area. The closest fire station to the site is Station #1 located at 6005 Lewis Avenue. Fire protection needs are analyzed in the Specific Plan EIR.

The following fire protection policies shall apply within the Del Rio Road Commercial Area Specific Plan area:

1) All fire hydrants shall be approved by the Fire Department.
2) The City of Atascadero Fire Department shall review and approve all water improvement plans and Fire Department Connections (FDC's) prior to installation.
3) All structures shall include automatic sprinkler systems and alarm systems as required by the latest applicable codes
4) All driveways and private roads not designed to accommodate on-street parking will be have signage that states "Fire Lanes – No Parking".

POLICE PROTECTION

The Del Rio Road Commercial Area Specific Plan is served by the City of Atascadero Police Department ("APD"). APD operates in cooperation with the surrounding law enforcement agencies under the "State Mutual Aid Pact". The department's headquarters is located at 5505 El Camino Real approximately two miles from the site. Police protection needs are analyzed in the Specific Plan EIR.

U.S. MAIL

Mail service is provided by the United States Postal Service (USPS). The USPS will be consulted regarding the location of the mail depositories which shall be installed per USPS recommendations.

SOLID WASTE & RECYCLING STORAGE

Solid waste is collected by the Atascadero Waste Alternatives, Inc., a private company under contract with the City of Atascadero. Solid Waste Service is provided to the Del Rio Road Commercial Area Specific Plan area by Atascadero Waste Alternatives, Inc. Solid waste will be disposed of at the Chicago Grade Landfill located at 2290 Homestead Road, Templeton, CA 93465.

IV DEVELOPMENT STANDARDS

4.1 Commercial Retail (CR) Development Standards IV-1

4.1.1 Permitted Uses IV-1

4.1.2 Property Development Standards IV-2

~~4.2 Residential Multiple Family (RMF-20) Development Standards~~ IV-2

~~4.2.1 Permitted Uses~~ ..... ~~IV-3~~

~~4.2.2 Property Development Standards~~ ..... ~~IV-3~~

4.3 Residential Single Family (RSF-X) Development Standards IV-3

4.3.1 Permitted Uses IV-3

4.3.2 Property Development Standards IV-3

DEVELOPMENT STANDARDS

This chapter establishes policies and standards for development of the land uses and buildings within the Del Rio Road Commercial Area Specific Plan area. The Specific Plan creates a specific identity within the plan area through application of the Atascadero Municipal Code and unique development standards. The purpose of these standards is to support, through careful site evaluation and design, the establishment of land uses in a manner that protects the public health, safety, and welfare. To the extent the development standards of the Specific Plan and the Atascadero Municipal Code are in conflict, the development standards of the Specific Plan shall prevail.

4.1 COMMERCIAL RETAIL (CR) DEVELOPMENT STANDARDS

These development standards implement the Commercial Retail (CR) zoning designation. The planning areas zoned CR allow the development of commercial uses, which provide residents and visitors with a variety of retail, office, lodging, restaurant, and personal and tourist serving uses. It is the intent of these regulations to establish a comprehensive set of standards and respond to community needs for general commercial uses.

4.1.1 PERMITTED USES

All uses shall be consistent with the underlying CR (Commercial Retail) zoning district for allowed and conditionally allowed uses, with the following modifications:

1) The following uses shall be allowed or allowed as modified:
   a) Brewery – Production
   b) Building Materials and Hardware w/ outdoor sales less than 20,000 sf
   c) Data and Computer Services Center
   d) Farm Equipment and Supplies with outdoor sales area up to 20,000 square-feet.
   e) Horticultural Specialties w/ outdoor sales area less than 20,000 sf
   f) Manufacturing – Low Intensity
   g) Medical Research
   h) Research and Development
   i) Warehousing – (must have an active office and employee component that is at least 25% of floor area)

2) The following uses shall be conditionally allowed with the following additional finding: The use must make a strategic contribution to and synergy with a viable commercial center; including consideration of revenue generation, compatibility, and phasing:
   a) Auto Repair Services (indoor only, no outdoor storage of inoperative vehicles)
   b) Manufacturing and Processing – High Intensity (indoor only)
   c) Winery – production
   d) Health Care Services, with the following findings:
      i) The overall use area within the Specific Plan does not exceed 20%
      ii) Adequate parking remains for future build-out and development of the Specific Plan area with a variety of uses
   ~~e)~~ RCFE – Independent Living / Senior Apartments (on the second floor or above only)
   e)
   f) Recreational Vehicle (RV) Parks with the following findings:
      i) The use may only be allowed on the South-East project site

ii) The use must be limited to stays of less than 30-days and be a transient lodging use subject to TOT.

~~iii) The use may occupy a maximum of 20% of the South-East project site. An additional 1.8 acres may be used for associated permanent cabins and "glamping" uses.~~

~~iv)~~iii) The use must be visually screened from El Camino Real and the adjacent residential uses

iv) Recreational Vehicle parking areas ~~V parks~~ must be an integral part of the M~~m~~aster Plan of Development of the site that includes other visitor serving elements.

v) All stalls designed for transient recreational vehicles shall include water, gas, and electricity connections.

g) Warehousing – (where the active office and employee component is less than 25% of the floor area) - providing a finding of community benefit can be made

h) Temporary revenue generating land uses during site development with conditional use permit which will be subject to findings and conditions that include, but are not limited to, the following:

i) City Council review and approval of the conditional use permit
ii) A development agreement, or similar mechanism for enforcement, shall be required
iii) Temporary uses shall be of limited duration, not to exceed 18 months, unless an extension is granted by City Council
iv) Adequate emergency access shall be provided for all temporary uses
v) Utilities shall be installed as needed to accommodate temporary uses
vi) Appropriate mitigation to address dust and dirt track out onto public right of way shall be incorporated in the approved plans for temporary uses.
vii) Temporary use areas shall be reviewed for aesthetics, neighborhood compatibility and site impacts through the Conditional Use Permit process.
viii) Any other conditions necessary based on proposed land use and temporary development plans

1) The following uses shall be prohibited:

a) Adult Day Care Facility
b) Adult Oriented Business
c) Building Materials and Hardware w/ outdoor sales or storage area 20,000 sf or greater
d) Drive-through Sales or Services
e) Horticultural Specialties with outdoor storage or sales area of 20,000 sf or greater
f) Kennels
g) Medical Extended Care Services: 6 residents or less
h) Medical Extended Care Services: 7 residents or more
i) Parking lots
j) RCFE – Assisted Living
k) RCFE – Retirement Hotel
l) Service Stations
m) Small Family Day Care (unless within a permitted residential unit by State Law)
n) Sports Assembly

4.1.2 PROPERTY DEVELOPMENT STANDARDS

The site development standards for Commercial Retail (CR) zoned parcels within the Del Rio Road Commercial Area Specific Plan are as presented in Table 4-1: Commercial Retail (CR) Development Standards.

TABLE 4-1: COMMERCIAL RETAIL (CR) DEVELOPMENT STANDARDS

BUILDING SITE	
Parcel Size:	No minimum parcel size with shared parking and access easements recorded
Lot Width:	No minimum lot width
Lot Depth:	No minimum lot depth
Lot Coverage:	No maximum; subject to required building setbacks, parking, and landscape requirements.
MAXIMUM BUILDING HEIGHT	
Occupied Building Height:	35 feet
Non-Occupied Building Height: (Architectural Features)	45 feet
MINIMUM BUILDING SETBACKS	
Front Yard:	10 feet for street trees. Encroachments permitted with MPD approval
Side Yard:	10 feet for street trees. Encroachments permitted with MPD approval
Rear Yard:	None
Adjacent to Residential zoned Property:	20~~30~~ Feet
Setback from Right-of-way to parking:	10 Feet
Notes:	▪ Building height shall be measured from the finished pad elevation to top of roof, excluding architectural features. ▪ Occupied Building means the region normally occupied by people generally consisting of the space between the finished pad and 6 feet above the floor or roof, excluding architectural features. ▪ Non-Occupied Building (Architectural Features) means a building feature or space where the floor to ceiling height is 10 feet or less outside the occupied building area that adds to the visual interest of a structure. Non-Occupied Building area may contain ventilation or air conditioning equipment. ▪ Setbacks shall be measured from the edge of rights-of-way or property line as applicable. ▪ Depressed ramps and stairways may project into required setbacks, yards or spaces between buildings more than 4 feet as approved by the Community Development Director, but may not be located within the Right-of-Way unless approved by the City Engineer.

4.2 RESIDENTIAL MULTIFAMILY (RMF-24) DEVELOPMENT STANDARDS

These development standards implement the Residential Multifamily (RMF-24) zoning designation. The RMF-24 zoning designation allows for the development of high-density residential uses at a minimum of 24 units per acre. The Residential Multiple Family Outparcel

within the Del Rio Road Commercial Area Specific Plan shall be consistent with the City of Atascadero Municipal Code and standards in effect at the time the application for Vesting Tentative Parcel Map AT09-0073 was deemed complete on November 5, 2010 or any subsequent Vesting Map should that entitlement expire. After the City of Atascadero deemed complete the Specific Plan project applications for the development approvals and commenced preparation of the Specific Plan EIR, the City of Atascadero approved a General Plan update to modify the High Density Residential (HDR) land use designation from a maximum of sixteen units per acre to a minimum of twenty units per acre. The City approved a corresponding Zoning Ordinance text change and Zoning Map to change the RMF-16 Zoning District to RMF-20 (minimum 20 units per acre), then subsequently amended the density and name of the designation to RMF-24 with a maximum based density of 24 units per acre. Therefore, the proposed multiple family portion of the Major Tenant site shall be limited to a maximum of 24 units per acre, consistent with the maximum density analyzed in the Specific Plan EIR 2020 addendum. The Residential Multiple Family Outparcel will apply for a Conditional Use Permit approval as a subsequent project pursuant to section 6.7 of the Specific Plan, and will be subject to review by the City at that time. Refer to the City of Atascadero Municipal Code for further development standards and design guidelines.

4.2.1 PERMITTED USES

Permitted Uses shall comply with Title 9, Chapter 3, Article 3, of the Atascadero Municipal Code.

4.2.2 PROPERTY DEVELOPMENT STANDARDS

Property Development Standards shall comply with the following City of Atascadero Municipal Codes: Title 9, Chapter 4. Density for the residential site shall be based on net acreage, exclusive of road right-of-way and any openspace easements recorded over the property.

~~### 4.3 RESIDENTIAL SINGLE FAMILY (RSF-X) DEVELOPMENT STANDARDS:~~

~~These development standards implement the Residential Single Family (RSF-X) zone and Planned Development Overlay Zone No. 17 designations. The RSF-X zoning designation typically allows for the development of single-family residential uses not to exceed 2 units per acre. However, the Single Family Outparcel also falls within the Planned Development Overlay 17, which permits density greater than the limits specified in the RSF-X zone. Specifically, Planned Development Overlay 17 allows residential uses in the RSF-X zone up to a maximum of 4 units per acre. Approximately 1.7 acres of single family residential uses have been included in the Specific Plan area. Accordingly, a maximum of up to 6 primary dwelling units would be permitted in this area.~~

~~The Single Family Outparcel within the Specific Plan shall be consistent with the City of Atascadero's Municipal Code and Standards, and the development standards of Planned Development Overlay No. 17. The Single Family Outparcel will apply for subdivision mapping and permits as a subsequent project pursuant to section 6.7 of the Specific Plan, and will be subject to review by the City at that time. Refer to the City of Atascadero Municipal Code for further development standards and design guidelines.~~

~~4.3.1 PERMITTED USES~~

~~Permitted Uses shall comply with Title 9, Chapter 3, Article 3, of the Atascadero Municipal Code.~~

~~4.3.2~~4.2.3 PROPERTY DEVELOPMENT STANDARDS

Property Development Standards shall comply with City of Atascadero Municipal Codes: Title 9, Chapter 4.

V DESIGN GUIDELINES

5.1 Commercial Retail (CR) Design Guidelines V-1

5.1.1 General Design Concepts V-1

5.1.2 Landscaping V-10

5.1.3 Parking & Parking Lot V-15

5.1.4 Lighting V-15

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5.1.7 On-Site Circulation V-17

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~~5.2 Residential Multiple Family (RMF-24) Design Guidelines V-18~~

5.3 Residential Single Family (RSF-X) Design Guidelines V-18

DESIGN GUIDELINES

The purpose of these design guidelines is to provide a guide for developers, builders, architects, engineers, landscape architects and others involved in the preparation of development proposals to ensure a consistent architectural design theme, use of materials, signage, and level of quality throughout the Specific Plan area. The design guidelines will assist the City of Atascadero staff and decision-making authorities with criteria to evaluate future development proposals. To the extent the design guidelines of the Specific Plan and the Atascadero Municipal Code are in conflict, the Specific Plan's design guidelines shall prevail.

5.1 COMMERCIAL RETAIL (CR) DESIGN GUIDELINES

These design guidelines provide for the design and development of Commercial Retail (CR) uses within the Specific Plan area. The design guidelines set forth in this section will ensure that future development within the Specific Plan area is consistent.

Development of the South-East and the North End project sites pursuant to the project approvals described in Section 1.5, including approval of a Master Plan of Development, are deemed to be consistent with the Design Guidelines of the Specific Plan and shall proceed directly to ministerial building permit and construction plan review. Design review for the two Commercial Outparcel uses to ensure consistency with the Design Guidelines of the Specific Plan shall occur during the Plot Plan Review approval process pursuant to Section 6.7 of the Specific Plan.

5.1.1 GENERAL DESIGN

Within the Del Rio Road Commercial Area Specific Plan, site design addresses the nature and function of the uses, buildings, and features. The architectural design guidelines are intended to provide overall direction in the design of structures within the Specific Plan area. Architectural design and details for the South-East Project and North End Project sites should be integrated throughout the Specific Plan area. Design within the Del Rio Road Commercial Area Specific Plan should meld function and form, not one to the exclusion of the other. These guidelines are meant to be flexible over time and correspond with changing conditions in lifestyles, the marketplace and economic conditions.

The following design guidelines are intended to facilitate design integrity between the variety of uses within the Del Rio Road Commercial Area Specific Plan area:

1) Placement of buildings should consider the existing context of the commercial area, the location of adjacent land uses, and the location of major traffic generators.
2) The architecture (height, scale, style) of each building within the Specific Plan area should be compatible with other structures within the Specific Plan. Building sites should be developed consistent with architectural exhibits in a coordinated manner to provide order and diversity and avoid disorderly development.
3) Buildings within the Specific Plan may accommodate retail, office, tourism, and personal services among others. Developers may incorporate "prototype" architectural standards in the design and development of structures if they are consistent with the architectural quality and character of Specific Plan. Buildings may incorporate simple rectangular forms which may be broken up by creating horizontal emphasis through the use of reveals, trellises, landscaping, trim, windows, eaves, cornices, complimentary colors or other architectural and design devices consistent with the architectural exhibits.

4) Figures 5-1 through 5-4 illustrate the conceptual architectural themes for development within the Specific Plan area.
5) Buildings should be carefully articulated; front, side, and rear elevations should provide variation in massing, wall, and roof forms. Use of thematic features and materials are important elements and are encouraged.
6) Large smooth, unarticulated surfaces should be avoided. A mixture of smooth and textured blocks for concrete walls is encouraged. Exterior materials requiring high maintenance responsibilities such as stained wood, clapboard, or shingles should be avoided. Large areas of intense white or dark colors should be avoided. Subdued colors should be used as dominant overall colors. Bright colors should only be used for trim and/or specialized uses (store identification, etc.).
7) Building materials should be selected and detailed for compatibility throughout the site. Buildings should incorporate a mix of at least two prevalent materials and at least one accent material including block, split faced block, decorative veneer, stucco, architectural metal siding, wood or wood look features, or decorative exposed concrete. These materials should be used in combinations that yield an impression of permanence as well as respect for the surrounding environment and authentic architectural styles. Please refer also to Figures 5-1 through 5-4.
8) Complementary design features should be utilized to unify the specific plan area.
9) All buildings should incorporate thematic benches, trash receptacles, bollards, and bike racks.
10) Prior to submittal for Building Plan Check and the issuance of building permits, full color renderings and color boards representing the exterior colors and materials to be used shall be submitted to the Community Development Department.
11) Exterior mechanical equipment shall be screened from public view.
    a. All roof mounted heating and cooling equipment shall be screened from view by a parapet or other structural feature and designed to match the total structure.
    b. All ground-mounted utility appurtenances shall be located away from public view or adequately screened. Screening should be of a material complimentary to the structure and/or heavy landscaping and berming.
12) Wall mounted items such as roof ladders and electrical panels shall not be located adjacent to public rights-of-way, unless secured to prevent public access. Service areas (areas for loading/unloading, unpacking of goods, etc.) shall be simple and efficient, and shall not interfere visually or physically with other building operations. No utility appurtenances shall be permitted directly within a pedestrian area.

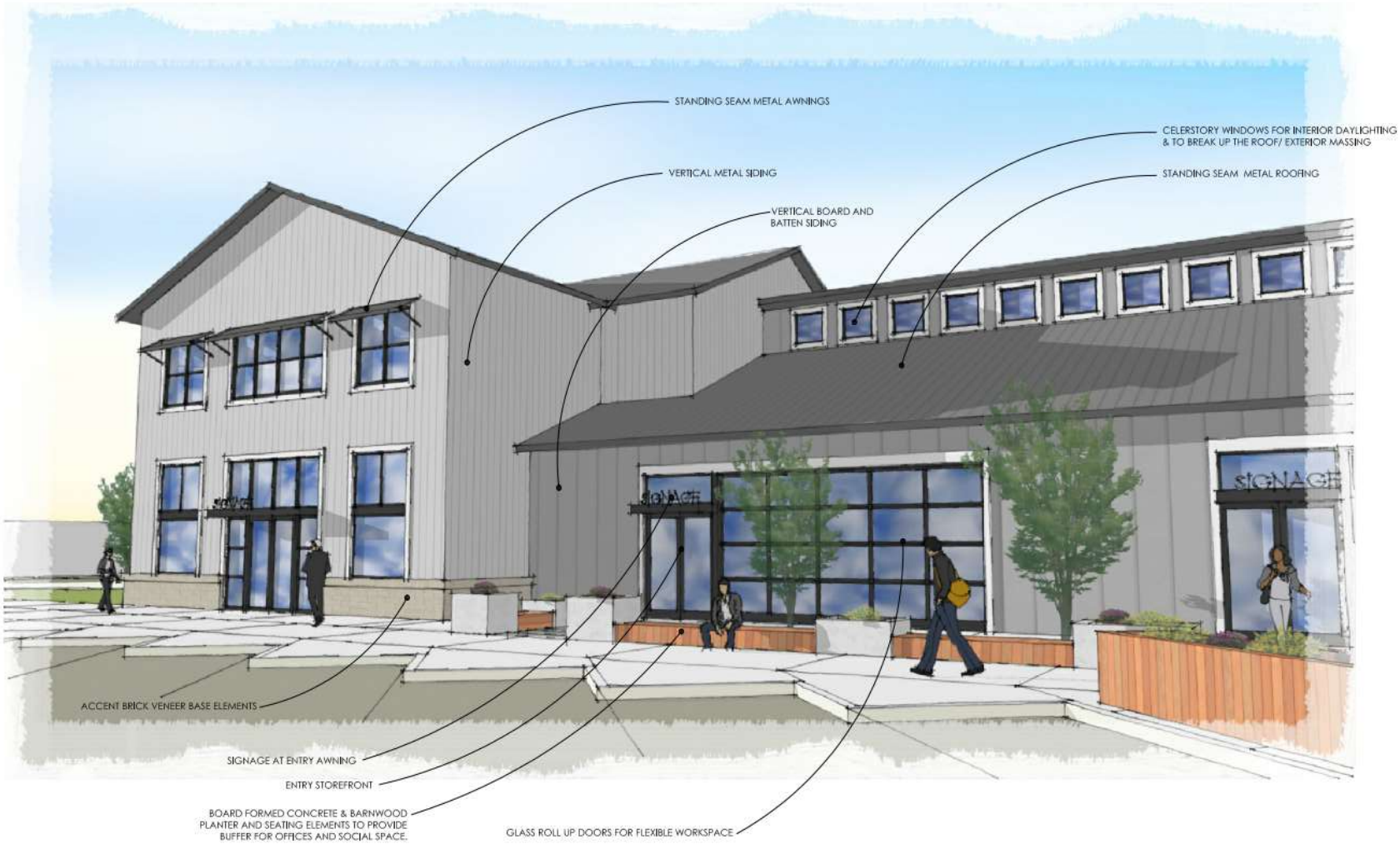


Figure 5-1: Architectural Design Concept – Main Features



Figure 5-2: Architectural Design Concept – Secondary Features



Figure 5-3: Architectural Design Concept – Outdoor Space









Architectural Theme: *Contemporary Agrarian*

Design and Material Features:

- Gable and shed roof elements
- Vertical accents at corners and entry points
- Earth toned colors
- Mix of metal, wood, concrete, and glass
- Large openings and windows
- Geometric form
- Overlapping horizontal and vertical elements
- Layered façade elements

Figure 5-4: Architectural Design Concept – Architectural Theme Elements

5.1.2 LANDSCAPING

The environment envisioned for the Del Rio Road Commercial Area Specific Plan area will be established, in large part, by its landscape treatment. Landscaping is to be designed to highlight positive visual features and to provide a cool, pleasant outdoor environment. Landscaping is also intended to give structure and identity to the overall project. The Conceptual Landscape Palette for the area within the Specific Plan boundaries is available in Figure 5-5. The following landscaping design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

1) Final Landscaping Plans will be prepared consistent with the all local and State Water Efficient Landscape and Irrigation codes and shall be submitted for approval to the Community Development Director.
2) Landscape and irrigation construction plans should substantially conform to the approved Master Plan of Development.
3) Permanent automatic irrigation systems (including low flow systems) compliant with the Atascadero Municipal Code should be provided in all landscaped areas.
4) Low flow irrigation systems are highly recommended within the Specific Plan area. Sprinkler heads located immediately adjacent to parking areas should be of the "pop-up" variety instead of risers.
5) The irrigation system should be designed to avoid overspray onto structures, streets, sidewalks, windows, walls and fences.
6) The use of turf areas shall be reduced to a minimum. Turf should only be used when there is a functional purpose.
7) Within individual landscaped areas, plants should be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site and in accordance with the Atascadero Municipal Code. Drought-resistant and native plant species are encouraged.
8) Landscaping should be maintained in an acceptable manner with dead and destroyed landscape items replaced as soon as practical.
9) Planters shall not drain into parking areas so as to accumulate mud or other residue.
10) Building setbacks that are not used for drive entries, parking, loading, pedestrian walkways, or approved outdoor uses should be landscaped. All unpaved areas within developed portions of the site should be landscaped according to an approved landscape plan.
11) No landscaping is required adjacent to the portions of buildings where loading doors and customer pick-up areas are located.
12) The parking lot landscaping should include canopy trees to reduce urban heat island effects and provide a pleasant pedestrian experience throughout the parking areas.
13) Landscaping along the street frontages of El Camino Real, Del Rio Road, and the new public road should be planted with a combination of trees, shrubs, and groundcover planted in a clearly perceptible pattern that creates a sense of scale or rhythm along these roadways consistent with the approved Landscape Plan
14) Street trees shall not be planted along Rio Rita Road in order to protect the viewshed of the existing development above Rio Rita Road.
15) All trees used within required landscaped areas, including parking areas, shall have a minimum size of 24” box unless specific agreement is made with the Community Development Department.

16) All shrubs used within required landscaped areas, including parking areas, shall utilize a mixture of sizes one-to-five (1-5) gallons and shall be dispersed evenly throughout the landscaped areas.
17) All trees within the Specific Plan area shall be staked or provided with guy wires.
18) Landscaping along public rights-of-way should be designed to aesthetically screen and soften blank walls, parking areas, storage areas, utility boxes, and other non-aesthetic items.
19) The planting of hedge shrubs and/or vines along exterior structures and screen walls is encouraged to deter potential graffiti.
20) Landscaped areas should be delineated with a 6-inch high and 6-inch wide concrete curb or equivalent. Curb may be broken to allow water to flow into depressed planted areas.
21) Mulch should be applied in a 3-inch layer in all shrub and groundcover areas.
22) All new and disturbed slopes shall be revegetated.
23) Landscaping shall be planted concurrent with the development of the individual lots within the Specific Plan area.
24) In addition, landscape improvements in each project's right-of-way frontage, including road medians, shall be installed and completed prior to occupancy of each project's first tenant. All landscape improvements in the public right-of-way shall be approved by the City Engineer and will require an encroachment permit.
25) Retaining walls in excess of 4 feet in height shall be setback from the right of way a minimum of 5 feet. Individual walls may not exceed 6 feet in height, and multiple, stepped walls with a minimum separation of 5 feet shall be utilized where grades require additional height. All retaining walls shall use high quality decorative materials and shall be consistent with the architectural design theme of the development. Wall exceptions may be granted with Design Review Committee approval based on findings that the wall(s) is designed as a decorative site feature.

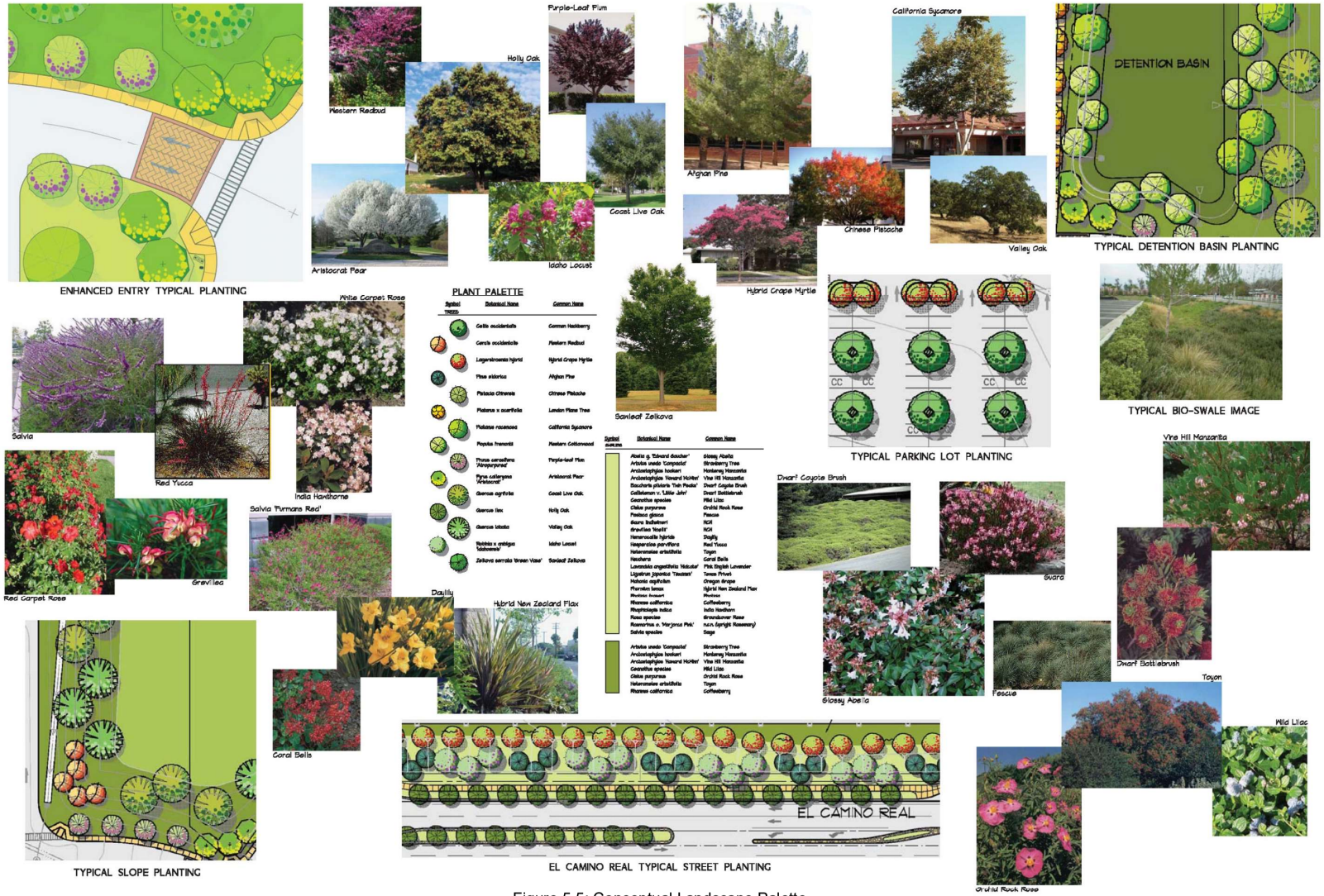


Figure 5-5: Conceptual Landscape Palette

5.1.3 PARKING & PARKING LOT

All parking and parking lots within the Specific Plan area shall comply with Title 9, Sections 4.114 through 4.119 of the Atascadero Municipal Code and the following parking and parking lot standards listed below:

1) Parking spaces should be oriented to ensure visibility of pedestrians, bicyclists and other motorists while entering, leaving or circulating within a parking area.
2) The installation of parking facilities shall occur concurrently with the development of individual parcels and shall be designed for interconnecting access to future subsequent development.
3) Individual parcels are must be designed to share parking fields if they are adjacent and within the same zoning designation.
4) Parking areas shall have lighting capable of providing adequate illumination for safety and security. Such lighting shall be indirect, hooded, and arranged to reflect light away from adjoining properties and streets.
5) All parking areas should be paved with Portland cement, concrete, asphalt or other appropriate approved material as established by the City Engineer. Curbing or wheel stops should be provided around parking lot perimeter.
6) Parking areas should be provided with curbs, bollards, or similar permanent devices where necessary to prevent parked vehicles from bumping buildings, landscaping, or perimeter walls.
7) Canopy trees shall be provided at an average of approximately one (1) tree per thirty (30) feet along parking rows.
8) Individual tree planters may be used in lieu of landscape fingers provided the parking lot complies with all other applicable landscaping requirements.
9) Parking areas that face El Camino Real, and are at least five (5) feet above the adjacent roadway, shall not be required to be screened with a landscaped berm. Parking areas that face El Camino Real, and are less than five (5) feet above the adjacent roadway, shall be screened with a landscape berm a minimum of thirty (30) inches in height unless the City Engineer finds that intervening landscaping sufficiently blocks headlight glare.
10) Commercial grade bicycle racks should be conveniently located close to building entrances.

5.1.4 LIGHTING

All lighting within the Specific Plan area shall comply with Title 9, Section 4.137 of the Atascadero Municipal Code and the following lighting standards listed below:

1) Lighting sources in parking lots may be up to thirty (30) feet in height.
2) Lighting sources shall be full cut off type fixtures that are shielded, diffused, or indirect in order to avoid glare to pedestrians, motorists, and surrounding residential areas.
3) Lighting fixtures shall be selected and located to confine the area of illumination to within the site boundaries consistent with the approved photometric plans.
4) To minimize the total number of freestanding light standards, full cut off type wall-mounted lighting fixtures should be utilized where feasible and consistent with building architecture.

5.1.5 SIGNAGE

Signage and graphics are an important element within the Del Rio Road Commercial Area Specific Plan. The intent of the Sign Program is to provide commercial tenants maximum sign exposure in a manner that will complement the overall image of the combined projects.

All signage shall comply with the Sign Program shown in Figure 5-6: Del Rio Road Commercial Area Specific Plan Signage Program. The following additional signage standards shall also apply within the Specific Plan area:

1) Monument signs should be incorporated into landscaped areas to minimize visual mass.
2) All ground-mounted signs shall be set back from the ultimate curb face and positioned so as not to create a hazard for either pedestrian or vehicular traffic.
3) All signs and their supporting structures shall be constructed of metal, wood or comparable weatherproof material and shall be enclosed as to provide against their infestation by birds and vermin.
4) Each tenant shall be responsible for providing their own building signs. Each tenant is responsible for obtaining all required sign and building permits from the City. Each tenant shall be responsible for all fees required.
5) Tenant wall signs shall be designed with individual lettering and custom graphics. Use of external illumination, neon and other features are encouraged. Signs shall complement architectural themes. No internally illuminated cabinets shall be allowed unless an integral part of a small custom sign feature. Logos and corporate slogans need not consist of individual letters but should be compatible with the Sign Program and design theme.
6) Any requested deviation from the approved sign program shall require the approval of the Community Development Director or designee and may require the review of an Administrative Use Permit. Tenants shall be responsible for compliance with this program and all City codes and requirements. Additional signage may be requested by the Commercial Outparcels and future residential uses at the time specific development projects are proposed.
7) Additional sign area allowance or unique signage elements not otherwise permitted by the approved Sign Programs or by the City's Sign Ordinance, may be processed as an Administrative Use Permit.

WALL SIGNS

Wall signs may be externally lit or internally illuminated individual channel letters with light directed through the letters set in an opaque background. If the sign is externally lit, top mounted light fixtures which shine light downward and are fully shielded must be used. Wall signs may contain stylized font and/or company logos. Refer to the following pages for size limitation. Letter height shall be proportionate to the sign size and the building architecture. **The area of the sign shall not exceed one square foot per lineal foot of business frontage.**



PROJECTING SIGNS

One suspended or projecting sign is allowed per business. Projecting signs must have 8' of clearance from the sidewalk and project no more than 5' beyond the building facade. Projecting signs shall not exceed 15 SF with a maximum letter height of 10". Projecting signs, if lit, shall be externally lit with top mounted light fixtures which shine light downward and are fully shielded.

NOTE: Projecting and/or under canopy signs to have 3D appearance with dimension, with a ten (10) inch maximum letter height.





HANGING SIGNS

One suspended or projecting sign is allowed per business. Hanging or Under Canopy signs must have 7' of clearance from the sidewalk. Hanging signs shall not exceed 15 SF with a maximum letter height of 10". Hanging signs, if lit, shall be externally lit with top mounted light fixtures which shine light downward and are fully shielded.

NOTE:Projecting and/or under canopy signs to have 3D appearance with dimension, with a ten (10) inch maximum letter height.





AWNING/ SUSPENDED SIGNS

Awning Signs shall be limited to the front valance of the awning and shall contain the name of the business. Awning or canopy signs must have 8' of clearance from the sidewalk and project no more than 5' beyond the building facade with maximum slope less than sixty degrees. Projecting signs shall not exceed 15 SF. Awning signs shall not be illuminated.



CHALKBOARD SIGNS

Chalkboard or changeable menu signs shall be made of a smooth hard panel for writing on with chalk. This type of sign is permitted for restaurants, wine tasting rooms and other businesses whose primary business is food/beverage. The chalkboard shall not exceed 6 SF and may be either attached to a wall, on a pole in the ground or in a planter, if illuminated, it must be externally lit with top mounted light fixtures which shine light downward and are fully shielded. The chalkboard sign contributes to the maximum overall aggregate area of 150 SF.





WINDOW LETTERING

Window lettering shall be done professionally and may be painted on the inside or the outside of the window. If painted on the outside, a sealer must be applied and regular maintenance is required. Only the name of the business and/or logo is permissible. Lettering is limited to 8" in height and shall not exceed 50% of the window area. Lessee may have window lettering on one window on each frontage. If the window is paned (i.e., French windows), then lettering shall be limited to a single pane (i.e., a word may not be spelled out with one letter in each pane extending across several panes).





Figure 5-6: Del Rio Road Commercial Area Specific Plan Signage Program

5.1.6 FENCING & SCREENING

Fencing and screening should be designed to highlight positive visual features and to screen negative ones. The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

1) Fencing and screening should be used to a minimum within the Specific Plan area.
2) Walls and fences may be used to retain earth or screen loading and storage areas, refuse receptacles, and utility structures.
3) Walls should be designed to be low and to perform their screening function.
4) Walls and fences should be designed to complement the architectural design, color and materials of adjacent buildings.
5) Landscaping should be used in combination with walls when possible.
6) A decorative three-rail fence shall be provided along the southwest side of Rio Rita Road to protect against accidental pedestrian access to the top of the slope at the eastern edge of the South-East project site.

5.1.7 ON-SITE CIRCULATION

The on-site circulation standards within the Del Rio Road Commercial Area Specific Plan will ensure the efficient and safe passage of vehicles and pedestrians to and from the various commercial uses within the Specific Plan area. The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

1) On-site circulation should be designed for efficient vehicular and pedestrian movement.
2) The circulation system shall include adequate directional signs for entrances, exits, parking areas, loading areas, and other uses.
3) On-site driveways and parking areas shall be designed to provide common access between the Specific Plan area and adjacent properties.
4) Sight lines required for safe automobile movement shall be kept clear. Screens and structures shall not block such sight lines, both for entering and leaving the individual developments, and the project site.
5) The design and location of vehicular entries (curb cuts) for individual development sites shall provide the driver ample time to perceive them when approaching the site. Intersections and driveway approaches should be kept clear of obstructions such as traffic signal standards and landscaping.
6) Individual buildings and parcels need not have direct access to a public street; however, reciprocal access agreements shall be recorded to ensure that adequate ingress and egress is available to each lot and building within the Specific Plan area and that the entirety of the center functions as one development regardless of underlying lot lines and ownership.
7) Adequate pedestrian amenities such as benches and shade structures (or shade trees) should be installed near building entrance or at the curbside/sidewalk adjacent to buildings within the Del Rio Road Commercial Area Specific Plan area.
8) Designated pedestrian walkways across traffic lanes should be striped to distinguish them from the surrounding paved areas.
9) On-site pedestrian walkways should provide direct, safe, and adequate movement paths between parking areas and building entrances.
10) Service truck access routes should be designed to limit interaction with visitor and pedestrian traffic.

5.1.8 LOADING

The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

1) Loading areas should be designed to provide for maneuvering on site and not from or within a public street. Direct loading from a public street is not permitted.
2) Loading areas may be permitted adjacent to a public street provided they are screened by a combination of screen walls, ornamental landscaping, and/or portions of on-site buildings.
3) Loading areas visible from a public street or parking area should be screened by solid wing walls (constructed of materials such as concrete, concrete block, masonry, and brick) and/or appropriate landscaping so that said loading area is adequately shielded from public view. All such loading areas shall be maintained in a clean and orderly condition.
4) Screen walls and wing walls should be provided adjacent to loading doors and loading areas visible to the public and should be of a compatible material with adjacent buildings, and shall be of sufficient height to provide adequate visual screening.

5.1.9 ACCESSORY STORAGE

The following design guidelines are applicable within the Del Rio Road Commercial Area Specific Plan area:

1) Outdoor storage shall be screened from public view.
2) Refuse storage and disposal areas, other than trash compactors, should be within trash enclosures with at least three sides composed of a solid wall which is not less than 6 feet in height. The fourth side may consist of a solid metal gate painted to match or coordinate with the adjacent building (slatted chain link is not acceptable). Cardboard bales shall be removed regularly.
3) Refuse containers shall be provided in sufficient number, and should be placed in convenient location(s).
4) Trash enclosures may accommodate recycling bins.
5) Trash gates should remain closed except when in use, and remain in good working order.
6) Trash areas should not be used for storage. The premises should be kept in a neat and orderly condition at all times, and all improvements should be maintained in a condition of good repair and appearance.
7) Adequate shopping cart storage should be provided as needed.
8) No permanent storage of material is allowed on the outside of the building.
9) Outdoor storage provisions do not apply to outdoor sales areas, sidewalk sales, enclosed storage, and "garden centers."

~~5.2 RESIDENTIAL MULTIPLE FAMILY (RMF-24) DESIGN GUIDELINES~~

~~The Residential Multiple Family (RMF-24) parcel within the Del Rio Road Commercial Area Specific Plan shall be consistent with the City of Atascadero Municipal Code and Standards in effect at the time the application for Vesting Tentative Parcel Map AT09-0073 was deemed complete on November 5, 2010 or subsequent vested entitlement should the original entitlement expire. Design review for the Multifamily Outparcel use to ensure consistency with the Design Guidelines of the Specific Plan shall occur during the Conditional Use Permit approval process pursuant to Section 6.7 of the Specific Plan.~~

~~5.3~~5.2 RESIDENTIAL SINGLE FAMILY (RSF-X) DESIGN GUIDELINES

The Residential Single Family (RSF-X) remainder parcel within the Del Rio Road Commercial Area Specific Plan shall be consistent with the City of Atascadero's Municipal Code and Standards. Design review for the Single Family Outparcel use to ensure consistency with the Design Guidelines of the Specific Plan shall occur during the Subdivision Tract Map Approval process pursuant to Section 6.7 of the Specific Plan. Refer to the City of Atascadero Municipal Code for further design guidelines.

VI IMPLEMENTATION AND ADMINISTRATION

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IMPLEMENTATION AND ADMINISTRATION

The City of Atascadero adopted this Specific Plan following certification by the City of the Specific Plan EIR and concurrent with the issuance of certain additional development approvals described in Section 1.5 of this Specific Plan. This Specific Plan serves as an implementation tool for the City's General Plan, and establishes the overlay zone for the combined Project sites. Following adoption of the Specific Plan and the development approvals described in Section 1.5, development within the Specific Plan area shall proceed pursuant to Section 6.7 of this Specific Plan.

The Del Rio Road Commercial Area Specific Plan shall be implemented, amended, revised or adjusted according to the procedures identified in this section. These procedures have been developed to ensure consistency with the adopted Del Rio Road Commercial Area Specific Plan, to encourage continuity in design and development of the community, and to promote high standards of site design. These revision and amendment procedures also provide for adaptation to special or supplementary development standards that may be adopted from time to time to implement the Del Rio Road Commercial Area Specific Plan.

6.1 INTERPRETATION

These regulations shall be held to be minimum requirements in their application and interpretation. No provision herein is intended to abrogate of interfere with any deed restriction, covenant, easement, or other agreement between parties.

Interpretations of the provisions of this Specific Plan are subject to subsections (a) through (c) of Section 9-1.109 of the Atascadero Municipal Code, except that interpretation of allowable uses not specifically listed in the Atascadero Municipal Code for the CR (Commercial Retail) zoning district or Chapter 4 of this Specific Plan are subject to a substantial conformance determination pursuant to Section 6.10 of this Specific Plan.

6.2 DEFINITION OF TERMS

The meaning and construction of words, phrases, titles and terms shall be the same as provided in Atascadero Municipal Code and Atascadero General Plan, unless otherwise specifically provided in the Specific Plan.

6.3 ENFORCEMENT

The Del Rio Road Commercial Area Specific Plan is enforceable through the measures and regulations detailed in Title 9 of the City of Atascadero Municipal Code.

The standards contained in the Specific Plan have been adopted by ordinance and are enforceable to the same extent as standards contained in the Zoning Regulation and other City Codes.

6.4 SEVERABILITY

If any term, provision, condition, requirement, or portion thereof of this Specific Plan is for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement, or portion thereof to circumstances

other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.

6.5 IMPLEMENTATION OF DEVELOPMENT STANDARDS

Adoption of the Specific Plan by the City, includes adoption of the development standards and policies described in Chapter 4: Development Standards. Development standards and policies contained in this document shall supplement or replace those of the City of Atascadero Municipal Code as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, development standards and policies in the Del Rio Road Commercial Area Specific Plan shall take precedence over more general standards and policies applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan shall prevail. In situations where development standards or policies relating to a particular subject have not been provided in the Specific Plan, the existing development standards and policies of the City's General Plan and Zoning Ordinance shall continue to apply.

6.6 IMPLEMENTATION OF DESIGN GUIDELINES

Adoption of the Specific Plan by the City includes adoption of the Design Guidelines contained in Chapter 5: Design Guidelines, of the Specific Plan. The Design Guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of development projects as described in Section 6.7: Application Processing. Design guidelines contained in this document shall supplement or replace those of the City of Atascadero Municipal Code and/or the Appearance Review Manual as they might otherwise apply to lands within the Del Rio Road Commercial Area Specific Plan area. For projects within the Specific Plan area, design guidelines in the Del Rio Road Commercial Area Specific Plan shall take precedence over more general design guidelines applied through the rest of the City. To the extent the provisions of the Specific Plan and the Atascadero Municipal Code are in conflict, the provisions of the Specific Plan shall prevail. In situations where design guidelines relating to a particular subject have not been provided in the Specific Plan, the existing design guidelines of the City's General Plan and Zoning Ordinance shall continue to apply.

6.7 APPLICATION PROCESSING

Development of the South-East project parcels and the North End Project parcels shall require approval of a Master Plan of Development, including the two Commercial Outparcels, Multiple Family Outparcel, and Single Family Outparcel in accordance with the following processes:

- **Master Plan of Development Approval.** A Master Plan of Development in the form of a Conditional use Permit shall be required for both the commercial and residential portions of the development subject to final action by the City Council. A Master Plan of Development can include conceptual approval of the two commercial outparcels on the South-East project site. Should approval be conceptual, a plot plan review shall be required for these sites as described below.

- **Plot Plan Review.** The two Commercial Outparcel uses shall obtain Plot Plan review approval pursuant to Atascadero Municipal Code Section 9-2.108 unless detailed approval is included in the Master Plan of development. In this case, the two Commercial Outparcel uses shall not require Precise Plan and Conditional Use approvals as described in Atascadero Municipal Code Sections 9-2.109 through 9-2.110 unless specific requested uses trigger that process.

- **Tentative Map Approval.** The Single Family Outparcel and any other land or airspace subdivisions shall obtain a tentative tract or parcel map approval pursuant to Atascadero Municipal Code Title 11.

- **Administrative Use Permit.** Request for additional sign area allowances or unique signage elements not otherwise permitted by the approved Sign Programs or by the City's Sign Ordinance, may be processed as an Administrative Use Permit.

- **Master Plan of Development Amendments.** Modifications to any approved Master Plan of Development for any project site shall be processed as a Use Permit amendment subject to final action by the City Council. Minor changes may be permitted without Use Permit amendment if a finding of substantial conformance can be made by the Planning Director in accordance with Section 6.10.

Any development proposed within the Specific Plan area that is not in substantial conformance with this Specific Plan**,** shall proceed pursuant to approval by the City of applications as determined by the Community Development Director to be necessary at the time of project application submittal.

6.8 FINANCING & PHASING OF DEVELOPMENT

The South-East and North End Projects are self-supporting commercial projects with individual owners/developers responsible for onsite and offsite improvements necessary to support development of the project.

Phasing of development ultimately will be determined ~~solely~~ by the project developers and approved by the City as part of the Master Plan of Development based on market conditions and other factors, and shall comply with any applicable conditions.~~, based on market conditions and other factors~~. Required infrastructure and community facilities shall be installed and public services shall be available to serve each phase of development as it occurs. Based on current market information, development within the Specific Plan area is generally anticipated to occur as follows.

6.8.1 SOUTH-EAST PROJECT PHASING

Phase 1:

- ~~Rough grading of the commercial parcels, and preparation of the Major Tenant building pad. Export excess cut material to a suitable receiver site.~~
- ~~Precise grading of the Major Tenant parcel, the proposed new public road, and driveways onto Del Rio Road and El Camino Real.~~
- ~~Detention basin/drainage improvements (onsite and offsite).~~
- ~~Provision of undergrounded utilities including stubs to Commercial Outparcels 2 and 3.~~

- ~~Construction of the Major Tenant building required parking area, and driveways.~~
- ~~Install landscaping on Major Tenant parcel.~~
- ~~Construction of offsite improvements (as detailed in Chapter 3: Land Use Concept) in Del Rio Road and El Camino Real, the new public road, and intersection improvements required for operation of the Major Tenant and Outparcels 2 and 3.~~
- ~~Sewer and water line connection to existing offsite utility lines~~Site Demolition

Phase 2:

- ~~Construction of Commercial Outparcels 2 and 3 may, but need not, occur concurrently with the construction of the Major Tenant parcel~~Rough grading and installation of utilities.
- Precise Grading and pad preparation for Commercial ~~Outparcel~~ buildings ~~(Parcel 2 and/or 3)~~
- ~~Construction of Commercial Outparcel buildings (Parcels 2 and/or 3)~~
- ~~Wet and dry utility connection to stubs provided in Phase 1 (Parcel 2 and/or 3)~~
- ~~Landscape parking areas and corners in Parcel 2 and/or 3~~
- Completion of the new public road, frontage improvements, and frontage landscaping
- Project site edge landscaping, fencing, and buffering

~~Note: Multiple Family Outparcel development is not included and any project phasing will be permitted separately pursuant to Section 6.7 of this Specific Plan.~~

6.8.2 NORTH END PROJECT PHASING

Phase 1:

- Site Demolition

Phase 2:

- Complete public improvements and frontage improvements
- Construction of on-site infrastructure and drainage improvements
- On-site grading, parking, landscape improvements, and finished construction pads

Phase 3:

- Individual commercial buildings (as tenants are secured)

Note: Single Family Outparcel development is not included and any project phasing will be permitted separately pursuant to Section 6.7 of this Specific Plan.

6.9 MAINTENANCE

Public and private improvements constructed as part of development of the Specific Plan area shall be maintained through a combination of public and private entities as described below.

6.9.1 CITY MAINTENANCE RESPONSIBILITY

Public facilities are planned for public maintenance by the City or the appropriate utility service provider and include, but are not limited to, the following:

- All accepted public streets within the Specific Plan area, excluding residential subdivisions.

- Public traffic signals and traffic control signs within the public right-of-way within the Specific Plan area.
- Public improvements constructed in the public right-of-way inside of and outside of the Specific Plan area.
- All sewer mains, excluding lateral connections.
- The existing and expanded public storm drain systems in the public right-of-way or dedicated easements.

6.9.2 OTHER AGENCY MAINTENANCE RESPONSIBILITY

The following facilities will be maintained by other agencies:

- Atascadero Mutual Water Company: public on-site and offsite water facilities within the Specific Plan area.
- PG&E: Accepted street lighting within public rights-of-way in the Specific Plan area.
- Caltrans: Public improvements within the Caltrans right-of-way.
- All private electrical, natural gas, telephone, cable TV, and other non-City utilities.

6.9.3 PRIVATE MAINTENANCE

Private and public improvements to be maintained by the developers include, but are not limited to, the following:

- Streets, drives, lanes and pedestrian paths on private property within the Specific Plan area.
- Public streets within any residential subdivisions
- Traffic control signs and pavement markings on private property within the Specific Plan area.
- Landscaping and lighting on private property within the Specific Plan area.
- Property line walls, fences, retaining walls, refuse storage areas, signs, slopes, and parking lots.
- Open space areas on private property within the Specific Plan area including detention facilities, bio-swales, and other low-impact-development features.
- Newly constructed drainage facilities on private property within the Specific Plan area.
- Landscaped frontages within the right-of-way of all public streets.
- Street lighting within public rights of way in the Specific Plan area shall be maintained by the developer unless otherwise maintained by PG&E.
- Landscaping within any center medians of all public streets fronting the Specific Plan area.

6.10 SUBSTANTIAL CONFORMANCE

During review of construction plans and building permit applications, the Community Development Director or designee shall have the limited ability to interpret the Specific Plan and determine that the proposed development is in substantial conformance with the Del Rio Road Commercial Area Specific Plan. The use of substantial conformance is intended to ensure orderly development, quality aesthetic design, and safe and harmonious placement of uses within the Specific Plan area. Determinations of substantial conformance shall be made administratively by the Community Development Director or designee without the need for a public hearing. In some cases, the determination may be forwarded to the Design Review Committee. A substantial conformance determination made pursuant to this Section 6.10 shall be considered a ministerial decision that is not subject to CEQA.

A project proposal for development within the Specific Plan area shall be considered to be in substantial conformance with the Specific Plan, not requiring a Specific Plan amendment, in the event that any of the following occurs:

- The addition of a land use not listed in Chapter 4: Development Standards, of this Specific Plan, provided that the proposed use is determined to be equivalent in its nature and intensity to a use listed in Chapter 4 of this Specific Plan.
- A change in utility or public service provider to the Specific Plan area.
- Minor changes or adjustments to lot lines or the alignment of access roads, community facility plans, or public infrastructure facility plans such as drainage, sewer, water and other utilities.
- Minor deviations from the Land Use Plan and related policies, as contained in Chapter 3: Land Use Plan, of the Specific Plan.
- The merger of the two Commercial Outparcels into a single Commercial Outparcel to be developed with a retail, restaurant or office use provided the development does not exceed the combined maximum floor area permitted for the two Commercial Outparcels of 10,000 square feet. A voluntary merger application shall be required in order to complete any lot merger.
- Minor deviations from the sign program that are consistent with the conceptual design set forth in Chapter 5: Design Guidelines, of the Specific Plan.
- Minor changes to landscape materials and streetscape design which are consistent with the conceptual design set forth in Chapter 5: Design Guidelines, of the Specific Plan.
- Minor deviations from the design guidelines which are consistent with the conceptual design set forth in Chapter 5: Design Guidelines, of the Specific Plan.
- A reduction in the minimum required parking spaces, provided that a parking study demonstrates the proposed reduction in parking spaces is justified based on the mix of uses within the Specific Plan area and the use of shared parking between those uses.
- Other modifications of a similar nature to those listed above which are deemed minor by the Community Development Director or designee, that are in keeping with the purpose and intent of the approved Specific Plan.

6.10.1 PROCEDURE

A. APPLICATION

Applications for the determination of substantial conformance shall be made on forms provided by the Community Development Director or designee and shall be accompanied by a filing fee and a Plot Plan, as described in Section 9-2.108 of the Atascadero Municipal Code. Applications shall be made by the owner of the property for which the approval is sought, or an authorized agent.

B. HEARING

No public hearing shall be required for a determination of substantial conformance unless the Community Development Director refers the item to the Design Review Committee.

C. ACTION BY REVIEWING AUTHORITY

The reviewing authority for a determination of substantial conformance shall be the Community Development Director or designee. The Community Development Director or designee shall determine by providing written notice to the applicant that the proposed addition of a land use or other revision requested pursuant to this Section 6.10 is in substantial conformance with the Del

Rio Road Commercial Area Specific Plan if it complies with all applicable provisions of Atascadero Municipal Code Title 9 and is consistent with the purpose and intent of this Specific Plan. The action of the Community Development Director or designee shall be final with no appeal.

6.11 SPECIFIC PLAN AMENDMENTS

Amendments to the Del Rio Road Commercial Area Specific Plan shall be required for revisions that are beyond the scope of substantial conformance determinations. Specific Plan Amendments shall be processed pursuant to the provisions of the California Government Code Section 65453(a).

RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH A MASTER PLAN OF DEVELOPMENT INCLUDING APPROVAL OF AN RV RESORT, MIXED-USE COMMERCIAL BUILDING, INDOOR AND OUTDOOR RECREATION CENTER, HOTEL WITH KITCHEN FACILITIES IN ALL UNITS, AND A HEIGHT EXCEPTION FOR DEL RIO RANCH

Del Rio Road Commercial Area Specific Plan
Del Rio Ranch
(DEV24-0044)

WHEREAS, an application has been received from Cal Coastal Communities, Inc (6900 El Camino Real, Atascadero, CA 93454), Applicant and Owner, to consider a Conditional Use Permit, and a Master Plan of Development including approval of three conditionally allowed uses and outdoor amplified sound, and a height exception on the South-East Project Site Del Rio Road Commercial Area Specific Plan (hereinafter, the "Project"); and,

WHEREAS, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

WHEREAS, the site is listed on Vacant Site Inventory of the General Plan Housing Element and contributes to the City's compliance with its Regional Housing Needs Allocation; and

WHEREAS, the site is located within the Specific Plan #2 (SP2) Overlay; and

WHEREAS, an application for a General Plan Amendment, Zone Change, and Specific Plan Amendment has been submitted for concurrent consideration that will: 1) change in the General Plan land use designation of the site to be entirely designated GC; 2) rezone the entirety of the property to Commercial Retail (CR); and 3) modify the Del Rio Commercial Area Specific Plan (DRCASP) to allow the Project and Design; and

WHEREAS, the City Council adopted the Del Rio Road Commercial Area Specific Plan and associated entitlements on July 10, 2012; and

WHEREAS, The Del Rio Road Commercial Area Specific Plan envisions a larger scale development at this key commercial node in accordance with underlying zoning requirements and standards adopted in the Specific Plan.

WHEREAS, the Del Rio Road Commercial Area Specific Plan (DRRCASP: SP#2) requires the adoption of a Master Plan of Development, approved in the form of a Conditional Use Permit prior to any development of the site; and

WHEREAS, an RV resort and Indoor and Outdoor Recreation Centers are conditionally allowed uses in the CR(SP2) zoning district; and

WHEREAS, the Project requires a height modification to allow proposed Buildings 1 and 2 at their proposed 52' height; and

WHEREAS, the Project requires a modification to allow full kitchens in all the units of the proposed eighteen (18) unit hotel; and

WHEREAS, outdoor amplified sound is proposed for the amphitheater use and plaza areas and requires approval through a public hearing process; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject conditional use permit application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said use permit; and

WHEREAS, the project was reviewed by the Planning Commission at their regularly scheduled meeting on December 17, 2024 and the Planning Commission recommended approval of the Project after receiving the staff report and hearing testimony from the public; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Atascadero takes the following actions:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The City Council of the City of Atascadero held a duly noticed Public Hearing on January 28, 2025 to consider the Project with testimony and reports from staff, the applicants, and the public.

SECTION 3. Facts and Findings**.** The City Council makes the following findings, determinations and approvals with respect to the project approvals:

A. Findings for Approval of a Conditional Use Permit

1. FINDING: The proposed project or use is consistent with the General Plan.

FACT: The Project is consistent with General Plan Land Use Circulation policies. The project site provides for master planned commercial, entertainment, and tourist serving uses on a 26-acre site. Conditionally allowed uses are integrated in the site design.

2. FINDING: The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including provisions of the Del Rio Road Commercial Area Specific Plan.
   FACT: The Project shall be consistent with all applicable zoning regulations, as amended. The associated amendments and adopted conditions will facilitate the development of the site in a manner that provides compatibility with the neighboring properties and achieves the City's economic development and community goals.

3. FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.
   FACT: The proposed project will not be detrimental to the health, safety, or welfare of the general public or persons residing in the neighborhood. The uses are consistent with the underlying zoning district and with the Del Rio Road Commercial Area Specific Plan, as amended. The Specific Plan standards, mitigation measures, underlying zoning development standards, and project conditions will ensure that pedestrian and vehicular access conditions are designed in a manner which does not create ongoing safety concerns.

4. FINDING: The proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development.
   FACT: The proposed project will be sufficiently set back and/or screened with a transition from surrounding existing residential uses to the commercial portion of the site. The site is located at a key commercial node and development with the uses as proposed is anticipated within the Commercial Retail zoning designation. The project is consistent with surrounding residential and commercial uses.

5. FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the Land Use Element.
   FACT: The Project will not generate significant and unavoidable impacts to traffic. A Traffic Generation Comparison analysis has been provided showing that project will generate less trips that previously approved projects envisioned for this area. The project will contribute City TIF fees toward the US 101 interchanges and will construct or pay fair share fees toward improvements identified in the Del Rio Road Commercial Area Specific Plan and associated EIR. All internal and abutting public roads have been or will be designed to City standard.

6. FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.
   FACT: The Project complies with all applicable City policies. Notably, the proposed project was reviewed by the Design Review Committee and the design was endorsed subject to minor changes which are incorporated into the Conditions of Approval.

7. FINDING: The Master Plan of Development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.
   FACT: The proposed project utilized natural site topography to create a viable tourist and local serving destination. Site topography also assists in buffering commercial activities from surrounding residential uses while maintaining a higher intensity commercial development as anticipated in the Commercial Retail zoning district.

B. Findings for Approval of a Height Exception

8. FINDING: The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.
   FACT: The height modification is requested for the two commercial buildings adjacent to the El Camino Real-Del Rio Road intersection proposed at 52' in height. The locations of these structures at a significant distance from adjoining residential development and the City's desire for prominent development facing the intersection justify the height modification. The modified height will not exceed the lifesaving equipment capabilities of the Fire Department and is intended to enhance the appearance of the project.

C. Findings for Approval of Hotel Kitchens

9. FINDING: The project is designed consistent with the standards of the Atascadero Municipal Code and provides amenities consistent with a tourist serving use.
   FACT: The Project is consistent with all development standards of the Atascadero Municipal code. Hotels are an allowed use with the CR zone. A modification is included with the approval to allow Buildings 1 and Buildings 2 to exceed the 35' height limit of the CR zone.

10. FINDING: The project is located in an area that supports tourist serving activities.
    FACT: The Project is located in the DRCASP which strongly encourages commercial development, including lodging uses with visitor serving activities.

SECTION 4. CEQA. An Addendum to the previously certified DRCASP FEIR been prepared for the Project pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Sections 15162 and 15164 and is incorporated herein by reference.

SECTION 5. Approval. The City Council of the City of Atascadero, in a regular session assembled on January 28, 2025, resolved to approve the Project consistent with the following:

EXHIBIT A: Conditions of Approval
EXHIBIT B: Project Plans

PASSED AND ADOPTED at a regular meeting of the City Council on the 28th day of January 2025.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO

_____
Charles Bourbeau, Mayor

ATTEST:

_____
Lara K. Christensen, City Clerk

Conditions of Approval **DEV24-044, DEL RIO RANCH** **APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041**	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
PLANNING DIVISION		
1. This approval is for a Master Plan of Development for of a multi-use project site commercial, tourist, and RV resort development on the vacant approximately 26-acre South-East Project Site of the Del Rio Road Specific Plan area. The approval includes a hotel with kitchen facilities in all rooms and a height exception. The above entitlements are for South-East project site of the Del Rio Commercial Area Specific Plan (DRCASP) located at 4999, 5505, 5701, 5703, & 5705 Del Rio Road and, 2005, 2055, 2115, 2205, 2325, 2375, & 2405 El Camino Real (APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041). The approval of these entitlements project runs with the land, regardless of the owner. Final project design must be in substantial conformance with provided Exhibit(s) adopted with this Resolution, and all related conditions of approval.	**Ongoing**	**PS**
2. All conditions and mitigation measures associated with the DRCASP and Mitigation Monitoring Program are included herein by reference and must be implemented in accordance with those documents unless specifically modified by these conditions.	**Ongoing**	**PS**
3. The approval of these entitlements shall become final and effective for the purposes of issuing building permits fourteen (14) days after the Planning Commission hearing unless an appeal is made in accordance with the Atascadero Municipal Code.	**Ongoing**	**PS**
4. Should the described conditional uses be abandoned or extinguished, the property may be used and / or developed with any use allowed by the underlying zoning district and consistent with the provisions of the Del Rio Road Commercial Area Specific Plan, subject to review and approval by the Community Development Director. However, changes to the design of the site, changes to building designs, or changes to circulation shall be subject to an amendment of the Master Plan of Development.	**Ongoing**	**PS**
5. In accordance with the Atascadero Municipal Code section 9-8.105, any violation of any of the conditions of approval may be cause for revocation of this entitlement and subject the applicant and/or future property owners to the penalties set for in the Atascadero Municipal Code, as well as any other available legal remedies.	**Ongoing**	**PS**
6. The Community Development Department and/or City Engineer shall have the authority to approve the following minor changes to the project that	**BP**	**PS, CE**

Conditions of Approval **DEV24-044, DEL RIO RANCH** **APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041**	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
(1) modify the site plan project by less than 10%, and/or (2) result in a superior site design or appearance.		
7. Approval of these entitlements shall be valid for twenty-four (24) months after its effective date**.** At the end of the period, the approval shall expire and become null and void unless the project has received a time extension consistent with the Atascadero Municipal Code.	**BP**	**PS**
8. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	**Ongoing**	**PS**
9. If the project is phased to allow operation of the RV Resort uses in advance of other site uses being constructed, then construction shall comply with the following timing: 1. All frontage improvements, including required construction road extensions/realignments, curb, gutter, and sidewalks, shall be installed in advance of any of the uses commencing operation. 2. Landscape improvements approved abutting the Project Site Boundaries shall be installed in advance of any of the uses commencing operation. 3. The clubhouse and a minimum of one pool shall be constructed and receive occupancy prior to or concurrently with any of the RV Parking/Lodging Area. 4. A minimum of 1 parking space shall be provided per RV or glamping site permitted, inclusive of ADA compliant spaces. 5. The commercial buildings (buildings 1 and 2) and their associated parking and plaza areas shall receive final occupancy prior to or concurrently with the event stage.	**BP**	**PS**
10. The final design of the glamping units shall require approval by the Community Development Director. A detailed landscape and site amenity plan showing pathway details and lighting shall be submitted as part of this application.	**BP**	**PS**
11. All maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance cost shall be funded through a mechanism established by the developer subject to City approval. If a subdivision is filed, then the funding mechanism must be in place prior to, or concurrently with acceptance of any final maps. An Association shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any Final Map. The administration of the above-mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the Association.	**BP**	**PS, CE**

Conditions of Approval **DEV24-044, DEL RIO RANCH** **APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041**	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
a. All streets, bridges, sidewalks, streetlights, street signs, roads, emergency access roads, emergency access gates, and sewer mains within the project with the exception of the street and sewer main improvements associated with the new public collector road off El Camino Real, which will be accepted into the public street and sewer systems by the City once the improvements are complete and extended beyond the project boundary for use by adjoining properties for future multi-family development. b. All parks, trails, recreational facilities and like facilities. c. All open space and native tree preservation areas. d. All drainage facilities and detention basins. e. All creeks, flood plains, floodways, wetlands, and riparian habitat areas. f. All common landscaping areas, street trees, medians, parkway planters, manufactured slopes outside private yards, and other similar facilities. g. All frontage landscaping and sidewalks along public streets including the Obispo Road extension. h. All medians and median landscaping in El Camino Real and Del Rio Road fronting the project site, including the new public collector road.		
12. Hours of Operation shall be limited as follows: 1. Event area use and amplified noise shall cease by 10pm. 2. Quiet hours for the RV park and glamping sites shall be 10pm to 7am. Amplified sound and/or extended hours for events may be allowed through approval of an AUP.	**Ongoing**	**PS**
13. A landscape and irrigation plan compliant with the State Model Water Efficient Ordinance shall be approved prior to building permit issuance. The landscape plan shall in substantial conformance with the approved landscape concept be submitted and include the following: 1. All plants shall be of species shown to survive in Sunset Climate Zone 7 or equivalent. 2. No Palm Trees shall be planted along the Del Rio Road or El Camino Real project frontages, except as entry features at Project entries. 3. Setback areas adjacent to the southern and eastern project shall be landscaped with native trees and drought tolerant shrubs sufficient to screen the adjacent onsite uses. 4. Consistent with the Specific Plan, a fence or wall shall be provided along the eastern property line. This fence or wall shall be designed to be no greater than 4.5-feet. The fence or wall shall be designed to provide screening of the RV area from Rio Rita Road, as needed. Landscape trees and	**BP, FI**	**PS**

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columnar plans shall be installed east of the fence to soften the view of the fence from Rio Rita Road. 5. A fencing plan shall be included with all permit submittals. Fencing shall be limited to safety fencing as deemed necessary by the Community Development Director and/or the City Engineer or as required for outdoor restaurant areas. If fencing is required around any basin, fencing shall be transparent and split rail or similar. Landscaping shall be provided on either side of the fence for screening. No chain-link fencing shall be permitted. Solid fencing may be used to screen mechanical equipment or provide small privacy areas where appropriate (RV, glamping, conference). Should a fenced dog area be included in the RV resort area, fencing shall be split rail with no climb wire or a similar rural style. 6. All retaining walls shall be screened with adequate landscape materials. Decorative non-solid fencing shall be provided at the top of walls where required for safety. 7. Street Trees consistent with City Landscaping Standards for accent or medium sized trees along the El Camino Real, Del Rio Road, and the new public road frontages. All landscaping shall be installed consistent with the approved landscaped plans. prior to final building inspection. The applicant shall maintain the approved landscaping for the life of the project. Compliance shall be monitored and enforced during subsequent permitting for the facility.		
14. Trees shall be maintained by the property owner in a manner which allows the tree to grow to its natural canopy height and width. 1. Low lying branches shall be removed consistent with fire department standards for clear access. 2. Parking lot shade trees, both those in planter fingers/islands and along the perimeter of parking areas, shall be maintained in a manner which allows the tree to achieve a minimum of 10% coverage of the parking lot. 3. Irrigation shall be monitored and maintained and deep root watering methods shall be utilized. 4. No tree trimming of the top of the main tree trunk, nor treatment of trees with chemical growth inhibitors shall be allowed.	**Ongoing**	**PS**
15. The proposed plan anticipates the removal of 84 native trees and the preservation of 40 native trees. A tree protection plan and arborist report shall be submitted as part of each building permit package. The plan shall identify the size and species of all trees, all trees proposed for removal, the location of any required tree protection fencing, and construction related mitigation measures dictated by the project	**BP**	**PS**

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arborist and/or City Native Tree Guidelines. All tree removals shall be mitigated consistent with the requirements of the Atascadero Municipal Code. Any required mitigation fees shall be paid prior to permit issuance.		
16. The existing maintenance Community Facilities District established for maintenance of the frontage improvements and landscaping, including median landscaping, shall be amended to reflect the revised right-of-way improvements or shall be extinguished and improvements shall be maintained by the commercial development owner(s) in perpetuity. Should the maintenance CFD be extinguished and a map be recorded that allows for multiple parcels, a maintenance agreement that defines responsibilities of property owners shall be required to record prior to, or concurrently with, final map recordation.	**BP**	**PS**
17. All exterior lighting shall comply with City codes. Decorative low-wattage and low color temperature lighting, including festoon lighting, shall be permitted within the commercial, RV, and glamping areas of the project. Lighting along El Camino Real, Del Rio, and the new public street shall be provided outside the right-of-way and shall be maintained by the property owner, subject to the approval of the City Engineer and Community Development Director. A photometric plan which details the style, location, and height of the exterior lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.	**BP**	**PS**
18. All retaining walls shall be consistent with the Project's architectural style, including similar colors and/or materials.	**BP**	**PS**
19. Bicycle storage and motorcycle parking shall be provided at a ratio of no less than 1 bicycle space for each 20 vehicular spaces at locations accessible by pedestrian paths. The bike racks shall be installed prior to final certificate of occupancy their associated use.	**BP**	**PS**
20. The site shall be maintained in and kept clear of any debris or storage including construction debris, unless part of an active, approved construction permit. All finishes shall be repaired or replaced as needed to maintain a high quality commercial / resort development. Any dead or non-thriving landscaping shall be immediately replaced. All landscaping required for screening of any use, structure, or utility /mechanical equipment shall be maintained at a height and density to achieve maximum screening while appearing groomed and orderly.	**Ongoing**	**PS**
21. A signage plan shall be submitted for each phase of site development. Signage details shall include wayfinding signage, tenant signage, overall development identification signage, and directional vehicular signage. Wayfinding signage shall be consistent throughout the development,	**Ongoing**	**PS**

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utilizing compatible colors and materials. All signage shall be consistent with eh Specific Plan unless exceptions are approved through an AUP.		
22. The commercial and event areas, including flexible parking lot event areas, shall be designed to allow access to vendor and food trucks. Electrical infrastructure shall be provided throughout to accommodate these and similar external uses.	**Ongoing**	**PS**
23. Trash enclosures shall be incorporated into buildings or parking areas. All trash enclosures shall be serviced by the City's waste management company unless an exception is granted by the City in coordination with the City's waste service provider. All enclosures shall be architecturally compatible with the buildings and shall be designed to accommodate adequate trash and recycling bins for the intend users.	**BP**	**PS**
24. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative landscaping subject to approval by the Community Development Director or his designee. All fire department connections and/or back flow prevention devices shall be incorporated into the adjacent commercial buildings. If building integration is infeasible, all equipment shall be placed in a landscape planter and shall be fully screened by appropriately sized landscape species.	**BP**	**PS, BS**
25. All roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee.	**BP**	**PS**
26. The pedestrian pathways shall be fully integrated at each phase of development and shall provide a link to all distinct use areas. Access easements shall be recorded over any pathways that cross property lines. This can be recorded on the face of a map or by separate instrument.	**BP**	**PS**
27. All lodging uses on the site, other than the approved caretaker unit shall be designed and limited to stays of less than 30-days and will be subject to the City's Transient Occupancy Tax. Lodging uses include but are not limited to the hotel units, RV resort, glamping uses, cabins, or other sites and structures designed for temporary lodging. A deed restriction shall be recorded noting the prohibition of long-term stays.	**BP, Ongoing**	**PS, BS**
28. Yurts, treehouses, cabins, and similar nontraditional structures, shall be considered structures for the permitting purposes and in the application of building code requirements, including accessibility. A valid building permit must be obtained prior to their installation. Glamping site	**BP**	**PS, BS**

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clusters shall comply with State and Federal accessibility requirements for hotel uses.		
29. Should the State claim permitting jurisdiction, the City shall review and approve all permits prior to approval by the State. The applicant shall obtain all permits needed through the City for those actions that the City retains authority over. All development impact fees, sewer capacity fees and mitigation fees shall be paid to the City prior to issuance or occupancy, based on the City current fee policy and schedule at the time of application.	**BP**	**PS**
30. Restroom and shower facilities shall be provided within the resort area to adequately serve the RV and glamping area. The showers can be incorporated into design of the buildings incidental to the RV and glamping areas (e.g., clubhouse, health spas, etc). Locations shall be placed in areas convenient to the glamping areas. All shower and restroom buildings shall be permanent structures.	**BP**	**PS**
31. The on-site road fronting the entertainment center shall be designed to foster walkability. This should include the incorporation of bulb-outs, especially at designated crossing locations and narrowing of the road section to the greatest extent feasible to encourage reduced traffic speeds.	**BP**	**PS**
32. Trees and/or shade elements shall be incorporated into the commercial plaza spaces and event lawn. All trees shall be irrigated and planted in minimum 5'x5' planter areas. All trellis or shade features shall be architecturally compatible with the overall design concept.	**BP**	**PS**
33. The commercial corner buildings (buildings 1 and 2) shall be designed to allow for flexibility in tenant size and shall not include structural demising walls to the greatest extent feasible. The building shall include ventilation and plumbing shafts to accommodate future installation of type 1 hood(s) for potential restaurant uses on the ground floor. The plans shall also show plumbing capable of accommodating installation of at least one future grease trap at each building.	**BP**	**PS, BS**
34. Decorative pavers or stamped concrete shall be utilized at site entries from Del Rio Road and El Camino Real and throughout the driveway isle surrounding the 92-space parking lot within the commercial corner.	**BP**	**PS, BS**
35. Any event(s) occurring and/or staging on Project parking lots, or that otherwise prevent the use of parking areas for vehicle parking, must apply for a Temporary Event Permit. A parking management plan identifying number of attendees (inclusive of event staff and caters), the parking area that is temporarily decommissioned, and measures taken to reduce impacts to onsite commercial use.	**Ongoing**	**PS, BS**

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36. Glamping units located at the "Nests" glamping areas shall not be built/installed closer than 25' to the southern boundary line.	**BP, FI**	**BS, PS**
37. All RV parking stalls and Airstream parking stalls shall be designed with water, sewer, and electric utility hook-ups.	**BP**	**PS**
38. Pedestrian-scale frontage lighting shall be installed against the site wall or in the landscaping behind the sidewalk along El Camino Real and Del Rio Road to improve walkability and security during evening hours.	**BP**	**PS**
39. No mechanical carwash facilities, tire replacement facilities, or major repair services shall be allowed on-site. All RV support activities shall be conducted withing the building. No outdoor storage is allowed on the adjacent parking areas, except for the temporary parking of operative vehicles for a period no greater than 48 hours. Storage of non-operative vehicles and vehicle sales are not permitted.	**BP**	**PS**
PUBLICS WORKS CONDITIONS		
40. Storm water originating from Rio Rita Road that drains onto the property must be retained and controlled onsite. Drainage shall not be redirected onto Del Rio Road.	**GP, BP**	**CE**
41. A sight distance analysis shall be provided for all proposed entries into the project site. All entries shall comply with adopted sight distance standards.	**GP, BP**	**CE**
42. Street lighting shall be reflected on a site utility plan and photometric plan and installed to the satisfaction of the City Engineer.	**GP, BP**	**CE**
43. No gates shall be permitted on the within the public road. Gates may be installed on private roads with a minimum 50' queuing area provided between the gate and nearest intersection crosswalk and/or driveway. A key box shall be installed in an approved location. A key box with keys to gain necessary access to the gated facilities shall be installed. The key box type and location shall be subject to approval by the Fire Marshal. Gates must be constructed of high-quality materials consistent with the project design.	**GP, BP**	**CE, FD**
44. The landscaped medians with entry kiosks located at the westernmost driveway on Del Rio Road and the at the El Camino Real project site entry shall be redesigned or eliminated at the direction of the City Engineer, Fire Marshal, and Community Development Director to accommodate final entry and roadway designs that are in alignment with existing commercial center driveways and roads and allow compliance with fire access standards.	**GP, BP**	**CE**
45. All mitigation measures included in the mitigation monitoring program shall be implemented as conditioned. Conditions listed are intended to	**ONGOING**	**CE**

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supplement and refine mitigation measures. Any discrepancy shall be resolved by a determination of the City Engineer and Community Development Director		
46. Prior to Encroachment permit issuance, the Developer shall execute an "Engineer of Work Agreement" form designating who will be providing engineering support for the design and construction of the on-site improvements for the project (Engineer of Record). The City Engineering staff and Engineer of Record (EOW) inspectors are to work together in collection and record keeping necessary for the inspection and approval of the improvements. The EOW inspector shall be onsite when work requiring inspection occurs.	BP, GP	CE
47. The applicant shall be responsible for the relocation and/or alteration of existing utilities.	BP, GP	CE
48. The applicant shall install any missing property corners and promptly replace them if disturbed during construction.	BP, GP	CE, BS
49. The applicant shall acquire and pay for temporary construction easements from adjacent property owners that may be required to allow for the construction of the improvements. The applicant shall also gain concurrence from all adjacent property owners whose ingress and egress is affected by these improvements.	BP, GP	CE
50. A Tentative Parcel Map, Tentative Tract Map, or Lot Line Adjustment and Merger shall be submitted and a final map or parcel map shall be recorded prior to issuance of any permits on-site. If a Lot Line Adjustment and merger is sought, the subdivision shall be perfected with a Parcel Map rather than certificates. Revised parcel lines shall follow roads and shall be consistent with the Master Plan of Development. Any subdivision of land shall be required to submit the following for approval prior to final recordation: a. Shared access and parking easements and/or reservation of easements for shared roads, parking areas, and any other shared improvements. b. Road slope easements shall be dedicated to the City where the road prism cut/fill slopes extend beyond the right-of-way of the new public road. The easement shall extend not less than five feet (horizontally) beyond any daylight or catch line of the graded slope or other required road facility (such as a brow ditch, retaining wall, drainage swale, etc.), to the satisfaction of the City Engineer. Equivalent easements or reservation of easements shall be recorded for the private road sections as determined to be	BP	CE, PS

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necessary by the City Engineer and/or Community Development Director.		
Frontage and Public Improvements		
All public improvements as required by the Specific Plan and any subsequent or related entitlements must be completed by the developer prior to final occupancy of the first building or permitted use. Frontage and public improvements shall be in general conformance with the City Council adopted Del Rio Road/El Camino Real Plan Line in the Vicinity of the US 101 Interchange concept plans ("Del Rio/ECR Plan Line") and designed and constructed to the satisfaction and approval of the City Engineer. The developer's design team shall work with the City Engineer for 30%, 60%, 90% and Final design reviews. Improvements include the following: a. Road widening to El Camino Real and Del Rio Road to the full extent of final build-out including future El Camino Real lane configuration at northbound approach to Del Rio Road intersection (two left turn lanes, thru lane, bike lane, and right turn lane). Interim striping to allow for on-street (parallel) parking on El Camino Real. b. An 8-foot sidewalk shall be provided on El Camino Real north of the new public road and a 6-foot sidewalk south of the new public road. c. An 8-foot sidewalk shall be provided on Del Rio Road up to the first driveway east of El Camino Real and a 6-foot sidewalk beyond that driveway. d. Del Rio Road, east of Obispo Road, will be improved to provide one-half of a standard Collector Road section on the project side of the centerline. This widened section will transition to match the existing pavement width east of the Rio Rita Road. The intersection at Rio Rita Road will be reconstructed to conform to the increased width of Del Rio Road. Rio Rita Road will be improved beyond the project frontage to provide transition to the satisfaction of the City Engineer. A 6-foot sidewalk, or functional equivalent, shall extended to the eastern property line, subject to the approval of the City Engineer. The sidewalk shall transition to shoulder with use of HMA Sidewalk Terminus Ramp County of San Luis Obispo Detail C-7. e. The easternmost project exit on Del Rio Road shall be designed in alignment with Obispo Road on the northside of Del Rio Road. f. The westernmost project entry on Del Rio Road shall be designed in alignment with the entry Driveway for the Del Rio Marketplace development.	**BP, GP**	**CE**

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g. A new public road will be constructed intersecting El Camino Real opposite the southerly entrance to the Mission Oaks Center and shall be designed as a secondary connector road to the south adjacent residentially zoned properties in conformance with the project plans. The road will include curb, gutter, and sidewalk. The intersection of El Camino Real and the new public road will be signalized to accommodate future traffic volumes, consistent with the requirements of the Del Rio Road Commercial Area Specific Plan. On El Camino Real at the intersection with the new public road, left turn pockets shall be provided with queuing to accommodate the proposed Del Rio Ranch uses and existing Mission Oaks Center uses, including accommodating RVs and delivery trucks. The applicant/owner will be responsible for acquiring land rights and/or easements for any public improvements that encroach outside the limits of the right-of-way. h. A bus stop shall be constructed on east side of El Camino Real, north of the El Camino Real-New Public Road intersection. The bus stop shall comply with all applicable City and/or transit authority standards. Bus Stop design shall be approved by the City Engineer. i. If construction or site operation is phased, it shall be the applicant's responsibility to submit plans and/or supplementary materials indicating adequate access, infrastructure, utilities, and landscaping will be installed to serve the proposed uses. The public road, inclusive of the turnaround/traffic circle and signalization, all street and frontage improvements (road, curb, gutter, sidewalk, utilities, and landscaping), shall be installed prior to or concurrently with the first use to occupy the site, unless otherwise approved by the City Engineer and Fire Marshal. Temporary easements shall be provided as deemed necessary by the City for the phased construction or operation of the project. Pedestrian access shall be provided between the RV and glamping areas area and the commercial development area. j. Upgrades to storm drain facilities shall be provided along the project frontages as required and subject to the approval of the City Engineer. k. Transitions to existing pavement and improvements shall be subject to the review and approval of the City Engineer. Minor changes and/or deviations to the above listed improvements may be approved by the City Engineer when shown to be infeasible or unnecessary based physical limitations due to nature of the project site, design, or effects on traffic/circulation facilities.		

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51. The design of structural pavement sections for on-site roads shall be based on minimum a Traffic Index (TI) = 6.0 and a 20-year design life. Off-site/public roads must match existing pavement sections and/or City Standards Specifications to the satisfaction of the City Engineer	**BP, GP**	**CE**
52. New roads with pavement placed prior to the construction of buildings will be subjected to additional construction traffic and wear associated with the on-site construction not included in the design life of the pavement section. Therefore to off-set this, the AC thickness shall be increased from that which is derived from CalTrans method by either: a. 1" if the pavement is placed prior to building construction (not phased) b. 1.5" if the pavement construction is phased (i.e. – a portion of the ultimate pavement thickness is deferred and a final pavement cap placed prior to final inspection). c. Final pavement cap shall not be less than 1.5" d. Street centerline monuments shall be provided at intersections and at the beginning and end of curves along the street centerline	**BP, GP**	**CE**
53. Pavement and base sections shall be designed and constructed in accordance with the City of Atascadero Engineering Standards and Standard Specifications. When said standards and specifications are not clear, lack necessary details, or are silent, the minimum standard shall be based upon the current edition of the San Luis Obispo County Public Improvement Standards or Caltrans Standard Drawings and Standard Specifications, as determined by the City Engineer	**BP, GP**	**CE**
54. The applicant shall provide fair share payment for Ramona Rd Realignment and the right turn lane at US 101 northbound as any associated improvements and signal timing modifications as listed in the mitigation measures, including any reimbursement fees for existing over-built facilities associated with the development of the Del Rio Specific Plan Area. The applicant shall pay their fair share toward any required improvements installed for adjacent developments. Fair Share payments shall be determined by the City Engineer	**BP, FM**	**CE**
55. Dedications for right-of way along the El Camino Real and Del Rio Road frontage shall be made to accommodate full buildout consistent with the City Council adopted Del Rio Road/El Camino Real Plan Line prior to issuance of any permit. Developer shall work with City Engineer to draft Offer of Dedications for acceptance by the City.	**BP, GP, FM**	**CE**

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56. A 6-feet wide Public Utility Easement (PUE) shall be dedicated contiguous to the new road rights-of-way for the property frontages along El Camino Real, Del Rio Road, and the new public road.	**BP, GP, FM**	**CE**
57. Prior to the final inspection of any public improvements, the applicant shall submit a written statement from a registered civil engineer that all work has been completed and is in full compliance with the approved plans.	**BP, GP**	**CE**
SEWER AND WASTEWATER		
58. A Sewer Capacity Study shall be required to determine effects on the City's downstream wastewater system and identify any needed fees, mitigations, or improvements to mitigate impacts. Should traditional toilet facilities not be utilized, special Sewer capacity fees for the RV and glamping shall be charged based on the needs identified in the study. Sewer capacity charges/fees will be applied to building permit at issuance. The applicant shall pay sewer fees in effect at the time the required subdivision map or lot merger was deemed complete. If any unique uses are proposed, specific wastewater information may be required to be submitted, subject to the request and approval of the City Engineer.	**BP**	**CE**
59. The wastewater collection system shall be designed and constructed in accordance with City Engineering Standards and Specifications to the satisfaction of the City Engineer. Gravity sanitary sewer (SS) mains shall terminate in manholes. The development's private sanitary sewer main shall tie in to City sewer on El Camino Real in a manhole.	**GP,BP**	**CE**
60. All non-residential uses/buildings must demonstrate that wastewater effluent composition meets City requirements, or pre- treatment may be required. For uses that require pre-treatment, a sampling location shall be provided to sample effluent prior to discharge to sewer main line.	**GP, BP**	**CE**
61. No holding tank dump station is permitted onsite. All sewer connections to RV units and glamping units shall be connected to public sewer.	**ONGOING**	**CE**
62. All new and existing utilities (water, sewer, gas, electric, cable TV and telephone) shall be placed underground. Utilities shall be designed in a manner to accommodate future extensions or connection where feasible or required by the City.	**BP, GP**	**CE**
Grading, Drainage, and Stormwater		

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63. The final Stormwater Control Plan (SWCP) and supporting hydrology report shall be approved by the City Engineer prior to issuance of any building permit, in accordance with the State regulations (Regional Water Quality Control Board Res. No. R3-2013-0032).	**BP, GP**	**CE**
64. Prior to a final inspection the following City Stormwater documents shall be completed and approved by the City Engineer: • ATAS - *SWP-1001_Engineer Certification Form* • *ATAS - SWP-1003_OwnerAgentInfo* • *ATAS - SWP-1007_Exhibit_B_Instructions_SCM FORM* • *ATAS - SWP-1008_Stormwater System Plans and Manuals* • *ATAS - SWP-2002 Stormwater O&M Process and Form Instructions* • *ATAS - SWP-3001_Stormwater System O&M_Agreement* • *ATAS - SWP-3002_Private Stormwater System Recorded Notice* • *Any other stormwater documents required by the Water Board or State of California.* Email publicworks@atascadero.org for copies of the above City templates.	**BP, GP**	**CE**
65. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any ground disturbing activities. The WDID number provided upon acceptance of the SWPPP into the State's SMARTS system registration shall be noted on the Title Sheet of the Plans. The QSP shall coordinate with the City Inspector for State mandated storm water inspections (required by the City) and shall provide verification of QSP inspections, monitoring, SWPPP modifications and actions throughout project.	**BP, GP**	**CE**
66. An Erosion Control Plan (with notes and details) is required at Building permit and must reference Best Management Practices (BMPs) as defined by CASQA and/or City of Atascadero standards and specifications. Place a note on the plans stating that erosion control measures shall remain in place and be maintained throughout all ground disturbing operations until vegetation has been re-established over approximately 70% of the disturbed area. All finish graded areas shall be landscaped or revegetated using a native seed mixture per erosion control standards.	**BP, GP**	**CE**
67. All basins must be shown to completely drain within 72 hours, to the satisfaction of the City Engineer.	**BP, GP**	**CE**

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Retention Basin. Any drainage basin which is used as a terminal disposal facility shall be classified as a retention basin. If included in the project, any retention basin shall comply with all applicable State and local regulations including the following: Percolation Test Required. A minimum of 3 percolation tests per basin shall be submitted to the City Engineer for review and approval prior to approval of the plans. The project engineer shall submit calculations and a report demonstrating the basin will drain within seven-days of a single storm event as noted above. Deep soil borings may be required in areas where there is concern of shallow depth to groundwater or bedrock. Percolation tests shall be performed at depths below the basin bottom. Detention Basin. Any drainage basin which has a downstream outlet designed to meter the outflow shall be classified as a detention basin. Basin capacity shall be based on receiving the runoff from a 50-year storm with the watershed in its fully-developed condition, and releasing the flow equivalent to the runoff from a 2-year storm with the project site in its pre- development condition. The outlet shall release water in a non-erosive manner. Subsurface Infiltration Basins. Subsurface basins shall be limited to locations where the depth to seasonally high groundwater is greater than 10-feet below the deepest portion of the basin. Drain Rock. Drain rock shall be clean, crushed granite (or clean, angular rock of similar approved hardness) with rock size ranging from 1-1/2-inch to 3/4-inch. Rock gradation shall conform to the Specification of ASTM C-33 #4. Operational Requirements. i. Water quality of inflow (both sediment and chemical loading) may require pretreatment or separation ii. Maintenance plan, including provisions for vehicular access and confined-space entry safety requirements, where applicable iii. A safe overflow path shall be identified on the plan and may require easements Easement Requirements. All drainage basins accepting runoff from roads, streets or other common ownership areas shall be located in an easement offered for dedication to the public. Reversionary clauses shall not be permitted. If a fence is required it shall be located not more than 4-inches inside the drainage easement line, except where setbacks are required as part of the land use permit or by the Land Use Ordinance. Overflow Path Required. The design of all drainage basins shall identify the designated route for overflow. The Project Engineer shall design the overflow path so that the flow in a 100- year storm is non-erosive and		

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will not damage downstream improvements, including other basins. Easements may be required for concentrated flows across multiple properties.		
68. Drainage easements shall be provided as needed to accommodate both public and private drainage facilities.	**BP, GP, FM**	**CE**
69. All stormwater management improvements to be owned or managed by the funding mechanism required for such and shall be identified in an Operation and Maintenance Plan/Agreement (OMP) and shall be recorded concurrently with the Final Map. The OMP shall include a financial plan addressing annual and long-term maintenance as well as replacement. Specific requirements for stormwater management may be required to be identified on an additional Final Map information sheet.	**BP, GP**	**CE**
UTILITIES		
70. New and replacement utility distribution systems and services shall be constructed underground, to the satisfaction of the City Engineer	**BP, GP**	**CE**
71. Each building, excluding RVs, Yurts, and other glamping units shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each building in accordance with City Engineering Standards and Standard Specifications and other applicable codes	**BP, GP**	**CE**
72. The Applicant shall extend the water distribution system to the satisfaction of the Atascadero Mutual Water Company (AMWC) and City Engineer	**BP, GP**	**CE**
73. The water system shall include easements outside of the road rights-of-way for water system facilities as required by the AMWC and to the satisfaction of the City Engineer	**BP, GP**	**CE**
74. A separate water meter(s) shall be installed for irrigation	**BP, GP**	**CE**
75. Above ground facilities required for the water distribution system, such as backflow prevention device assemblies, pressure reducing units, and pressure booster stations, shall be located outside the public right-of-way and, when required, placed in easements, and shall include visual screening to the satisfaction of AMWC and City Engineer.	**BP, GP**	**CE**

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76. Public utilities shall be installed in all public rights-of-way to the satisfaction of the City Engineer. This shall include the installation of fiber optic cable or conduit for such as appropriate.	**BP, GP**	**CE**
Fire Department Conditions		
77. Fire apparatus access standards shall be met from the roadways interior to the project site. A minimum 26-foot on-site private roadway width shall be maintained adjacent to all structures exceeding 30-feet in height for aerial apparatus, to the satisfaction of the Fire Marshal. Roadway access shall be no less than 15-feet and no greater than 30-feet from the face of each building. This may be accommodated within the parking lot drive aisles. Building 1 at the commercial corner shall be relocated and/or redesigned to comply with aerial apparatus access road standards of the California Building Code. The building shall be shifted eastward to be within 15' -30' of the adjacent private road that extends from the westernmost driveway on Del Rio Road. The landscape median on this roadway shall be eliminated to allow the required road width. The roadway and roundabout/traffic circle east of Building 2 that wraps around the 92-space parking lot shall be 26' wide.	**BP**	**FD**
78. Each glamping unit shall not be located greater than 100' from a minimum 12' wide emergency access path capable of providing ingress/egress for a Type 3 ambulance. Connection between individual glamping site and the 12' wide emergency path shall be by all-weather, 5' wide pedestrian pathway not exceeding 12% directional slope and less than 2% cross slope, unless otherwise approved by the Fire Marshal.	**BP**	**FD**
79. A 12' wide all-weather access road shall be provided to the front of Building 8 façade extending from the private road south of Building 6. A turnaround area shall be designated that complies with the City's Residential Fire Access Standards and Fire Truck Turning Radii.	**BP**	**FD**
80. A Fire Department Connection (FDC) for Building 9 (Clubhouse) shall be designed and installed to the south of the building along the adjacent private traffic circle/round about and in compliance with all FDC design criteria.	**BP**	**FD**

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81. The Yurts, cabanas, and nests shall be considered R-1 occupancy structures in the application of state Fire Code. Air stream trailers may also be considered under this occupancy should they be modified in a way that removes the applicability of the vehicle tag. Fire sprinkler plans shall be approved by the Fire Department and sprinkler systems shall be installed prior to final occupancy of any of these units.	**BP**	**FD**
82. A Fire and site safety plan shall be submitted with each phase of the project prior to approval of any construction permits. The safety plan can encompass more than one phase for consistency.	**BP**	**FD**
83. Each Building Permit application shall provide a plan sheet showing compliance with truck turning radii for Class A RVs with towed vehicles and all needed emergency service vehicles, as applicable and to the satisfaction of the City Fire Marshal.	**BP**	**FD**



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 LIS 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
APN #:	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)
LOT SIZE:	28.5 ACRES
ZONING:	COMMERCIAL RETAIL
USE:	
EXISTING:	VACANT
PROPOSED:	RV AND LODGING RESORT
ALLOWABLE BLDG. HEIGHT:	35 FT. OCCUPIED BUILDING HEIGHT MAX 45 FT. NON-OCCUPIED BUILDING HEIGHT MAX
PROPOSED BLDG. HEIGHT:	VARIES (REFER TO ELEVATIONS)
REQUIRED SETBACKS:	FRONT YARD: 10 FT. FOR STREET TREES SIDE YARD: 10 FT. FOR STREET TREES REAR YARD: NONE REQUIRED
PROPOSED SETBACKS:	REFER TO ARCHITECTURAL SITE PLAN FOR VARIOUS BUILDING SETBACKS
MINIMUM LANDSCAPE AREA:	10% MINIMUM (COMMERCIAL ZONING DISTRICTS)

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 GROTTO) +/- 720 SF
BUILDIPNG 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: (29) 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**

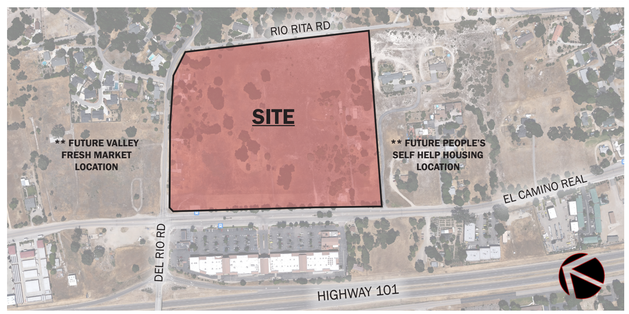
PARKING REQUIRED & PROPOSED

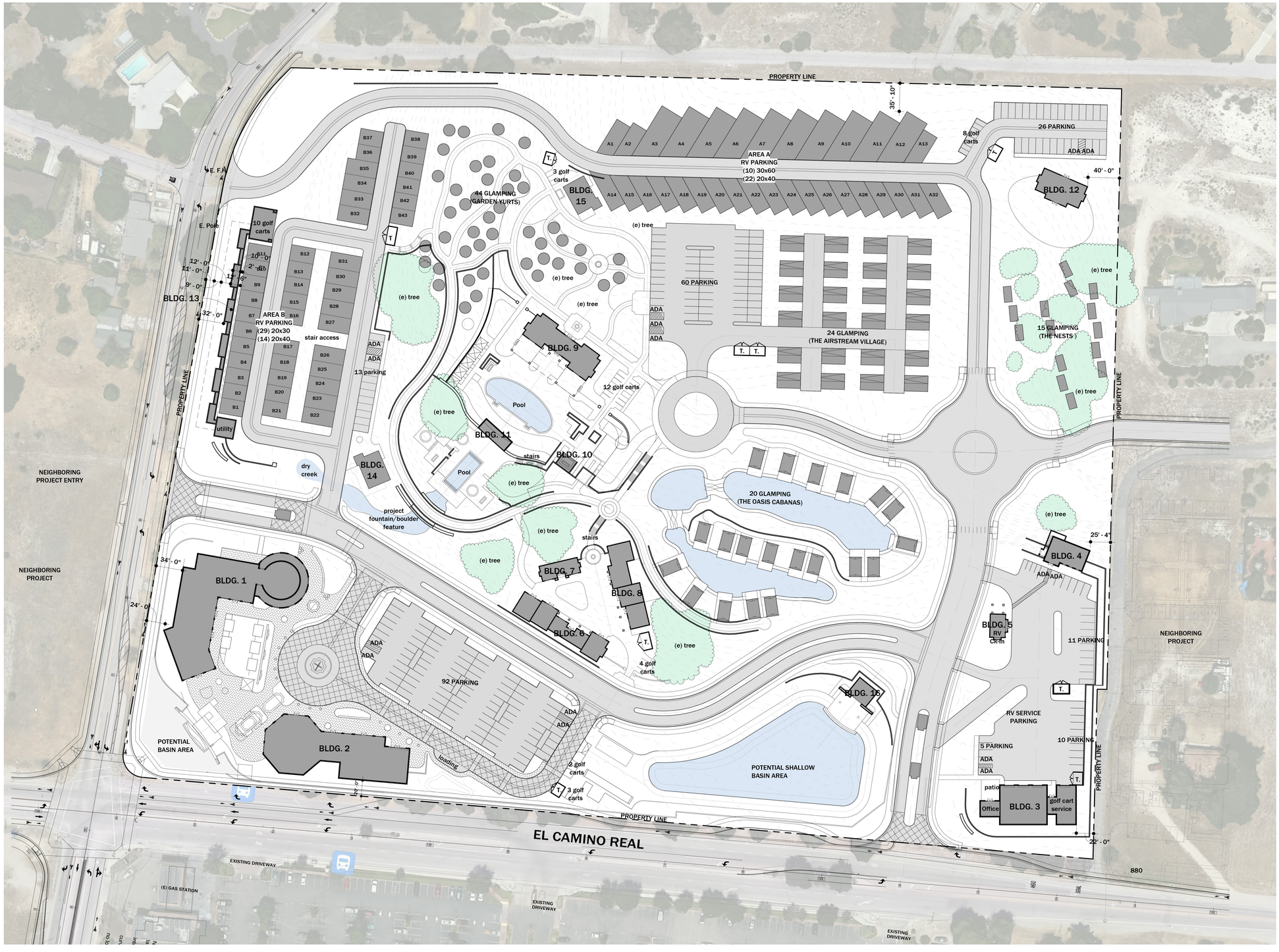
BUILDING 1: (3-STORIES)	(GENERAL MERCHANDISE) 12,000 SF/300 SF = **40 REQ.** (BNBS) 10 UNITS : 2 SPACES + 1/UNIT + 1/10 UNITS = **13 REQ.**
BUILDING 2: (3-STORIES)	(GENERAL MERCHANDISE) 10,000 SF/300 SF = **33 REQ.** (BNBS) 8 UNITS : 2 SPACES + 1/UNIT = **10 REQ.**
BUILDING 3: (1-STORY)	(AUTO REPAIR) 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

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VICINITY MAP





BUILDING AREA BREAKDOWN

BUILDING 1: (3-STORIES)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 12,000 SF SECOND/THIRD FLOOR: (BNBS) +/- 10,000 SF (10 UNITS)
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BUILDING 4: (2-STORIES)	GROUND FLOOR: (GENERAL MERCHANDISE) +/- 1,500 SF SECOND FLOOR: (MANAGER'S UNIT) +/- 1,200 SF
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BUILDING 7: (1-STORY)	GROUND FLOOR: (HEALTH SPAS) +/- 950 SF
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BUILDING 10: (1-STORY)	GROUND FLOOR: (BAR LOUNGE) +/- 400 SF
BUILDING 11: (1-STORY)	GROUND FLOOR: (BAR GROTTO) +/- 720 SF
BUILDIPNG 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: (29) 20'x30' SITES (14) 20'x40' SITES THE AIRSTREAM VILLAGE: (24) 20'x30' SITES **RV CAMPSITES TOTAL = 98**
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TOTAL:	**196 SITES/UNITS PROPOSED**

SCALE
1" =60'-0"
0 30 60 120

EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

ARCHITECTURAL SITE PLAN

09/27/2024

A1
PLANNING PACKAGE



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)

SCALE
1” =60'-0”
0 30 60 120

EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

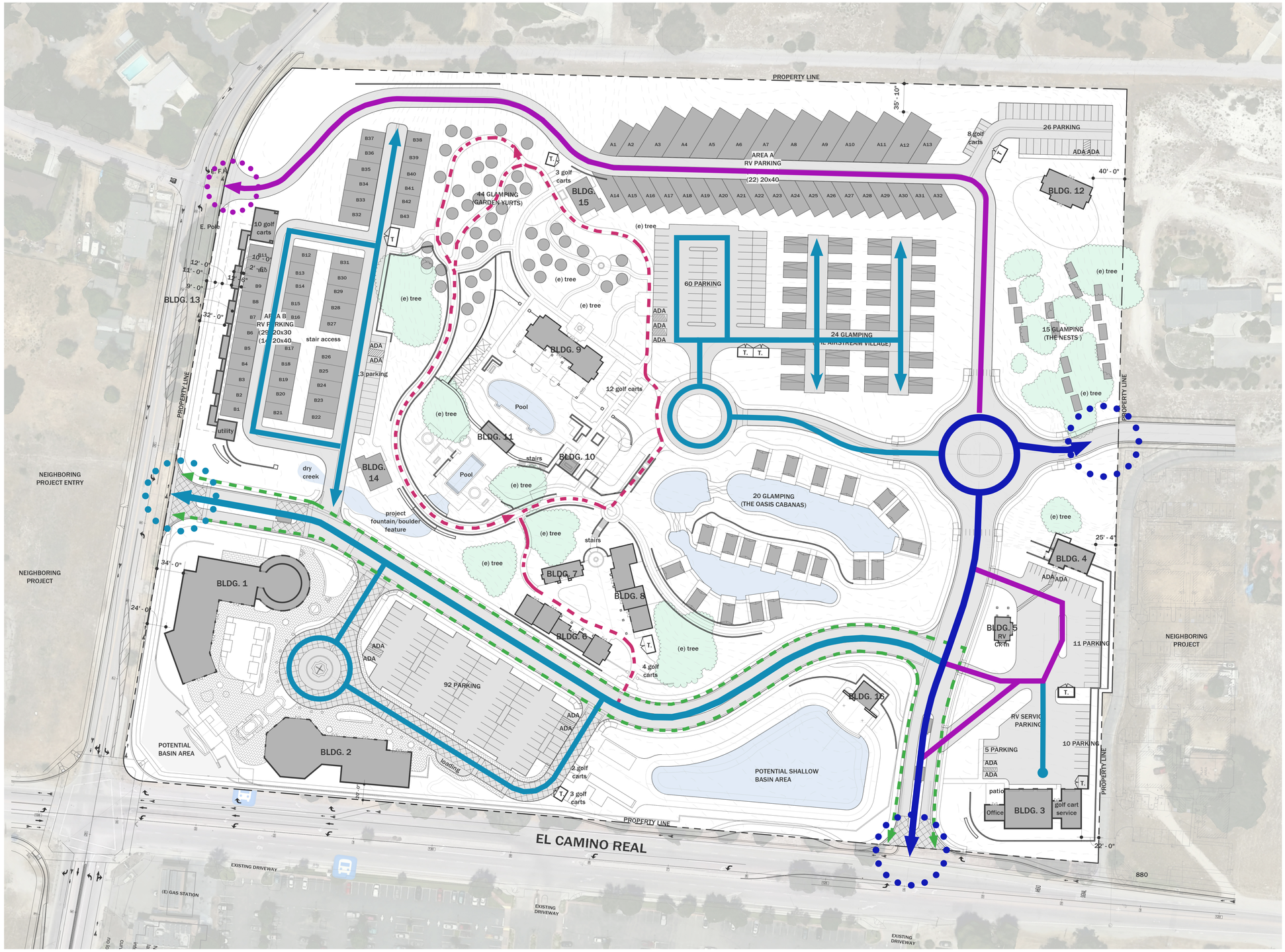
2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE ZONES EXHIBIT

09/27/2024

A2

PLANNING 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

SCALE
1" =60'-0"

0 30 60 120

EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

VEHICLE CIRCULATION EXHIBIT

09/27/2024

A3
PLANNING PACKAGE

LEGEND

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

SCALE
1" =60'-0"
0 30 60 120

EHD STUDIO INC
ARCHITECTURE + DESIGN

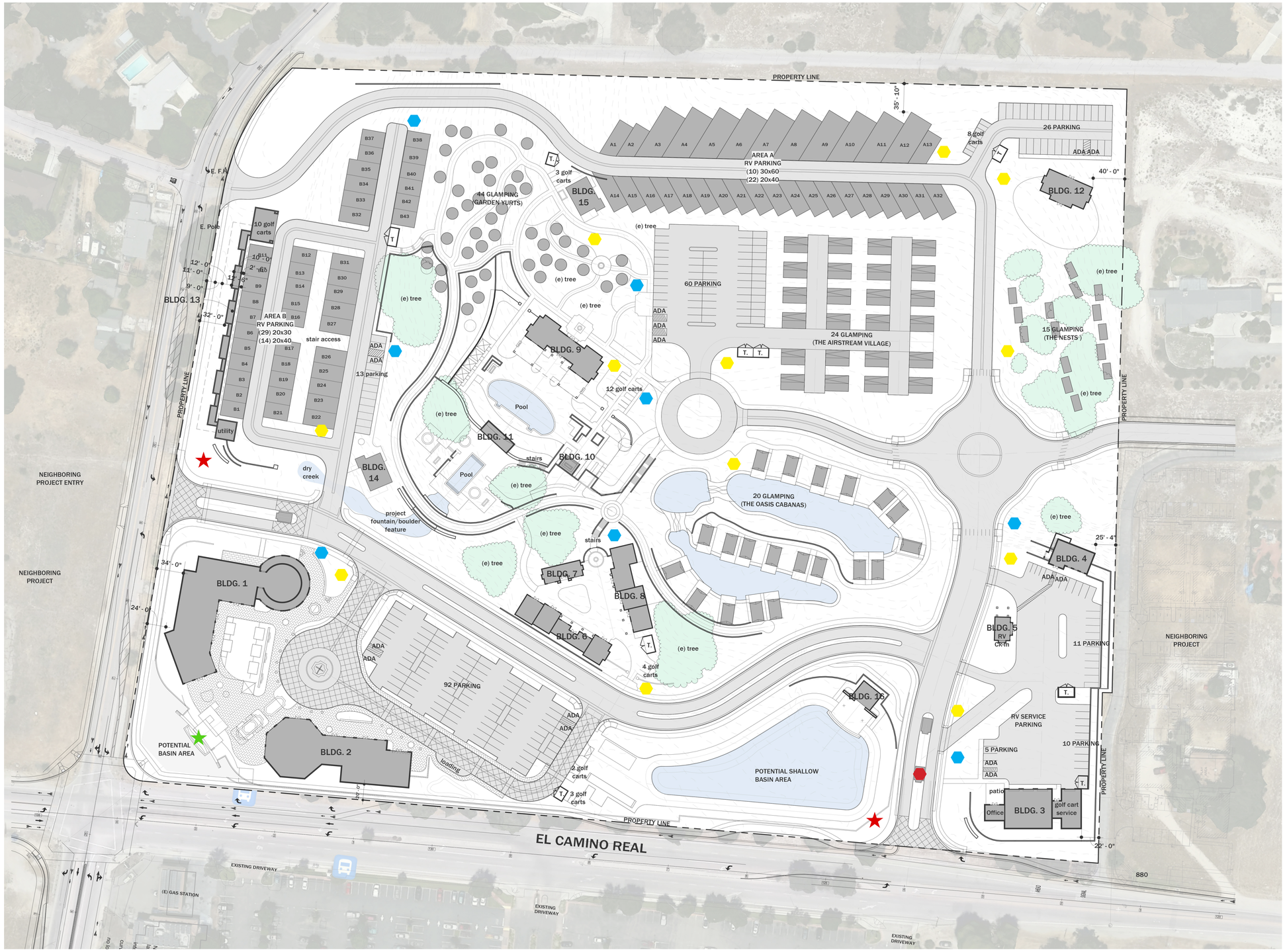
DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

ADA PATH OF TRAVEL EXHIBIT

09/27/2024

A4
PLANNING PACKAGE



LEGEND

- DIRECTIONAL SIGNAGE
- KIOSK SIGNAGE
- SITE AMENITY SIGNAGE
- ENTRY MONUMENT SIGNAGE
- CORNER MONUMENT SIGNAGE

SCALE
1" =60'-0"
0 30 60 120

EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

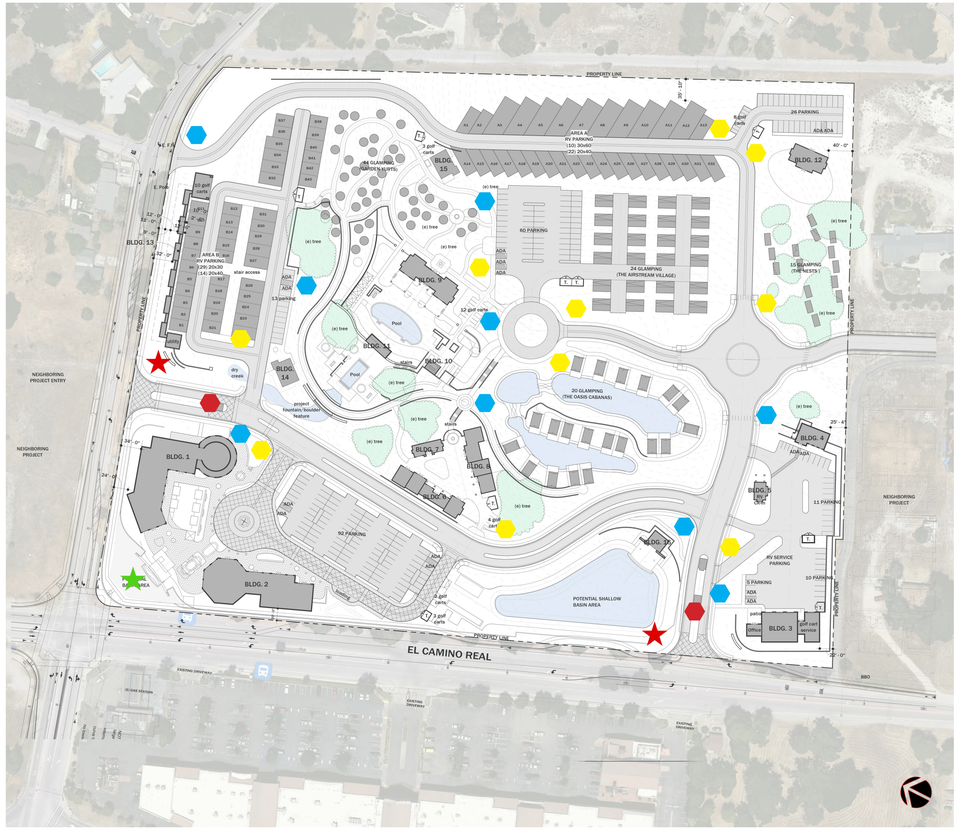
2115 EL CAMINO REAL - ATASCADERO, CA 93422

PROPOSED SIGNAGE LOCATIONS

09/27/2024

A5
PLANNING PACKAGE

SITE MAP - SIGNAGE LOCATIONS



LEGEND

- DIRECTIONAL SIGNAGE
- KIOSK SIGNAGE
- SITE AMENITY SIGNAGE
- ENTRY MONUMENT SIGNAGE
- CORNER MONUMENT SIGNAGE

ENTRY SIGN INSPIRATION



WAYFINDING SIGNAGE



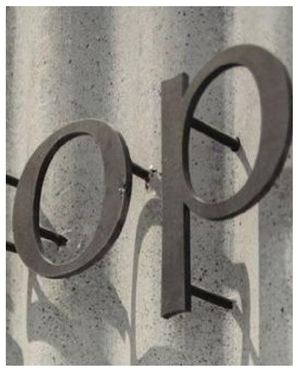
SITE SIGNAGE INSPIRATION



WALL SIGNS

WALL SIGNS CONTAIN COMPANY LOGOS, BUSINESS NAMES, AND/OR STYLIZED FONTS TO IDENTIFY COMMERCIAL-USE SPACES. SIGNS WILL BE INTERNALLY ILLUMINATED OR EXTERNALLY LIT USING A TOP-MOUNTED LIGHT FIXTURE. LETTER HEIGHT IS DEPENDENT ON BUILDING PROPORTIONS.





PROJECTING SIGNS

PROJECTING SIGNS FEATURE COMPANY LOGOS, BUSINESS NAMES, AND STYLIZED FONTS TO ENHANCE COMMERCIAL IDENTITY ALONGSIDE WALL SIGNS. THEY MUST MAINTAIN AT LEAST (8) FEET OF CLEARANCE ABOVE THE SIDEWALK AND CAN PROJECT UP TO (5) FEET FROM THE BUILDING FACADE. THE MAXIMUM SIZE IS (15) SQUARE FEET, WITH LETTERS NO TALLER THAN (10) INCHES. LIGHTING, IF NECESSARY, SHOULD BE EXTERNALLY TOP-MOUNTED, SHINING DOWNWARD.





WALL PLAQUES

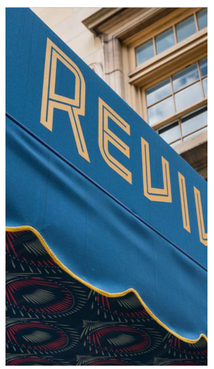
WALL PLAQUES SHALL BE EITHER DARK ANODIZED BRONZE OR STONE TO MATCH SIMILAR COLOR OF STUCCO ON SITE. COMPANY LOGOS OR RELATED STYLIZED FONT MAY BE FEATURED ON A BRONZE OR STONE PLAQUE. LETTERING IS LIMITED TO 8" IN HEIGHT.





AWNING SIGNS

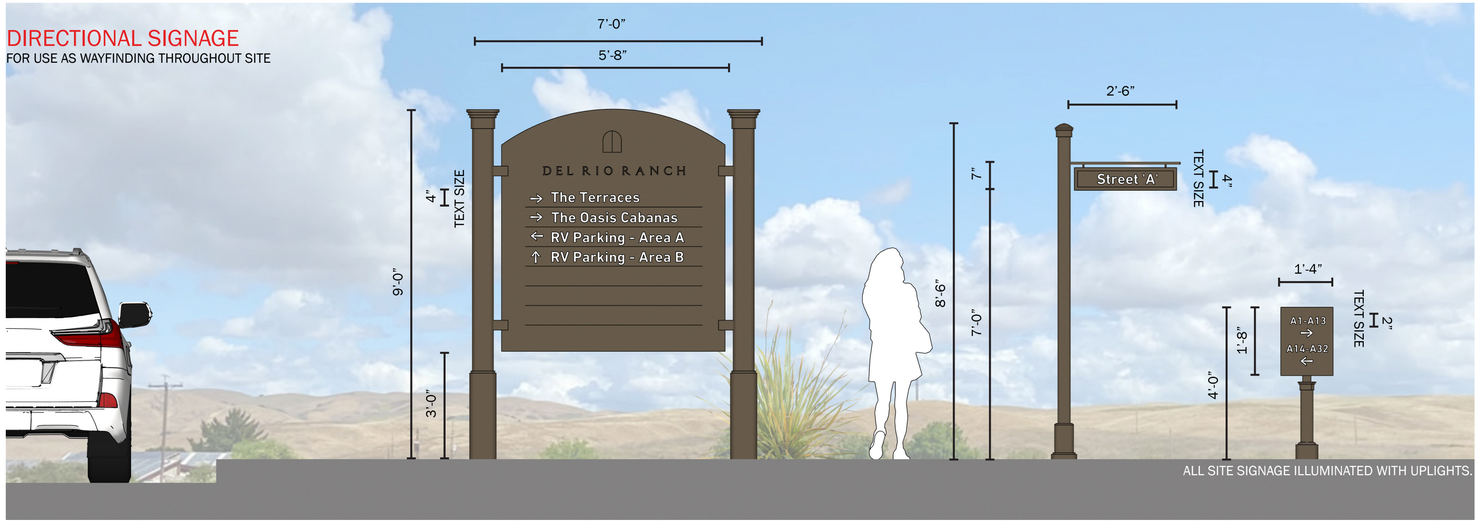
BUSINESS NAMES ARE ALLOWED ONLY ON THE FRONT VALANCE OF AN AWNING SIGN. AWNINGS MUST HAVE A CLEARANCE OF AT LEAST (8) FEET FROM THE SIDEWALK AND CAN EXTEND NO MORE THAN (5) FEET BEYOND THE BUILDING FACADE, WITH A SLOPE OF LESS THAN (60) DEGREES. PROJECTING SIGNS ARE LIMITED TO A MAXIMUM OF (15) SQUARE FEET.





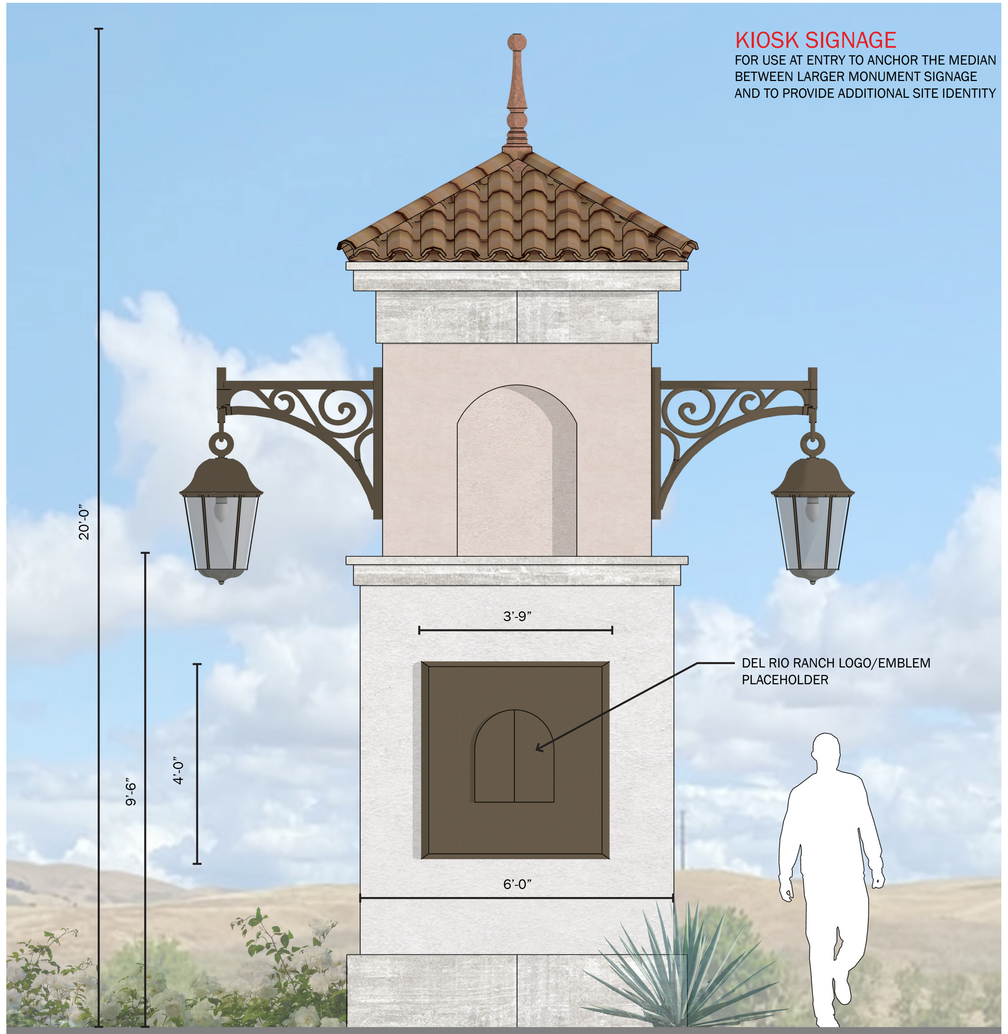
DIRECTIONAL SIGNAGE

FOR USE AS WAYFINDING THROUGHOUT SITE



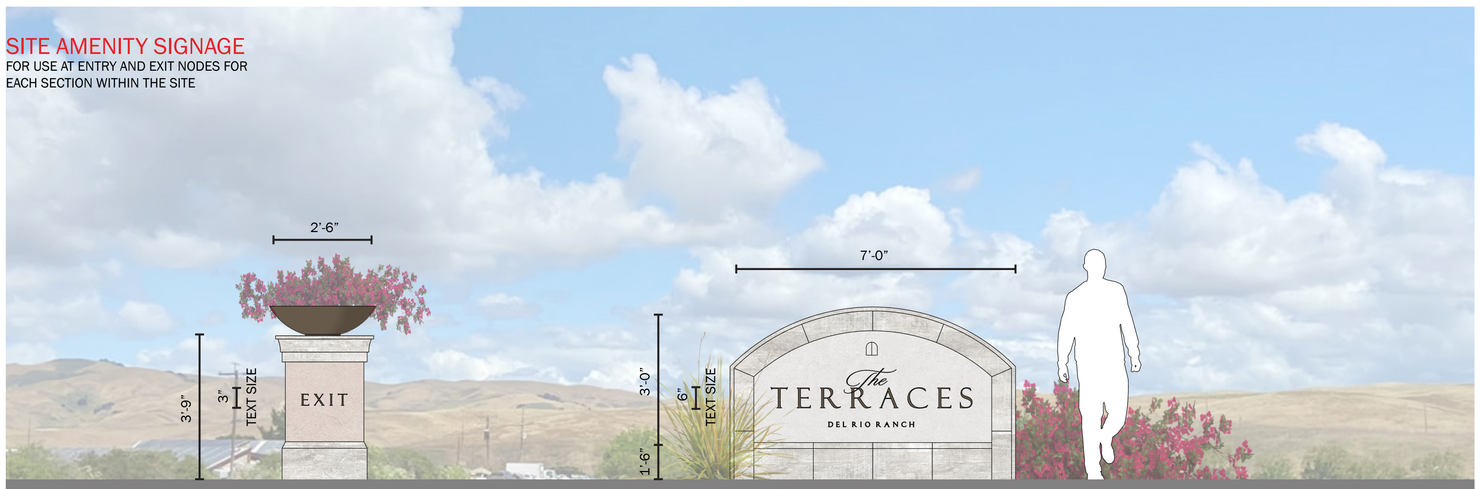
KIOSK SIGNAGE

FOR USE AT ENTRY TO ANCHOR THE MEDIAN BETWEEN LARGER MONUMENT SIGNAGE AND TO PROVIDE ADDITIONAL SITE IDENTITY



SITE AMENITY SIGNAGE

FOR USE AT ENTRY AND EXIT NODES FOR EACH SECTION WITHIN THE SITE



SIGNAGE MATERIALS

PRECAST CONCRETE CAP



METAL ACCENTS: BRONZE FINISH



PLASTER FINISH: SMOOTH STUCCO



SIGNAGE FIXTURES

WALL LIGHT FIXTURE



CAST BRONZE PLAQUE



CAST METAL LETTERING



CLAY ROOF TILES



METAL LANDSCAPE POT



SIGNAGE FONTS

PRIMARY: FELIX TITLING

AA BB CC

DEL RIO RANCH

SUB-TEXT: MILTON ONE

Aa Bb Cc

Del Rio Ranch

SUB-TEXT: DINN NEXT LT PRO BOLD

Aa Bb Cc

Del Rio Ranch

EHD STUDIO INC ARCHITECTURE + DESIGN

HD WWLA

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

PROPOSED SIGNAGE ELEVATIONS

09/27/2024

A7

PLANNING PACKAGE

ENTRY MONUMENT SIGNAGE

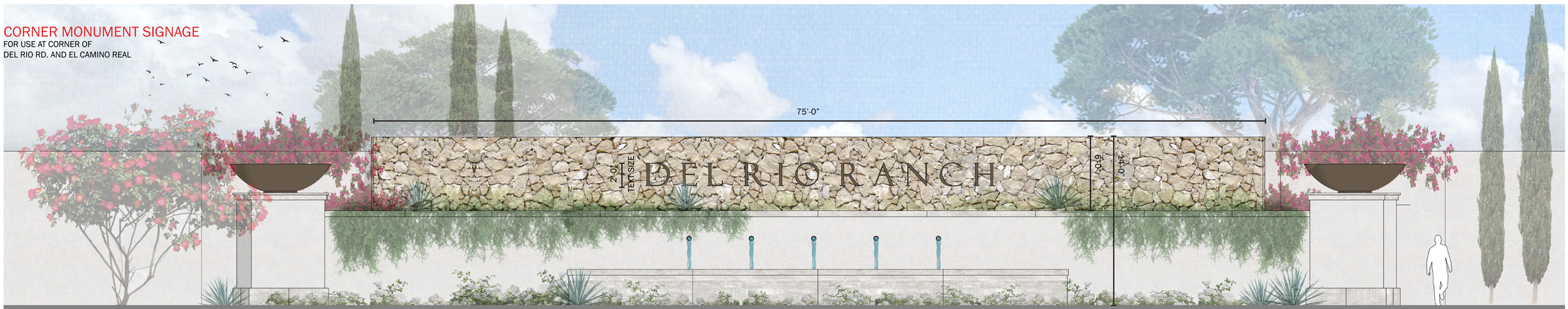
FOR USE AT ENTRY NODES ALONG
EL CAMINO REAL AND DEL RIO RD.



ALL SITE SIGNAGE ILLUMINATED WITH UPLIGHTS.

CORNER MONUMENT SIGNAGE

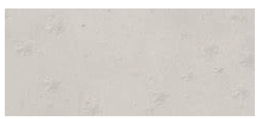
FOR USE AT CORNER OF
DEL RIO RD. AND EL CAMINO REAL



ALL SITE SIGNAGE ILLUMINATED WITH UPLIGHTS.

SIGNAGE MATERIALS

PRECAST CONCRETE CAP



METAL ACCENTS: BRONZE FINISH



PLASTER FINISH:
SMOOTH STUCCO



SIGNAGE FIXTURES

WALL LIGHT FIXTURE



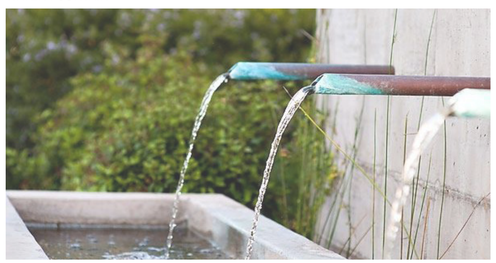
CAST METAL LETTERING



CLAY ROOF TILES



WATER FOUNTAIN



SIGNAGE FONTS

PRIMARY: FELIX TITLING

AA BB CC

DEL RIO RANCH

SUB-TEXT: MILTON ONE

Aa Bb Cc

Del Rio Ranch

SUB-TEXT: DINN NEXT LT PRO BOLD

Aa Bb Cc

Del Rio Ranch

EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

PROPOSED SIGNAGE ELEVATIONS

09/27/2024

A8

PLANNING
PACKAGE

















EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

MOOD BOARD - ARCHITECTURE

09/27/2024

A9
PLANNING PACKAGE



















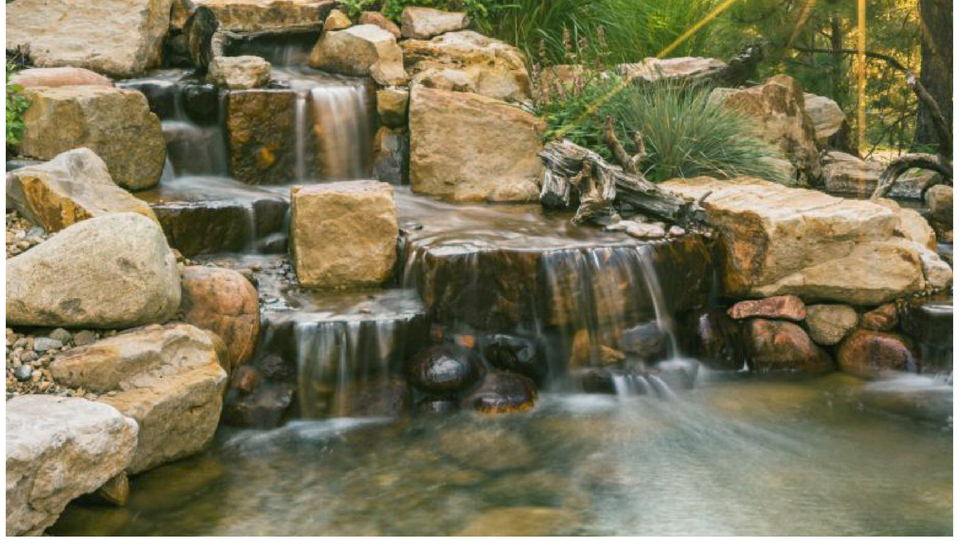

MAMMOTH

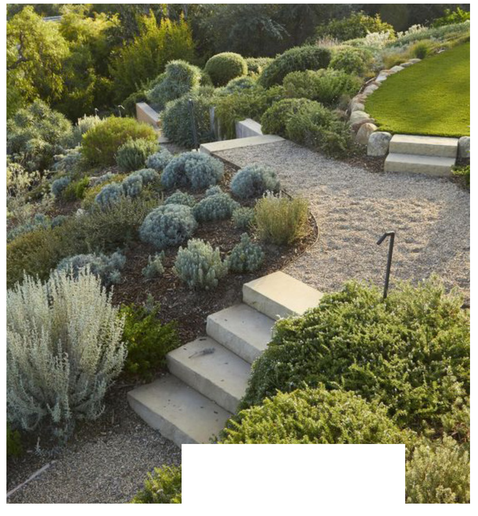
















EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

MOOD BOARD - LANDSCAPE

09/27/2024

A11
PLANNING PACKAGE



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

SCALE
1" =60'-0"
0 30 60 120

EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE PLAN - COMMERCIAL ZONE

09/27/2024

A12
PLANNING PACKAGE

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



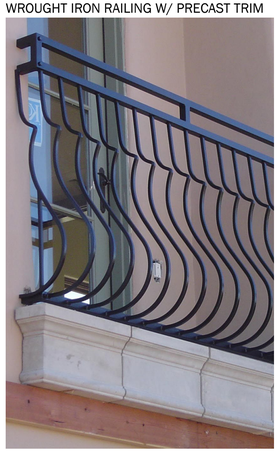
DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE



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



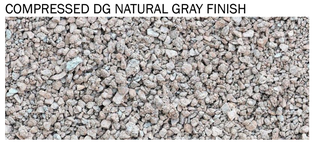
EVENT BASIN:
NATURAL GRASS LAWNS



PEDESTRIAN SIDEWALKS:
SMOOTH CONCRETE



FLEX PARKING & EVENT LOT
COMPRESSED DG NATURAL GRAY FINISH



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE VILLAGE & EVENT BASIN

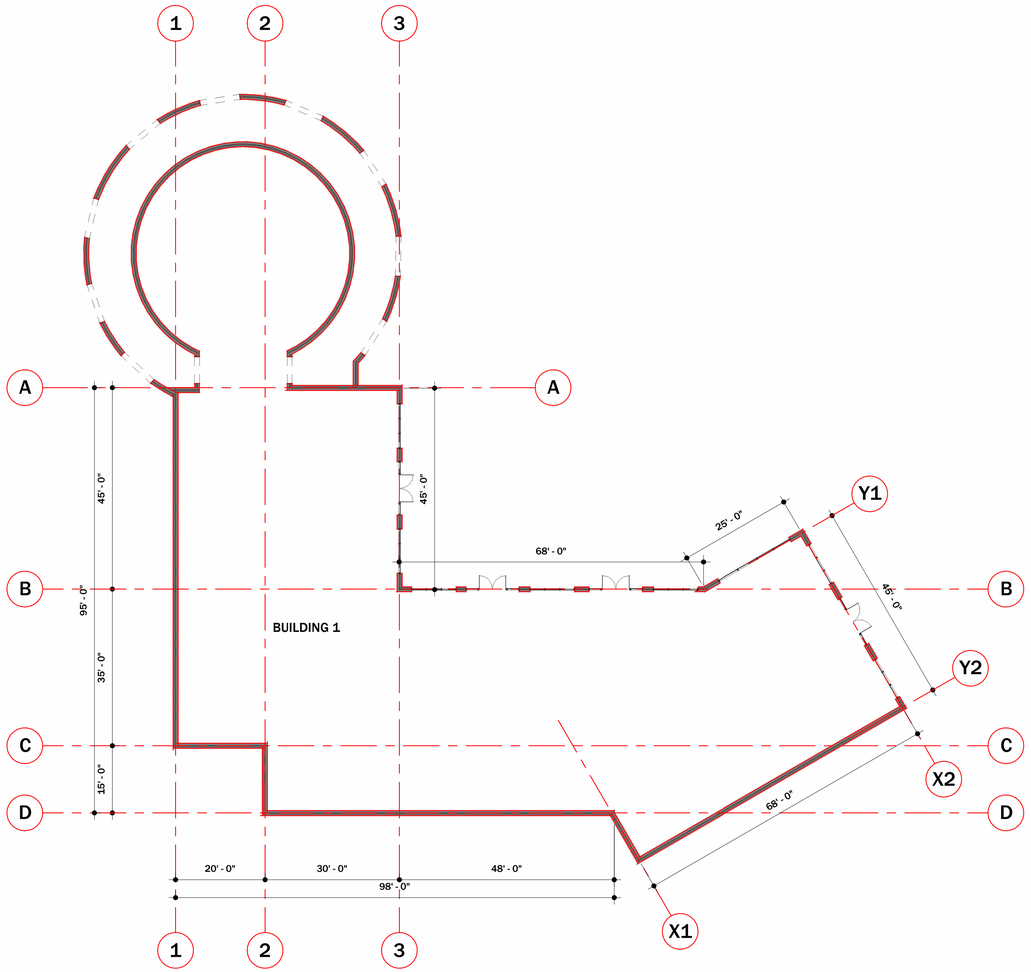
09/27/2024

A13
PLANNING PACKAGE



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



1 BLDG. 1 - SCHEMATIC FLOOR PLAN

SCALE: 1/16 = 1'-0"

SCALE 1/16" =1'-0" 0 8 16 32



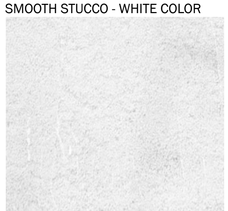
2 BLDG. 1 - FRONT ELEVATION

SCALE: 1/16 = 1'-0"

SCALE 1/16" =1'-0" 0 8 16 32

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



INSPIRATION IMAGES

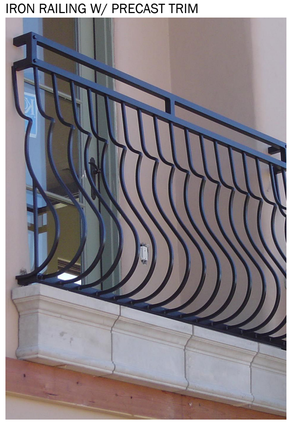
PEDESTRIAN PLAZA &
OUTDOOR EVENT VENUE



GROUND FLOOR RETAIL
W/ RENTAL UNITS ABOVE



UPPER LEVEL BALCONIES: WROUGHT
IRON RAILING W/ PRECAST TRIM



STOREFRONTS & SIGNAGE:
RETAIL WINDOW & DOOR SYSTEMS



EHD STUDIO INC
ARCHITECTURE + DESIGN

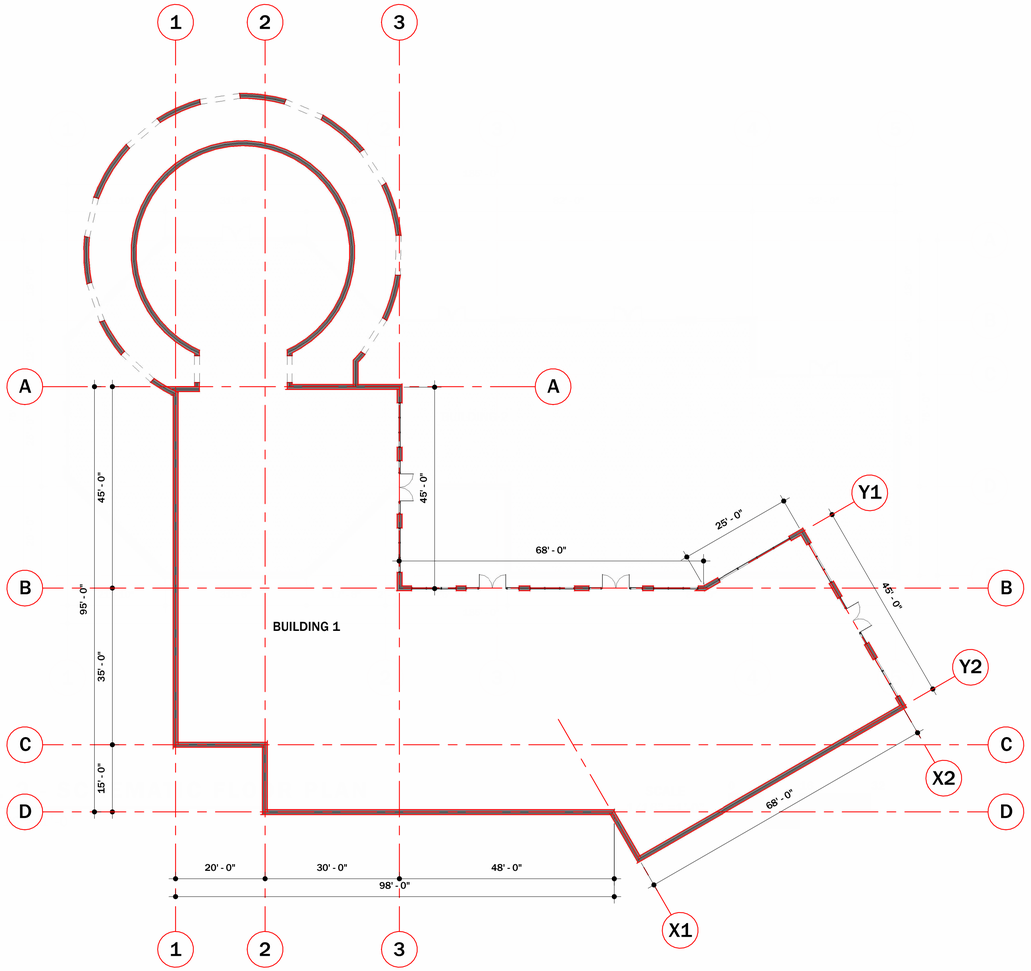
DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDING 1 - THE VILLAGE COMMERCIAL

09/27/2024

A15
PLANNING PACKAGE





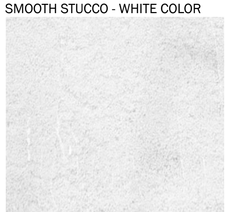
2 BLDG. 2 - FRONT ELEVATION

SCALE: 1/16 = 1'-0"

SCALE 1/16" =1'-0" 0 8 16 32

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



INSPIRATION IMAGES

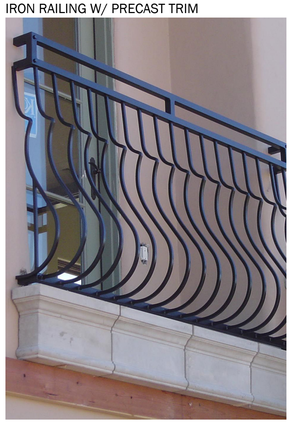
PEDESTRIAN PLAZA &
OUTDOOR EVENT VENUE



GROUND FLOOR RETAIL
W/ RENTAL UNITS ABOVE



UPPER LEVEL BALCONIES: WROUGHT
IRON RAILING W/ PRECAST TRIM



STOREFRONTS & SIGNAGE:
RETAIL WINDOW & DOOR SYSTEMS



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDING 2 - THE VILLAGE COMMERCIAL

09/27/2024

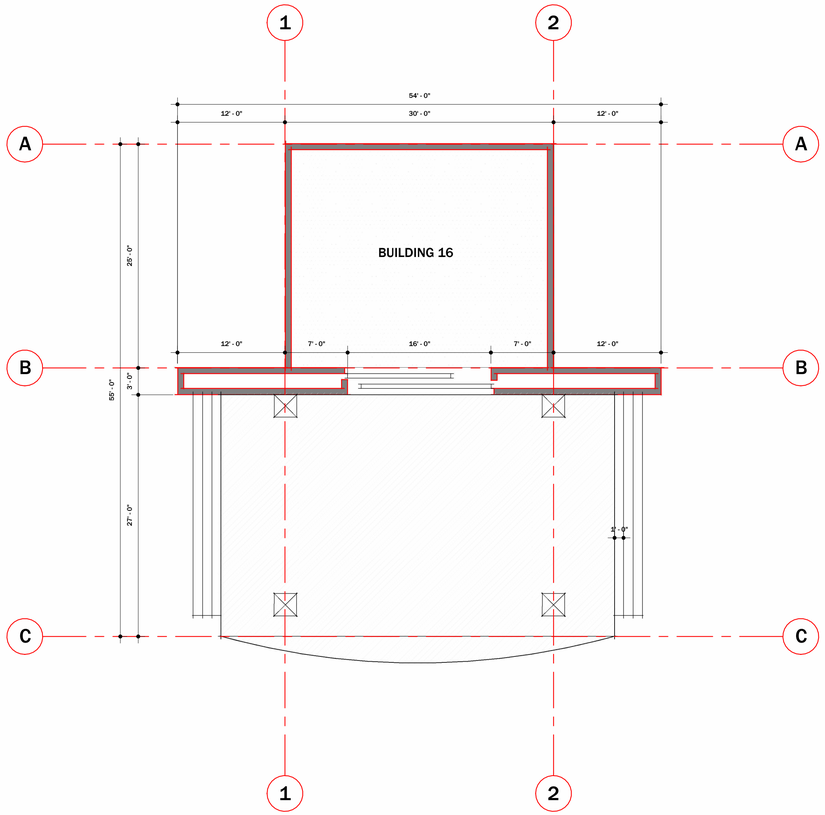
A16
PLANNING PACKAGE

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



1 BLDG. 16 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



2 BLDG. 16 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16

BUILDING MATERIALS

PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR

SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR

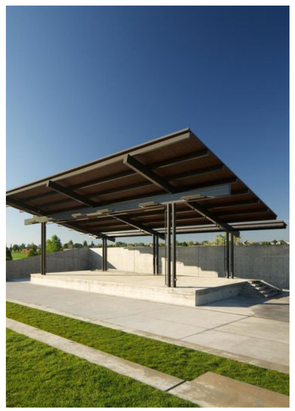
SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR

DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE

WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH

INSPIRATION IMAGES

OUTDOOR EVENT SPACE STAGE



BASIN AREA AS EVEN SPACE LAWN AREA AND SET UP FOR SPECIAL EVENTS, FOOD TRUCKS





BASIN AS LARGE OPEN SPACE FOR RECREATIONAL USE WHEN NOT USED FOR EVENTS



EHD STUDIO INC ARCHITECTURE + DESIGN

WWLA

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDING 16 - EVENT STAGE

09/27/2024

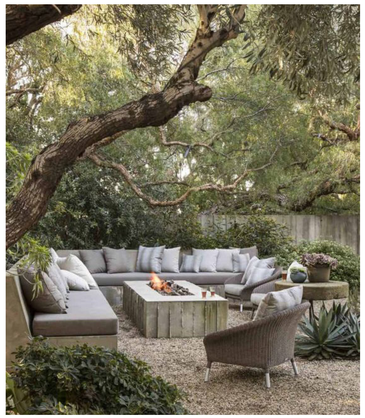
A18

PLANNING PACKAGE

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



OFFICE PATIO W/ SEATING & LANDSCAPE





AUTO DETAIL/SERVICE SHOP



CHECK-IN & INFO BUILDING

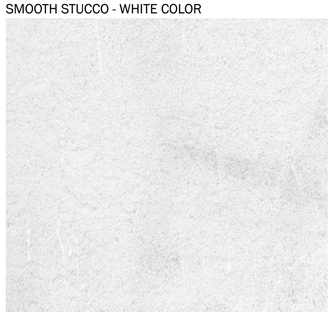


GENERAL STORE W/ MANAGER'S UNIT ABOVE



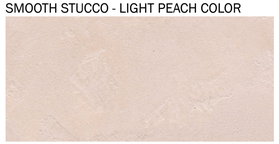
BUILDING MATERIALS

PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR

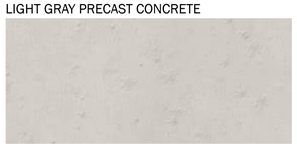


SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR

SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR



DOOR/WINDOW TRIM FINISH:
LIGHT GRAY PRECAST CONCRETE



ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



METAL ACCENTS:
DARK ANONDIZED 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



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - VEHICLE CHECK-IN & SERVICE

09/27/2024

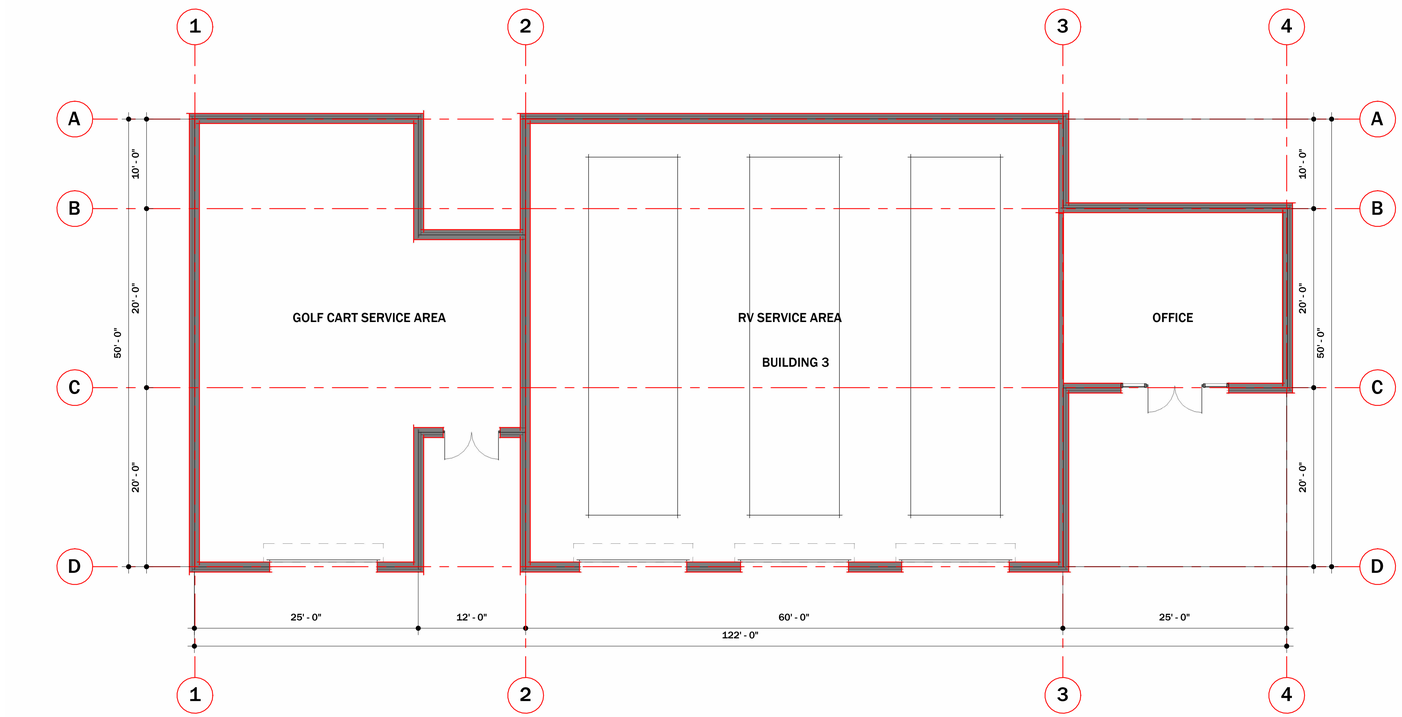
A19
PLANNING PACKAGE



1 BLDG. 3 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



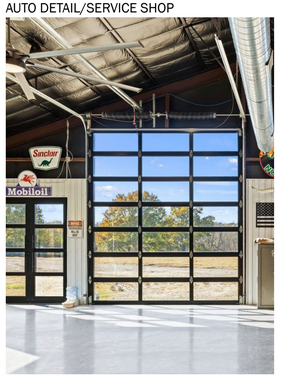
2 BLDG. 3 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

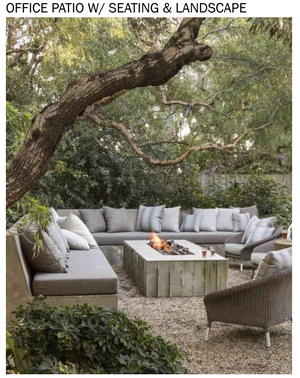
SCALE 1/8" =1'-0" 0 4 8 16

INSPIRATION IMAGES

AUTO DETAIL/SERVICE SHOP



OFFICE PATIO W/ SEATING & LANDSCAPE



OFFICE PATIO W/ SEATING & LANDSCAPE



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

WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH

METAL ACCENTS:
DARK ANONDIZED BRONZE FINISH

ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDING 3 - VEHICLE SERVICE

09/27/2024

A20

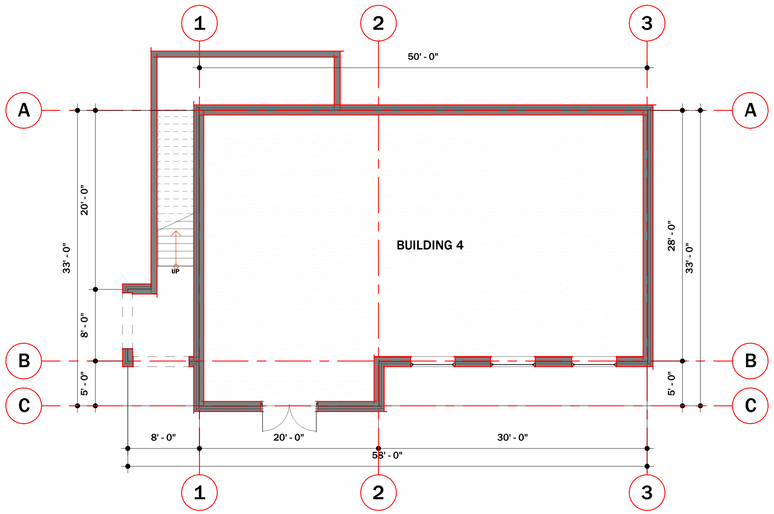
PLANNING PACKAGE



2 BLDG. 4 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



1 BLDG. 4 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

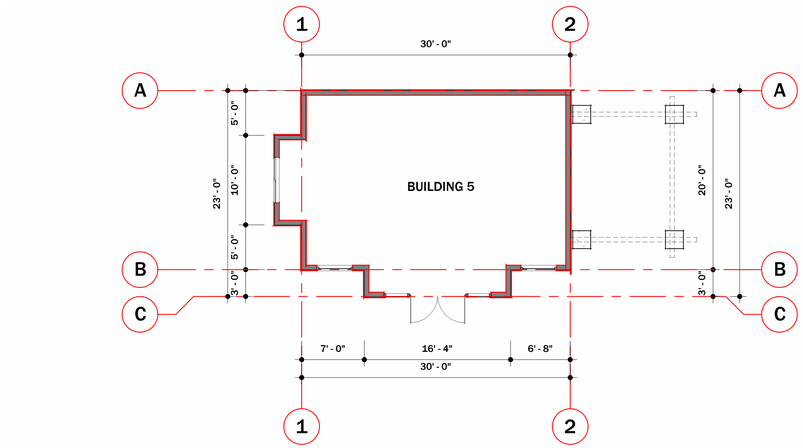
SCALE 1/8" =1'-0" 0 4 8 16



4 BLDG. 5 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



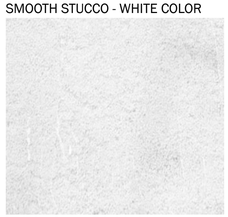
3 BLDG. 5 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16

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



INSPIRATION IMAGES

GENERAL STORE W/
MANAGER'S UNIT ABOVE



GENERAL STORE W/
MANAGER'S UNIT ABOVE



UPPER LEVEL BALCONIES: WROUGHT
IRON RAILING W/ PRECAST TRIM



ARCHITECTURAL STYLE & GLAZING



EHD STUDIO INC
ARCHITECTURE + DESIGN

WWLA

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDINGS 4 & 5 - CHECK-IN, INFO & MANAGEMENT

09/27/2024

A21

PLANNING PACKAGE



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

SCALE
1” =60'-0”
0 30 60 120

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE PLAN - RESORT ZONE

09/27/2024

A22
PLANNING PACKAGE

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

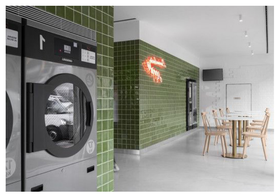
SPA & WELLNESS CENTER



GROUP HEALTH & FITNESS CLASSES



SELF-SERVICE LAUNDRY & CAFE



GYM & FITNESS CENTER



PAVING MATERIAL

COURTYARD FINISH:
COBBLESTONE PAVING



ACCENT ROAD FINISH:
COBBLE FRAMED AGGREGATE CONCRETE

SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE COURTYARD

09/27/2024

A23
PLANNING PACKAGE



2 BLDG. 6 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

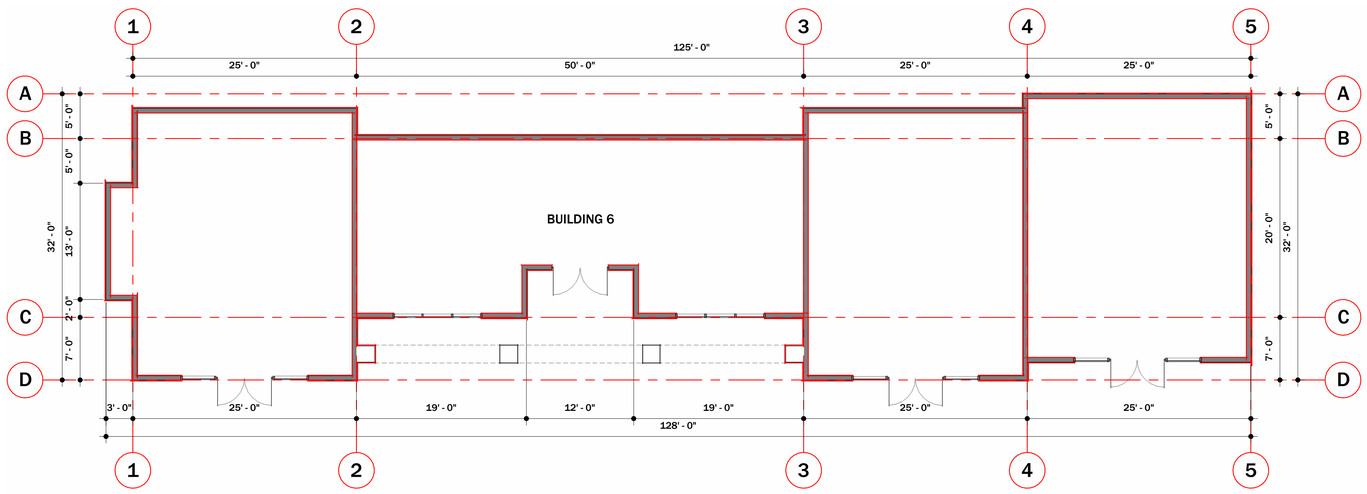
SCALE 1/8" =1'-0" 0 4 8 16



4 BLDG. 7 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

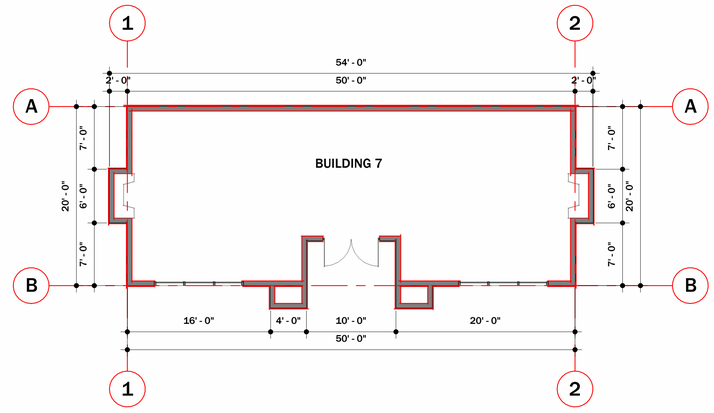
SCALE 1/8" =1'-0" 0 4 8 16



1 BLDG. 6 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



3 BLDG. 7 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

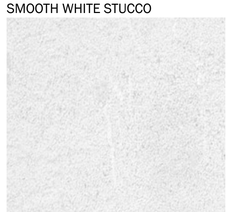
SCALE 1/8" =1'-0" 0 4 8 16

SITE WALL MATERIALS

PRIMARY RETAINING WALLS: POURED CONCRETE



ACCENT SITE WALLS: SMOOTH WHITE STUCCO



ACCENT SITE WALLS: LOCALLY SOURCED SANTA BARBARA STONE



CIRCULATION

COBBLESTONE COURTYARD W/ PEDESTRIAN SCALE BUILDINGS



CLUB CAR/PEDESTRIANS ONLY

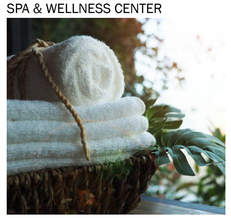


GRAND STAIRS & FOUNTAIN



AMENITIES

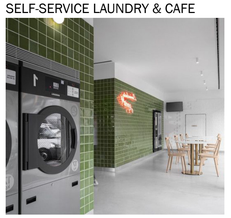
SPA & WELLNESS CENTER



GROUP HEALTH & FITNESS CLASSES



SELF-SERVICE LAUNDRY & CAFE



GYM & FITNESS CENTER



EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDINGS 6 & 7 - COURTYARD RESORT AMENITIES

09/27/2024

A24

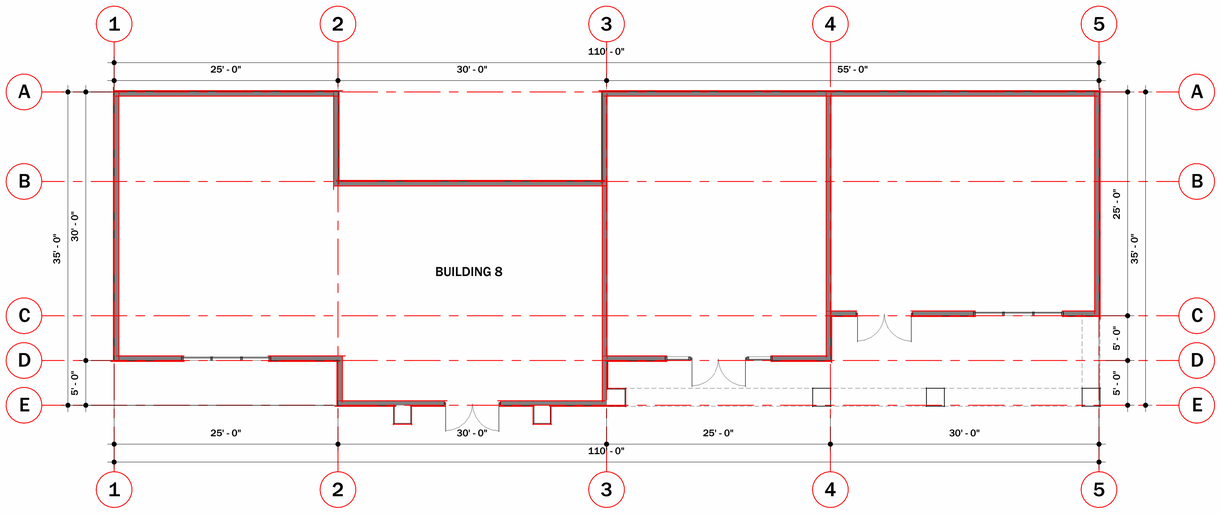
PLANNING PACKAGE



2 BLDG. 8 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



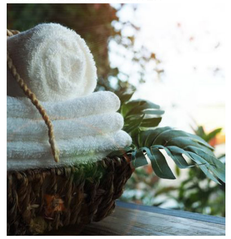
1 BLDG. 8 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16

AMENITIES

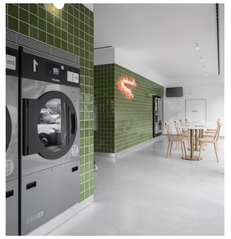
SPA & WELLNESS CENTER



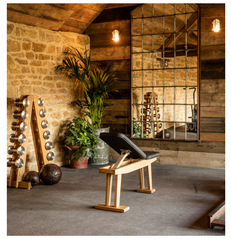
GROUP HEALTH & FITNESS CLASSES



SELF-SERVICE LAUNDRY & CAFE



GYM & FITNESS CENTER



INSPIRATION IMAGES

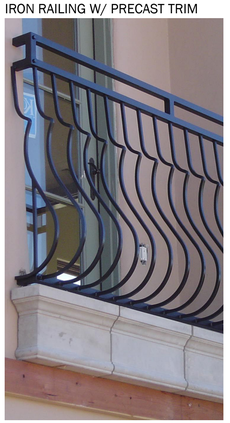
GENERAL STORE W/ MANAGER'S UNIT ABOVE



GENERAL STORE W/ MANAGER'S UNIT ABOVE



UPPER LEVEL BALCONIES: WROUGHT IRON RAILING W/ PRECAST TRIM



STAIRS & TRAIL CONNECTIONS TO OTHER SITE AMENITITES



CIRCULATION

COBBLESTONE COURTYARD W/ PEDESTRIAN SCALE BUILDINGS



CLUB CAR/PEDESTRIANS ONLY



GRAND STAIRS & FOUNTAIN



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



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

WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH

STONE ACCENT FINISH:
LOCALLY SOURCED SANTA BARBARA STONE

ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES

METAL ACCENTS:
DARK ANONDIZED BRONZE FINISH

PAVING MATERIALS

TYPICAL ROAD FINISH:
ASPHALT

PEDESTRIAN STAIRS & SIDEWALKS:
SMOOTH CONCRETE

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





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 GROTTOS & 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

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

ENLARGED CONCEPT SKETCH - THE CHATEAU

09/27/2024

A27

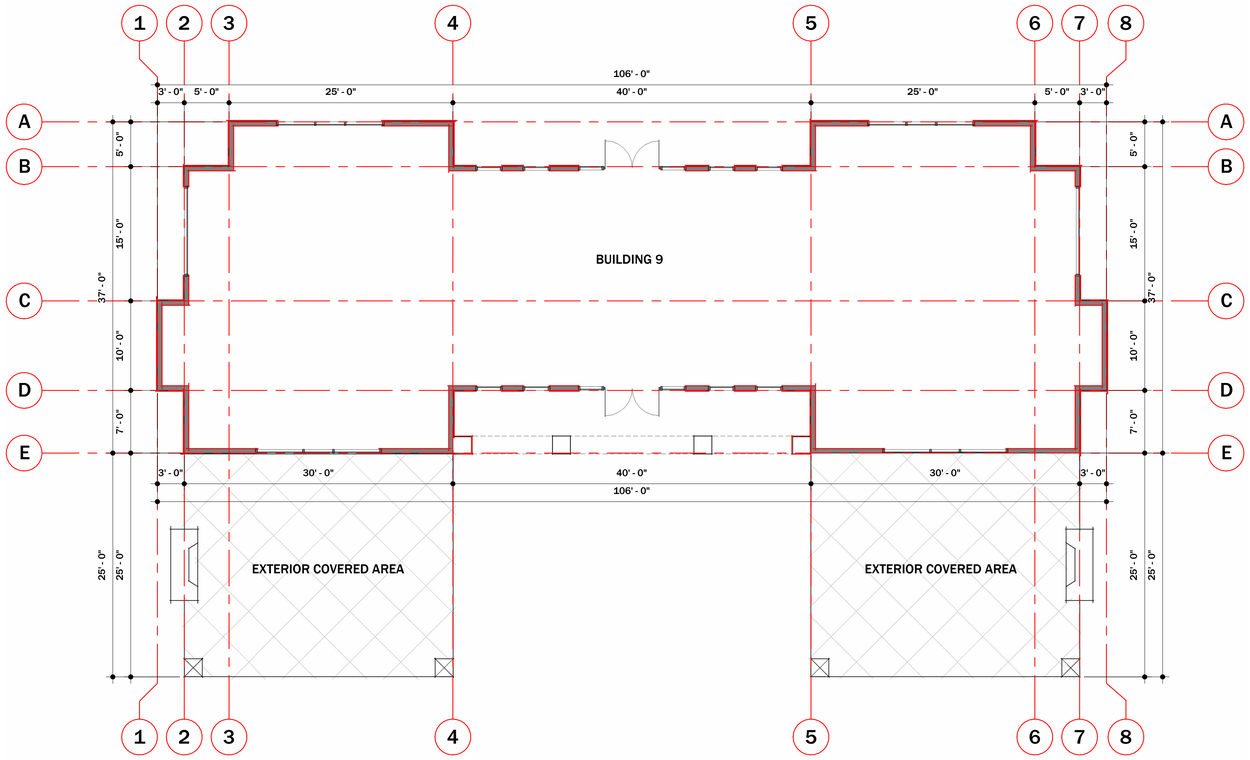
PLANNING PACKAGE



2 BLDG. 9 - FRONT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



1 BLDG. 9 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16

INSPIRATION IMAGES

POOL & SUN DECK W/ CABANAS & LANDSCAPING



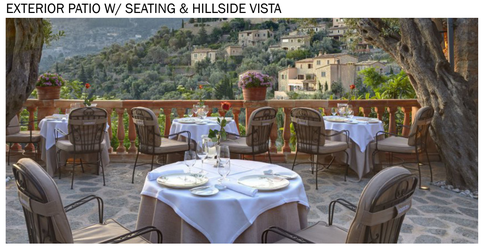
RESORT CLUBHOUSE W/ CONNECTION TO GLAMPING SITES



MANICURED EVENT LAWN & GARDENS



EXTERIOR PATIO W/ SEATING & HILLSIDE VISTA



BUILDING MATERIALS

PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR

MANICURED EVENT LAWN & GARDENS



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR



WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



METAL ACCENTS:
DARK ANONDIZED BRONZE FINISH



ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDING 9 - THE CHATEAU

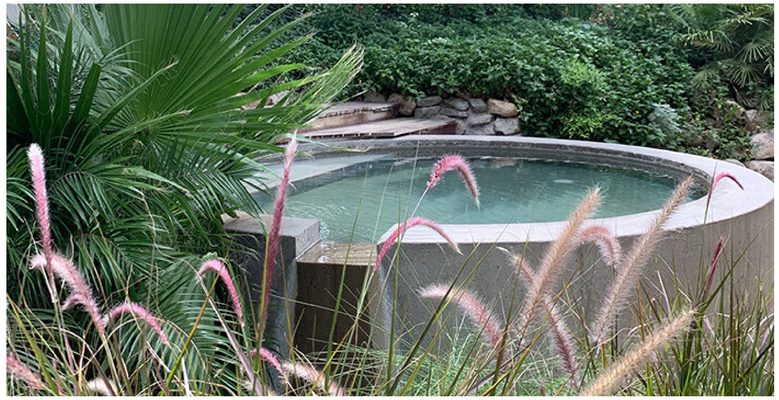
09/27/2024

A28
PLANNING PACKAGE

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



PRIVATE GROTTO SPAS W/ FEATURE LANDSCAPE



PRIVATE BAR W/ GLAZING BUILT INTO HILLSIDE



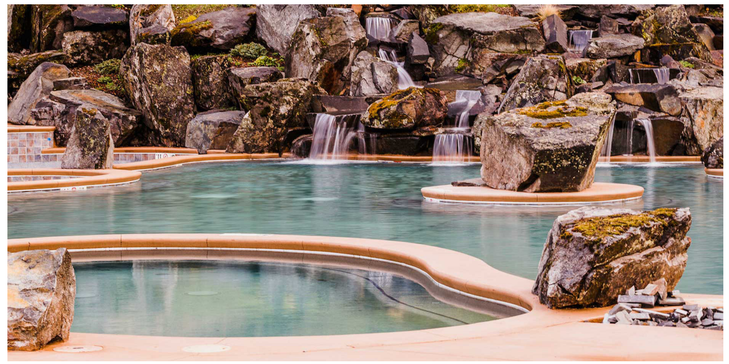
TERRACE TENTS & CAMPSITES



TERRACE TRAILS/LANDSCAPE

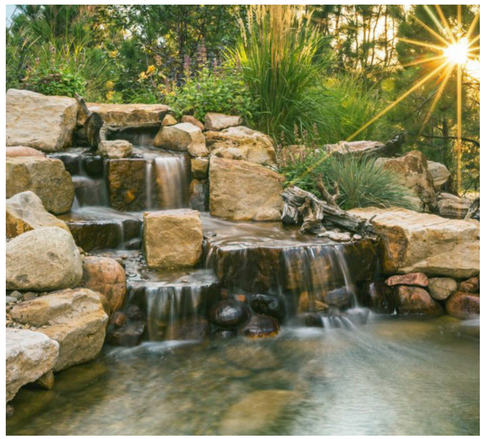


PRIVATE GROTTO POOL & SPAS



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



METAL ACCENTS:
DARK ANONDIZED BRONZE FINISH



PEDESTRIAN STAIRS & SIDEWALKS:
SMOOTH CONCRETE



PATIO & POOL DECK FINISH:
SLATE FLAGSTONE PAVERS



ACTIVITY & EVENT LAWNS:
MANICURED NATURAL GRASS LAWN



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



EHD STUDIO INC
ARCHITECTURE + DESIGN

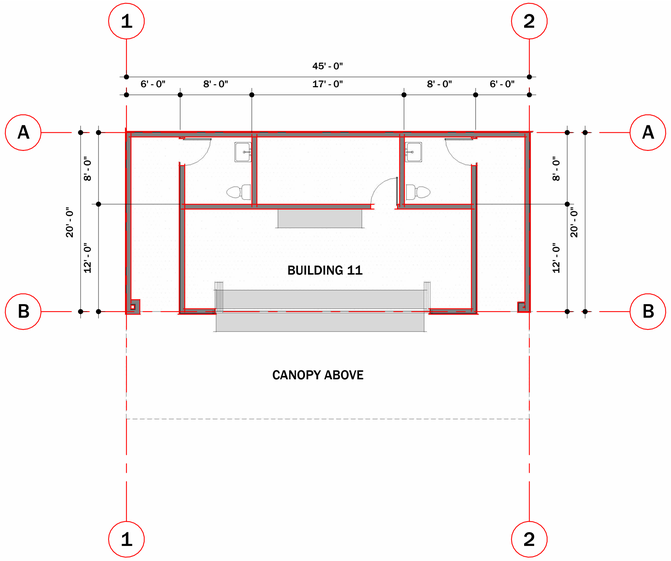
DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE GROTTO & THE TERRACE

09/27/2024

A29
PLANNING PACKAGE



1 BLDG. 11 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



2 BLDG. 11 - RIGHT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16

SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE



ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE



BUILDING MATERIALS

WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



METAL ACCENTS:
DARK ANONDIZED BRONZE FINISH



INSPIRATION IMAGES

PRIVATE BAR W/ GLAZING BUILT INTO HILLSIDE



INDOOR/OUTDOOR GROTTO BAR



PRIVATE GROTTO POOL & SPAS



PRIVATE GROTTO POOL & SPAS



NATURAL BOULDER/WATER FEATURES



TERRACE TRAILS/LANDSCAPE



TERRACE TENTS & CAMPSITES



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

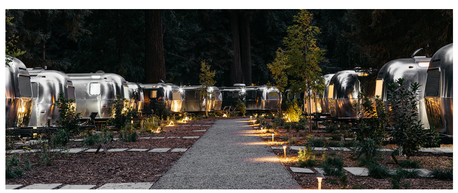


THE "AIRSTREAM VILLAGE" UNITS

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



PRIVATE AIRSTREAM PARKING AREA WITH COMMON PEDESTRIAN TRAILS



PARKING AREA:
COMPRESSED DG NATURAL GRAY FINISH



PRIVATE DECK MATERIAL:
WOODEN DECKING NATURAL OAK FINISH

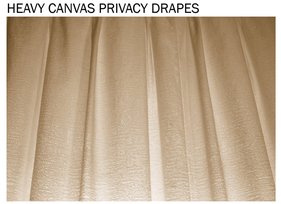


THE "OASIS" CABANAS

PLASTER FINISH:
SMOOTH WHITE STUCCO



EXTERIOR CURTAINS:
HEAVY CANVAS PRIVACY DRAPES



PRIVATE DECK MATERIAL:
WOODEN DECKING NATURAL OAK FINISH



METAL A-FRAME STRUCTURE:
DARK ANONDIZED BRONZE FINISH



EXTERIOR GLAZING:
BLACK FRAME CURTAIN WALL SYSTEM



DECK PRIVACY SCREEN:
HORIZONTAL WOODEN SLATS NATURAL OAK FINISH



COMMON PAVING MATERIALS

NATURAL GRASS LAWNS



SMOOTH CONCRETE PEDESTRIAN SIDEWALKS



COMPRESSED DG PEDESTRIAN TRAILS



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COLORS & MATERIALS - THE OASIS, NEST & AIRSTREAM VILLAGE

09/27/2024

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PLANNING PACKAGE



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 COURYARD
7. SITE WALLS & RETAINING

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

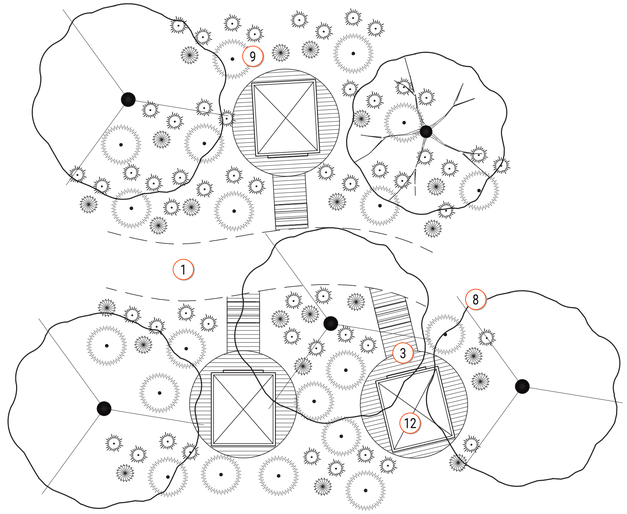
2115 EL CAMINO REAL - ATASCADERO, CA 93422

ENLARGED CONCEPT SKETCH - THE OASIS

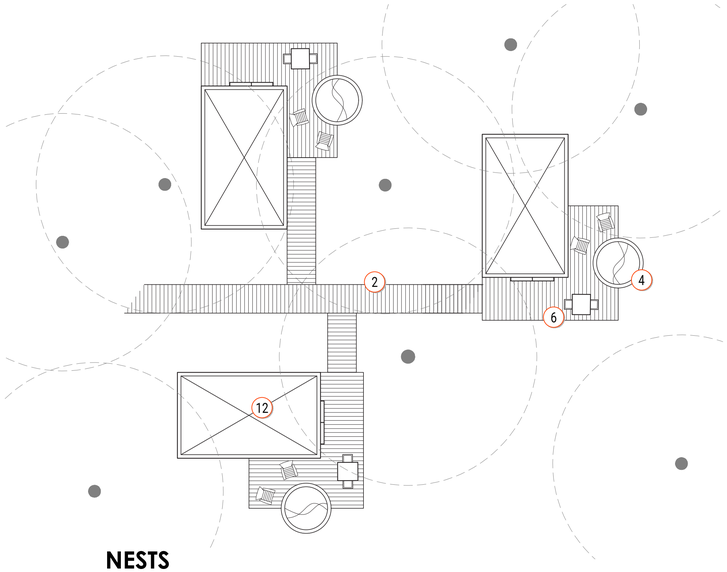
09/27/2024

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PLANNING PACKAGE



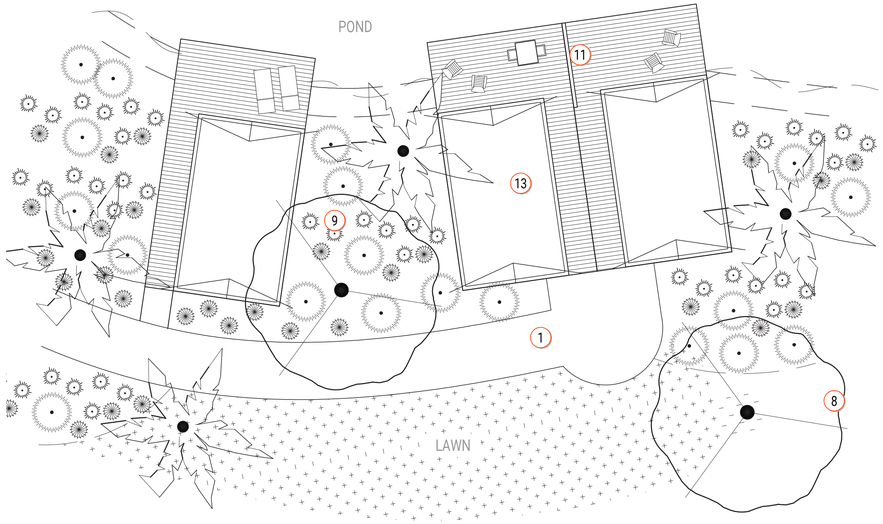
TERRACES



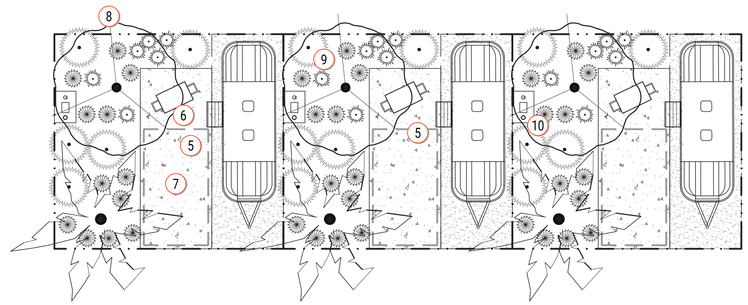
NESTS

DESIGN KEY

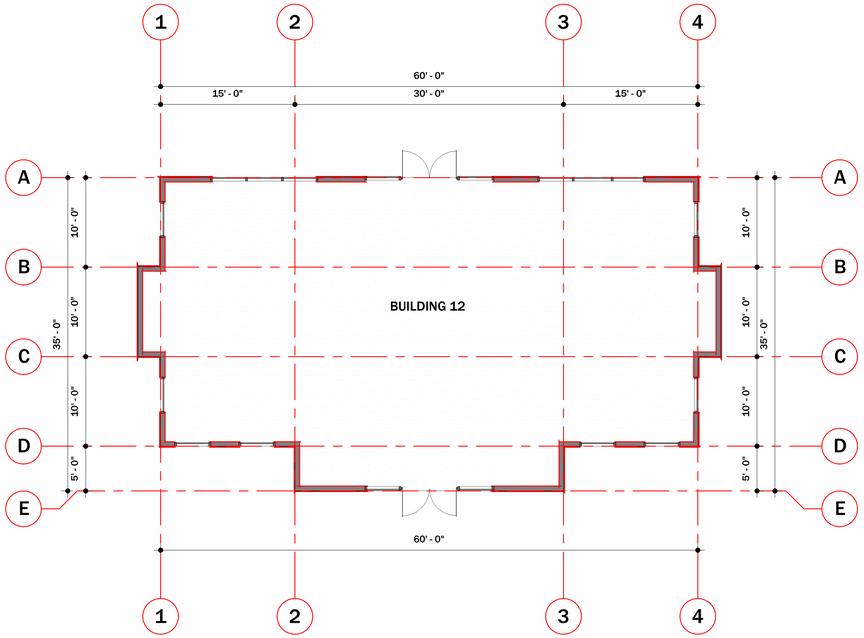
1. COMPACTED DECOMPOSED GRANITE CART PATH
2. RAISED DECK PLATFORM (PROTECT OAKS)
3. DECK PLATFORM ON GRADE
4. CEDAR TUBS AT PREMIUM UNITS
5. CONCRETE PATIO
6. PICNIC TABLE
7. PARKING SPACE
8. SHADE TREES TYP
9. SCREENING SHRUBS TO PROVIDE PRIVACY
10. STANDARD HOOKUPS
11. ROLLING GATE FOR GROUP RESERVATION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



OASIS BUNGALOS



AIRSTREAM VILLAGE



1 BLDG. 12 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16



2 BLDG. 12 - LEFT ELEVATION

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" 0 4 8 16

BUILDING MATERIALS

PRIMARY PLASTER FINISH:
SMOOTH STUCCO - WHITE COLOR



SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT CREAM COLOR

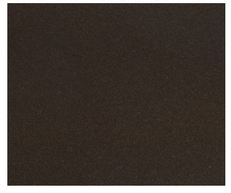
SECONDARY PLASTER FINISH:
SMOOTH STUCCO - LIGHT PEACH COLOR



WOOD ACCENTS:
DARK STAINED OAK WOOD FINISH



METAL ACCENTS:
DARK ANONDIZED BRONZE FINISH



ROOF TILES:
MEDITERRANEAN STYLE CLAY TILES



INSPIRATION IMAGES

NATURAL GRASS LAWN BASIN



RESORT FEEL ARCHITECTURE



EXTERIOR LOUNGE SEATING



MANICURED ADJACENT LAWN & PATIO



AREA FOR SPECIAL EVENTS, FOOD TRUCKS



EXTERIOR PATIO W/ SEATING & HILLSIDE VISTA



MANICURED EVENT LAWN & GARDENS





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

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

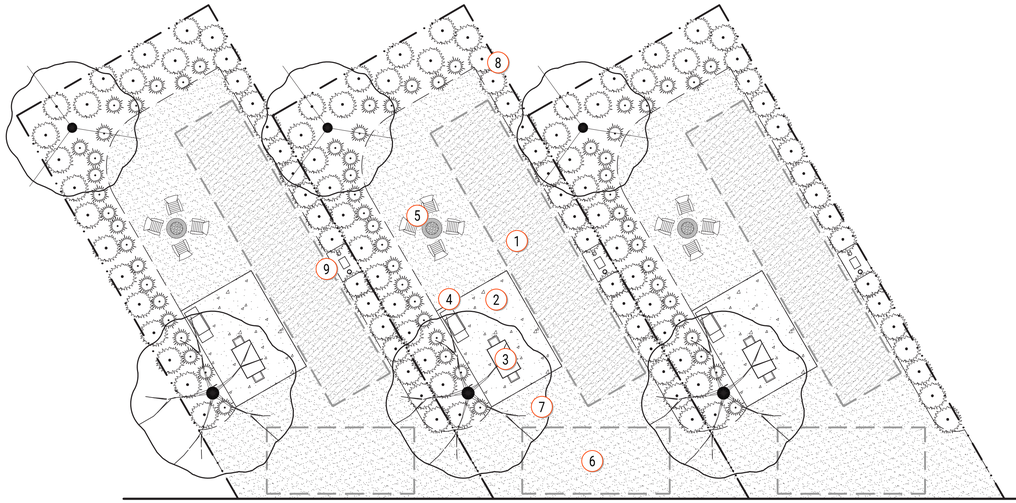
2115 EL CAMINO REAL - ATASCADERO, CA 93422

SITE PLAN - RV ZONE

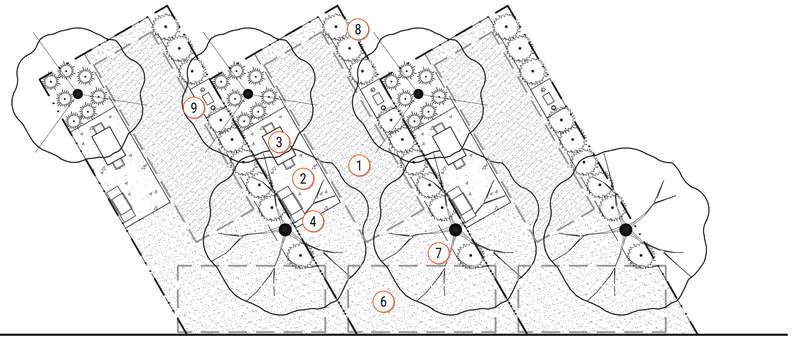
09/27/2024

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PLANNING PACKAGE



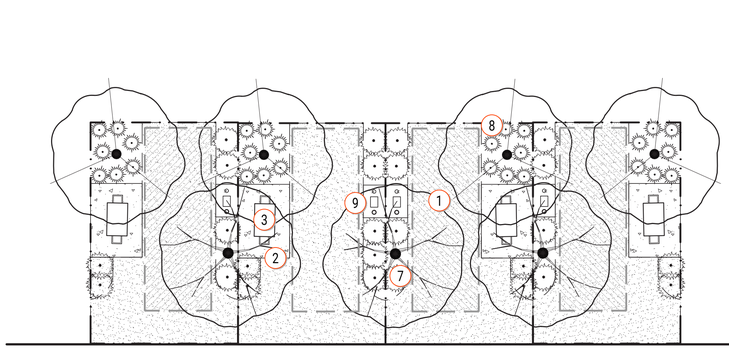
30X60 BACK IN ANGLE



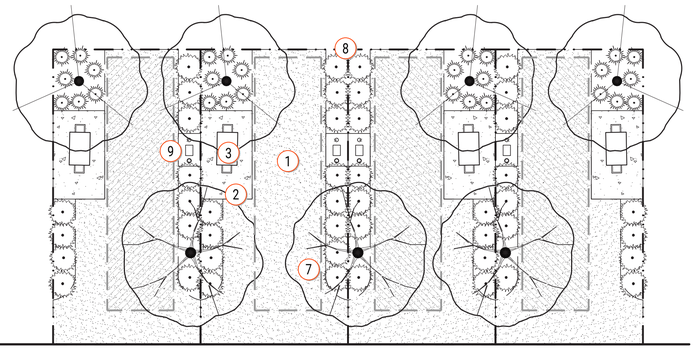
20X40 BACK IN ANGLE

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



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

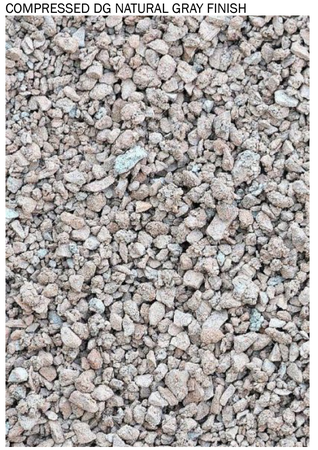
TYPICAL ROAD FINISH:
ASPHALT



VEHICLE PARKING PADS & SIDEWALKS:
SMOOTH CONCRETE



PEDESTRIAN TRAILS & CAMPSITES:
COMPRESSED DG NATURAL GRAY FINISH

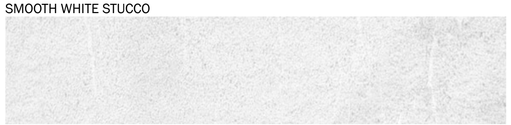


SITE WALL MATERIALS

PRIMARY RETAINING WALLS:
POURED CONCRETE

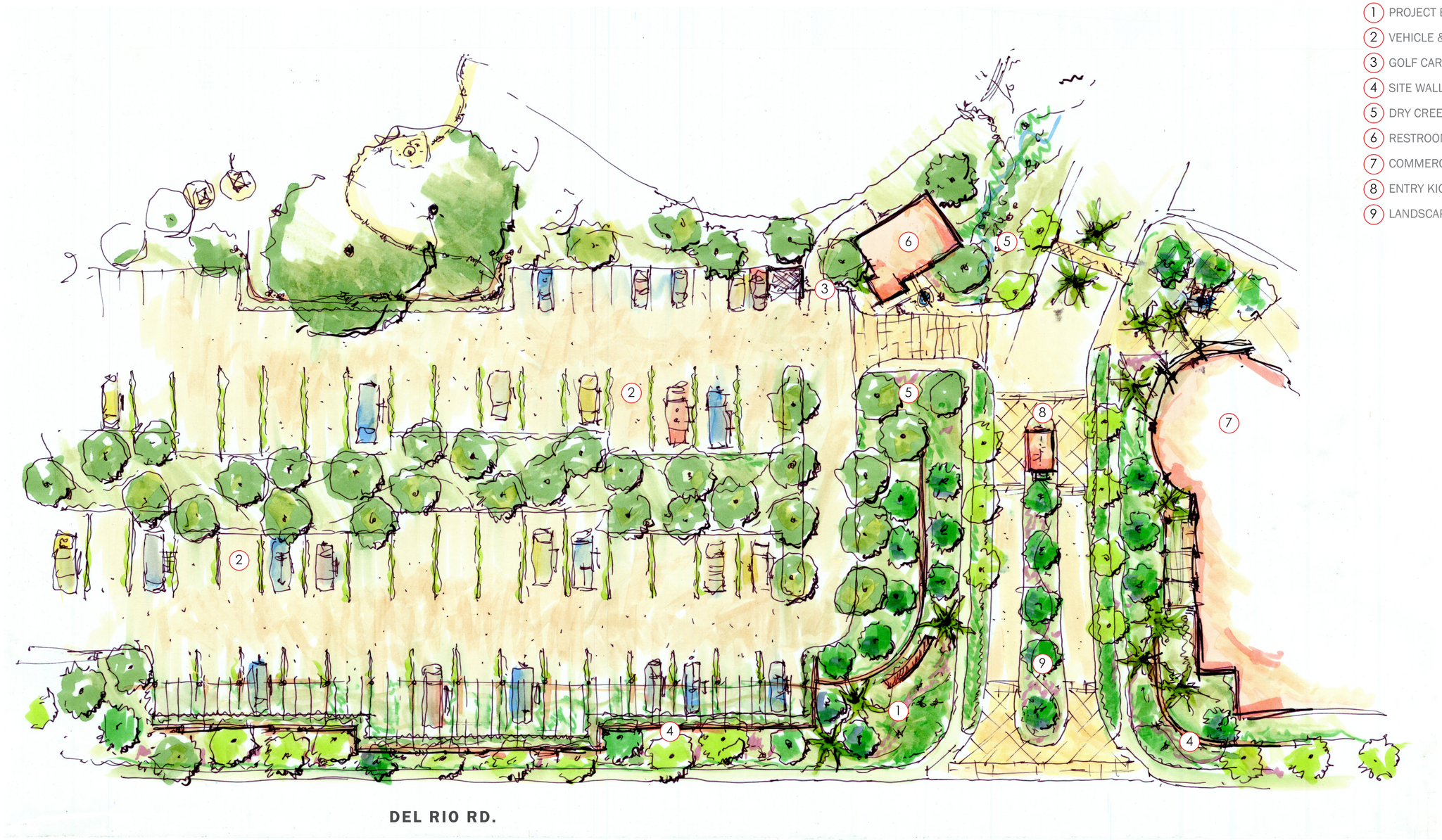


ACCENT SITE WALLS:
SMOOTH WHITE STUCCO



ACCENT SITE WALLS:
LOCALLY SOURCED SANTA BARBARA STONE





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

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

CONCEPT PLAN SKETCH - DEL RIO ENTRY & VEHICLE CAMPSITES

09/27/2024

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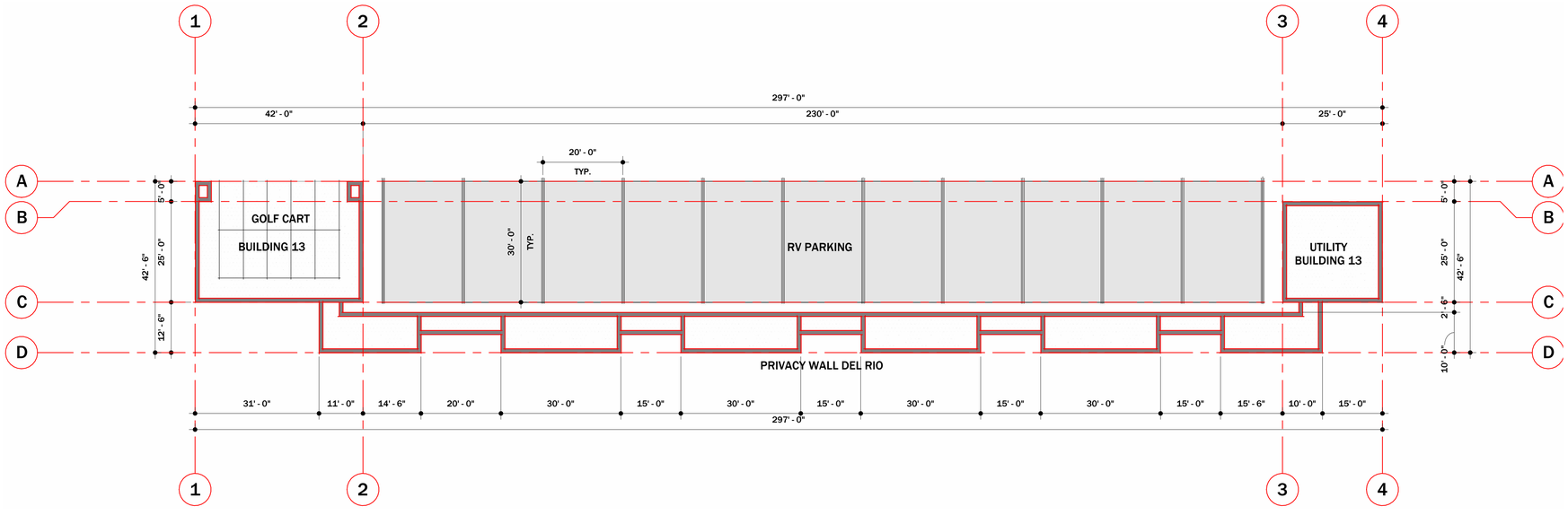
PLANNING PACKAGE



2 BLDG. 13 - FRONT ELEVATION

SCALE: 1/16 = 1'-0"

SCALE 1/8" =1'-0" (0, 4, 8, 16)



1 BLDG. 13 - SCHEMATIC FLOOR PLAN

SCALE: 1/8 = 1'-0"

SCALE 1/8" =1'-0" (0, 4, 8, 16)

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



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

BUILDING 13 - VEHICLE CAMPSITE SCREENING

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EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

CONCEPT PERSPECTIVE SKETCH - DEL RIO ENTRY

09/27/2024

A40
PLANNING PACKAGE



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

CONCEPT PERSPECTIVE SKETCH - EL CAMINO ENTRY

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PLANNING PACKAGE



MEDITERRANEAN MATERIALS & LANDSCAPE PALETTE



SITE WALLS W/ SCUPPER WATER FEATURE



SIMPLE STUCCO WALLS & MEDITERANNEAN TILE ROOFS



SHOPS & ENTERTAINMENT



FLEXIBLE PEDESTRIAN PLAZA & EVENT PATIO W/ SEATING & LANDSCAPE



ARCHES, PRECAST TRIM, SHUTTERS & IRON RAILS



CLAY TILE FASCIAS & ITALIAN WALL SCONCES



EHD STUDIO INC
ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

CONCEPT RENDERING - EL CAMINO & DEL RIO

09/27/2024

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PLANNING PACKAGE

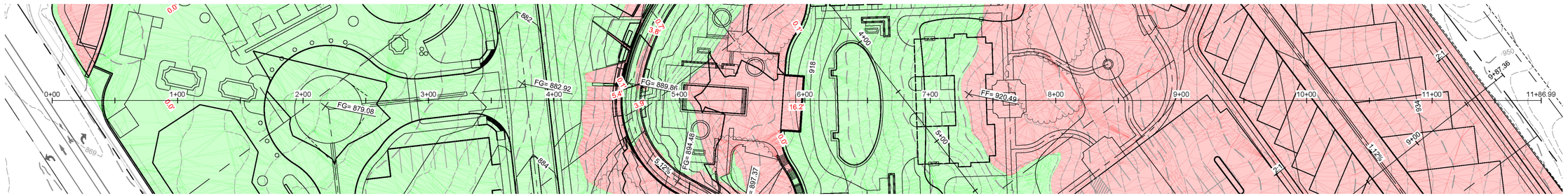


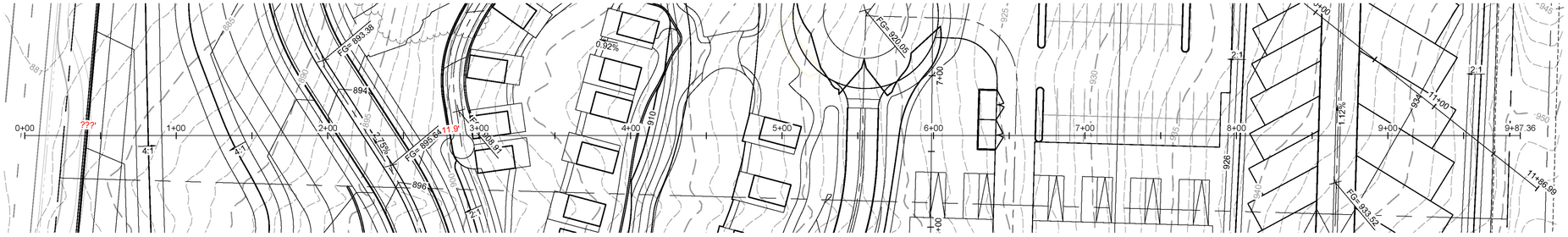
Del Rio Ranch
Preliminary Grading Concept

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

1788-0001 Del Rio Ranch
BY: RMS/ ZKP
Date: 9/26/2024

WALLACE GROUP®

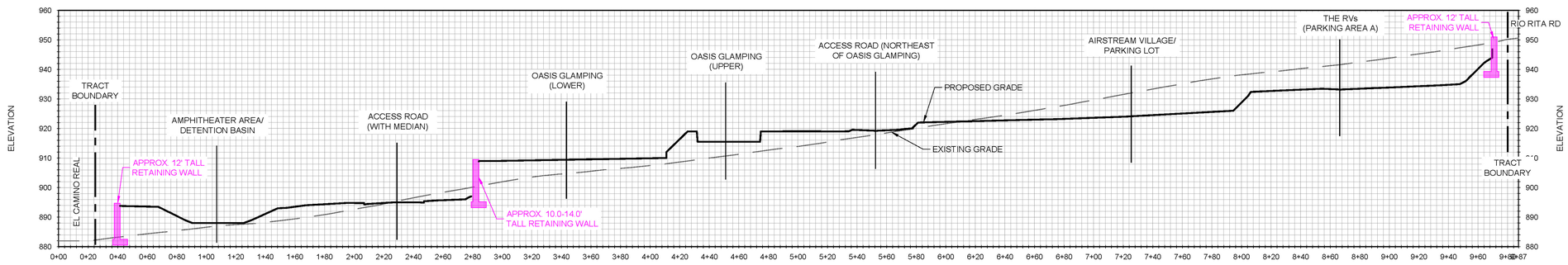

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GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
1 IN = 40 FT

Plan View #3

Scale: 1"= 40'



3 Cross Section #3

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

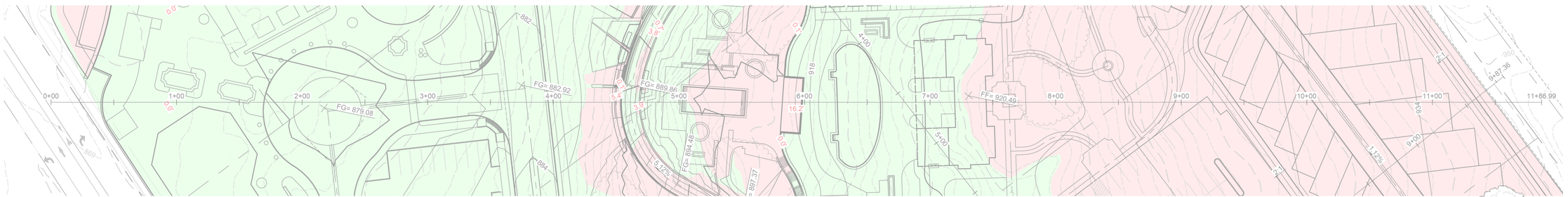
REGISTERED PROFESSIONAL ENGINEER
RACHEL A. HAWTHORNE
No. 73686
FOR PLAN REVIEW ONLY
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CIVIL
STATE OF CALIFORNIA

Del Rio Ranch
Preliminary Grading Cross-Sections

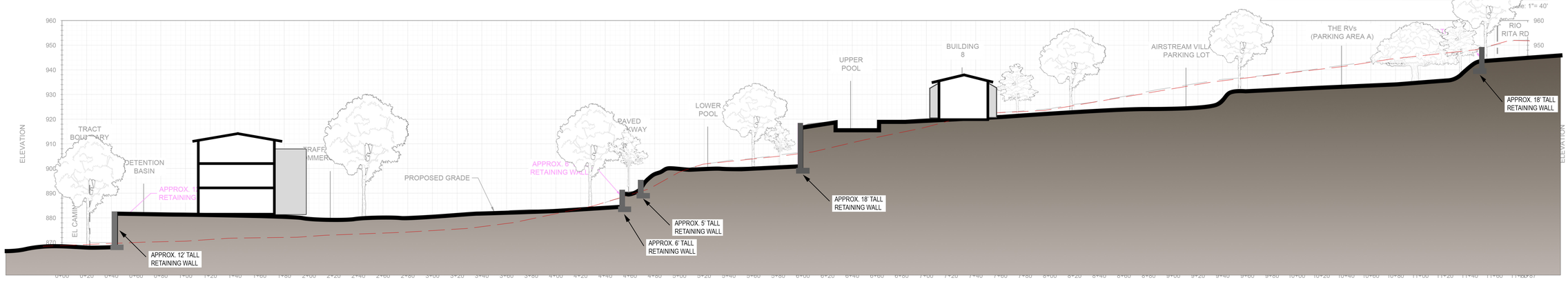
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NOT FOR CONSTRUCTION.

1788-0001 Del Rio Ranch
BY: ZKP
Date: 6/20/2024

WALLACE GROUP®



Plan View #1



1 Cross Section #1

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

GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
1 IN = 40 FT

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

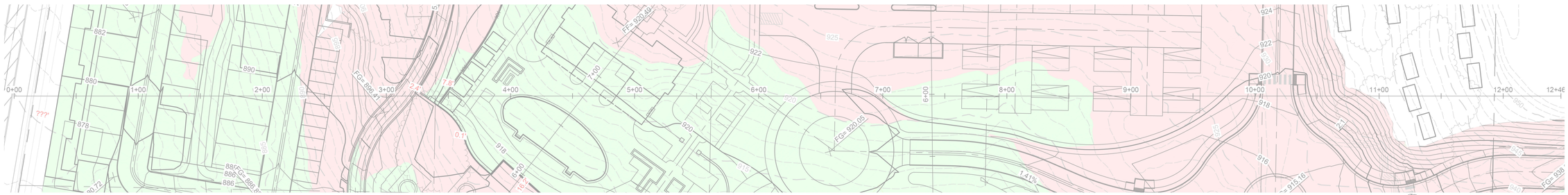
2115 EL CAMINO REAL - ATASCADERO, CA 93422

ARCHITECTURAL SITE SECTION 1

09/27/2024

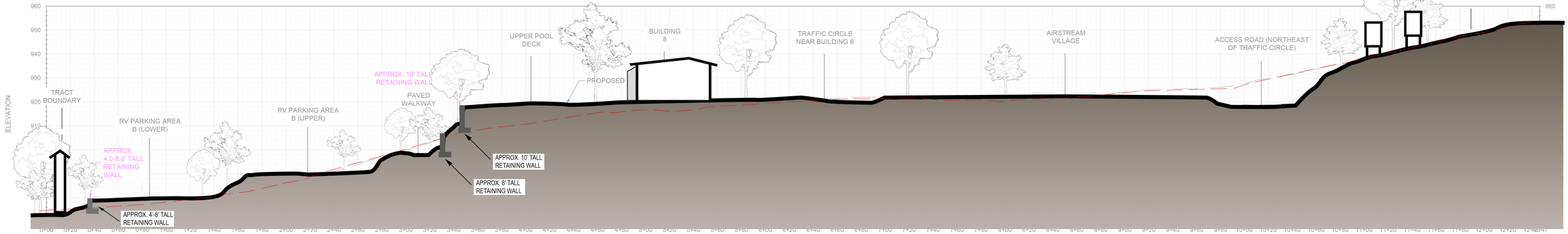
A43

PLANNING PACKAGE



Plan View #2

Scale: 1"= 40'



2 Cross Section #2

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

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

ARCHITECTURAL SITE SECTION 2

09/27/2024

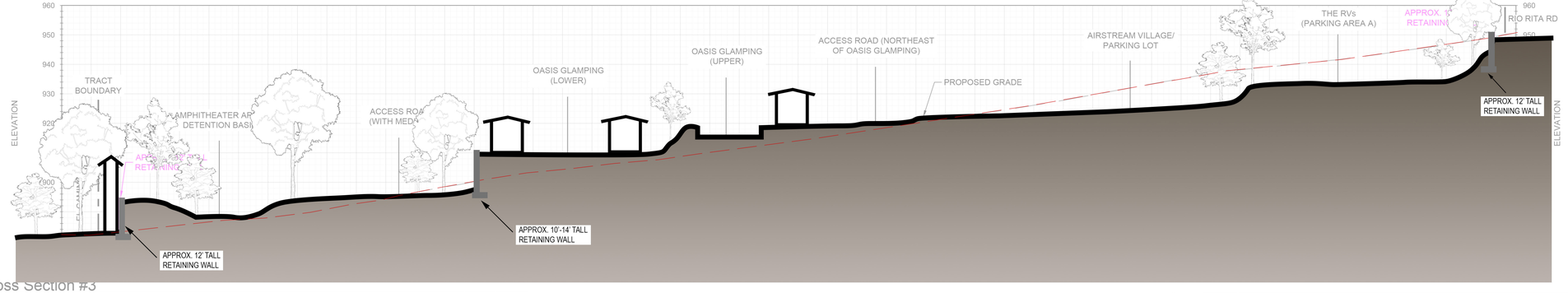
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PLANNING PACKAGE



Plan View #3

Scale: 1"= 40'



3 Cross Section #3

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

EHD STUDIO INC ARCHITECTURE + DESIGN

DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

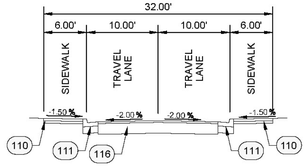
ARCHITECTURAL SITE SECTION 3

09/27/2024

A45

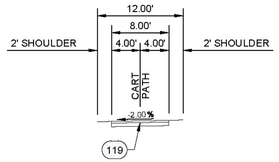
PLANNING PACKAGE

	NOTES
110	SIDEWALK PER CITY OF ATASCADERO STANDARD DRAWING NO. 419
111	CURB AND GUTTER TYPE A PER CITY OF ATASCADERO STANDARD DRAWING NO. 418
112	FLUSH CURB PER DETAIL 1, THIS SHEET
113	VALLEY GUTTER PER DETAIL 2, THIS SHEET
114	VERTICAL CURB TYPE C PER CITY OF ATASCADERO STANDARD DRAWING NO. 418
115	MOUNTABLE CURB PER DETAIL 3, THIS SHEET
116	2" MINIMUM HMA OVER 6" CLASS II AGGREGATE BASE PER CITY OF ATASCADERO STANDARD DRAWING NO. 406
117	VEHICULAR RATED CONCRETE PAVERS INSTALLED PER MANUFACTURER'S RECOMMENDATION
118	2:1 MAXIMUM SLOPE, WHERE OCCURS. SLOPE TO DAYLIGHT TO EXISTING GRADE.
119	8' WIDE HMA CART PATH
120	BIOSWALE, SEE GRADING AND DRAINAGE PLAN



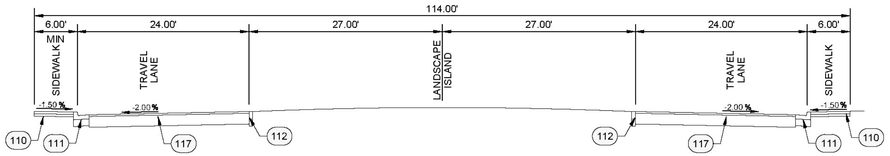
32' Two-Way Private Road

SCALE: NTS



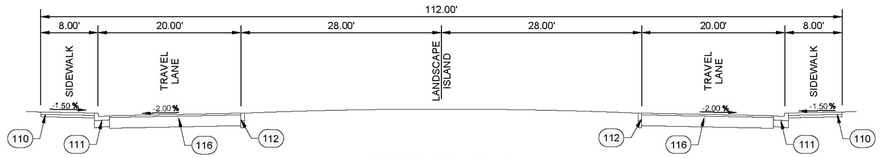
8' Golf Cart Path

SCALE: NTS



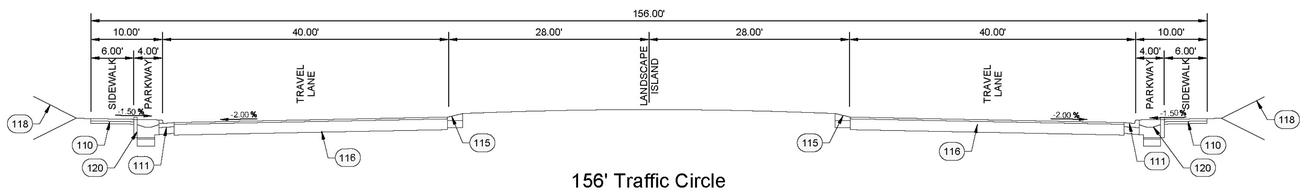
114' Traffic Circle

SCALE: NTS



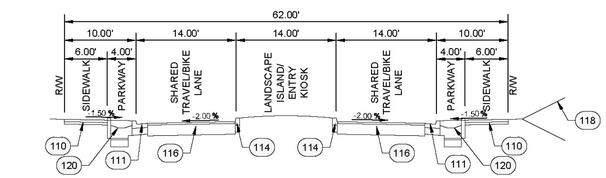
112' Traffic Circle

SCALE: NTS



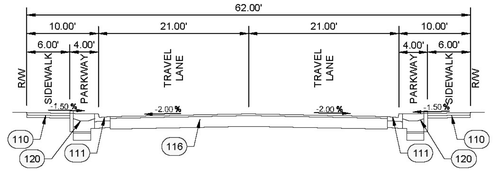
156' Traffic Circle

SCALE: NTS



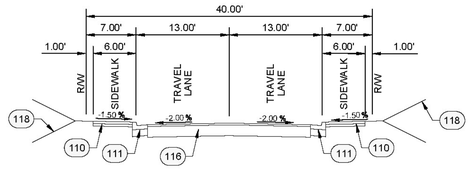
62' Two-Way Public Collector Road with Landscape Island

SCALE: NTS



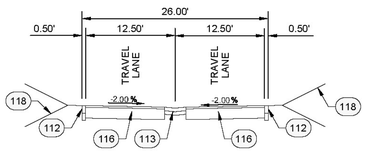
62' Two-Way Public Collector Road

SCALE: NTS



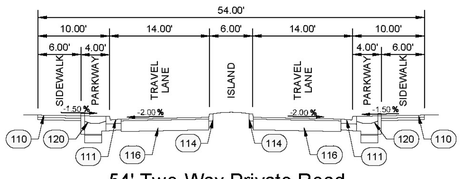
40' Two-Way Public Hillside Collector Road

SCALE: NTS



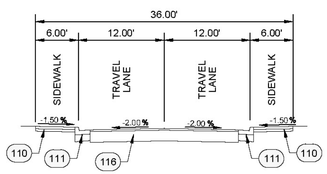
26' One-Way Private Road

SCALE: NTS



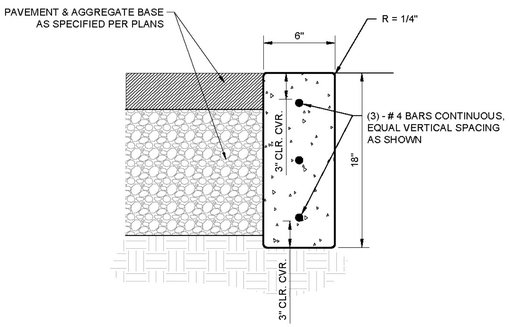
54' Two-Way Private Road

SCALE: NTS



36' Two-Way Private Road

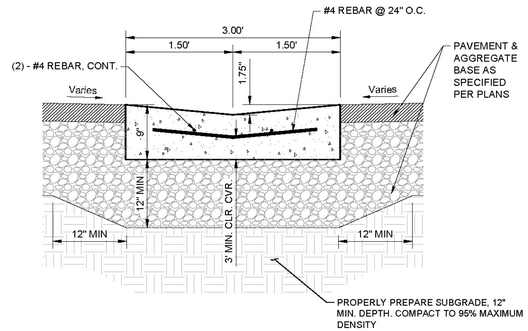
SCALE: NTS



1. CONCRETE SHALL BE CLASS 3 PCC, 4" MAX. SLUMP.
2. PROVIDE CONTROL JOINTS AT 10' INTERVALS.
3. PROVIDE EXPANSION JOINTS AT 20' INTERVALS.
4. EXPOSED EDGES SHALL HAVE A 1/2" TOOLED RADIUS.
5. SUB-GRADE SOILS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.

1 FLUSH CURB

SCALE: NTS

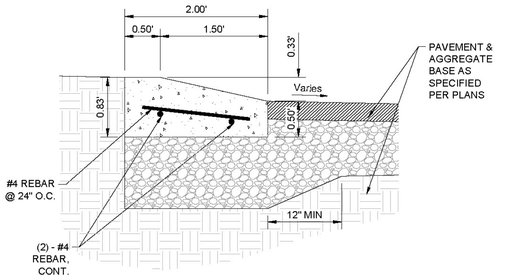


NOTES:

1. CONCRETE VALLEY GUTTER -- 3,000 PSI @ 28 DAYS
2. EXPANSION JOINTS @ 20' MAX SPACING.
3. CONTROL JOINTS @ 10' MAX SPACING.

2 3' VALLEY GUTTER

SCALE: NTS



3 MOUNTABLE CURB

SCALE: NTS

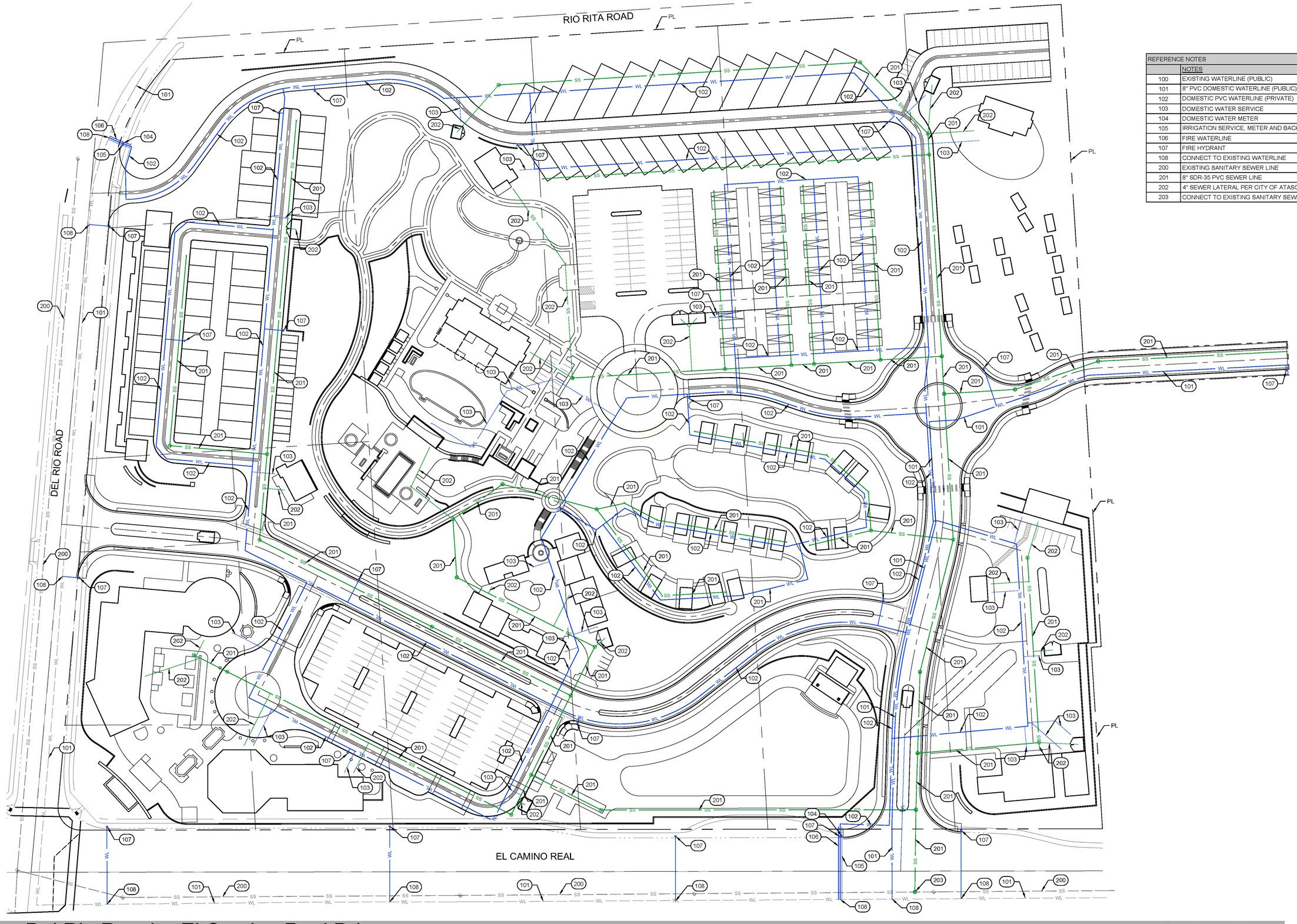
Del Rio Ranch - El Camino Real Driveway
Preliminary Street Sections and Details

FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

1788-0001 Del Rio Ranch
BY: RAH/ JLP
Date: 9/27/2024

REGISTERED PROFESSIONAL ENGINEER
RACHEL A. HAWTHORNE
No. 73696
FOR PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

WALLACE GROUP®



REFERENCE NOTES	
	NOTES
100	EXISTING WATERLINE (PUBLIC)
101	8" PVC DOMESTIC WATERLINE (PUBLIC)
102	DOMESTIC PVC WATERLINE (PRIVATE)
103	DOMESTIC WATER SERVICE
104	DOMESTIC WATER METER
105	IRRIGATION SERVICE, METER AND BACKFLOW PREVENTER
106	FIRE WATERLINE
107	FIRE HYDRANT
108	CONNECT TO EXISTING WATERLINE
200	EXISTING SANITARY SEWER LINE
201	8" SDR-35 PVC SEWER LINE
202	4" SEWER LATERAL PER CITY OF ATASCADERO STD. DWG. NO. 603
203	CONNECT TO EXISTING SANITARY SEWER LINE

GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
1 IN = 50 FT

REGISTERED PROFESSIONAL ENGINEER
RACHEL A. HAWTHORNE
No. 73686
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STATE OF CALIFORNIA

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Del Rio Ranch - El Camino Real Driveway
Preliminary Utility Plan

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

1788-0001 Del Rio Ranch
BY: RAH/ JLP
Date: 9/27/2024

LEGEND:

DEL RIO RANCH PROJECT BOUNDARY
TOTAL AREA = 25.58 AC

IMPERVIOUS SURFACE
AREA = 62,102 SF

RIO RITA ROAD

DEL RIO ROAD

MADERA PLACE

EL CAMINO REAL

Existing Watershed #1 (EX1)
AREA = 879,413 SF
AREA = 20.19 AC

Existing Watershed #2 (EX2)
AREA = 234,889 SF
AREA = 5.39 AC

EXIST. CONCRETE CHANNEL TO CITY STORM DRAIN INLETS

OUTLET #1
EXIST. CITY STORM DRAIN INLETS

OUTLET #2
SURFACE RUNOFF DOWN EL CAMINO REAL TO OFFSITE CATCH BASIN

GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
1 IN = 50 FT

Del Rio Ranch
Existing Drainage Exhibit

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

PP24-8063 DRR
BY: RAH/ZKP
Date: 9/26/2024

WALLACE GROUP®

LEGEND:

- **DEL RIO RANCH PROJECT BOUNDARY**
  TOTAL AREA = 25.59 AC
- **IMPERVIOUS SURFACE**
- **PERVIOUS DECOMPOSED GRANITE SURFACE**
  (NO BINDING AGENTS)
- **POTENTIAL DETENTION/ RETENTION BASIN**
- **POTENTIAL UNDERGROUND STORAGE**
  (E.G., STORMTECH CHAMBERS)
- **POTENTIAL BIOSWALE WITH UNDERGROUND GRAVEL TRENCH**

RIO RITA ROAD

DEL RIO ROAD

MADERA PLACE

EL CAMINO REAL

DMA B
(StormTech Chamber System #2)
AREA = 198,066 SF
AREA = 4.55 AC

UNDERGROUND STORMTECH CHAMBER SYSTEM #2

DMA A
(StormTech Chamber System #1)
AREA = 548,753 SF
AREA = 12.60 AC

UNDERGROUND STORMTECH CHAMBER SYSTEM #1

DMA C
(Large Basin)
AREA = 320,810 SF
AREA = 7.36 AC

DMA X1 - *(Drains Offsite to Del Rio Road, Westward)*
AREA = 27,913 SF
AREA = 0.64 AC

DETENTION BASIN #1

DETENTION BASIN #2

OUTLET #1
EXIST. CITY STORM DRAIN INLETS

OUTLET #2
SURFACE RUNOFF DOWN EL CAMINO REAL TO OFFSITE CATCH BASIN

DMA X2 - *(Drains Offsite to El Camino Real, Northward)*
AREA = 7,764 SF
AREA = 0.18 AC

DMA X3 - *(Drains Offsite to El Camino Real, Southward)*
AREA = 10,474 SF
AREA = 0.24 AC

GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
1 IN = 50 FT

Del Rio Ranch
Preliminary Proposed Drainage Exhibit

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

PP24-8063 DRR
BY: RAH/ZKP
Date: 9/25/2024

WALLACE GROUP®


DEL RIO RANCH

CITY OF ATASCADERO

Community Development Department

TO: Phil Dunsmore, Community Development Director
FROM: Kelly Gleason, Planning Manager
PREPARED BY: Erick Gomez, Associate Planner

SUBJECT: Addendum to Del Rio Road Commercial Area Specific Plan FEIR
DEV24-0044, Del Rio Ranch
Del Rio Specific Plan Area - South-East Project Site

INTRODUCTION

An application has been submitted to the City of Atascadero for a General Plan Amendment, Zoning Change, Specific Plan Amendment, and Master Plan of Development for a commercial complex and lodging resort on the South-East Project Site of the Del Rio Road Commercial Specific Plan Area. The proposed entitlements are subject to the California Environmental Quality Act which requires public agencies to analyze and consider the environmental consequences of decisions to approve development projects that they exercise discretion over. The City is proceeding with the preparation of this EIR Addendum pursuant to CEQA Guidelines Section 15162 because the nature and scope of the proposed are adequately accounted for and addressed through the previous Environmental Impact Report (EIR) and the preparation of a subsequent EIR is not necessary. There are no impacts, circumstances, or other factors unique to this project that require modifications to the existing EIR, including the associated Mitigation Monitoring and Reporting Program.

PROJECT SUMMARY

The Project is a General Plan Amendment, Zoning Amendment, and Master Plan of Development for the South-East project site within the Del Rio Specific Plan. The master plan proposes a commercial resort with approximately 72,000 SF of structural development, RV and Glamping facilities, and an event area. As traffic impacts and peak hour timing vary from the previous EIR addendum, a new addendum is being prepared to ensure that mitigation measures are appropriately correlated to the impacts and to show that impacts remain the same or are reduced as required by CEQA. A detailed description and analysis of the project is provided in the Planning Commission Staff Report dated December 17, 2024 and is included herein by reference.

BACKGROUND

The California Environmental Quality Act (CEQA) requires public agencies to analyze and consider the environmental consequences of decisions to approve development projects that they

exercise discretion over. CEQA achieves this objective by requiring agencies to prepare Environmental Impact Reports (EIR's) for projects with the potential to cause significant impacts on the physical environment. EIR's are public documents that analyze environmental effects related to the planning, construction, and operation of a project, and indicate ways to reduce or avoid possible environmental damage. An EIR also discloses growth-inducing impacts, effects found not to be significant, significant cumulative impacts, and significant impacts that cannot be avoided, if any. The purpose of an EIR is to inform. EIR's are not policy documents that recommend project approval or denial. Public Resources Code Section 21166 limits the ability of an agency to require an additional EIR, once one has been certified for a project.

The City of Atascadero prepared an Environmental Impact Report (EIR) for the Del Rio Road Commercial Area Specific Plan in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code, section 21000 *et seq.*) and the State CEQA Guidelines (California Code of Regulations, Section 15000 *et seq.*, as amended). The City Council certified the Final Environmental Impact Report (Final EIR) for the Del Rio Road Commercial Area Specific Plan (DRCASP) at a public hearing on June 26, 2012. As noted in the Final EIR, the analysis in the Final EIR was at a "project" level of detail, which anticipated the potential impacts of future approvals to implement the project.

In 2017, the City amended the DRCASP and approved a Master Plan of Development to allow the Hilton Hotel on the western portion of the "Annex" site of the Del Rio Specific Plan to allow for a hotel instead of retail development. An EIR Addendum that was adopted with those entitlements recognizing a reduction in vehicle trips and associated environmental impacts. Construction of the four-story, 120-room hotel, north of Del Rio Road, between Hwy 101 and El Camino Real was completed in 2020 as a result of that amendment.

In 2017, Walmart notified the City that they would no longer be pursuing the development of their Del Rio store in Atascadero. In 2019, development plans were officially withdrawn and the site is being marketed for sale. On July 12th, 2020, the tentative parcel map and associated Master Plan of Development for the project expired. In 2020, amendments to the Specific Plan were adopted modifying the list of allowed uses on the site, including the removal of high traffic generating uses, and mitigation measures were modified to recognize the reduction in trips and traffic impacts through an addendum to the EIR.

In 2022, the City to accommodate the development of Del Rio Market Place, a mixed-use commercial center that includes retail, office, light-industrial, and residential components. AN EIR Addendum was adopted with those entitlements that revised Mitigation, Monitoring, and Reporting Program the timing by which to several Traffic/Circulation mitigation measures needed to be implemented for projects within the DRCASP. The Commercial Center is actively under Construction as of December 2024.

Traffic and Circulation

The DRCASP FEIR included a traffic analysis originally completed in 2010 for the Specific Plan. In 2019 and 2020, following Walmart's cancelation of the Atascadero store and submittal of the

Annex site Master Plan of Development amendment, staff consulted with W-trans to complete a traffic sensitivity analysis of the Del Rio Road Interchange corridor to assess the intensity of development that can be accommodated in the vicinity of the Del Rio Road interchange while maintaining acceptable operations and identify final buildout configurations. New future growth assumptions were factored in as well as updated regional modeling to ensure the most accurate impact analysis.

The July 2020 Analysis considered the following:

1. In addition to a higher-altitude evaluation of the traffic generated by predictive land use development scenarios completed in 2019, the 2020 analysis incorporated regional growth and 20-year forecast scenarios in order to allow Caltrans to determine long-range impacts to their facilities and ensure informed future planning efforts.
2. The analyses investigated the traffic signal configurations, roadway geometrics, and right-of-way impacts including delay time and queue length. The 2020 analysis concluded that the mitigation measures proposed (detailed below) are feasible and appropriate to the impacts.
3. Caltrans owns and operates the two traffic signals at the ramp intersections of Del Rio and US 101. Caltrans priority will be mainline traffic operations on US 101 and ensuring exiting traffic does not queue onto the mainline traffic lanes from off ramps. The analyses studied the timing of the traffic signals and ramp queuing in preparation for coordinating with Caltrans on implementing the proposed mitigation measures.

The certified DRCASP FEIR, with the inclusion of mitigation measures in the certified Final EIR, modified with input from Caltrans, concluded that, in order to mitigate impacts created by the completion of the Del Rio Road Commercial Area Specific Plan, a new 5-legged roundabout would be needed at the US 101 / Del Rio Road interchange. With the revised land-use development scenarios including updated future regional impacts and future anticipated development within the City, the new 2020 traffic analysis concluded that construction of roundabouts is not warranted and that alternative mitigation strategies can be implemented that will maintain functionality of the overpass and intersections. With the revised land-use development scenarios for the Specific Plan area and updated projections for local and regional growth, traffic impacts at the Del Rio / 101 interchange and at the Del Rio / El Camino Real intersection decrease. A supplemental traffic analysis was completed for the Del Rio Marketplace in 2022 and an EIR addendum was adopted with minor technical modifications to the timing of mitigations measures associated with Traffic Impacts of the related to the build-out of the DRCASP.

BASIS FOR PREPARATION OF AN EIR ADDENDUM

Pursuant to CEQA Section 21166 and Guidelines Section 15162 and 15164, an EIR Addendum can be prepared for a project when some changes or additions to a previously certified EIR are necessary but the conditions for the preparation of a new EIR have not been met. The guidelines provide a list of three conditions to determine if a subsequent EIR is necessary. After reviewing the facts and analyzing the circumstances, City staff has determined that a new EIR is not required

because none of the criteria described in CEQA Section 21166, as implemented by CEQA Guidelines Section 15162, would be met. An addendum is appropriate to incorporate the Traffic Generation Comparison provided for the project into previously certified DRCASP EIR and to verify that mitigation measures associated with residential development on the property (i.e. MM NOI-6 and MM Tran 6c) are no longer applicable.

The criteria are listed below followed by a brief discussion:

1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
   FACT: No new significant environmental effects or increase in severity of previously identified significant effects would occur because of the proposed project. The 2020 addendum analyzed land uses comprised of a mixture of residential, retail, office park, and tourist serving uses. The City approved a different iteration of the Del Rio Ranch project in 2021 and subsequently approved the Del Rio Marketplace project in 2022. Development related impacts related to that development scenario were assumed to be mitigated to the greatest extent feasible with minor changes to the timing traffic related mitigations occurring under the approval of the Del Rio Marketplace project and adoption of the associated DRCASP FEIR Addendum. The proposed project would result in the expansion of already allowed or conditionally allowed commercial uses on the DRCASP South-East project site and removal of the residential development previously assumed. The mitigation measures previously adopted for all development in the DRCASP sufficiently account for the proposed amendments and master plan of development. Notably, comparative traffic generation calculations have been conducted that indicate trips generated by the current project will be less than those of the project iteration approved in 2021.

Weekday Vehicular Trip Generation

Land Use	Size	Daily Total	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
General Light Industrial[1]	5.8 KSF	28	4	0	4	1	3	4
Hotel[2]	98 rooms	783	25	20	45	29	29	58
RV Park[3]	98 sites	260	7	14	21	17	9	26
Retail[4]	30.3 KSF	1,650	43	29	72	100	100	200
Subtotal Gross Vehicular Trips		2,721	79	63	142	147	141	288
May 2021 TIS Gross Vehicular Trips		*3,918*	*92*	*98*	*190*	*182*	*169*	*351*
Change from May 2021 TIS		**-1,197**	**-13**	**-35**	**-48**	**-35**	**-28**	**-63**

DU = Dwelling Unit; KSF = Thousand Square Feet; ITE = Institute of Transportation Engineers.
1. ITE Land Use Code #110, General Light Industrial. Average rates used.
2. ITE Land Use Code #310, Hotel. Average rates used.
3. ITE Land Use Code #416, Campground/Recreational Vehicle Park. Average rates used. Daily trips assumed 10 times PM trips.
4. ITE Land Use Code #822, Strip Retail Plaza (<40k). Average rates used.
Source: ITE Trip Generation Manual, 11th Ed. and Trip Generation Handbook, 3rd Ed., 2017; CCTC, 2024.

2) *Substantial changes occur with respect to the circumstances under which the project is*

undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

FACT: There is no evidence suggesting that there have been substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant impacts or increases in the severity of previously identified impacts. All uses proposed are allowed or conditionally allowed within the underlying Commercial Retail (CR) zoning designation. The land use changes, and specific plan amendments proposed to the Specific Plan Area accommodate a greater percentage of the project site being utilized an RV Resort to increase commercial viability. However, these changes are not considered substantial given that the master plan of development has been concurrently submitted and the proposed development and is consistent pattern of development previously envisioned by the DRCASP FEIR.

3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
    a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
    b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
    c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;*
    d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

FACT: There is no new information of substantial information which was not known or could not be known during the certification of the DRCASP EIR or adoption of subsequent amendments. Ongoing development approvals have been closely coordinated and reviewed to ensure that envisioned development of the DRCASP continues to be feasible. The proposed project is generally consistent with uses envisioned for the DRCASP, and project related impacts are considered to be analyzed by the DRCASP FEIR and mitigated to the greatest extent feasible with the application of the mitigation measures. The proposed project eliminates a previously envisioned residential use, in favorable of a more viable commercial site with commercial retail and indoor and outdoor lodging uses. Notably, a different Master Plan of Development was approved in on the South-East project site in 2021. Those entitlements have since expired. However, a comparative traffic analysis has been provided which indicate that trips generated by the current project will be less than those previously approved by the 2021 development proposal.

CONCLUSION

This Addendum to the DCASP FEIR is provided pursuant to ~~Pursuant to~~ CEQA Section 21166 and Guidelines Section 15162 and 15164 for proposed development of a lodging resort with a commercial complex, event lawn, and associated amenities on the South-East project Site of the DRCASP. The nature and scope of the project are in substantial conformance with the development scenarios assumed in the preparation of the DRCASP FEIR. More specifically, a comparative traffic analysis has been prepared for the project showing reduced trip generations from a previously approved project iteration. No substantial changes in the project scope or undertaking or new information are identified that would require the preparation of a new EIR of compromise the effectiveness of the adopted mitigation measures.

ATTACHMENTS

Attachment A:	Del Rio Ranch – Trip Generation Comparison and Site Access Memorandum dated 08/19/2024

Central Coast Transportation Consulting
Traffic Engineering & Transportation Planning

MEMORANDUM

Date: August 19, 2024

To: Eddie Herrera, AIA, EH Design Studio

From: Joe Fernandez and Michelle Matson, CCTC

Subject: Del Rio Ranch – Trip Generation Comparison and Site Access

This memorandum presents the trip generation comparison for the proposed Del Rio Ranch project located at 2055 El Camino Real in the City of Atascadero. The project was previously evaluated in a Transportation Impact Study ('TIS, CCTC, May 2021) with 24,000 square feet (s.f.) of general light industrial buildings, 130 multifamily dwelling units, 100 hotel rooms, 109 recreational vehicle (RV) campsites, 45,600 s.f. of shopping center uses, a 15,000 s.f. conference center, and a 300-seat amphitheater.

The project description has changed, and now includes 5,800 square feet of light industrial uses, 98 glamping/bed and breakfast units, 98 RV camping sites, 30,300 square feet of retail uses, and amenities for guests staying on site.

The trip generation of the proposed project is lower than the previously analyzed project and no new traffic impacts are expected.

The following sections summarize the trip generation comparison and site access.

TRIP GENERATION COMPARISON

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition was used to estimate project trip generation on a typical weekday. No internal capture or pass-by reductions were applied to enable a direct comparison to the prior analysis. **Table 1** summarizes the project trip generation.

Table 1: Del Rio Ranch Trip Generation

Weekday Vehicular Trip Generation								
		Daily	AM Peak Hour			PM Peak Hour		
Land Use	**Size**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
General Light Industrial[1]	5.8 KSF	28	4	0	4	1	3	4
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DU = Dwelling Unit; KSF = Thousand Square Feet; ITE = Institute of Transportation Engineers.
1. ITE Land Use Code #110, General Light Industrial. Average rates used.
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3. ITE Land Use Code #416, Campground/Recreational Vehicle Park. Average rates used. Daily trips assumed 10 times PM trips.
4. ITE Land Use Code #822, Strip Retail Plaza (<40k). Average rates used.
Source: ITE Trip Generation Manual, 11th Ed. and Trip Generation Handbook, 3rd Ed., 2017; CCTC, 2024.

The proposed project would generate 2,721 gross vehicular trips per weekday, including 142 AM peak hour trips and 288 PM peak hour trips. The trip generation would be lower than that of the previously approved project during all of the time periods.

SITE ACCESS

Project Driveways

The project proposed three driveways, one on El Camino Real and two on Del Rio Road. We recommend truck turning templates be applied to the project driveways and site plan to confirm access for Class A RVs with towed vehicles, or the largest permitted RV are accommodated. All project driveways will be required to comply with City Standard 414 Minimum Sight Distance for Driveways and Intersecting Roads with Stop Control.

The following summarizes the recommendations for each of the project driveways.

- El Camino Real Driveway at Mission Oaks South: The project will construct an east leg of the intersection as well as a southbound left turn pocket and northbound right turn pocket at the intersection. We also recommend a northbound left turn lane at the intersection, currently there is a two-way left turn lane. The addition of project traffic would cause the eastbound approach to operate unacceptably at LOS D under Cumulative Conditions reflecting buildout of land uses in the area. Assuming the 85th percentile speed on El Camino Real exceeds 40 MPH, the intersection would meet the peak hour signal warrant. The warrant is not met otherwise. Installing a traffic signal would bring intersection operations to LOS B, is consistent with the adopted Del Rio Road Commercial Area Specific Plan, and would provide a dedicated pedestrian crossing. Alternatively, the City's Circulation Element specifies LOS D operations are acceptable upon City Council approval.
- Del Rio Road Western Driveway: As currently shown, the Del Rio Road outbound left turning vehicles are not lined up with the driveway across the street. We recommend narrowing the project's driveway median to improve the alignment and clarify path of travel for exiting left turns.
- Del Rio Road Eastern Driveway at Obispo Road: There is currently limited sight distance at the intersection. The intersection could be omitted, restricted to right-in/right-out only, or clear sight lines could be obtained with moderate grading of the slope blocking sight lines.

Golf Cart Access

Per the California Vehicle Code (CVC) and the Streets and Highways Code, no person shall operate a golf cart on any highway except in a speed zone of 25 miles per hour or less. The posted speed limit on El Camino Real is 40 miles per hour and the recommended speed limit on Del Rio Road is 35 miles per hour per the City's 2020 Speed Zone Survey Update. The CVC does allow local authorities to establish golf cart crossing zones; however, the statute is limited to streets immediately adjacent to golf courses. We recommend all golf carts remain on site.

Pedestrian and Bicycle Access

We recommend pedestrian and bicycle access be provided between all on-site uses and we recommend pedestrian sidewalk connections from the site to the El Camino Real and Del Rio Road fronting sidewalks.

Crosswalks, either marked or unmarked, exist at all intersections of streets unless the local authority has adopted regulations to restrict the crossing of pedestrian traffic. The Federal Highway Administration (FHWA) recommends that a minimum of 20 pedestrians per peak hour (or 15 or more elderly and/or child pedestrians) exist at a location before placing a high priority on the installation of a marked crosswalk.

We recommend pedestrians use the existing El Camino Real/Del Rio Road traffic signal crosswalks to access adjacent developments. Uncontrolled crossings and crosswalks are not recommended on El Camino Real. If a traffic signal is not constructed at El Camino Real/Mission Oaks South, we recommend pedestrian crossings on El Camino Real be prohibited at this intersection with the installation of signage.

On Del Rio Road, a future crosswalk could be considered. The crosswalk would be recommended on the east leg of the western driveway intersection to minimize vehicle conflicts. On-site crosswalks also may be marked at convenient locations for internal pedestrian travel. These crosswalks should be monitored and enhanced with treatments such as Rectangular Rapid Flashing Beacons (RRFB) in addition to pedestrian warning signage if applicable volume thresholds are met.

Please let us know if you have any questions.

REFERENCES

California Department of Transportation. July 2020. Highway Design Manual, 7th Edition.

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W-Trans. 2008. Interchange Improvement Study for the City of Atascadero.

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item C1

Department: Administrative Services
Date: 01/28/25
Placement: Management

TO: JAMES R. LEWIS, CITY MANAGER
FROM: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES
PREPARED BY: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: Fiscal Year 2023-2024 Audit

RECOMMENDATION:

Council review and accept the financial audit for the period ending June 30, 2024.

REPORT IN BRIEF:

The City had a successful fiscal year in that revenues exceeded expenditures. The fund balance in the General Fund increased about $42,000 during the year, which was better than the budgeted loss. Most revenues were up over budget and the prior year amounts. General Fund recurring expenditures for employee services and operating supplies and services came in under final budgeted amounts. The General Fund balance at the end of the fiscal year was over $21 million. The strength of the General Fund balance continues to demonstrate Council's ongoing stewardship of the community's funds and commitment to the City's financial health.
The audit firm of Moss, Levy, and Hartzheim performed a full audit of the financial statements for the 2023-24 fiscal year and found that the City presented fairly and accurately the City's financial position and reported no findings.

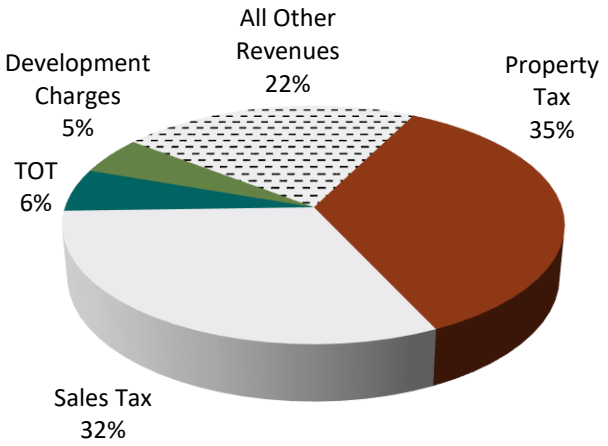
DISCUSSION:

The City's audited financial statements include all of the City's 40 funds. While all City funds are worthy of discussion, the General Fund is the City's primary operating fund with the most amount of spending discretion. The General Fund is therefore the focus of the discussion on the following pages. Both of Atascadero's Sales Tax Measures, F-14 and D-20, are General Fund revenue sources. Because of the community's desire to focus Measure F-14 funds on local and neighborhood road maintenance, those funds will not be included in the General Fund discussion below but are included in a separate section in this report.

Revenues
The General Fund has many different sources of revenue, but the largest sources of General Fund revenue in fiscal year 2023-24 came from Property Tax Revenue, Sales Tax Revenue, Transient

Occupancy Tax, and Development Revenue. Combined, these sources make up about 78% of the 2023-24 General Fund Revenue.

2023-2024 General Fund Revenue



Property Tax Revenue

The City of Atascadero received 35% of its General Fund revenues from property tax revenues in fiscal year 2023-24. Property tax revenues are taxes imposed on the assessed value of real property (secured property tax) and tangible personal property (unsecured property tax). Assessed values are established as of January 1 of each year, so there is a lag time between the assessed valuation and the receipt of the associated revenues. The assessed values for fiscal year 2023-24 revenues were determined as of January 2023.

Secured property tax grew at a rate of 5.2% from 2022-23 fiscal year to the 2023-24 fiscal year. The increase is due to a combination of increased economic development activity and inflationary increases. Assessed valuations are expected to have strong growth in future years, reflecting the economic development currently in progress throughout the City.

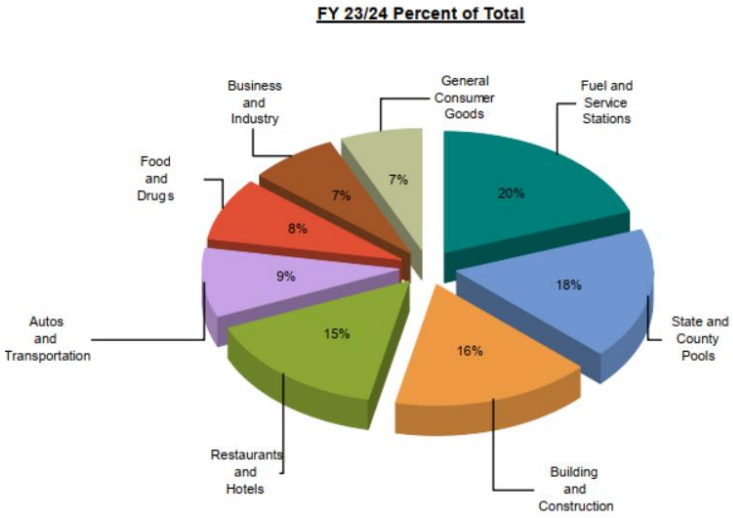
Detailed, comparative Property Tax Revenue information for the most recently completed two fiscal years is found below:

GENERAL FUND PROPERTY TAX REVENUE COMPARISON

	2022/2023 Actuals	**2023/2024 Actuals**	% Change	$ Change
Secured Property Tax	$ 7,495,637	**$ 7,889,113**	5.2%	$ 393,476
Property tax in lieu of VLF	3,504,056	**3,731,574**	6.5%	227,518
Unsecured property tax	282,171	**315,039**	11.6%	32,868
Supplemental property tax	270,840	**237,264**	-12.4%	(33,576)
Redevelopment agency distribution	529,714	**681,243**	28.6%	151,529
Prior year secured and unsecured	(15,996)	**(21,003)**	31.3%	(5,007)
Property tax penalities and interest	(294)	**199**	-167.7%	493
Total revenues	$ 12,066,128	**$ 12,833,429**	6.4%	$ 767,301

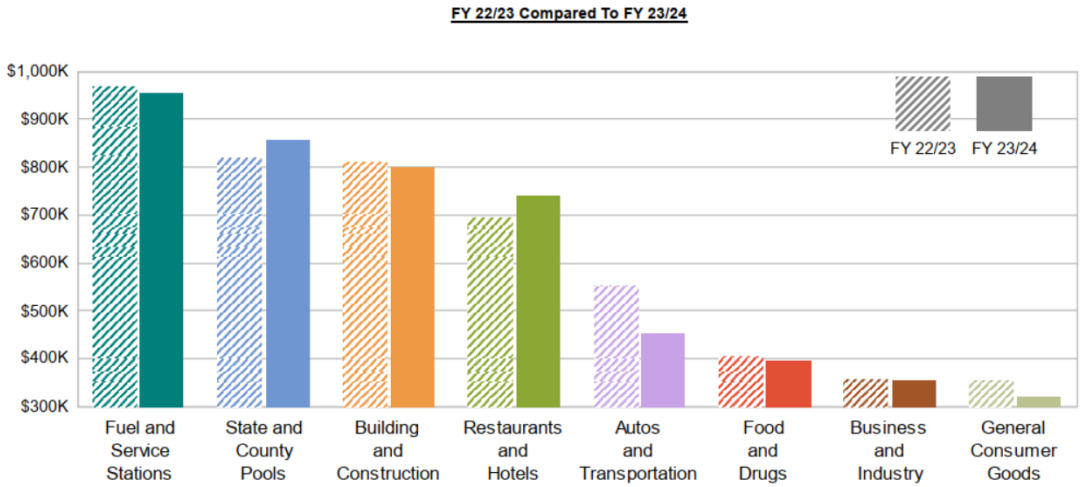
Sales Tax Revenue

Atascadero received 32% of General Fund revenues from the combination of Bradley-Burns base sales tax and Sales Tax Measure D-20 revenues. Under California Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. Retailers collect these taxes from consumers and forward the revenue to the State. Sales Tax is distributed to the City by the State in monthly installments which lag significantly behind the period in which the sales occur. The City's sales tax rate is 8.75%, which includes the State's base sales tax amount of 7.25%, plus the City's Sales Tax Measure D-20 of 1% for essential City services, and another 0.5% from the City's Sales Tax Measure F-14 for local and neighborhood road repairs.



While sales tax revenue is discussed as a single revenue source, it is collected on products in a variety of industries. The industry segments that make up the largest components of Atascadero's sales tax revenue are Fuel and Service Stations, State and Countywide Pools, and Building and Construction. Sales tax from each of these industry segments are impacted in different ways by the economy.

Revenues from the Fuel and Service Station industry group were down when compared to the prior year, which reflects statewide trends of reduced consumption and lower prices per gallon of gas. The Building and Construction industry group was down slightly in Bradley-Burns base sales tax revenue, but up in Measure D-20 revenue, for a total fiscal year increase of about 3.8% over the prior year. Growth in the Pools was about 4.5% for fiscal year 2023-24. Overall, Bradley-Burns sales tax revenues were about $4.9 million and Measure D-20 revenues were about $6.5 million for the 2023-24 fiscal year.



Transient Occupancy Tax Revenue

The Transient Occupancy Tax (TOT) Revenue is collected from guests staying at hotels and vacation rentals within the City. The City has recently seen significant increases in TOT revenues with the Council's emphasis on economic development. With help from the Atascadero Tourism Business Improvement District, these increases are expected to continue. TOT revenues were $2,097,167 for fiscal year 2023-24, down slightly from the prior year, but about $81,000 over the budget target for the year.

Development Revenue

Development-related revenues came in about $1.85 million or $80,000 more than budgeted. They were, however, down almost $173,000 from the prior year. Despite the slow-down in 2023-24, development continues to be strong in the City. Some current and upcoming projects include Del Rio Marketplace, Barrel Creek, Dove Creek, downtown infill, mixed use projects both downtown and along the Morro Road corridor, and 492 housing units with current entitlements, among other projects. The completion of the General Plan Update will create even more opportunities in the community for economic development.

Interest Adjustment to Fair Market Value

Governmental accounting standards require that the City report investments at Fair Market Value as of the last day of the reporting period. It's the City's policy to hold investments to maturity except under certain circumstances, therefore the gain or loss that is reported as an adjustment to Fair Market Value is typically not realized. The gain reported in the 2023-24 financial statements was about $279,000, however, since the City will hold these investments to maturity, this adjustment will not be recognized and is expected to fluctuate with the market.

Expenditures:

Employee Services

The City is a service organization, so the largest portion of General Fund Expenditures is dedicated to employee services. The City competes with other organizations for the best and brightest employees. One of the goals of Measure D-20 was to add some much-needed positions in Public Safety and to have marketable salaries across all city departments to recruit and retain quality employees. As all local agencies vie for the best employees, staying competitive will remain a moving target. However, the City has been able to achieve some real success at attracting and keeping professional staff members, and we believe our staff is very talented and amongst the best in the area. Due to these staff-related changes, Employee Services actual costs for 2023-24 were higher than the prior year but lower than final adjusted budget by almost $1.2 million. This "savings" was due to staffing vacancies in various departments as staffing adjusts.

Operating Supplies and Services

When compared to the prior year, 2023-24 expenditures were higher by about $950,000. Actual results for 2023-24 were lower than the final budget and below the June 2023 Seven-Year Forecast estimates. Sales Tax Measure D-20 is providing additional resources to allow for more adequate funding for necessary operating supplies and services to the public, with the focus on Council's priorities. Due in large part to funds from Measure D-20, the City is better able to modernize operations and focus on the current and future wellness of the community.

Special Purchases and Capital Outlay

Special Purchases and Capital Outlay generally do not lend themselves to a predictable trend line. These are usually one-time purchases and/or they have a corresponding revenue source. Both categories vary from year to year, based on the City's needs at the time. In most cases, when the expenses come in under budget, this means the budgeted item hasn't been purchased yet but will still need to be purchased in the future. Less frequently, an alternative to purchasing the items has been identified. One-time investments result in more reliable and exceptional service delivery. The fact that the City has the financial capacity to invest in these one-time purchases with planned or new revenue is a direct result of city's solid financial planning and discipline.

The final budget for Special Purchases and Capital Outlay in fiscal year 2023-24 included a number of ongoing projects including the General Plan Update, the Broadband Enhancement Project, the Restaurant Development Loan Program, Computer Aided Dispatch/Records Management System Software Upgrade, Fire Station #1 Replacement, Radio Repeater upgrades, some transfers to other City funds for future replacement of vehicles, equipment, and infrastructure, and more.

Sales Tax Measure F-14 Activity

Measure F-14 Sales Tax activity is included in the General Fund for legal and accounting reasons, but because the Council focuses this funding on local and neighborhood road maintenance, these funds are broken out in this discussion for more transparency.

Add-on sales tax measures like Measure F-14 and Measure D-20 apply to some items like vehicles which are purchased by Atascadero residents outside of the city limits, and therefore, these Sales Tax Measures typically recognize more revenue than the same percentage of the City's base sales tax would.

Measure F-14 sales tax revenue plus interest came in at about $3.4 million for the fiscal year, which was about 66% of the City's base sales revenue. Measure F-14 expenditures were about $4.1 million during the fiscal year. Street rehabilitation projects tend to occur during the summer months when the weather is right for paving, but this often causes projects expenditures to cross fiscal years. The project budget that is unused in one fiscal year can be carried over to the next fiscal year for use in that same project. Using Critical Point Management, over 50 centerline miles of road have been improved since the inception of Measure F-14. Measure F-14 was set to expire on April 1, 2027, but was extended by Sales Tax Measure L-24. Over 70% of Atascadero voters supported Measure L-24 in the November 2024 election.

General Fund activity included Measure F-14 activity and fund balance for fiscal year 2023-24 is summarized in the following chart:

	Measure F-14	*All Other General Fund*	*Total General Fund*
Revenues	$ 3,443,122	$ 36,149,237	$ 39,592,359
Expenditures	4,111,937	35,438,401	39,550,338
Net changes in Fund balance	(668,815)	710,836	42,021
Beginning Fund Balance	4,010,327	17,176,308	21,186,635
Ending Fund Balance	$ 3,341,512	$ 17,887,144	$ 21,228,656

General Fund Balance

Part of Council's long-term Financial Strategy includes projecting our revenues, expenses, and fund balance for seven years. This is to understand estimated trends in the future for the benefit of the City's fiscal health and ensure fiscal sustainability and that the reserve balances remain in an acceptable range. This Strategy promotes the use of General Fund reserves during lean years, and saving of reserves during healthy years, to continue to fund essential City services at a steady level. This long-term perspective allows Council and staff to understand the short- and long-term impacts of decisions and potentially take advantage of opportunities that arise.

The following Comparative Income Statement compares revenues and expenditures for the 2022-23 and 2023-24 fiscal years.

GENERAL FUND COMPARATIVE INCOME STATEMENT
Excluding Measure F-14 Activity

	2022/2023 Actuals	**2023/2024 Actuals**	% Change	$ Change
REVENUES:				
Property Tax	$ 12,066,128	**$ 12,833,429**	6.4%	$ 767,301
Sales tax	11,319,432	**11,394,658**	0.7%	75,226
Transient Occupancy Tax	2,156,988	**2,097,167**	-2.8%	(59,821)
Cannabis Business Tax	47,433	**53,288**	12.3%	5,855
Other Taxes	1,728,133	**1,808,392**	4.6%	80,259
Intergovernmental	3,847,914	**257,469**	-93.3%	(3,590,445)
Grants	485,149	**335,605**	-30.8%	(149,544)
Service Charges				
Mutual Aid	387,253	**568,525**	46.8%	181,272
Public safety	253,658	**241,540**	-4.8%	(12,118)
Development	2,023,924	**1,851,430**	-8.5%	(172,494)
Recreation, zoo, parks & pavilion	1,236,078	**1,236,099**	0.0%	21
Interest	491,163	**418,295**	-14.8%	(72,868)
Adjustment to Market Value-GASB 31	(16,941)	**278,946**	-1746.6%	295,887
Interfund charges	1,331,344	**1,489,043**	11.8%	157,699
Other	426,464	**524,471**	23.0%	98,007
Transfers	743,353	**760,880**	2.4%	17,527
Total revenues	$ 38,527,473	**$ 36,149,237**	-6.2%	$ (2,378,236)
EXPENDITURES:				
Employee services	$ (20,148,481)	**$ (21,862,012)**	8.5%	$ (1,713,531)
Operating supplies & services	(7,999,719)	**(8,949,468)**	11.9%	(949,749)
Special purchases	(8,911,604)	**(3,893,096)**	-56.3%	5,018,508
Capital outlay	(5,416,433)	**(733,825)**	-86.5%	4,682,608
Total expenses	(42,476,237)	**(35,438,401)**	-16.6%	$ 7,037,836
Net income	(3,948,764)	710,836		
Fund Balance Beginning of year	21,125,072	17,176,308		
FUND BALANCE END OF YEAR	$ 17,176,308	$ 17,887,144		

The General Fund balance (excluding Measure F-14 Activity) at June 30, 2024, was just over $17.8 million, or 50% of General Fund expenditures for the year. This continues to be in line with

Council's long-range financial strategy, maintaining a healthy reserve. At no time are reserves expected to drop below the Council Policy minimum of 20% of general fund expenditures.

The City's success in fiscal year 2023-24 was due in part to the citizens for voting in Measure D-20, in part due to the Council for prioritizing resources and being fiscally responsible, and in part to the City staff for responsibly and efficiently carrying out the mission of the Council and the community. The City has at its base strong financial planning and discipline. We accomplish a lot with the available resources, and for this, we should be proud.

Audit Report

The audit report summarizes the City's financial performance for the fiscal year and provides an overview of financial activities. It is a useful big-picture tool to manage long-term fiscal health of the City. The Management Discussion and Analysis reviews the financial highlights, gives an overview of the financial statements, and provides a financial analysis of the City's funds. Following that, summarized information on all of the City's funds can be found. The Notes to the Financial Statements include additional details and explanations of the figures in the Statements, giving the reader a better understanding of the complete fiscal performance of the City. The last section of the report includes detailed information on the balance of each of the funds and their activity.

Moss, Levy, and Hartzheim's Independent Auditors' Report can be found on page 1 of the financial statements document. Moss, Levy and Hartzheim also provided their Independent Auditors' Report on Internal Control Over Financial Reporting, see as Attachment #2 to this staff report, and reported they did not identify any deficiencies in internal control that they consider to be material weaknesses.

FISCAL IMPACT:

None.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Deputy Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENTS:

1. Fiscal Year 2023-24 Audited City Financial Statements
2. Independent Auditors' Draft Report on Internal Control

City of Atascadero

Financial Statements
June 30, 2024



FINANCIAL STATEMENTS
June 30, 2024

Heather Moreno, MAYOR
Susan Funk, MAYOR PRO TEMPORE
Charles Bourbeau, COUNCIL MEMBER
Mark Dariz, COUNCIL MEMBER
Heather Newsom, COUNCIL MEMBER

Gere W. Sibbach, CITY TREASURER

James R. Lewis, CITY MANAGER

Prepared by the Department of Administrative Services

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Moss, Levy & Hartzheim LLP

Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

City Council of the City of Atascadero
Atascadero, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the major funds, and the aggregate remaining fund information of the City of Atascadero, as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Atascadero's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the major funds, and the aggregate remaining fund information of the City of Atascadero, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof, for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Atascadero and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Atascadero's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Atascadero's internal control. Accordingly, no such opinion is expressed.

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- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Atascadero's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison information the General Fund and major special revenue funds, the schedule of changes in the OPEB liability and related ratios, the schedule of OPEB contributions, the schedule of the local government's proportionate share of net pension liability, and the schedule of pension contributions, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Atascadero's basic financial statements. The major debt service fund budgetary schedule, combining and individual nonmajor fund financial statements and schedules, and combining internal service funds financial statements, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The major debt service fund budgetary schedule, combining and individual nonmajor fund financial statements and schedules, and combining internal service funds financial statements, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the major debt service fund budgetary schedule, combining and individual non-major fund financial statements and schedules, and combining internal service funds financial statements, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 11, 2025, on our consideration of the City of Atascadero's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Moss, Levy & Hartzheim LLP

Santa Maria, California
January 11, 2025

Management's Discussion and Analysis

January 11, 2025

To the Honorable Mayor,
Members of the City Council, and
Residents of the City of Atascadero

It is our pleasure to present to you the annual financial statements of the City of Atascadero, California, for the fiscal year ending on June 30, 2024. The City prepares a complete set of financial statements in conformity with U.S. generally accepted accounting principles (GAAP) after the end of each fiscal year.

This discussion and analysis of the City of Atascadero's financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2024. For the most complete picture of the City, please read this document in conjunction with the City's basic financial statements and the accompanying notes to the basic financial statements. The City's financial statements are available at City Hall offices and at the City's website at www.atascadero.org.

Financial Highlights

City total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of June 30, 2024, by about $235.5 million. Of this amount, $180.7 million is net investment in capital assets, $41.6 million is restricted for various purposes, and $13.3 million is unrestricted.

- Capital projects expenditures were about $10.2 million more than the amount spent in the prior fiscal year due primarily to timing and status of the two bridge projects (Via Road and Santa Lucia Road), many different road rehabilitation projects that were ongoing including the Downtown Infrastructure Enhancement Plan and the Downtown District Pavement Rehabilitation, and the Wastewater Lift Station #13 Forcemain Realignment Project.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $62 million, a decrease of about $300,000 from the prior fiscal year. Approximately $41.7 million of the total is not available for more general spending because it represents amounts that are already obligated or restricted. About $20.3 million of the ending fund balance is available for future obligations.

Financial Highlights *(continued)*

- The City's compensated absences due to employees increased by about $114,200, and the City's total long-term liabilities increased by about $2.5 million. This increase was primarily due to the City's change in CalPERS Net Pension Liability. For additional information, see Note 8 in the Notes to the Financial Statements.

- At the end of the current fiscal year, unassigned fund balance for the general fund was $21,044,476 or 54% of total general fund expenditures, $3,341,512 of which is related to the Sales Tax Measure F-14 funding.

- On April 18, 2024, the Successor Agency to the Community Redevelopment Agency of Atascadero issued $15.43 million in Series 2024A Tax Allocation Refunding Bonds and $1.405 million in Series 2024B Taxable Tax Allocation Refunding Bonds to refund the 2004 Tax Allocation Bonds and the 2010 Lease Revenue Bonds. The 2004 and 2010 Series bonds were defeased on July 16, 2024.

Overview of the Financial Statements

The financial statements presented herein include the activities of the City of Atascadero using the integrated approach as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34.

Government-Wide Financial Statements

The Government-Wide Financial Statements present a broad overview of the financial picture of the City from the economic resources measurement focus using the accrual basis of accounting. They present governmental activities and business-type activities separately. These statements include all assets of the City (including infrastructure) as well as all liabilities (including long-term liabilities). Additionally, certain eliminations have occurred as prescribed by GASB Statement No. 34 in regard to interfund activity, payables, and receivables.

The *Statement of Net Position* presents information on all of the City's assets, deferred outflows, liabilities, and deferred inflows, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the City of Atascadero is improving or declining.

The *Statement of Activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the Government-wide Financial Statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees or are required by grantor agencies to be accounted for in this fashion (*business-type activities*).

Government-Wide Financial Statements *(continued)*

The governmental activities include police, fire, parks, recreation, community development, public works, and general government activities. Property and sales taxes, user fees, interest income, franchise fees, and state and federal grants finance these activities. The business-type activities include wastewater and transit.

As required by accounting principles generally accepted in the United States of America, these financial statements present the City (the primary government). The City previously had a component unit (the Community Redevelopment Agency of Atascadero) through January 31, 2012, for which the government was considered to be financially accountable. Effective February 1, 2012, Assembly Bill AB 1x26, as modified by the California Supreme Court, dissolved redevelopment agencies in California. All assets and liabilities were required to be transferred to the corresponding Successor Agency identified in each community. In Atascadero, the City became the Successor Agency and holds these assets and liabilities in Private Purpose Trust. See Note 15 in the Notes to the Financial Statements for further details on the Successor Agency. The City has no component units that require discrete presentation in accordance with GASB Statement No. 14, as amended by GASB Statements No. 39, No. 61, No. 80, and No. 90.

Fund Financial Statements

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Atascadero, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City are divided into three categories of activities – governmental, proprietary, and private purpose trust funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the Government-wide Financial Statements. However, unlike the Government-wide Financial Statements, Governmental Fund Financial Statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of Governmental Fund Financial Statements is narrower than that of the Government-wide Financial Statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the Government-wide Financial Statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains multiple individual governmental funds. Information for the General Fund is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances. The General Fund, the Local Transportation Fund, the Circulation System Fees Fund, and the 2010 Bond Debt Service Fund are considered to be the major governmental funds. Data from the other nonmajor governmental funds are combined into a single, aggregated presentation. Individual fund data, including budgetary information, for each of these nonmajor governmental funds are provided in the combining financial statements under the supplementary information section.

Governmental Funds *(continued)*

A budget comparison statement has been provided to demonstrate compliance with the budget. Budgetary information for the major governmental funds has been provided under the required supplementary information section.

Proprietary Funds

Proprietary Funds provide the same type of information as the business-type activities in the government-wide financial statements, except that the Proprietary Funds provide greater detail. The City maintains two types of Proprietary Funds: Enterprise Funds and Internal Service Funds. The City's Enterprise Funds are the same as the business-type activities reported in the Government-wide Financial Statements: Transit and Wastewater. The City uses Internal Service Funds to report activities that provide supplies and services for the City's other programs and activities. The City's Internal Services Funds include the Technology Fund, the Building Maintenance and Replacement Fund, and the Vehicle and Equipment Replacement Fund. The Internal Service Funds are combined into one column within the Proprietary Funds statements and then are combined with governmental activities in the Government-wide Financial Statements.

Private Purpose Trust Funds

Private Purpose Trust Funds are used to account for monies held on behalf of others in a fiduciary capacity. The City uses private purpose trust funds to account for the Successor Agency of the Former Redevelopment Agency which was dissolved on January 31, 2012, pursuant to state law. All resources of the funds are used to support specified activities.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Atascadero, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by about $235.5 million at the close of the most recent fiscal year.

Government-Wide Financial Analysis *(continued)*

	2023-2024 Governmental Activities	2023-2024 Business-Type Activities	2023-2024 Total	2022-2023 Governmental Activities	2022-2023 Business-Type Activities	2022-2023 Total
Current and other assets	$ 77,241,846	$ 12,173,029	$ 89,414,875	$ 89,961,338	$ 10,381,040	$ 100,342,378
Capital assets	160,169,110	20,649,800	180,818,910	147,498,128	18,644,980	166,143,108
Total assets	237,410,956	32,822,829	270,233,785	237,459,466	29,026,020	266,485,486
Deferred outflows	15,193,371	335,927	15,529,298	15,049,612	339,962	15,389,574
Total deferred outflows	15,193,371	335,927	15,529,298	15,049,612	339,962	15,389,574
Current liabilities	7,360,624	1,645,723	9,006,347	9,022,500	535,109	9,557,609
Noncurrent liabilities	39,271,072	945,106	40,216,178	50,452,558	887,230	51,339,788
Total liabilities	46,631,696	2,590,829	49,222,525	59,475,058	1,422,339	60,897,397
Deferred inflows	853,672	151,440	1,005,112	1,645,545	167,487	1,813,032
Total deferred inflows	853,672	151,440	1,005,112	1,645,545	167,487	1,813,032
Net position:						
Net investment in capital assets	160,049,256	20,649,800	180,699,056	133,673,128	18,644,980	152,318,108
Restricted	41,550,213	-	41,550,213	41,777,068	-	41,777,068
Unrestricted	3,519,490	9,766,687	13,286,177	15,938,279	9,131,176	25,069,455
Total net position	$ 205,118,959	$ 30,416,487	$ 235,535,446	$ 191,388,475	$ 27,776,156	$ 219,164,631

The largest portion of the City's net position (77%) reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves usually are not used to liquidate these liabilities.

Government-Wide Financial Analysis *(continued)*

An additional 18% of the City's net position represents resources subject to external restrictions on how they may be used. The remaining 5% ($13,286,177) is considered unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors. There was an increase of $1,578,364 in unrestricted net position from fiscal year 2022-2023 to 2023-2024.

Consistent with the prior fiscal year, as of the end of the current fiscal year, the City is able to report positive balances in both categories of net position, for both the government as a whole, as well as for its separate governmental and business-type activities.

During the current fiscal year, the City's net position increased by about $16.4 million. Information about changes in net position is summarized below:

SUMMARY OF CHANGES IN NET POSITION
For the Fiscal Years Ended June 30, 2024 and 2023

	2023-2024 Governmental Activities	2023-2024 Business-Type Activities	2023-2024 Total	2022-2023 Governmental Activities	2022-2023 Business-Type Activities	2022-2023 Total
Revenues:						
Program Revenues						
Charges for services	$ 4,215,346	$ 5,110,610	$ 9,325,956	$ 4,175,691	$ 4,388,182	$ 8,563,873
Operating grants and contributions	1,719,998	427,145	2,147,143	5,310,449	451,758	5,762,207
Capital grants and contributions	10,560,939	3,070	10,564,009	6,186,809	-	6,186,809
General Revenues:						
Secured and unsecured property taxes	13,975,711	-	13,975,711	13,118,922	-	13,118,922
Sales and use taxes	14,643,144	-	14,643,144	14,497,346	-	14,497,346
Other taxes	4,422,575	-	4,422,575	4,407,877	-	4,407,877
Motor vehicle in lieu	38,021	-	38,021	31,551	-	31,551
Investment income	3,135,948	521,184	3,657,132	434,388	93,234	527,622
Interest from Successor Agency	749,116	-	749,116	741,223	-	741,223
Total Revenues	53,460,798	6,062,009	59,522,807	48,904,256	4,933,174	53,837,430

Government-Wide Financial Analysis *(continued)*

SUMMARY OF CHANGES IN NET POSITION *(continued)*
For the Fiscal Years Ended June 30, 2024 and 2023

	2023-2024 Governmental Activities	2023-2024 Business-Type Activities	2023-2024 Total	2022-2023 Governmental Activities	2022-2023 Business-Type Activities	2022-2023 Total
Program Expenses						
General Government	$ 3,648,247	$ -	$ 3,648,247	$ 2,972,712	$ -	$ 2,972,712
Public Safety	19,229,282	-	19,229,282	14,222,407	-	14,222,407
Community Development	5,938,261	-	5,938,261	3,462,951	-	3,462,951
Community, Recreation & Zoo Services	3,730,252	-	3,730,252	2,798,280	-	2,798,280
Parks & Open Space	1,892,022	-	1,892,022	1,207,467	-	1,207,467
Public Works	4,669,691	-	4,669,691	3,945,896	-	3,945,896
Sewer	-	2,913,934	2,913,934	-	2,627,818	2,627,818
Transit	-	507,744	507,744	-	565,609	565,609
Interest on long-term debt	622,559	-	622,559	683,366	-	683,366
Total Expenses	39,730,314	3,421,678	43,151,992	29,293,079	3,193,427	32,486,506
Change in net position	13,730,484	2,640,331	16,370,815	19,611,177	1,739,747	21,350,924
Net position- beginning	191,388,475	27,776,156	219,164,631	171,777,298	26,036,409	197,813,707
Net position- ending	$ 205,118,959	$ 30,416,487	$ 235,535,446	$ 191,388,475	$ 27,776,156	$ 219,164,631

Governmental activities during the fiscal year increased the City's net position by $13,730,484. Business-type activities increased the City's net position by $2,640,331.

Financial Analysis of the City's Funds

As noted earlier, the City of Atascadero uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

Financial Analysis of the City's Funds *(continued)*

Governmental Funds *(continued)*

As of June 30, 2024, the City's governmental funds reported combined ending fund balances of $62,082,318. Of this total, $106,006 cannot be spent because it is in a non-spendable form and/or a non-cash form such as prepaid items, deposits, and inventory. The City's governmental funds Unassigned Fund Balance is $20,336,815. The General Fund portion of this, $21,044,476, is available for any purpose. The remaining Unassigned Fund Balance is the amount of the Fire Aerial Vehicle Impact Fees Fund where expenditures were made prior to receipt of restricted revenues. The Restricted Fund Balance of $41,541,836 includes amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation. The Assigned fund balance, $97,661, is the amount the City intends to use for road projects.

General Fund – The General Fund is the chief operating fund of the City. At June 30, 2024, the total fund balance was $21,228,656 and the spendable unassigned fund balance was 99% of the total. As a measure of the General Fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. The total General Fund balance represents 54% of fund expenditures. The General Fund balance increased $42,021 during the fiscal year.

Local Transportation Fund – This fund accounts for Local Transportation funds that can be used for streets projects. Local Transportation Funds (LTF) must first be spent to meet any reasonable community transit need. The City uses LTF monies to run the City's bus system and to contribute to San Luis Obispo Regional Transit Authority. Any remaining funds are accounted for in this fund and must be used for bikepath projects and streets projects. The fund balance at June 30, 2024, was $7,816,351, down $737,997 from the prior fiscal year. The decreased fund balance is primarily due to some large projects including the Downtown Infrastructure Enhancement Plan and the Downtown District Paving Rehabilitation project.

Circulation System Fees Fund – This fund accounts for fees that are paid by developers to fund the creation of more lane miles or more efficient lane miles with which to accommodate the additional trips created by new development. These fees are expended for the construction of new/increased/improved roadway and bridge facilities. The fund balance at June 30, 2024, was $3,238,182, up $466,616 from the prior fiscal year.

2010 Bond Debt Service Fund – The 2010 Bond Debt Service Fund accounts for all of the advances receivable from the Successor Agency and the debt service payments for the Lease Revenue Bonds that were issued on September 1, 2010. At June 30, 2024, the total fund balance was $13,637,821, which reflects $13.5 million in advances receivable from the Successor Agency. See Notes 8 and 15 to the financial statements for additional information on the Successor Agency and the bond issue. These bonds were defeased on July 16, 2024.

Other Governmental Funds – These are nonmajor funds of the City and are presented in the basic financial statements in the aggregate and in detail in the supplementary section of this report. At June 30, 2024, these funds had an aggregate fund balance of $16,161,308. Of this total, $19,982 is non-spendable, $97,661 is assigned for specific uses, and ($707,661) is unassigned. The Restricted Fund Balance is $16,751,326. More information about these nonmajor funds can be found in the combining and individual fund financial statements and schedules.

Proprietary Funds

The City's two enterprise funds provide the same type of information found in the Government-wide Financial Statements, but in more detail. Highlights of the annual activity for these funds have already been presented in the discussion of the business-type activities.

Financial Analysis of the City's Funds *(continued)*

Debt Administration

Debt, considered a liability of governmental and business-type activities, increased in fiscal year 2023-2024 by $2,454,894, primarily due to the large increase in the CalPERS Net Pension Liability, as required to be reported by GASB Statement No. 68. The CalPERS Net Pension Liability increased about $2.7 million from the prior fiscal year mainly due to the changes in the pool including the small asset loss in 2022/2023 (investment return for the year was 6.1% while CalPERS expected 6.9%, for a loss of 0.8%), the loss due to experience worse than expected (mainly driven by high inflation and COLAs), annual pension liability growth with normal cost (portion of pension benefits the City's active employees earn during the year), and the interest on the net pension liability. See Note 9 for additional information on CalPERS. Total compensated absences were up about $114,000, but this increase was offset by a decrease in the Subscription Liability of $164,891 and a reduction in bonds payable. The Net Pension Liability for Governmental Activities at the end of the fiscal year was $36,809,496 and $931,601 for Business-type Activities.

Cash Management

To obtain flexibility in cash management, the City employs a pooled cash system. Under the pooled cash concept, the City invests the cash of all funds with maturities planned to coincide with cash needs. Idle cash is invested in certain eligible securities as constrained by law and further limited by the City's Investment Policy. The goals of the City's Investment Policy are safety, liquidity, and yield.

Capital Assets

The capital assets of the City are those assets that are used in the performance of the City's functions, including infrastructure assets. At June 30, 2024, net capital assets of the governmental activities totaled $160,049,256 and the net capital assets of the business-type activities totaled $20,649,800. Depreciation and amortization on capital assets is recognized in the Government-wide Financial Statements. The City has elected to depreciate its infrastructure assets. In order to depreciate the infrastructure assets, an estimated useful life for each type of asset was determined using engineering standards, industry standards, as well as discussions with City staff regarding the City's maintenance program for each asset type. This allowed the estimated useful life of each asset type to be tailored to include the unique attributes of the City of Atascadero.

Financial Analysis of the City's Funds *(continued)*

The following table presents summary information on the City's capital assets:

	2023-2024 Governmental Activities	2023-2024 Business-Type Activities	2023-2024 Total	2022-2023 Governmental Activities	2022-2023 Business-Type Activities	2022-2023 Total
Non-Depreciable:						
Land	$ 41,659,554	$ 547,738	$ 42,207,292	$ 41,659,554	$ 547,738	$ 42,207,292
Construction in progress	5,047,390	3,313,109	8,360,499	8,417,299	2,633,336	11,050,635
Depreciable:						
Vehicles and equipment	16,713,745	1,378,782	18,092,527	15,302,806	1,375,712	16,678,518
Structures and improvements	57,636,477	36,281,890	93,918,367	56,869,387	34,154,782	91,024,169
Subscription asset	997,263	-	997,263	949,033	-	949,033
Infrastructure	99,625,050	-	99,625,050	82,656,247	-	82,656,247
Accumulated amortization	(357,839)	-	(357,839)	(115,483)	-	(115,483)
Accumulated depreciation	(61,152,530)	(20,871,719)	(82,024,249)	(58,240,715)	(20,066,588)	(78,307,303)
Net capital assets	$ 160,169,110	$ 20,649,800	$ 180,818,910	$ 147,498,128	$ 18,644,980	$ 166,143,108

General Fund Budgetary Highlights

A detailed budgetary comparison schedule for the fiscal year ended June 30, 2024, is presented in the required supplementary information to the basic financial statements. The final budget amounts (which are the focus of this discussion) are different from those presented in the 2023-2025 budget document. This is due to changes that occurred between the time that the budget was prepared and fiscal year-end final budget approvals.

The following summarizes the original and final budget compared with actual results for 2023-2024:

General Fund	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Revenues	$ 38,020,270	$ 38,314,430	$ 38,831,479	$ 517,049
Expenditures	45,189,310	45,864,720	39,079,488	6,785,232
Other Sources (Uses)	76,880	76,880	290,030	213,150
Fund Balance, beginning	21,186,635	21,186,635	21,186,635	-
Fund Balance, ending	$ 14,094,475	$ 13,713,225	$ 21,228,656	$ 7,515,431

Financial Analysis of the City's Funds *(continued)*

Both revenue and expenditure budgets were increased during the year. During the course of the fiscal year, the City Council approved an additional allocation of $305,000 for Zoo Accreditation expenses. The bulk of the remaining increases were due to special and capital projects that were budgeted but not expended in the prior year and therefore were moved to fiscal year 2023-2024. Some of the larger projects include the General Plan Update, the Economic Development Restaurant Loan Program, and the Broadband Development Project. Almost $2.2 million in General Fund budgeted special and capital project for fiscal year 2023-2024 were not spent during the year will carry over to be used in fiscal year 2024-2025.

Economic Factors and Next Fiscal Year's Budget

The City's revenues are influenced by the local and national economies. The surrounding economy is currently stable and expected to continue a slow but steady growth trend. Atascadero is anticipated to see more growth with the Council's focus on economic development and important infrastructure projects like the Downtown Infrastructure Enhancement Project that continue to spur growth in the City. The community's vote to pass Sales Tax Measure D-20 has had a positive impact on the organization and has made possible many of the great improvements the City now enjoys.

Economic factors and key issues and trends that affect the budget include:

Sales Tax Measure D-20 This is a general purpose one-cent transaction tax that was effective April 1, 2021. It will continue to be used primarily for essential City services. Revenue in fiscal year 2023-24 from this relatively new revenue source was about $6.5 million.

Public Safety The City and the community strongly support investments in Police and Fire services. Measure D-20 has provided much needed funding for additional investments in increased staffing levels, vehicle and equipment replacement, the funding for the replacement of Fire Station #1, and upgrades to the Police Station and Fire Station #2.

Staffing Retention and Attraction Efforts to retain and attract quality staff were key in the development of the budget, with the intention to increase staff efficiencies, provide improved services to the public, and reduce long-term hiring costs.

Investments in Infrastructure, Internal Replacement Reserves, and Broadband Enhancement The budget includes substantial investments in infrastructure including the Downtown Infrastructure Enhancement Project, vehicles and equipment replacement and reserves, and funding for Broadband enhancement.

CalPERS Retirement Costs The City's combined unfunded accrued liability (UAL) for 2023-2024 was about $2.7 million and CalPERS currently estimates that the fiscal year 2024-2025 payment will be approximately $3.3 million. These UAL payments represent approximately 12% and 14%, respectively, of total general fund costs of labor for the associated year. At this time and based on current assumptions, CalPERS is projecting the UAL will continue increasing through fiscal year 2030-2031. The normal costs rates are also expected to continue to grow.

The 2023-2024 budget is lean, smart, and will make the best of the City's limited resources. In preparing the budget, the objective was to provide an effective plan to maintain the Council goals and the City's core services. The Council's top priorities are:

- Economic and Community Vibrancy
- Fiscal and Infrastructure Efficiency and Sustainability
- Ensuring Public Safety and Providing Exceptional City Services

To accomplish these goals, the 2024-2025 budget includes the planned use of $800,000 in reserves, in accordance with the Council's financial strategy.

Contacting the City's Financial Management Team

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Atascadero, Administrative Services Department, 6500 Palma Avenue, Atascadero, CA 93422.

Acknowledgments

We sincerely thank the dedicated City staff whose hard work and commitment were crucial to the successful completion of this report. Staff from all departments played a vital role, offering valuable support and making significant contributions throughout its development. We also express our deep appreciation to the Mayor, City Council Members, and the Executive Management Team for their ongoing support and steadfast dedication to maintaining the highest standards of professionalism in managing the City's finances.

Respectfully submitted,

James R. Lewis
City Manager

Jeri Rangel
Administrative Services Director

BASIC FINANCIAL STATEMENTS

CITY OF ATASCADERO
STATEMENT OF NET POSITION
June 30, 2024

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and investments	$ 66,649,035	$ 11,737,374	$ 78,386,409
Restricted cash and investments:			
Cash with fiscal agents	10,878	-	10,878
Receivables:			
Federal distributions due	1,669,908	210,088	1,879,996
Due from State of California	2,086,829	-	2,086,829
Due from County of San Luis Obispo	707,278	104,521	811,799
Accrued interest	385,880	72,177	458,057
Other receivables	1,569,222	39,565	1,608,787
Deposits, prepaid items, and inventory	111,917	9,304	121,221
Notes receivable	4,050,899	-	4,050,899
Capital assets:			
Non-depreciable:			
Land	41,659,554	547,738	42,207,292
Construction in progress	5,047,390	3,313,109	8,360,499
Depreciable or amortizable:			
Vehicles and equipment	16,713,745	1,378,782	18,092,527
Structures and improvements	57,636,477	36,281,890	93,918,367
Subscription asset	997,263	-	997,263
Infrastructure	99,625,050	-	99,625,050
Accumulated amortization	(357,839)	-	(357,839)
Accumulated depreciation	(61,152,530)	(20,871,719)	(82,024,249)
Total assets	237,410,956	32,822,829	270,233,785
DEFERRED OUTFLOWS			
Deferred outflows related to pensions	15,193,371	335,927	15,529,298
Total deferred outflows	15,193,371	335,927	15,529,298

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
STATEMENT OF NET POSITION (continued)
June 30, 2024

	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Accounts payable	$ 2,330,963	$ 1,226,577	$ 3,557,540
Accrued salaries and benefits	1,196,376	22,227	1,218,603
Other payables	159,250	1,926	161,176
Deposits payable	73,518	-	73,518
Unearned revenue	3,600,517	394,993	3,995,510
Noncurrent liabilities:			
Due within one year	119,854	-	119,854
Due in more than one year	39,151,218	945,106	40,096,324
Total liabilities	46,631,696	2,590,829	49,222,525
DEFERRED INFLOWS			
Deferred inflows related to pensions	853,672	151,440	1,005,112
Total deferred inflows	853,672	151,440	1,005,112
NET POSITION			
Net investment in capital assets	160,049,256	20,649,800	180,699,056
Restricted for:			
Restricted for parks and recreation	3,326,544	-	3,326,544
Restricted for streets, roads, and drainage	15,597,984	-	15,597,984
Restricted for public safety	1,917,159	-	1,917,159
Restricted for economic development	1,213,175	-	1,213,175
Restricted for redevelopment and housing	5,857,530	-	5,857,530
Restricted for debt service	13,637,821	-	13,637,821
Unrestricted	3,519,490	9,766,687	13,286,177
Total net position	$ 205,118,959	$ 30,416,487	$ 235,535,446

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2024

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants	Net Governmental Activities	Net Business-Type Activities	Total
Governmental activities:							
General government	$ 3,648,247	$ 162,121	$ 100,898	$ -	$ (3,385,228)	$ -	$ (3,385,228)
Public safety	19,229,282	975,189	345,677	114,508	(17,793,908)	-	(17,793,908)
Community development	5,938,261	1,576,785	151,454	-	(4,210,022)	-	(4,210,022)
Community, recreation & zoo services	3,730,252	1,195,272	105,976	51,683	(2,377,321)	-	(2,377,321)
Parks & open space	1,892,022	56,437	146,366	260,171	(1,429,048)	-	(1,429,048)
Public works	4,669,691	249,542	869,627	10,134,577	6,584,055	-	6,584,055
Interest on long-term debt	622,559	-	-	-	(622,559)	-	(622,559)
Total governmental activities	39,730,314	4,215,346	1,719,998	10,560,939	(23,234,031)	-	(23,234,031)
Business-type activities:							
Sewer	2,913,934	5,093,458	-	-	-	2,179,524	2,179,524
Transit	507,744	17,152	427,145	3,070	-	(60,377)	(60,377)
Total business-type activities	3,421,678	5,110,610	427,145	3,070	-	2,119,147	2,119,147
Total government	$ 43,151,992	$ 9,325,956	$ 2,147,143	$ 10,564,009	(23,234,031)	2,119,147	(21,114,884)
General revenues							
Taxes:							
Secured and unsecured property taxes					13,975,711	-	13,975,711
Sales tax					14,643,144	-	14,643,144
Transient lodging tax					2,097,167	-	2,097,167
Franchise taxes					1,491,046	-	1,491,046
Business license tax					179,869	-	179,869
Property transfer tax					137,477	-	137,477
Other taxes					517,016	-	517,016
Motor vehicle in lieu					38,021	-	38,021
Investment income					3,135,948	521,184	3,657,132
Interest from Successor Agency					749,116	-	749,116
Total general revenues					36,964,515	521,184	37,485,699
Change in net position					13,730,484	2,640,331	16,370,815
Net position at beginning of fiscal year					191,388,475	27,776,156	219,164,631
Net position at end of fiscal year					$ 205,118,959	$ 30,416,487	$ 235,535,446

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
GOVERNMENTAL FUNDS
BALANCE SHEET
June 30, 2024

	General Fund	Local Transportation Fund	Circulation System Fees Fund	2010 Bond Debt Service Fund	Other Nonmajor Governmental Funds	Totals
ASSETS						
Cash and investments	$ 19,762,421	$ 8,592,097	$ 4,426,869	$ 96,372	$ 12,127,714	$ 45,005,473
Restricted cash and investments:						
Cash and investments with fiscal agent	-	-	-	10,878	-	10,878
Receivables:						
Federal distributions due	69,092	1,549,420	-	-	51,396	1,669,908
Due from State of California	1,873,557	-	-	-	213,272	2,086,829
Due from County of San Luis Obispo	346,321	300,488	-	-	60,469	707,278
Accrued interest	111,834	48,180	26,202	571	71,255	258,042
Other receivables	1,448,937	-	-	-	120,285	1,569,222
Due from other funds	71,664	-	-	-	696,056	767,720
Deposits, prepaid items, and inventory	86,024	-	-	-	19,982	106,006
Notes receivable	-	-	-	-	4,050,899	4,050,899
Advances receivable- Successor Agency	-	-	-	13,530,000	-	13,530,000
Total assets	$ 23,769,850	$ 10,490,185	$ 4,453,071	$ 13,637,821	$ 17,411,328	$ 69,762,255

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
GOVERNMENTAL FUNDS
BALANCE SHEET (continued)
June 30, 2024

	General Fund	Local Transportation Fund	Circulation System Fees Fund	2010 Bond Debt Service Fund	Other Nonmajor Governmental Funds	Totals
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 1,114,694	$ 703,436	$ 1,867	$ -	$ 216,075	$ 2,036,072
Accrued salaries and benefits	1,140,911	-	-	-	23,904	1,164,815
Due to other funds	-	-	-	-	767,720	767,720
Unearned revenue	173,876	1,970,398	1,213,022	-	242,321	3,599,617
Deposits	73,518	-	-	-	-	73,518
Other payables	38,195	-	-	-	-	38,195
Total liabilities	2,541,194	2,673,834	1,214,889	-	1,250,020	7,679,937
Fund Balances:						
Nonspendable	86,024	-	-	-	19,982	106,006
Restricted	98,156	7,816,351	3,238,182	13,637,821	16,751,326	41,541,836
Assigned for road projects	-	-	-	-	97,661	97,661
Unassigned	21,044,476	-	-	-	(707,661)	20,336,815
Total fund balances (deficits)	21,228,656	7,816,351	3,238,182	13,637,821	16,161,308	62,082,318
Total liabilities and fund balances	$ 23,769,850	$ 10,490,185	$ 4,453,071	$ 13,637,821	$ 17,411,328	$ 69,762,255

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
RECONCILIATION OF THE GOVERNMENTAL FUNDS - BALANCE SHEET
TO THE STATEMENT OF NET POSITION
June 30, 2024

Total fund balances - governmental funds			$ 62,082,318
In governmental funds, only current assets are reported. In the statement of net position, all assets are reported, including capital assets and accumulated depreciation and amortization.			
Capital assets at historical cost	$ 150,045,436		
Accumulated depreciation and amortization	(35,551,451)		
Net			114,493,985
In governmental funds, interest on long-term debt is not recognized until the period in which it matures and is paid. In the government-wide statement of activities, it is recognized in the period that it is incurred.			(165,467)
In governmental funds, the receivable from the Successor Agency related to interest on the 2010 long-term debt is not recognized until the period in which it is paid. In the government-wide statement of activities, it is recognized in the period that it is incurred.			165,467
Long-term liabilities: In governmental funds, only current liabilities are reported. In the statement of net position, all liabilities, including long-term liabilities, are reported. Long-term liabilities relating to governmental activities consist of:			
Bonds payable		13,530,000	
Workers' Compensation deposits in excess of estimated claims liability		(90,333)	
Compensated absences payable		1,979,030	
CalPERS pension liability		35,390,570	
Other Post Employment Benefits		247,632	
			(51,056,899)
The deferred outflows below are not current assets or financial resources; and the deferred inflows are not due and payable in the current period and therefore are not reported in the Governmental Funds.			
Deferred outflows			14,606,594
Deferred inflows			(792,666)

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
RECONCILIATION OF THE GOVERNMENTAL FUNDS - BALANCE SHEET
TO THE STATEMENT OF NET POSITION (continued)
June 30, 2024

Internal service funds are used by management to charge the costs of various City activities to individual governmental and enterprise funds. The net position of the internal service funds are included in the Governmental Activities in the Statement of Net Position.	$ 65,785,627
Total net position, governmental activities	$ 205,118,959

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended June 30, 2024

	General Fund	Local Transportation Fund	Circulation System Fees Fund	2010 Bond Debt Service Fund	Other Nonmajor Governmental Funds	Totals
Revenues:						
Secured and unsecured property taxes	$ 12,833,429	$ -	$ -	$ -	$ 1,566,224	$ 14,399,653
Taxes based on sales and use	14,643,144	-	-	-	-	14,643,144
Transient Occupancy Tax	2,097,167	-	-	-	-	2,097,167
Franchise tax	1,491,046	-	-	-	-	1,491,046
Other taxes	370,634	-	-	-	-	370,634
Licenses and permits	990,213	-	264,886	-	413,097	1,668,196
Intergovernmental revenues:						
Motor vehicle in lieu	38,021	-	-	-	-	38,021
Grants	335,605	6,956,214	-	-	179,878	7,471,697
Other governmental revenues	219,448	2,080,271	-	-	1,662,491	3,962,210
Charges for services:						
Public safety	810,065	-	-	-	-	810,065
Development	861,217	-	-	-	-	861,217
Recreation, parks, pavilion, and zoo	1,236,099	-	-	-	-	1,236,099
Other services	135,657	-	-	-	-	135,657
Fines and forfeitures	54,320	-	-	-	657	54,977
Use of money and property	891,877	481,002	210,809	752,026	553,683	2,889,397
Other revenues	1,823,537	-	-	-	1,455	1,824,992
Total revenues	38,831,479	9,517,487	475,695	752,026	4,377,485	53,954,172

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
For the Fiscal Year Ended June 30, 2024

	General Fund	Local Transportation Fund	Circulation System Fees Fund	2010 Bond Debt Service Fund	Other Nonmajor Governmental Funds	Totals
Expenditures:						
Current:						
General government	$ 3,813,233	$ -	$ -	$ -	$ 9,110	$ 3,822,343
Public safety	19,840,323	-	-	-	122,725	19,963,048
Community development	3,917,515	-	-	1,422,867	456,852	5,797,234
Community, recreation and zoo services	3,356,030	-	-	-	-	3,356,030
Parks and open space	1,550,679	-	-	-	34,923	1,585,602
Public works	1,755,946	52,399	-	-	1,556,154	3,364,499
Capital outlay	4,845,762	10,207,137	9,079	-	320,343	15,382,321
Debt service:						
Principal	-	-	-	295,000	-	295,000
Interest	-	-	-	676,963	-	676,963
Total expenditures	39,079,488	10,259,536	9,079	2,394,830	2,500,107	54,243,040
Excess of revenues over (under) expenditures	(248,009)	(742,049)	466,616	(1,642,804)	1,877,378	(288,868)
Other Financing Sources (Uses):						
Transfers in	760,880	4,052	-	-	523,234	1,288,166
Transfers out	(470,850)	-	-	-	(817,316)	(1,288,166)
Total other financing sources and uses	290,030	4,052	-	-	(294,082)	-
Net change in fund balances	42,021	(737,997)	466,616	(1,642,804)	1,583,296	(288,868)
Fund balances (deficits) - June 30, 2023	21,186,635	8,554,348	2,771,566	15,280,625	14,578,012	62,371,186
Fund balances (deficits) - June 30, 2024	$ 21,228,656	$ 7,816,351	$ 3,238,182	$ 13,637,821	$ 16,161,308	$ 62,082,318

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2024

Total net change in fund balance - governmental funds	$	(288,868)
Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which additions to capital assets of $15,382,321 is greater than depreciation expense $(2,055,127) in the period.		13,327,194
The sale or deletion of capital assets is not recorded in the governmental financial statements. In the statement of activities, however, the gain or loss from the sale or deletion is recorded as an appropriate program expense.		(126,549)
In governmental funds, repayments of long-term debt are reported as expenditures. In the government-wide statements, repayments of long-term debt are reported as reductions of liabilities.		295,000
In governmental funds, the issuance premiums associated with long-term debt are reported as revenue in the fiscal year debt is issued. In the government-wide statements, the issuance premiums are recorded as liabilities and are amortized over the life of the related debt.		51,494
In governmental funds, interest on long-term debt is recognized in the period that it becomes due. In the government-wide statement of activities, it is recognized in the period that it is incurred. Unmatured interest owing at the end of the period, less matured interest paid during the period but owing from the prior period was:		(2,910)
In governmental funds, reimbursement from the Successor Agency related to interest on the 2010 long-term debt is recognized in the period that it becomes due. In the government-wide statement of activities, it is recognized in the period that it is earned.		2,910
In the statement of activities, compensated absences are measured by the amounts earned during the fiscal year. In governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially the amounts paid). This fiscal year, leave amounts earned exceeded the amounts used by:		(105,324)
In governmental funds, pension costs are recognized when employer contributions are made. In the Statement of Activities, pension costs are recognized on the accrual basis. This fiscal year, the difference between accrual-basis pension costs and actual employer contributions was:		(1,665,084)
In the statement of activities, changes to some claims and judgment liabilities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		(71,308)

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES (continued)
For the Fiscal Year Ended June 30, 2024

In the statement of activities, the long-term liability for Other Post Employment Benefits is recognized. The decrease in the long-term liability does not require the use of current financial resources and is not reported in governmental funds.	$	3,304
Internal service funds are used by management to charge the costs of various City activities to individual governmental and enterprise funds. The change in the unrestricted net position of the internal service funds is included in the Governmental Activities in the Statement of Activities. This amount is the net of the change in net position $3,228,769 less the capital contributions from other governmental funds ($918,144).		2,310,625
Changes in net position - governmental activities	$	13,730,484

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PROPRIETARY FUNDS
STATEMENT OF NET POSITION
June 30, 2024

	Enterprise Funds			
	Wastewater Fund	Transit Fund	Totals	Internal Service Funds
ASSETS				
Current Assets:				
Cash and investments	$ 11,629,633	$ 107,741	$ 11,737,374	$ 21,643,562
Receivables:				
Federal distributions due	-	210,088	210,088	-
Due from County of San Luis Obispo	104,476	45	104,521	-
Accrued interest	71,470	707	72,177	127,838
Other receivables	37,058	2,507	39,565	-
Prepaid expenses	6,692	2,612	9,304	5,911
Total current assets	11,849,329	323,700	12,173,029	21,777,311
Capital Assets:				
Non-depreciable:				
Land	547,738	-	547,738	-
Construction in progress	3,313,109	-	3,313,109	509,985
Depreciable:				
Vehicles and equipment	1,021,993	356,789	1,378,782	16,623,029
Structures and improvements	34,809,454	1,472,436	36,281,890	53,503,766
Accumulated depreciation	(19,746,426)	(1,125,293)	(20,871,719)	(25,601,079)
Subscription assets, net	-	-	-	639,424
Net capital assets	19,945,868	703,932	20,649,800	45,675,125
Total assets	31,795,197	1,027,632	32,822,829	67,452,436
DEFERRED OUTFLOWS				
Deferred outflows related to pensions	315,833	20,094	335,927	586,777
Total deferred outflows	315,833	20,094	335,927	586,777

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PROPRIETARY FUNDS
STATEMENT OF NET POSITION (continued)
June 30, 2024

	Enterprise Funds			
	Wastewater Fund	Transit Fund	Totals	Internal Service Funds
LIABILITIES				
Current Liabilities:				
Accounts payable	$ 1,208,927	$ 17,650	$ 1,226,577	$ 294,891
Accrued salaries and benefits	20,306	1,921	22,227	31,561
Unearned revenue	-	394,993	394,993	900
Other payables	-	1,926	1,926	121,055
Noncurrent Liabilities:				
Noncurrent liabilities	874,417	70,689	945,106	1,744,173
Total liabilities	2,103,650	487,179	2,590,829	2,192,580
DEFERRED INFLOWS				
Deferred inflows related to pensions	151,169	271	151,440	61,006
Total deferred inflows	151,169	271	151,440	61,006
NET POSITION				
Net investment in capital assets	19,945,868	703,932	20,649,800	45,675,125
Net subscription liability	-	-	-	367,150
Unrestricted	9,910,343	(143,656)	9,766,687	19,743,352
Total net position	$ 29,856,211	$ 560,276	$ 30,416,487	$ 65,785,627

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PROPRIETARY FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the Fiscal Year Ended June 30, 2024

	Enterprise Funds			
	Wastewater Fund	Transit Fund	Totals	Internal Service Funds
Operating Revenues:				
Service fees	$ 4,841,110	$ 17,130	$ 4,858,240	$ 3,430,070
Installation, extension, and connection fees	251,727	-	251,727	-
Other	621	22	643	-
Total operating revenues	5,093,458	17,152	5,110,610	3,430,070
Operating Expenses:				
Salaries and benefits	516,661	57,277	573,938	997,506
Office expense	1,330	940	2,270	1,125
Advertising	497	-	497	-
Computer maintenance and replacement	42,754	28,569	71,323	4,240
Insurance	52,082	8,478	60,560	86,959
Occupancy and rental costs	42,906	3,590	46,496	60,120
Utilities	472,529	-	472,529	116,173
Communications	11,580	1,489	13,069	94,078
Operating supplies	98,690	697	99,387	50,809
Vehicle and equipment operating costs	58,934	41,954	100,888	20,033
Contract services	161,603	132,822	294,425	221,436
Professional development	6,263	800	7,063	4,536
Recruitment	1,850	49	1,899	853
Interest expense	-	-	-	12,821
Franchise fees	96,078	-	96,078	-
Administrative charges	485,040	167,610	652,650	93,950
Special projects:				
Refrigerator	1,298	-	1,298	-
Manhole rehabilitation projects	12,358	-	12,358	-
Collection system expansion feasibility	7,625	-	7,625	-
Sewer system management plan	26,030	-	26,030	-
Wastewater master plan study	76,164	-	76,164	-
Website enhancement	-	-	-	2,500
Other office furniture	-	-	-	8,467
Wireless networks	-	-	-	4,946
Swift water rescue personal protective equipment	-	-	-	8,875
Tables	-	-	-	1,256
Chairs	-	-	-	209
HVAC Repairs	-	-	-	33,297

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PROPRIETARY FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (continued)
For the Fiscal Year Ended June 30, 2024

	Enterprise Funds			
	Wastewater Fund	Transit Fund	Totals	Internal Service Funds
Operating Expenses (continued):				
Amortization expense	$ -	$ -	$ -	$ 242,355
Depreciation expense	741,662	63,469	805,131	2,099,791
Total operating expenses	2,913,934	507,744	3,421,678	4,166,335
Operating income (loss)	2,179,524	(490,592)	1,688,932	(736,265)
Non-Operating Revenues (Expenses):				
Transportation Development Act Funds - Operations	-	213,573	213,573	-
Section 5307 Revenues - Operations	-	213,572	213,572	-
Investment income	519,257	1,927	521,184	998,579
Gain on sale of capital assets	-	-	-	88,167
Total non-operating revenues	519,257	429,072	948,329	1,086,746
Change in net position prior to capital contributions	2,698,781	(61,520)	2,637,261	350,481
Capital Contributions:				
Transportation Development Act Funds - Capital	-	3,070	3,070	-
Cash contributions from other funds	-	-	-	1,960,144
Capital contributions from other funds	-	-	-	918,144
Total capital contributions	-	3,070	3,070	2,878,288
Change in net position	2,698,781	(58,450)	2,640,331	3,228,769
Total net position, June 30, 2023	27,157,430	618,726	27,776,156	62,556,858
Total net position, June 30, 2024	$ 29,856,211	$ 560,276	$ 30,416,487	$ 65,785,627

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PROPRIETARY FUNDS
COMBINING STATEMENT OF CASH FLOWS
For the Fiscal Year Ended June 30, 2024

	Enterprise Funds			
	Wastewater Fund	Transit Fund	Totals	Internal Service Funds
Cash Flows From Operating Activities:				
Receipts from customers	$ 5,041,806	$ 16,017	$ 5,057,823	$ -
Internal activity - payments from other funds	-	-	-	3,430,070
Payments to suppliers of goods and services	(586,305)	(379,836)	(966,141)	(677,609)
Payments for employee services	(466,940)	(52,191)	(519,131)	(909,800)
Net cash provided (used) by operating activities	3,988,561	(416,010)	3,572,551	1,842,661
Cash Flows From Non-Capital Financing Activities:				
Receipts from intergovernmental agencies	-	465,428	465,428	-
Net cash provided by non-capital related financing activities	-	465,428	465,428	-
Cash Flows From Capital and Related Financing Activities:				
Acquisition of capital assets	(2,806,881)	(3,070)	(2,809,951)	(1,693,770)
Cash contributions for capital purchases	-	-	-	1,840,400
Capital grant proceeds	-	15,370	15,370	-
Proceeds from sale of capital assets	-	-	-	3,141
Net cash provided (used) by capital and related financing activities	(2,806,881)	12,300	(2,794,581)	149,771

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PROPRIETARY FUNDS
COMBINING STATEMENT OF CASH FLOWS (continued)
For the Fiscal Year Ended June 30, 2024

	Enterprise Funds			
	Wastewater Fund	Transit Fund	Totals	Internal Service Funds
Cash Flows From Investing Activities:				
Interest income	$ 502,279	$ 1,295	$ 503,574	$ 951,222
Net cash provided (used) by investing activities	502,279	1,295	503,574	951,222
Net increase in cash and cash equivalents	1,683,959	63,013	1,746,972	2,943,654
Cash and cash equivalents - June 30, 2023	9,945,674	44,728	9,990,402	18,699,908
Cash and cash equivalents - June 30, 2024	$ 11,629,633	$ 107,741	$ 11,737,374	$ 21,643,562
Reconciliation to Statement of Net Position				
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:				
Operating income (loss)	$ 2,179,524	$ (490,592)	$ 1,688,932	$ (736,265)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Amortization expense	-	-	-	242,355
Depreciation expense	741,662	63,469	805,131	2,099,791
Change in assets, deferred outflows, liabilities, and deferred inflows:				
Receivables, net	(51,652)	(1,135)	(52,787)	-
Prepaid expenses	1,449	-	1,449	210
Accounts payable	1,067,857	7,162	1,075,019	140,989
Accrued salaries and benefits	8,785	158	8,943	1,851
Other payables	-	-	-	9,363
Deferred outflows	3,540	495	4,035	8,301
Deferred inflows	(14,078)	(1,969)	(16,047)	(33,003)
Long-term subscriptions payable	-	-	-	(1,488)
Net pension liability	45,803	6,402	52,205	107,371
Compensated absences	5,671	-	5,671	3,186
Net cash provided (used) by operating activities	$ 3,988,561	$ (416,010)	$ 3,572,551	$ 1,842,661

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PRIVATE PURPOSE TRUST FUNDS
STATEMENT OF FIDUCIARY NET POSITION
June 30, 2024

	Successor Agency to the Community Redevelopment Agency of Atascadero	Housing Successor Agency to the Community Redevelopment Agency of Atascadero	Totals
Successor Agency to the Atascadero Community Redevelopment Agency			
ASSETS			
Cash and investments	$ 1,807,704	$ -	$ 1,807,704
GASB 31 Adjustment to market	(30,706)	-	(30,706)
Restricted cash and investments:			
Cash with fiscal agent	20,664,512	-	20,664,512
Receivables:			
Accrued interest	9,232	-	9,232
Accrued interest - bond escrow	222,431	-	222,431
Other receivables	350	-	350
Notes receivable	-	200,000	200,000
Due from Successor Agency	-	1,335,322	1,335,322
Total assets	22,673,523	1,535,322	24,208,845
LIABILITIES			
Accounts payable	32	-	32
Unearned revenue	667,198	-	667,198
Interest Payable	281,514	-	281,514
Due to Successor Agency Housing Fund	1,335,322	-	1,335,322
Premium on Bonds Payable	2,174,774	-	2,174,774
2004 Bonds Payable	7,070,000	-	7,070,000
2010 Bond Reimbursement Agreement payable	13,530,000	-	13,530,000
2024 Tax Allocation Refunding Bonds payable	16,835,000	-	16,835,000
Total liabilities	41,893,840	-	41,893,840
NET ASSETS			
Held in trust for taxing agencies	$ (19,220,317)	$ 1,535,322	$ (17,684,995)

The notes to the basic financial statements are an integral part of this statement.

CITY OF ATASCADERO
PRIVATE-PURPOSE TRUST FUNDS
STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS
June 30, 2024

	Successor Agency to the Community Redevelopment Agency of Atascadero	Housing Successor Agency to the Community Redevelopment Agency of Atascadero	Totals
Additions			
Contributions:			
RPTTF Distributions	$ 1,835,313	$ -	$ 1,835,313
Distributions for 2024 Bond Refunding	1,416,910	-	1,416,910
Investment earnings:			
Interest	323,877	-	323,877
Total additions	3,576,100	-	3,576,100
Deductions			
Payment on outstanding services contracts	2,420	-	2,420
Administrative costs	47,340	-	47,340
2004 Bond Interest Expense	352,265	-	352,265
2010 Bond Reimbursement Interest Expense	653,441	-	653,441
Total deductions	1,055,466	-	1,055,466
Change in net assets before extraordinary items	2,520,634	-	2,520,634
Cost of bond issuance	(490,138)	-	(490,138)
Net assets - June 30, 2023	(21,250,813)	1,535,322	(19,715,491)
Net assets - June 30, 2024	$ (19,220,317)	$ 1,535,322	$ (17,684,995)

The notes to the basic financial statements are an integral part of this statement.

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The accompanying basic financial statements present the financial activity of the City, which is the primary government. The reporting entity is the City of Atascadero. There are no component units included in this report which meet the reporting entity definition criteria of GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39, GASB Statement No. 61, GASB Statement No. 80, and GASB Statement No. 90.

B. Basis of Presentation

The City's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the acknowledged standard-setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

The accompanying financial statements are presented on the basis set forth in Governmental Accounting Standards Board Statements No. 34, *Basic Financial Statements—Management's Discussion and Analysis—for State and Local Governments*; No. 36, *Recipient Reporting for Certain Non-Exchange Revenues*, *an Amendment of GASB Statement No. 33*; No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Government – Omnibus*; and No. 38, *Certain Financial Statement Note Disclosures*.

These statements require that the financial statements described below be presented.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on the primary government and its component unit. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and private purpose trust funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Major Funds

GASB Statement No. 34 defines major funds and requires that the City's major governmental funds are identified and presented separately in the fund financial statements. All other funds, called nonmajor funds, are combined and reported in a single column, regardless of their fund-type.

Major funds are defined as funds that have either assets, liabilities, revenues, or expenditures/expenses equal to ten percent of their fund-type total. The General Fund is always a major fund. The City may also select other funds it believes should be presented as major funds.

The City reported the following major governmental funds in the accompanying financial statements:

General Fund
This fund accounts for all financial resources except those to be accounted for in another fund. It is the general operating fund of the City.

Local Transportation Fund
This fund accounts for Local Transportation Funds that can be used for streets projects. Local Transportation Funds (LTF) must first be spent to meet any reasonable community transit need. The City uses the majority of LTF monies to run the City's bus system and to contribute to San Luis Obispo Regional Transit Authority. Any remaining funds are accounted for in this fund and must be used for bikepath projects and street projects.

Circulation System Fees Fund
This fund accounts for fees that are paid by developers to fund the creation of more lane miles or more efficient lane miles with which to accommodate the additional trips created by new development. These fees are expended for the construction of new/increased/improved roadway and bridge facilities.

2010 Bond Debt Service Fund
This fund accounts for the debt service payments for the Lease Revenue Bonds that were issued on September 1, 2010.

The City reported the following major proprietary funds:

Wastewater Fund
This fund accounts for the activities associated with the City's sewer plant operation and maintenance.

Transit Fund
This fund accounts for the activities associated with the operation and maintenance of transportation services, such as and including the Dial-a-Ride Transit System.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Internal Service Funds

The Internal Service Funds are used to account for services rendered on a cost-reimbursement basis within the City. The City maintains three internal service funds: the Technology Fund, the Vehicle and Equipment Replacement Fund, and the Building Maintenance and Replacement Fund. The Internal Service Funds are presented in total on the Proprietary Funds financial statements. They are included in the governmental activities in the government-wide financial statements since they represent internal governmental activities.

E. Private Purpose Trust Funds

Private Purpose Trust Funds are used to account for monies held on behalf of others in a fiduciary capacity. The City uses private purpose trust funds to account for the Successor Agency of the Former Redevelopment Agency which was dissolved on January 31, 2012, pursuant to state law. All resources of the funds are used to support specified activities.

F. Basis of Accounting

The government-wide, proprietary fund financial statements, and the private purpose trust fund financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after fiscal year end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent that they have matured. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under leases and SBITAs are reported as other financing sources.

Proprietary funds distinguish operating revenues from nonoperating revenues. Operating revenues generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Wastewater Fund and the Transit Fund are charges to customers for services. The Wastewater Fund also recognizes as operating revenue the installation, extension and connections fees intended to recover the cost of connecting new customers to the system. All revenues not meeting these definitions are reported as non-operating revenues, including non-exchange transactions such as local transportation funds and federal Section 5307 revenues.

Non-exchange transactions, in which the City gives or receives value without directly receiving or giving equal value in exchange, include property taxes, grants, entitlements, and donations. On an accrual basis, revenues from property taxes are recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Basis of Accounting (continued)

Other revenues susceptible to accrual include other taxes, intergovernmental revenues, interest, and charges for services.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures/expenses. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

G. Compensated Absences

In compliance with Governmental Accounting Standards Board Statement No. 16, the City has established a liability for accrued vacation, other leave and certain sick leave in relevant funds. For governmental funds, the current liability appears in the respective funds. All vacation, sick, and other leave paid is accrued when incurred in the government-wide and proprietary funds financial statements. This liability is set up for the current employees at the current rates of pay. If vacation and certain other leave are not used by the employee during the term of employment, compensation is payable to the employee at the time of retirement or termination. Such compensation is calculated at the employee's prevailing rate at the time of retirement or termination. Each fiscal year, an adjustment to the liability is made based on pay rate changes and adjustments for the current portion. The General Fund is primarily responsible for the repayment of the governmental portion of compensated absences.

H. Property Taxes

California Constitution Article XIII A limits the combined property tax rate to one percent of a property's assessed valuation. Additional taxes may be imposed with voter approval. Assessed value is calculated at one hundred percent of a property's fair value, as defined by Article XIII A, and may be increased no more than two percent per year unless a change in ownership or new construction occurs. The state legislature has determined the method of distributing the one percent tax levy among the various taxing jurisdictions.

Property tax revenues are recognized in the fiscal year for which taxes have been levied and collected within sixty days of fiscal year end. Property taxes are billed and collected as follows:

	Secured	Unsecured
Valuation/Lien Date(s)	January 1	January 1
Levy Date(s)	July 1	July 1
Due Date(s)	November 1 (50%) February 1 (50%)	August 1
Delinquency Date(s)	December 10 (Nov.) April 10 (Feb.)	August 31

The City adopted an alternative method of property tax distribution (the "Teeter Plan"). Under this method, the City receives 100% of its secured property tax levied in exchange for foregoing any interest and penalties collected on delinquent taxes. The City receives payments as a series of advances made by the County throughout the fiscal year. The secured property tax levy is recognized as revenue upon receipt, including the final payment, which generally is received within 60 days after the fiscal year end.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Capital Assets Additions and Retirements

Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated fair value on the date contributed. The City's policy is to capitalize all capital assets with costs exceeding a minimum of $2,500, and with useful lives exceeding one year. In the Technology Fund, the City uses a lower cost threshold to capitalize assets due to the nature of the assets.

With the implementation of GASB Statement No. 34, the City has recorded all its public domain (infrastructure) capital assets, which include roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems.

The City's collection of zoo animals is not capitalized. The collection of animals is held for public education purposes, is well cared for, and there is a City commitment to continue the collection.

The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each fiscal year represents that fiscal year's pro rata share of the cost of capital assets. GASB Statement No. 34 requires that all capital assets with limited useful lives be depreciated over their estimated useful lives. Depreciation is provided using the straight-line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each fiscal year until the asset is fully depreciated. The City has assigned the useful lives listed below to capital assets.

Structures and Improvements	3-100 years
Equipment	3-25 years
Infrastructure	15-100 years

J. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, as prescribed by the GASB and the American Institute of Certified Public Accountants, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

K. Cash and Cash Equivalents

For purposes of the statement of cash flows, the City considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. The Proprietary Funds' "deposits" in the Citywide cash management pool are, in substance, demand deposits and are, therefore, considered cash equivalents for purposes of the statement of cash flows.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

L. Performance Bonds

The City receives performance bonds from developers to ensure compliance and completion of projects that affect the City's infrastructure. These commitments may be in the form of cash, certificates of deposit in the City's name, letters of credit, or surety bonds. Upon receipt, these deposits are recorded both as an asset and a liability. For purposes of simplifying the balance sheet, the performance bonds asset account in the amount of $47,416,271 was netted against the liability account of $47,475,605 in fiscal year 2024. The net balance in the performance bond deposits liability account at June 30, 2024, was $59,334 and is included with other amounts in the "Deposits" liability reported in the basic financial statements.

M. Short-Term Debt

The City has no short-term debt.

N. Long-Term Contracts

The City uses the percentage-of-completion method of accounting for long-term contracts, recognizing the pro rata portion of the contract in the accounting period covered by the contract.

O. Fund Balance

Categories of Fund Balance
In accordance with Government Accounting Standards Board Statement No. 54, the City classifies fund balances as follows:

Non-spendable- includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.
Restricted- includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.
Committed- includes amounts that can only be used for specific purposes pursuant to constraints imposed by the City Council.
Assigned- includes fund balance amounts that are constrained for specific purposes by the City through formal action of the City Council and does not lapse at fiscal year end.
Unassigned- includes positive fund balance within the General Fund which has not been classified within the above-mentioned categories and negative fund balances in other governmental funds.

Non-Spendable Fund Balance

The non-spendable fund balance of $106,006 is comprised of amounts reported in non-spendable form and/or not in cash form such as prepaid items and deposits.

Restricted Fund Balance

The restricted fund balance of $41,541,836 is comprised of $98,156 for economic development to offset the impact of the impending closure of Pacific Gas and Electric's Diablo Canyon Power Plant, $5,857,530 for affordable housing, $13,637,821 restricted for debt service, and $21,948,329 restricted for other Capital Project Funds and Special Revenue Funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

O. Fund Balance (continued)

Assigned Fund Balance

The fund balance assigned for road projects of $97,661 is held in the Capital Projects Fund for road rehabilitation projects. These funds remain from the City Council's action to move funds annually in fiscal years 2001/2002 through 2007/2008 for these projects, and associated interest earnings.

Use of Fund Balance Order

The City budgets and expends funds for each project or expense based on specific identified funding sources that are available now and in the future. This means that, at times, the City may use unrestricted funds first for a particular project, leaving the eligible restricted funds available for a specific future project; however, it is the City's general policy to use restricted amounts first when both restricted and unrestricted amounts are available. Similarly, the City would typically first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

Minimum Fund Balance Policy

The City adopted a formal fund balance policy stating that as part of the biennial budget process, fund balance shall be evaluated to determine the prudent level of reserves based on eleven key measurements. The policy further states that except in the case of natural or fiscal emergencies, the City's general fund balance shall not fall below 20% of General Fund expenditures. The General Fund reserve met this criterion for fiscal year 2023-2024.

Major Special Revenue and Capital Projects Funds

The purpose for each major fund may be found in Note 1(C); however, each major special revenue and capital projects fund and its revenue source is listed below:

Major Special Revenue and Debt Service Funds	Revenue Source
Local Transportation Fund	Local Transportation Funds
Circulation System Fees Fund	Development Impact Fees
2010 Bond Debt Service Fund	Successor Agency Tax Increment

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

O. Fund Balance (continued)

Detailed Schedule of Fund Balances

A detailed schedule of fund balances is provided below:

Disclosure of Fund Balances Reported on Balance Sheet
June 30, 2024

	General Fund	Local Transportation Fund	Circulation System Fees Fund	2010 Bond Debt Service Fund	Other Nonmajor Governmental Funds	Totals
FUND BALANCES:						
Nonspendable						
Deposits, prepaid items, and inventory	$ 86,024	$ -	$ -	$ -	$ 19,982	$ 106,006
Restricted						
Public Safety	-	-	-	-	1,911,762	1,911,762
Streets, Roads, and Drainage	-	7,816,351	3,238,182	-	4,540,471	15,595,004
Parks, Open Space, and Recreation	-	-	-	-	3,326,544	3,326,544
Community Development and Blight Elimination	98,156	-	-	-	1,115,019	1,213,175
Affordable Housing	-	-	-	-	5,857,530	5,857,530
Debt Service	-	-	-	13,637,821	-	13,637,821
Assigned						
Roads Projects	-	-	-	-	97,661	97,661
Unassigned	21,044,476	-	-	-	(707,661)	20,336,815
Total Fund Balances (Deficits)	$ 21,228,656	$ 7,816,351	$ 3,238,182	$ 13,637,821	$ 16,161,308	$ 62,082,318

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. New GASB Pronouncements

GASB Statements listed below will be implemented in future financial statements:

Statement No. 101	"Compensated Absences"	The provisions of this statement are effective for fiscal years beginning after December 15, 2023.
Statement No. 102	"Certain Risk Disclosures"	The provisions of this statement are effective for fiscal years beginning after June 15, 2024.
Statement No. 103	"Financial Reporting Model Improvements"	The provisions of this statement are effective for fiscal years beginning after June 15, 2025.
Statement No. 104	"Disclosure of Certain Capital Assets"	The provisions of this statement are effective for fiscal years beginning after June 15, 2025.

Q. Deferred Outflows and Inflows of Resources

Pursuant to GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, the City recognizes deferred outflows and inflows of resources.

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. A deferred outflow of resources is defined as a consumption of net position by the government that is applicable to a future reporting period. The City has one item which qualifies for reporting in this category; refer to Note 9 for a detailed listing of the deferred outflows of resources the City has recognized.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. A deferred inflow of resources is defined as an acquisition of net position by the City that is applicable to a future reporting period. The City has one item which qualifies for reporting in this category; refer to Note 9 for a detailed listing of the deferred inflows of revenues the City recognized.

R. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions and pension expense, information about the fiduciary net position of the City of Atascadero's California Employees' Retirement System (CalPERS) Plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

Biennial budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. After adoption of the final budget, transfers of appropriations within a general fund department, or within other funds, can be made by the City Manager or his appointee. Budget modifications between funds, and increases or decreases to a fund's overall budget, must be approved by the City Council. Numerous

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (continued)

A. Budgetary Information (continued)

properly authorized amendments were made during the fiscal year.

Budgetary control is enhanced by integrating the budget into the general ledger accounts. Encumbrance accounting is employed (e.g., purchase orders) to avoid expenditures over budget. Encumbrances outstanding at fiscal year-end are automatically re-budgeted in the following fiscal year.

B. Deficit Fund Balance

A deficit fund balance exists in the Fire Aerial Vehicle Impact Fees Fund due to large purchases incurred prior to the receipt of the long-term reimbursing revenues.

	Deficit Fund Balance
Nonmajor Governmental Fund	
Fire Aerial Vehicle Impact Fees Fund	(696,056)

C. Excess of Expenditures over Appropriations

	Excess Expenditures
Nonmajor Governmental Funds	
Supplemental Law Enforcement Services Fund	$ (3,616)

Expenditures exceeded projections in the Supplemental Law Enforcement Services fund due to the expenditure of unexpected interest income.

NOTE 3 – CASH AND INVESTMENTS

Cash balances from all funds are combined and invested to the extent possible, pursuant to the Investment Policy and Guidelines approved by the City Council, as well as State Government Code. The earnings from these investments are allocated monthly to each fund, based on an average of monthly opening and closing balances of cash and investments. Investments are stated at fair value.

Cash and investments at June 30, 2024, consisted of the following:

Pooled Cash and Investments:	
Cash in bank and on hand	$ 15,671,200
Investments	54,688,591
Local Agency Investment Fund (LAIF)	9,803,616
Total Pooled Cash and Investments	80,163,407
Funds with Fiscal Agents:	
United States Treasury Money Fund	20,675,390
Total Funds with Fiscal Agents	20,675,390
Total Cash and Investments	$ 100,838,797

Cash and investments are reflected in the accompanying financial statements as follows:

	Governmental Activities	Business-Type Activities	Private-Purpose Trust Funds	Total
Cash and investments	$ 66,649,035	$ 11,737,374	$ 1,776,998	$ 80,163,407
Cash and investments held by fiscal agents	10,878	-	20,664,512	20,675,390
Total Cash and Investments	$ 66,659,913	$ 11,737,374	$ 22,441,510	$ 100,838,797

NOTE 3 – CASH AND INVESTMENTS (continued)

A. Deposits with Financial Institutions

For custodial credit risk associated with deposits, the City follows the California Government Code, which requires California financial institutions to secure the City's deposits by pledging government securities as collateral. The fair value of the pledged securities must equal 110% of the City's deposits. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes equal to 150% of the City's deposits.

At fiscal year end, the City's bank account and bank money market fund balances totaled $17,383,037. The first $250,000 was insured by federal depository insurance and the remainder was 110% collateralized. Certificates of Deposit totaling $18,387,654 are fully insured.

B. State Investment Pool

The fair value of the City's position in the State LAIF pool is the same as the value of the pool shares. The State LAIF pool credit quality is unrated.

LAIF is overseen by the Local Agency Investment Advisory Board, which consists of five members, in accordance with State statute. The State Treasurer's Office audits the fund annually. Separate financial statements for LAIF can be obtained by writing Local Agency Investment Fund, Post Office Box 942809, Sacramento, CA 94209-0001.

C. Authorized Investments

The City's Investment Policy lists the following as authorized investments:

Local Agency Investment Fund (LAIF)
U.S. Government Obligations
California and California Local Agency Municipal Obligations
Other State Municipal Obligations
Supranational Securities
Bankers' Acceptances
Commercial Paper
Certificates of Deposit and Passbook Savings Accounts
Money Market Funds

NOTE 3 – CASH AND INVESTMENTS (continued)

D. Marking Investments to Fair Value (GASB Statement No. 31)

In fiscal year 1997/98, the City adopted Governmental Accounting Standards Board Statement No. 31, which requires that the City's investments be carried at fair value instead of cost. Under GASB Statement No. 31, the City must adjust the carrying value of its investments to reflect their fair value at each fiscal year end, and it must include the effects of these adjustments in income for that fiscal year.

GASB Statement No. 31 applies to all City investments, even if held to maturity and redeemed at full face value. Since the City's policy is to hold all investments to maturity, the fair value adjustments required by GASB Statement No. 31 result in accounting gains or losses (called "recognized" gains or losses) which do not reflect actual sales of the investments (called "realized" gains or losses). Thus, recognized gains or losses on an investment purchased at par will now reflect changes in its value at each succeeding fiscal year end, but these recognized gains or losses will net to zero if the investment is held to maturity. By following the requirements of GASB Statement No. 31, the City is reporting the amount of resources which would actually have been available if it had been required to liquidate all of its investments at any fiscal year end.

E. Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurements and Application*, provides the framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value with Level 1 given the highest priority and Level 3 the lowest priority. The three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs include the following:

1. Quoted prices for similar assets or liabilities in active markets.
2. Quoted prices for identical or similar assets or liabilities in markets that are not active.
3. Inputs other than quoted prices that are observable for the asset or liability (for example, interest rates and yield curves observable at commonly quoted intervals, volatilities, prepayment speeds, loss severities, credit risks, and default rates).
4. Inputs that are derived principally from or corroborated by observable market data by correlation or other means (market-corroborated inputs).

Level 3 inputs are unobservable inputs for the asset or liability.

NOTE 3 – CASH AND INVESTMENTS (continued)

Fair value of assets measured on a recurring basis at June 30, 2024, are as follows:

June 30, 2024	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level1)	Significant Other Observable Inputs (Level 2)	Uncategorized (Level 3)
U. S. Government Obligations	$ 25,637,013	$ 4,072,550	$ 21,564,463	$ -
Supranational Securities	1,968,295	-	1,968,295	-
Municipal Securities	8,695,629	-	8,695,629	-
Certificates of Deposit	18,387,654	-	18,387,654	-
	54,688,591	$ 4,072,550	$ 50,616,041	$ -
Investments measured at amortized cost				
Local Agency Investment Fund (LAIF)	9,803,616			
Total investments	$ 64,492,207			

Fair values for investments are determined by using a matrix pricing technique. Matrix pricing is used to value securities based on the security's relationship to benchmark quoted prices. Uncategorized investments do not fall under the fair value hierarchy as there is no active market for the investments.

NOTE 3 – CASH AND INVESTMENTS (continued)

F. Investments

Investments for the City are summarized below:

Investments	Fair Value	Percent of Portfolio
U.S. Government Obligations	$ 25,637,013	40%
Supranational Securities	1,968,295	3%
Municipal Securities	8,695,629	13%
Certificates of Deposit	18,387,654	29%
Local Agency Investment Fund (LAIF)	9,803,616	15%
Total Investments Managed by City	$ 64,492,207	100%
Investments Held by Fiscal Agents		
United States Treasury Money Fund	$ 20,675,390	100%
Total Investments Held by Fiscal Agents	$ 20,675,390	100%

	Fair Value	On Demand	Within One Month	One Month to One Year	One to Five Years
Investments					
U.S. Government Obligations	$ 25,637,013	$ -	$ -	$ 3,474,562	$ 22,162,451
Supranational Securities	1,968,295	-	-	986,885	981,410
Municipal Securities	8,695,629	-	-	1,063,676	7,631,953
Certificates of Deposit	18,387,654	-	481,313	3,445,054	14,461,287
Local Agency Investment Fund (LAIF)	9,803,616	9,803,616	-	-	-
Investments Held by Fiscal Agents	20,675,390	20,675,390 *	-	-	-
Total Investments Managed by City	$ 85,167,597	$ 30,479,006	$ 481,313	$ 8,970,177	$ 45,237,101
Percentage of Portfolio	100%	36%	1%	11%	52%

** Held by fiscal agents for the 2024 Tax Allocation Refunding Bonds, the 2010 Lease Revenue Bonds and the 2004 Tax Allocation Bonds*

NOTE 3 – CASH AND INVESTMENTS (continued)

F. Investments (continued)

Interest Rate Risk. This is the risk that the market value of securities in the portfolio will fall, due to changes in general interest rates. In accordance with its Investment Policy, the City mitigates interest rate risk by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pool.

Credit Risk. This is the risk of loss due to the failure of the security issuer or backer. The City mitigates credit risk by:

- Limiting investments to the safest types of securities.
- Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business.
- Diversifying the investment portfolio so that potential losses on individual securities will be minimized.

State law limits investments in commercial paper and corporate bonds to the top two ratings issued by Nationally Recognized Statistical Rating Organizations (NRSROs). It is the City's policy to limit its investments in these investment types to the top rating issued by NRSROs. The City does not hold any commercial paper or corporate bonds. U. S. Government Obligations held by the City are rated AAA, the top rating issued by NRSROs. The City's investment in the State LAIF pool is unrated, as are the investments in Certificates of Deposit.

		Rating as of June 30, 2024	
	Fair Value	AAA - A	Not Rated
Investments			
U. S. Government Obligations	$ 25,637,013	$ 25,637,013	$ -
Supranational Securities	1,968,295	1,968,295	-
Municipal Securities	8,695,629	8,695,629	-
Certificates of Deposit	18,387,654	-	18,387,654
Local Agency Investment Fund (LAIF)	9,803,616	-	9,803,616
Investments Held by Fiscal Agents	20,675,390	-	20,675,390
Total Investments Managed by City	$ 85,167,597	$ 36,300,937	$ 48,866,660

Custodial Credit Risk. Custodial credit risk is the risk that in the event of failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investments in government securities are held in trust by US Bank and are exposed to custodial credit risk because these investments are uninsured and collateralized with securities held by the US Bank's trust department or agency, but not in the City's name. The amounts held under this custodial arrangement are not limited by the City's Investment Policy.

NOTE 3 – CASH AND INVESTMENTS (continued)

F. Investments (continued)

Concentration Credit Risk. The City's Investment Policy provides guidelines (by type of investment vehicle that limits either the dollar amount, the percent of the portfolio or the maturity term) for diversifying the investment portfolio so that potential losses on individual securities will be minimized. The City's Investment Policy outlines the following criteria related to portfolio diversification:

- No more than thirty percent (30%) of the City's portfolio shall be invested in California and California local agency municipal obligations, and other state municipal obligations.
- Up to forty percent (40%) of the City's portfolio may be invested in bankers' acceptances that are defined as bills of exchange or time drafts, drawn on and accepted by a commercial bank, which are eligible for purchase by the Federal Reserve System, although no more than thirty percent (30%) of the portfolio may be invested in bankers' acceptances with any one commercial bank. Additionally, the maturity periods cannot exceed 180 days.
- A maximum of twenty-five percent (25%) of the City's portfolio may be invested in highest tier (e.g., A-1, P-1, F-1 or D-1 or higher) commercial paper as rated by a nationally recognized statistical rating organization (NRSRO). Issuing corporations must be organized and operating in the United States, have $500 million total assets, and have at least an "A" rating (by a NRSRO) on debt other than commercial paper. The maturity period cannot exceed 270 days. Purchases of eligible commercial paper may not exceed 10% of the outstanding paper of an issuing corporation.
- A maximum of thirty percent (30%) of the City's portfolio may be deposited in certificates of deposit or passbook savings accounts. The minimum requirements for certificate of deposit investments shall be:
  - Investments and accrued interest shall never exceed the FDIC insurance limit in any one institution.
  - Qualified institutions must have a minimum equity ratio of 6% and a minimum capitalization of $10,000,000.
- Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec 80a-l et seq.) shall not exceed twenty percent (20%) of the agency's surplus money that may be invested pursuant to the City's Investment Policy.
- Up to thirty percent (30%) of the City's portfolio may be invested in United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this paragraph shall be rated in a rating category of "AA" or its equivalent or better by a nationally recognized statistical rating organization. No more than 10% of the City's portfolio shall be invested in obligations of any one bank.

G. Funds with Fiscal Agents

The City had $10,878 in cash and investments as of June 30, 2024, held by fiscal agents pledged for the payment or security of the 2010 Lease Revenue Bonds. There was an additional $20,659,589 held by fiscal agents for the new 2024 Tax Allocation Bond Refunding and $4,923 held for the 2004 Redevelopment Agency Tax Allocation Bonds, both in the Successor Agency to the Community Redevelopment Agency of Atascadero Private Purpose Trust Fund. The California Government Code provides that these monies, in the absence of specific statutory provisions governing the issuance of bonds, certificates, or leases, may be invested in accordance with the ordinance, resolutions, or indentures specifying the types of investments its fiscal agents may make.

NOTE 4 – ADVANCES RECEIVABLE – SUCCESSOR AGENCY

Receivable Fund	Payable Fund	Amount
2010 Bond Debt Service Fund	Successor Agency General Fund	$ 13,530,000
Total		$ 13,530,000

Advances receivable of $13,530,000 consists of a reimbursement agreement with the City for bond debt service. In September of 2010, the City issued bonds on behalf of the former Redevelopment Agency and entered into a reimbursement agreement at that time whereby the City advanced the former Agency the proceeds of the bond and the former Agency was required to make annual payments to the City in the amount of the debt service on the bonds. With the dissolution of redevelopment, this is now a debt of the Successor Agency and the Successor Agency will continue to make the required payments. See Note 15D – Successor Agency Trust for Assets of Former Redevelopment Agency, Bond Reimbursement Agreement Payable, for additional information. This arrangement meets the criteria of ABX1 26, Section 34171(d)(G)(2):

- Written agreement entered into:
  - At the time of issuance, but no later than December 31, 2010, of indebtedness obligations
  - Solely for the purpose of securing or repaying those indebtedness obligations.
- Section 34171(e) defines “indebtedness obligation”: bonds, notes, certificates of participation, or other evidence of indebtedness, issued or delivered by the redevelopment agency, or by a joint exercise of powers authority created by the redevelopment agency, to third-party investors or bondholders to finance or refinance redevelopment projects undertaken by the redevelopment agency in compliance with the Community Redevelopment Law.

The 2010 Lease Revenue Bonds were defeased on July 16, 2024.

NOTE 5 – NOTES RECEIVABLE

Notes Receivable in the amount of $4,050,899 is outstanding in the In Lieu Low/Moderate Income Housing Fund. Developments meeting certain criteria must either pay an In-Lieu fee into the fund or provide “affordably” priced homes for sale to income qualified buyers. These homes are sold by developers at prices below fair market value and the City records notes receivable against the titles in the amounts equal to the difference between the reduced sales prices and the fair market values. The loans are either paid back on a pro-rata share of equity at the time the homes sell or are forgiven after a period of 30 years of ownership by the same homeowner. The Notes Receivable amount includes loans for 22 homes in the Very Low-Income category and 8 homes in the Low/Moderate Income category.

NOTE 6 – CAPITAL ASSETS

A. Capital Assets Additions and Retirements

Capital assets activity in the Governmental Activities for the fiscal year ended June 30, 2024, was as follows:

	Balance June 30, 2023	Additions	Deletions	Transfers Between Assets	Balance June 30, 2024
Governmental Activities					
Non-Depreciable capital assets					
Land	$ 41,659,554	$ -	$ -	$ -	$ 41,659,554
Construction in progress	8,417,299	15,303,306	(43,349)	(18,629,866)	5,047,390
Total non-depreciable capital assets	50,076,853	15,303,306	(43,349)	(18,629,866)	46,706,944
Depreciable or amoritizable capital assets					
Vehicles and equipment	15,302,806	1,664,211	(651,244)	397,972	16,713,745
Structures and improvements	56,869,387	10,386	-	756,704	57,636,477
Subscription assets	949,033	48,230	-	-	997,263
Infrastructure	82,656,247	180,839	(687,226)	17,475,190	99,625,050
Total depreciable or amortizable capital assets	155,777,473	1,903,666	(1,338,470)	18,629,866	174,972,535
Less accumulated depreciation or amortization	(58,356,198)	(4,397,274)	1,243,103	-	(61,510,369)
Net depreciable capital assets	97,421,275	(2,493,608)	(95,367)	18,629,866	113,462,166
Net governmental capital assets	$ 147,498,128	$ 12,809,698	$ (138,716)	$ -	$ 160,169,110

NOTE 6 – CAPITAL ASSETS (continued)

A. Capital Assets Additions and Retirements (continued)

Capital assets activity in the Business-Type Activities for the fiscal year ended June 30, 2024, was as follows:

	Balance June 30, 2023	Additions	Deletions	Transfers Between Assets	Balance June 30, 2024
Business-Type Activities					
Non-depreciable capital assets					
Land	$ 547,738	$ -	$ -	$ -	$ 547,738
Construction in progress	2,633,336	2,785,643	-	(2,105,870)	3,313,109
Total non-depreciable capital assets	3,181,074	2,785,643	-	(2,105,870)	3,860,847
Depreciable capital assets					
Vehicles and equipment	1,375,712	3,070	-	-	1,378,782
Structures and improvements	34,154,782	21,238	-	2,105,870	36,281,890
Total depreciable or amortizable capital assets	35,530,494	24,308	-	2,105,870	37,660,672
Less accumulated depreciation	(20,066,588)	(805,131)	-	-	(20,871,719)
Net depreciable capital assets	15,463,906	(780,823)	-	2,105,870	16,788,953
Net business-type capital assets	$ 18,644,980	$ 2,004,820	$ -	$ -	$ 20,649,800

NOTE 6 – CAPITAL ASSETS (continued)

B. Depreciation Allocations

Depreciation expense was charged to functions and programs based on their usage of the related assets. The amounts allocated to each function or program were as follows:

Governmental Activities:		
General government	$	358,984
Public safety		965,618
Community development		237,287
Community, recreation & zoo services		394,943
Parks & open space		339,838
Public works		2,100,604
Total Depreciation and Amortization Expense- Governmental Activities	$	4,397,274
Business-Type Activities:		
Sewer	$	741,662
Transit		63,469
Total Depreciation Expense- Business-Type Activities	$	805,131

NOTE 7 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A. Interfund Receivables and Payables

Due to/due from other funds consist of short-term interfund loans made for the purposes of cash flows. They are expected to be repaid by the borrowing fund within one year. The composition of due to/due from balances at June 30, 2024, is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Nonmajor Community Development Block Grant Fund	$ 51,642
General Fund	Nonmajor Community Facilities District Fund	20,022
Nonmajor Fire Facilities Fees Fund	Fire Aerial Vehicle Impact Fees Fund	696,056
Total		$ 767,720

B. Interfund Transfers

Interfund transfers were made as follows:

Actual Amount	Description
$ 760,880	Transfer from the Community Facilities District Fund to the General Fund for fire, police, and park services
466,850	Transfer from the General Fund to the Gas Tax Fund for the cost of Streets Department operations
4,052	Transfer from the Gas Tax Fund to the Local Transportation Fund for the Traffic Way North Project
2,600	Transfer from the General Fund to the Las Lomas Landscape & Lighting Fund for open space maintenance
1,400	Transfer from the General Fund to the De Anza Landscape & Lighting Fund for open space maintenance
52,384	Transfer from the SLESF Fund the Police Impact Fees Fund for vehicle purchase
$ 1,288,166	

NOTE 8 – LONG-TERM LIABILITIES

A. Compensated Absences

City employees accumulate earned but unused vacation and certain other leave pay benefits which can be converted to cash at termination of employment. In the statement of activities, the expenditure is allocated to each function based on usage. The vested benefits payable in accordance with various collective bargaining agreements at June 30, 2024, total $2,053,412 for governmental activities and $13,505 for business-type activities.

B. 2010 Lease Revenue Bonds

On September 1, 2010, the City of Atascadero issued $16,010,000 in Lease Revenue Bonds for the former Community Redevelopment Agency of Atascadero. The bonds were issued by the City in order to achieve an overall lower interest rate on the bonds. The bond proceeds were transferred to the former Redevelopment Agency for use on the Historic City Hall Project and other redevelopment blight elimination projects. These bonds mature between fiscal years 2015 and 2041, at interest rates ranging from 3.0% to 5.0%. The Successor Agency makes payments, from tax increment revenues, to the City in amounts equal to the annual debt service payments on the bonds. The bonds will then be repaid by the City using these revenues.

The 2010 Lease Revenue Bonds were defeased on July 16, 2024.

The following is a summary of principal and interest payments to be made in future fiscal years:

	2010 Lease Revenue Bonds	
Fiscal Year Ending June 30,	Principal	Interest
2025	$ 305,000	$ 664,581
2026	315,000	651,800
2027	330,000	637,250
2028	350,000	620,250
2029-2033	2,010,000	2,815,750
2034-2038	5,250,000	2,049,250
2039-2041	4,970,000	381,000
	$ 13,530,000	$ 7,819,881

NOTE 8 – LONG-TERM LIABILITIES (continued)

C. Changes in Long-Term Liabilities

Long-term liability activity for the fiscal year ended June 30, 2024, was as follows:

	Balance June 30, 2023	Additions	Payments	Balance June 30, 2024	Due Within One Year
Governmental Activities:					
Bonds Payable:					
2010 Lease Revenue Bonds	$ 13,825,000	$ -	$ (295,000)	$ 13,530,000	$ 305,000
Compensated Absences	1,944,902	1,720,564	(1,612,054)	2,053,412	100,000
Premium on 2010 Lease Revenue Bonds	51,494	-	(2,990)	48,504	2,982
Subscription Liability	415,756	21,876	(186,767)	250,865	119,854
Workers' Compensation estimated claims liability in excess of deposits	(161,641)	(7,755)	79,063	(90,333)	-
Net Pension Liability	34,126,111	7,276,231	(4,592,846)	36,809,496	-
Other Post Employment Benefits Liability	250,936	4,745	(8,049)	247,632	-
Total Governmental Activities	$ 50,452,558	$ 9,015,661	$ (6,618,643)	$ 52,849,576	$ 527,836
Business-type Activities:					
Compensated Absences	$ 7,834	$ 30,954	$ (25,283)	$ 13,505	$ -
Net Pension Liability	879,396	147,441	(95,236)	931,601	-
Total Business-type Activities	$ 887,230	$ 178,395	$ (120,519)	$ 945,106	$ -

D. Subscription Based Information Technology Arrangements

On January 12, 2022, the City entered into an initial contract term for Computer-Aided Dispatch/Records Management System (CAD/RMS) software arrangement with Mark43, Inc.. The CAD/RMS system was implemented February 1, 2023, and has a term of six years. Accumulated depreciation for the current year was $295,567 and the outflows of resources in the current year were $119,744.

On February 9, 2022, the City entered into an initial contract term for Website Software and Support Services with Planeteria Media. The website software was implemented November 1, 2023, and has a term of five years. Accumulated depreciation for the current year was $13,537 and the outflows of resources in the current year were $7,140.

NOTE 8 – LONG-TERM LIABILITIES (continued)

D. Subscription Based Information Technology Arrangements (continued)

The following is a summary of principal and interest payments to be made in future fiscal years:

	Mark43, Inc - CAD/RMS	
Fiscal Year Ending June 30,	Principal	Interest
2025	$ 112,779	$ 8,947
2026	116,209	5,577
2027	-	2,105
	$ 228,988	$ 16,629

	Planeteria Media - Website	
Fiscal Year Ending June 30,	Principal	Interest
2025	$ 7,075	$ 737
2026	7,289	524
2027	7,512	305
	-	78
	$ 21,876	$ 1,644

The City entered into a prepaid software arrangement with CIO Solutions for Firewall Software. The initial contract term is September 25, 2021 – September 24, 2024. The total subscription asset is valued at $35,396, and $32,643 has accumulated in amortization as of the end of the fiscal year.

The City entered into a prepaid software arrangement with SHI International Corp. for Malwarebytes Software. The initial contract term is July 31, 2022 – July 31, 2025. The total subscription asset is valued at $25,174, and $16,092 has accumulated in amortization as of the end of the fiscal year.

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS

A. Public Employees' Retirement System

Summary of Significant Accounting Policies-Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions and pension expense, information about the fiduciary net position of the City of Atascadero's California Public Employees' Retirement System (CalPERS) Plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Plan Descriptions

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all others). Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City of Atascadero sponsors six rate plans (three miscellaneous and three safety). Benefit provisions under the Plan are established by State statute and City of Atascadero resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions, and membership information that can be found on the CalPERS' website at www.calpers.ca.gov.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited services, equal to a fixed percentage of their highest annual salary formula as determined by the benefit program they participate in. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS (continued)

A. Public Employees' Retirement System (continued)

Benefits Provided (continued)

The rate plan provisions and benefits in effect at June 30, 2024, are summarized as follows:

	Miscellaneous Plan		
	Tier 1	*Tier 2*	*Tier 3*
Hire date	Prior to July 1, 2012	On or after July 1, 2012	On or after January 1, 2013
Benefit formula	2.5% @ 55	2.0% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50-55	50-63	52-67
Monthly benefits, as a % of eligible compensation	2.0% to 2.5%	1.426% to 2.418%	1.0% to 2.5%
Required employee contribution rates	8.00%	7.00%	8.25%
Required employer contribution rates	14.92%	12.63%	8.00%

	Safety Plan		
	Tier 1	*Tier 2*	*Tier 3*
Hire date	Prior to July 1, 2012	On or after July 1, 2012	On or after January 1, 2013
Benefit formula	3.0% @ 50	3.0% @ 55	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50	50-55	50-57
Monthly benefits, as a % of eligible compensation	3.0%	2.4% to 3.0%	2.0% to 2.7%
Required employee contribution rates	9.00%	9.00%	13.75%
Required employer contribution rates	27.11%	22.83%	13.54%

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS (continued)

A. Public Employees' Retirement System (continued)

Contributions- Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan is determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of the employees.

The City's contributions to the Plan for the fiscal year ended June 30, 2024, were $4,627,006.

Beginning in fiscal year 2016, CalPERS collects employer contributions for the Plan as a percentage of payroll for the normal cost portion as noted in the rates above and as a dollar amount for contributions toward the unfunded liability and side fund. The dollar amount was paid at the beginning of the fiscal year. The City of Atascadero's required contribution for the unfunded liability and side fund was $2,639,451 in fiscal year ended June 30, 2024.

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2024, the City reported a net pension liability for its proportionate share of the net pension liability of the Plan of $37,741,097.

The City's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2023, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022, rolled forward to June 30, 2023, using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to other projected contributions of all participating employers, actuarially determined.

The City's proportionate share of the net pension liability for the Plan as of measurement dates June 30, 2023, and 2022, was as follows:

Proportionate Percentage Share of Net Pension Liability

	Percentage share of Plan		Change: Increase/ (Decrease)
	June 30, 2024	June 30, 2023	
Measurement Date	6/30/2023	6/30/2022	
Percentage of Plan (PERF C) Net Pension Liability	0.30253%	0.30306%	-0.00053%

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS (continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

For the fiscal year ended June 30, 2024, the City recognized pension expense of $6,414,952. At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	All Plans	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 2,413,127	$ (263,476)
Changes of assumptions	2,234,870	-
Net differences between projected and actual earnings on plan investments	5,566,297	-
Change in employer's proportion	82,243	(93,181)
Differences between the employer's contributions and the employer's proportionate share of contributions	605,755	(648,455)
Pension contributions subsequent to measurement date	4,627,006	-
Total	$ 15,529,298	$ (1,005,112)

$4,627,006 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal Year Ended June 30,	Deferred Outflows / (Inflows) of Resources
2025	$ 3,027,275
2026	2,168,598
2027	4,543,913
2028	157,394

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS (continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Actuarial Assumptions – For the measurement period ended June 30, 2023, the total pension liabilities were determined by rolling forward the June 30, 2022, valuation of total pension liability. The June 30, 2023, total pension liability was based on the following actuarial methods and assumptions:

	Plan
Valuation Date	June 30, 2022
Measurement Date	June 30, 2023
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service
Post Retirement Benefit Increase	Contract COLA up to 2.3% until Purchasing Power Protection Allowance Floor on Purchasing Power Applies
Mortality	Derived using CalPERS' Membership Data for all Funds. The mortality table was developed based on CalPERS-specific date. The rates incorporate Generational Mortality to capture ongoing mortality improvements using 80% of Scale MP 2020 published by the Society of Actuaries.

For more details, please refer to the 2021 experience study report that can be found on the CalPERS' website.

Discount Rate

The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS (continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Actuarial Assumptions (continued)

Long-Term Expected Rate of Return

In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated and combined with risk estimates, are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return.

The following table reflects long-term expected real rate of return by asset class. The rates of return were calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

Asset Class	Assumed Asset Allocation [1]	Real Return Years 1-10 [1,2]
Global equity - cap-weighted	30.0%	4.54%
Global equity non-cap-weighted	12.0%	3.84%
Private equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real assets	15.0%	3.21%
Leverage	-5.0%	-0.59%
Total	100.0%	

(1) An expected inflation of 2.30% used for this period.

(2) Figures are based on the 2021-22 Asset Liability Management Study.

NOTE 9 – EMPLOYEE RETIREMENT BENEFITS (continued)

B. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Sensitivity of Proportionate Share of Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	Discount Rate		
	5.90% (1% Decrease)	6.90% (Current Rate)	7.90% (1% Increase)
Measurement Date	6/30/2023		
Fiscal Year End	6/30/2024		
Net Pension Liability	$ 55,870,591	$ 37,741,097	$ 22,876,132

Pension Plan Fiduciary Net Position

Detailed information about the Plan's fiduciary net positions is available in separately issued CalPERS' financial reports.

C. Payable to the Pension Plan

The City paid 100% of the required actuarially determined contributions for the fiscal year ending June 30, 2024, and therefore recorded no payables to the pension plan for the same period.

D. Defined Contribution Plan

The City offers a defined contribution plan, Nationwide Retirement Solutions, for those employees that are excluded from CalPERS membership due to part-time or elected status. The plan is approved as a FICA substitute. Members contribute 5% and the City contributes 2.5%. Total employee contributions for the fiscal year were $16,826, and total contributions from the City were $8,413. Nationwide Retirement Solutions is the public employee plan subsidiary of Nationwide Financial Services, Inc. (NYSE: NFS).

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS

Plan Description

In addition to the CalPERS pension benefits described above, the City provides post-retirement health benefits for Executive Management (City Council, City Manager, Deputy City Managers, and Department Heads). The City agreed to reimburse the retiree for retiree and/or retiree's dependent health (medical/dental/vision) insurance premiums, disability insurance, long-term health care or life insurance premiums up to a maximum of $200 per month. The benefit is available upon retirement from CalPERS or other similar retirement program after age 50, and the employee must have served for eight years with the City. The benefit extends between the date of retirement and age 65. Currently, there are four people that received benefits in fiscal year 2023/2024, and fifteen other people that may become eligible for benefits under this program. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Contributions

The City accounts for this benefit on a pay-as-you-go basis. Post employment expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. No funds are set aside to pay for benefits and administrative costs. These expenditures are paid as they come due. For fiscal year ended June 30, 2024, the City's total contributions were $8,049.

Employees Covered

As of June 30, 2024, the following current and former employees were covered by the benefit under the plan.

Active members	13
Inactive members	2
Beneficiaries	4
Total	19

Total OPEB Liability

The City has elected to calculate the OPEB liability and related information using the alternative measurement method permitted by GASB Statement No. 75 for employers in plans with fewer than one hundred total plan members. The City's OPEB liability was measured as of June 30, 2024, and the total OPEB used to calculate the OPEB liability was from the City's valuation as of June 30, 2024.

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (continued)

Changes in the OPEB Liability

	Total OPEB Liability
Balance at June 30, 2023 (valuation date June 30, 2023)	$ 250,936
Changes recognized for the measurement period:	
Service cost	(2,783)
Interest	7,528
Benefit payments	(8,049)
Net changes	(3,304)
Balance at June 30, 2024 (valuation date June 30, 2024)	$ 247,632

Sensitivity of the OPEB Liability to Changes in the Discount Rate

The following presents the OPEB liability, as well as what the OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.00%) or 1 percentage point higher (4.00%) than the current discount rate.

	Discount Rate		
	1% Decrease 2.00%	Current 3.00%	1% Increase 4.00%
OPEB Liability	$ 251,559	$ 247,632	$ 250,417

Sensitivity of the OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the OPEB liability, as well as what the OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage point lower (2.00%) or 1 percentage point higher (4.00%) than the current Healthcare Trend Rate of 3.0%.

	Healthcare Trend Rate 3%		
	1% Decrease 2.00%	Current 3.00%	1% Increase 4.00%
OPEB Liability	$ 250,417	$ 247,632	$ 251,559

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (continued)

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members at that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value assets, consistent with the long-term perspective of the calculations.

The following simplifying assumptions were made:

Retirement age for active employees – Based on the historical average retirement age for the covered group, public safety active plan members were assumed to retire at age 50, or at the first subsequent year in which the member would qualify for benefits and other active plan members were assumed to retire at age 55, or at the first subsequent year in which the member would qualify for benefits.

Mortality – All active and inactive plan members were expected to live through age 65 (the age that benefits terminate).

Turnover – All active members were expected to remain employed until the assumed retirement/age.

Discount Rate – Based on the historical and expected returns of the City's short-term investment portfolio, a discount rate of 3.0 percent was used. In addition, a simplified version of the projected unit credit and level cost method was used. The remaining amortization period at June 30, 2024, was twenty years.

NOTE 11 – REVENUE LIMITATIONS IMPOSED BY CALIFORNIA PROPOSITION 218

Proposition 218, which was approved by voters in November 1996, regulates the City's ability to impose, increase and extend taxes, assessments, and fees. Any new, increase, or extended taxes, assessments, and fees subject to the provisions of Proposition 218, require voter approval before they can be implemented. Additionally, Proposition 218 provides that these taxes, assessments, and fees are subject to the voter initiative process and may be rescinded in the future years by the voters.

NOTE 12 – RISK MANAGEMENT

A. Description of Self-Insurance Pool Pursuant to Joint Powers Agreement

The City of Atascadero is a member of the California Joint Powers Insurance Authority (Authority). The Authority is composed of 126 California public entities and is organized under a joint powers' agreement pursuant to California Government Code §6500 et seq. The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The California JPIA began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

NOTE 12 – RISK MANAGEMENT (continued)

B. Primary Self-Insurance Programs of the Authority

Each member pays an annual contribution at the beginning of the coverage period. The total funding requirement for primary self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

Primary Liability Program
Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to $100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from $100,000 to $500,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from $500,000 to $50 million are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is $50 million per occurrence. Subsidence losses also have a $50 million per occurrence limit. The coverage structure is composed of a combination of pooled self-insurance, reinsurance, and excess insurance. Additional information concerning the coverage structure is available on the Authority's website: https://cjpia.org/coverage/risk-sharing-pools/.

Primary Workers' Compensation Program
Claims are pooled separately between public safety (police and fire) and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to $75,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from $75,000 to $200,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from $200,000 to statutory limits are distributed based on the outcome of cost allocation within the first and second loss layers.

For 2023-24 the Authority's pooled retention is $1 million per occurrence, with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to $1 million. Coverage from $1 million to $5 million is purchased through reinsurance policies, and Employer's Liability losses from $5 million to $10 million are pooled among members.

C. Purchased Insurance

Pollution Legal Liability Insurance
The City of Atascadero participates in the pollution legal liability insurance program which is available through the Authority. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City of Atascadero. Coverage is on a claims-made basis. There is a $250,000 deductible. The Authority has an aggregate limit of $20 million.

NOTE 12 – RISK MANAGEMENT (continued)

C. Purchased Insurance (continued)

Property Insurance
The City of Atascadero participates in the all-risk property protection program of the Authority. This insurance protection is underwritten by several insurance companies. City of Atascadero property is currently insured according to a schedule of covered property submitted by the City of Atascadero to the Authority. City of Atascadero property currently has all-risk property insurance protection in the amount of $101,865,585. There is a $10,000 deductible per occurrence except for non-emergency vehicle insurance which has a $2,500 deductible.

Crime Insurance
The City of Atascadero purchases crime insurance coverage in the amount of $1,000,000 with a $2,500 deductible. The fidelity coverage is provided through the Authority.

Special Event Tenant User Liability Insurance
The City of Atascadero further protects against liability damages by requiring tenant users of certain property to purchase low-cost tenant user liability insurance for certain activities on agency property. The insurance premium is paid by the tenant user and is paid to the City of Atascadero according to a schedule. The City of Atascadero then pays for the insurance. The insurance is facilitated by the Authority.

D. Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2023-24.

E. Unemployment

The City is fully self-insured for unemployment claims.

F. Self Insurance

The City retains the risk for losses incurred prior to joining the Authority. Several member agencies of the now dissolved Central Coast Cities Self-Insurance Fund continue to participate in a non-risk sharing arrangement for claims management and the purchase of excess insurance for claims prior to joining the Authority. Losses are debited and investment income is credited to specific member accounts. The City has not incurred any losses in excess of insurance coverage.

NOTE 12 – RISK MANAGEMENT (continued)

F. Self Insurance (continued)

Self-insurance activity as of and for the fiscal year ended June 30, 2024, is summarized as follows:

	Workers' Compensation
Assets on deposit	$ 120,587
Estimated liability for reported claims and settlement expenses	(30,254)
Assets in excess of (less than) liabilities	$ 90,333

Changes in the balances of claim liabilities during the past two fiscal years are as follows:

	Workers' Compensation
Deposits June 30, 2022	$ 17,734
Claim payments and related expenditures	67,260
Decrease in estimated claims liability June 30, 2023	73,814
Deposits and interest earnings	2,833
Deposits (unpaid claims liability) June 30, 2023	161,641
Claim payments and related expenditures	(79,063)
Decrease in estimated claims liability June 30, 2024	3,419
Deposits and interest earnings	4,336
Deposits (unpaid claims liability) June 30, 2024	$ 90,333

NOTE 13 – CONTINGENCIES AND COMMITMENTS

The City has received state and federal funds for specific purposes that are subject to review and audit by the grantor agencies. Although such audits could generate expenditure disallowances under terms of the grants, it is believed that any required reimbursements will not be material.

According to the City Attorney, there are three potentially significant issues pending.

Estate of Douglas Breeze and City of Atascadero (filed January 18, 2022) SSC Case No. 34-2022-80003799

The City contracted with Regional Government Services (“RGS”) for the services of Mr. Doug Breeze for a few months in 2014. CalPERS determined that Mr. Breeze was a City employee. As a result, Mr. Breeze and the City were directed to make PERS contributions. RSG is providing the City's defense and indemnity in this matter; the City is one of several other public entities involved with CalPERS's determination. A determination by the trial court upholding CalPERS's determination is currently on appeal.

Veronica Ulloa-Nevarez v. City of Atascadero (not yet filed).

This is a matter regarding the California Voting Rights Act ("CVRA"). An individual alleged that the City's at-large elections violates the CVRA. No litigation is yet filed; the matter is currently suspended in accordance with the terms of a tolling agreement between the City and claimant.

Newton v. City of Atascadero

The Petitioner sued the City, claiming that the City Council violated his constitutional due process right, as well as the Atascadero Municipal Code. In April 2023, the Superior Court conducted a bench trial and ruled int the City’s favor on most of the substantive claims. The Court subsequently dismissed Petitioner’s remaining claims later in 2023. The Petitioner appealed and while briefing was underway, the parties engaged in settlement negotiations that culminated with a tentative settlement. The City Council will consider the settlement in January 2025. If the Council approves it, it would be final in January 2025 and the appeal will be dismissed.

NOTE 13 – CONTINGENCIES AND COMMITMENTS (continued)

Construction and other significant commitments as of June 30, 2024, including encumbrances outstanding at fiscal year-end, are as follows:

Capital Commitments
Fiscal Year 2023/2024

100	General Fund	$ 2,531,505
201	Community Facilities District Fund	2,816
202	Apple Valley Street & Storm Drain Assessment District Fund	1,901
203	Apple Valley Landscape & Lighting Assessment District Fund	2,449
204	Las Lomas Street & Storm Drain Assessment District Fund	1,901
205	Las Lomas Landscape & Lighting Assessment District Fund	2,449
206	De Anza Street & Storm Drain Assessment District Fund	1,901
207	De Anza Landscape & Lighting Assessment District Fund	2,449
240	Community Development Block Grant Fund	2,706
265	Local Transportation Fund	11,253,381
281	Circulation System Fees Fund	277
287	Parkland Facilities Fees Fund	17,953
527	Wastewater Fund	7,642,822
529	Transit Fund	107,411
615	Building Maintenance and Replacement Fund	2,365,909
680	Vehicle and Equipment Replacement Fund	1,116,060
690	Technology Fund	35,460
	Total	$ 25,089,350

NOTE 14 – NET POSITION

GASB Statement No. 63 requires that the difference between assets added to the deferred outflows of resources and liabilities added to the deferred inflows of resources be reported as net position. Net position is classified as either net investment in capital assets, restricted, or unrestricted.

Net position that is net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by the outstanding principal of related debt. Restricted net position is the portion of net position that has external constraints placed on it by creditors, grantors, contributors, laws, or regulations of other governments, or through constitutional provisions or enabling legislation. Unrestricted net position consists of net position that does not meet the definition of net investment in capital assets or restricted net position.

Net Position
Net Position is the excess of all the City's assets and deferred outflows of resources over all its liabilities and deferred inflows of resources, regardless of fund. Net Position is divided into three captions under GASB Statement No. 34. These captions apply only to Net Position, which is determined only at the government-wide level, and are described below:

Net Investment in Capital Assets describes the portion of Net Position which is represented by the current net book value of the City's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter. These principally include fees received for use on economic development, capital projects, debt service requirements, and redevelopment funds restricted to low- and moderate-income purposes. Restricted Net Position includes $41,550,213 restricted by enabling legislation.

Unrestricted describes the portion of Net Position which is not restricted as to use.

NOTE 15 – SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1x 26 ("the Bill") that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of Atascadero, which had previously reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that, upon dissolution of a redevelopment agency, either the city or another unit of local government will agree to serve as the "successor agency" to hold the assets until they are distributed to other units of state and local government. On January 10, 2012, the City Council elected to become the Successor Agency for the former redevelopment agency in accordance with the Bill as part of City Resolution Number 2012-002.

After enactment of the law, which occurred on June 28, 2011, redevelopment agencies in the State of California cannot enter into new projects, obligations or commitments. Subject to the control of the oversight board, remaining assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

NOTE 15 – SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY (continued)

Successor agencies are only allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

The Bill directs the State Controller of the State of California to review the propriety of any transfers of assets between redevelopment agencies and other public bodies that occurred after January 1, 2011. If the public body that received such transfers is not contractually committed to a third party for the expenditure or encumbrance of those assets, the State Controller is required to order the available assets to be transferred to the public body designated as the successor agency by the Bill. Management believes, in consultation with legal counsel, that the obligations of the former redevelopment agency due to the City are valid enforceable obligations payable by the successor agency trust under the requirements of the Bill.

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011), all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012.

The assets and activities of the dissolved redevelopment agency are reported in a fiduciary fund (private purpose trust fund) in the financial statements of the City.

The transfer of the assets and liabilities of the former redevelopment agency as of February 1, 2012 (effectively the same date as January 31, 2012), from governmental funds of the City to fiduciary funds, was reported in the governmental funds as an extraordinary loss in the governmental fund financial statements in fiscal year 2011-2012. The receipt of these assets and liabilities as of January 31, 2012, was reported in the private purpose trust fund as an extraordinary gain in the fiscal year 2011-2012.

The Successor Agency received a Finding of Completion (FOC) from the State Department of Finance on March 8, 2013. In order to be eligible for the FOC, the Successor Agency had to meet the following requirements:

- pay the housing fund balance as determined by Due Diligence Review;
- pay the non-housing fund balance as determined by Due Diligence Review; and
- pay the balance of any outstanding pass-through obligations and residual payments.

A. Notes Receivable

The Housing Successor Agency is holding $200,000 in Notes Receivable as part of the Downtown Stimulus Program. The former Redevelopment Agency used the Downtown Stimulus Program as a tool to encourage investors to provide affordable housing in the downtown area. Neither the principal nor interest shall be payable under the Note for the term of 55 years; or until such time as the Program Participant sells or otherwise transfers the site. The Notes will be forgiven in full after the period of 55 years.

B. Capital Assets

The remainder of the capital assets of the Successor Agency were disposed of during fiscal year 2017-2018. No capital asset activity was recorded in the Private Purpose Trust Funds for the fiscal year ended June 30, 2024.

NOTE 15 – SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY (continued)

C. Loans Payable Written-Off

The City General Fund loaned three separate advances to the former Redevelopment Agency. The total of these three loans, $1,375,175, was a liability of the Successor Agency through fiscal year 2019-20. AB 1484 sets forth the criteria for repayment of these loans:

- California Department of Finance must issue the Successor Agency a Finding of Completion.
- Oversight Board must find that the loans were for legitimate redevelopment purposes.
- Repayment is subject to certain restrictions, including a reduction of the interest rate to the LAIF rate, restrictions on the timing and amount of annual repayments, and a requirement that 20% of the repayment amount must be deposited into a restricted housing set-aside fund.
- Loan repayments shall not be made prior to the 2013-14 fiscal year.

On September 22, 2015, Governor Brown signed Senate Bill 107, a budget bill including, among other things, a modification to Health and Safety Code Section 34191.4(b), concerning the manner in which interest on the loans is to be calculated and limitations on annual loan payment amounts:

- All outstanding interest as of the date of dissolution is to be recalculated from the date of origination of the loan as approved by the Redevelopment Agency on a quarterly basis, at a simple interest rate of 3 percent.
- The amount of property tax available to fund loan repayments is one-half of the difference between the Redevelopment Property Tax Trust Fund (RPTTF) funds available in the current fiscal year and the RPTTF payments to the affected taxing entities in fiscal year 2012-13.

Loan repayment was requested on the Required Obligation Payment Schedule 2019-20. The State Department of Finance denied the request to begin repayment of the loans. These loans were written-off as uncollectable during the 2020-21 fiscal year.

D. Bond Reimbursement Agreement Payable

In September of 2010, the City issued $16,010,000 in bonds on behalf of the Redevelopment Agency in order for the Agency to achieve an overall lower debt service cost. At the time of the bond issuance, a reimbursement agreement was entered into whereby the City advanced the Agency the proceeds of the bond and the Agency is required to make annual payments to the City in the amount of the debt service on the bonds. Annual principal payments on the advance are required between fiscal years 2015 and 2041, at interest rates ranging from 3.0% to 5.0%. See Note 8B – Long Term Liabilities, 2010 Lease Revenue Bonds, for additional information.

E. 2004 Redevelopment Agency Tax Allocation Bonds

The former Atascadero Community Redevelopment Agency (Agency) issued $12,490,000 in Tax Allocation bonds for improvements to the downtown core. These bonds mature between fiscal years 2011 and 2035, at interest rates ranging from 3.00% to 5.00%. Since the Agency was dissolved effective February 1, 2012, the bonds are now a liability of the Successor Agency. The liability is now reflected on the private purpose trust financial statements of the Successor Agency and is no longer found on the financial statements of the City and its component unit. The bonds will be repaid with the Successor Agency's Tax Allocation Revenues.

NOTE 15 – SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY (continued)

E. 2004 Redevelopment Agency Tax Allocation Bonds (continued)

The following is a summary of principal and interest payments to be made in future fiscal years:

Fiscal Year Ending June 30,	2004 Redevelopment Agency Tax Allocation Bonds	
	Principal	Interest
2025	$ 500,000	$ 337,869
2026	525,000	312,884
2027	550,000	286,681
2028	575,000	259,259
2029-2033	3,340,000	828,374
2034-2035	1,580,000	80,000
	$ 7,070,000	$ 2,105,067

The 2004 Tax Allocation Bonds were defeased on July 16, 2024.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - SUMMARY
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Secured and unsecured property taxes	$ 12,571,670	$ 12,571,670	$ 12,833,429	$ 261,759
Taxes based on sales and use	14,941,690	14,941,690	14,643,144	(298,546)
Transient occupancy tax	2,015,800	2,015,800	2,097,167	81,367
Franchise tax	1,440,230	1,440,230	1,491,046	50,816
Other taxes	405,840	405,840	370,634	(35,206)
Licenses and permits	910,210	910,210	990,213	80,003
Intergovernmental revenues:				
Motor vehicle in-lieu and related payments	31,870	31,870	38,021	6,151
Grants	642,840	686,020	335,605	(350,415)
Other governmental revenues	193,360	201,040	219,448	18,408
Charges for services:				
Public safety	475,020	672,240	810,065	137,825
Development	903,150	928,860	861,217	(67,643)
Recreation, parks, pavilion, and zoo	1,211,280	1,211,280	1,236,099	24,819
Other services	108,220	108,220	135,657	27,437
Fines and forfeitures	55,750	55,750	54,320	(1,430)
Use of money and property	418,640	418,640	891,877	473,237
Other revenues	1,694,700	1,715,070	1,823,537	108,467
Total revenues	38,020,270	38,314,430	38,831,479	517,049
Expenditures:				
Employee services	22,874,450	23,071,420	21,862,012	1,209,408
Operating supplies and services	9,052,670	8,842,050	8,478,618	363,432
Special purchases, projects, and community funding	6,447,170	6,860,970	3,893,096	2,967,874
Capital outlay	6,815,020	7,090,280	4,845,762	2,244,518
Total expenditures	45,189,310	45,864,720	39,079,488	6,785,232
Excess of revenues over (under) expenditures	(7,169,040)	(7,550,290)	(248,009)	7,302,281

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - SUMMARY (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Other Financing Sources (Uses):				
Transfers in	$ 760,880	$ 760,880	$ 760,880	$ -
Transfers out	(684,000)	(684,000)	(470,850)	213,150
Total other financing sources and uses	76,880	76,880	290,030	213,150
Excess of revenue and other sources over (under) expenditures and other uses	$ (7,092,160)	$ (7,473,410)	42,021	$ 7,515,431
Fund balance - June 30, 2023			21,186,635	
Fund balance - June 30, 2024			$ 21,228,656	

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes:				
Property taxes:				
Secured property tax	$ 7,835,220	$ 7,835,220	$ 7,889,113	$ 53,893
Property tax in lieu of VLF	3,661,780	3,661,780	3,731,574	69,794
Unsecured property taxes	287,850	287,850	315,039	27,189
Supplemental property taxes	231,400	231,400	237,264	5,864
Redevelopment Agency dissolution-residual distribution	566,220	566,220	681,243	115,023
Prior year secured and unsecured	(10,000)	(10,000)	(21,003)	(11,003)
Property tax penalties and interest	(800)	(800)	199	999
Taxes based on sales:				
Sales and use taxes	5,221,860	5,221,860	4,887,550	(334,310)
Measure D-20 sales tax	6,464,900	6,464,900	6,507,108	42,208
Measure F-14 sales tax	3,254,930	3,254,930	3,248,486	(6,444)
Transient occupancy tax	2,015,800	2,015,800	2,097,167	81,367
Franchise taxes:				
Cable television franchise fees	257,550	257,550	227,602	(29,948)
Electricity franchise fees	372,600	372,600	346,837	(25,763)
Garbage disposal franchise fees	565,600	565,600	651,922	86,322
Landfill franchise fees	18,790	18,790	19,749	959
Gas franchise fees	131,200	131,200	148,858	17,658
Wastewater franchise fees	94,490	94,490	96,078	1,588
Business licenses	179,780	179,780	179,869	89
Property transfer tax	172,000	172,000	137,477	(34,523)
Cannabis business tax	54,060	54,060	53,288	(772)
Total Taxes	31,375,230	31,375,230	31,435,420	60,190
Licenses and Permits:				
Construction permits	801,670	801,670	817,781	16,111
Grading and drainage permits	39,490	39,490	25,258	(14,232)
Encroachment permits	63,190	63,190	143,202	80,012
Tree application fees	4,560	4,560	2,763	(1,797)
Planning inspections	1,300	1,300	1,209	(91)
Total Licenses and Permits	910,210	910,210	990,213	80,003

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues (continued):				
Intergovernmental Revenues:				
Motor vehicle in-lieu	$ 31,870	$ 31,870	$ 38,021	$ 6,151
Homeowners' tax relief	45,460	45,460	44,137	(1,323)
State mandated costs	10,000	10,000	29,711	19,711
P.O.S.T. reimbursement	12,400	20,080	20,104	24
School Resources Officer	80,000	80,000	80,000	-
Settlement agreement- SB 1090 Essential Services Mitigation Funds (PG&E DCPP)	45,500	45,500	45,496	(4)
Grants:				
Fire Safe Council- 2024 Fuel Management	-	38,120	38,112	(8)
Fire Safe Council- 2023 Wildfire Consultations	-	4,100	8,130	4,030
Board of State and Community Corrections- Police Grant 2016/17	-	960	959	(1)
Board of State and Community Corrections- Police Grant 2022/23	15,000	15,000	3,198	(11,802)
HCD- Housing Element & Inclusionary Policy	14,250	14,250	14,250	-
HCD- LEAP Mixed Use Develop Standards	119,460	119,460	119,451	(9)
HCD- REAP Jurisdictional Zoning Grant	16,130	16,130	16,139	9
FEMA Administration- January 2023 Storms	300,000	300,000	-	(300,000)
2018 Parks Bond Act- Lake Park Pier	178,000	178,000	135,366	(42,634)
Total Intergovernmental Revenues	868,070	918,930	593,074	(325,856)

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues (continued):				
Charges for Services:				
Public safety:				
First response charges	$ 136,640	$ 136,640	$ 138,997	$ 2,357
Weed abatement services	50,000	58,360	58,356	(4)
Mutual Aid- Fire	250,000	438,860	531,214	92,354
Mutual Aid- Police	-	-	37,311	37,311
Police/Fire false alarms	2,200	2,200	7,140	4,940
Castlerock Communication Site Lease	16,740	16,740	14,448	(2,292)
Fingerprints	1,120	1,120	2,753	1,633
Vehicle release fees	13,260	13,260	15,800	2,540
Other public safety services	5,060	5,060	4,046	(1,014)
Development:				
Zoning fees	48,240	48,240	98,371	50,131
Subdivision fees- Planning	51,600	51,600	27,820	(23,780)
Subdivision fees- Public Works	29,540	29,540	10,101	(19,439)
General and specific plans	-	-	7,573	7,573
Appeals	1,290	1,290	8,584	7,294
Planning review	63,190	63,190	60,225	(2,965)
Building plan check fees	473,890	473,890	392,569	(81,321)
Public Works plan check fees and inspections	110,570	110,570	70,779	(39,791)
Stormwater permit compliance inspection	2,130	2,130	-	(2,130)
Fire plan check and inspection fees	115,700	141,410	157,998	16,588
Other development fees	7,000	7,000	27,197	20,197
Recreation:				
Advertising	3,370	3,370	7,688	4,318
Recreation Sponsorship	-	-	1,600	1,600
Adult sports	25,750	25,750	25,926	176
Youth sports	72,100	72,100	76,949	4,849
Classes	112,560	112,560	130,171	17,611
Special events- promotions	43,000	43,000	38,680	(4,320)
Special events	46,000	46,000	47,666	1,666
Teen Center membership	5,200	5,200	5,432	232

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues (continued):				
Charges for Services (continued):				
Rentals and concessions:				
Pavilion facility rentals	$ 124,750	$ 124,750	$ 144,502	$ 19,752
Other Pavilion rents and concessions	6,770	6,770	2	(6,768)
Colony Park Community Center rentals	31,310	31,310	18,386	(12,924)
Zoo Event Center rental	860	860	2,200	1,340
Outdoor court rentals	200	200	2,126	1,926
Other facility rentals	-	-	211	211
Park charges	50,410	50,410	53,674	3,264
Zoo:				
Zoo admissions	450,000	450,000	449,544	(456)
Zoo educational programs	20,000	20,000	41,349	21,349
Zoo gift shop	179,000	179,000	157,939	(21,061)
Special events- Zoo	40,000	40,000	32,054	(7,946)
Administrative:				
Copy and mailing fees	6,260	6,260	12,036	5,776
Filming permit	-	-	750	750
Document imaging fee	-	-	974	974
Technology surcharge	59,240	59,240	81,220	21,980
Business license application fees	42,720	42,720	40,677	(2,043)
Total Charges for Services	2,697,670	2,920,600	3,043,038	122,438
Fines and Forfeitures:				
Motor vehicle fines	29,580	29,580	17,245	(12,335)
Traffic school fines	-	-	1,594	1,594
Misdemeanor and other minor fines	2,120	2,120	1,365	(755)
Parking fines	820	820	470	(350)
Code enforcement and fire fines	810	810	900	90
Transient Occupancy Tax Penalties	10,000	10,000	11,252	1,252
Business license penalties	12,120	12,120	20,652	8,532
Other penalties	300	300	842	542
Total Fines and Forfeitures	55,750	55,750	54,320	(1,430)

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues (continued):				
Use of Money and Property:				
Interest	$ 295,580	$ 295,580	$ 418,295	$ 122,715
Adjustment to fair value- GASB 31	-	-	278,946	278,946
Lease Revenue- 2010 Bonds	38,000	38,000	-	(38,000)
Interest on Measure F-14 Funds	85,060	85,060	119,590	34,530
Measure F-14 Funds adjustment to fair value	-	-	75,046	75,046
Total Use of Money and Property	418,640	418,640	891,877	473,237
Other Revenues:				
Interfund administrative charges				
General overhead charges	561,520	561,520	561,520	-
Staffing charges for other funds	698,840	698,840	688,241	(10,599)
Staffing charges for capital projects	281,780	281,780	230,838	(50,942)
Staffing charges for CDBG administration	9,780	9,780	8,444	(1,336)
Administrative charges- Third Parties	6,150	6,150	6,377	227
Administrative charges- Successor Agency	49,490	49,490	47,340	(2,150)
Administrative charges- Successor Agency Bond Issue	-	-	75,000	75,000
Workers' compensation reimbursement	5,000	5,000	30,335	25,335
Miscellaneous revenue	32,640	34,280	74,434	40,154
Donations:				
Recreation	-	11,720	11,714	(6)
Zoo	1,500	1,500	31	(1,469)
Friends of Zoo Donations:				
Memberships	48,000	48,000	47,743	(257)
Freezer	-	7,010	41,520	34,510
Total Other Revenues	1,694,700	1,715,070	1,823,537	108,467
Total Revenues	38,020,270	38,314,430	38,831,479	517,049

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures:				
City Council:				
Salaries and benefits	$ 77,930	$ 80,270	$ 80,265	$ 5
Office expense	200	200	174	26
Advertising	850	640	-	640
Computer maintenance and replacement	9,230	9,230	9,230	-
Occupancy	87,660	87,660	87,660	-
Communications	450	450	195	255
Operating supplies	4,030	1,900	1,814	86
Vehicle and equipment operating costs	640	640	535	105
Contract services	39,490	39,490	36,000	3,490
Professional development	25,950	34,320	22,809	11,511
Community outreach	55,730	55,730	43,608	12,122
LAFCO contribution	20,560	20,560	18,666	1,894
Special projects and community funding:				
Sales Tax Measure Renewal Process	60,000	60,000	-	60,000
Essentialism Evaluation	60,000	60,000	-	60,000
Total City Council	442,720	451,090	300,956	150,134
City Clerk:				
Office expense	690	690	75	615
Advertising	5,740	5,740	3,152	2,588
Contract services	6,470	6,470	6,276	194
Professional development	6,770	6,770	4,460	2,310
Municipal election	320	320	(1,247)	1,567
Capital projects:				
Software-Agenda & Meetings Management	29,800	29,800	18,875	10,925
Total City Clerk	49,790	49,790	31,591	18,199
City Treasurer:				
Salaries and benefits	5,710	5,900	5,888	12
Contract services	13,530	14,190	14,182	8
Professional development	2,500	1,650	-	1,650
Total City Treasurer	21,740	21,740	20,070	1,670

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
City Attorney:				
Office expense	$ 80	$ 180	$ 179	$ 1
Occupancy	6,350	6,350	6,350	-
Communications	80	40	35	5
Contract services	308,390	194,980	194,971	9
Special projects and community funding:				
Special legal costs	-	162,980	162,967	13
Total City Attorney	314,900	364,530	364,502	28
City Manager:				
Salaries and benefits	1,814,180	1,444,600	1,216,508	228,092
Office expense	8,130	8,130	8,085	45
Computer maintenance and replacement	86,920	87,050	84,239	2,811
Insurance	25,840	25,840	21,125	4,715
Occupancy	52,000	52,000	52,000	-
Communications	1,980	2,020	2,017	3
Operating supplies	11,240	19,220	18,680	540
Vehicle and equipment operating costs	3,970	5,510	5,491	19
Contract services	166,330	125,580	47,381	78,199
Professional development	24,470	35,630	31,217	4,413
Citywide training	7,560	7,560	1,077	6,483
Recruitment	530	530	364	166
Employee development	4,080	39,070	36,173	2,897
Contingency	100,000	42,870	-	42,870
Special projects and community funding:				
Desks	-	190	187	3
Tables	-	190	180	10
Lockers & cabinets	-	190	188	2
Other office funiture	-	350	344	6
Television	-	430	429	1
City Hall breakroom equipment	-	2,780	2,778	2
Grant assessement and writing	35,000	35,000	-	35,000
Opportunities fund	100,000	54,000	-	54,000

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
City Manager (continued):				
Capital Outlay:				
Tablet computers	$ -	$ 3,000	$ 3,000	$ -
Total City Manager	2,442,230	1,991,740	1,531,463	460,277
Administrative Services:				
Salaries and benefits	1,017,110	1,100,330	1,027,041	73,289
Office expense	15,760	13,720	13,714	6
Advertising	520	400	391	9
Computer maintenance and replacement	103,360	103,360	103,349	11
Insurance	49,060	41,270	21,943	19,327
Occupancy	81,960	81,960	81,936	24
Communications	1,060	1,060	642	418
Operating supplies	310	270	43	227
Vehicle and equipment operating costs	3,600	3,640	3,640	-
Contract services	204,530	204,410	201,057	3,353
Professional development	7,590	7,590	6,243	1,347
Recruitment	400	520	517	3
Contingency	5,000	5,000	-	5,000
Special purchases, projects, and studies:				-
Office tables and furniture	4,000	4,000	-	4,000
Capital Outlay:				
Credit card acceptance program	13,650	13,650	1,448	12,202
Total Administrative Services	1,507,910	1,581,180	1,461,964	119,216

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Police:				
Salaries and benefits	$ 9,090,890	$ 9,112,160	$ 8,452,930	$ 659,230
Office expense	17,100	23,100	23,094	6
Computer maintenance and replacement	771,710	628,990	628,981	9
Insurance	290,470	355,880	355,875	5
Occupancy	61,090	72,060	72,053	7
Utilities	54,500	68,190	68,190	-
Communications	31,450	33,830	33,822	8
Operating supplies	29,440	44,460	44,452	8
Vehicle and equipment operating costs	577,850	583,640	583,640	-
Contract services	781,850	733,020	733,019	1
Professional development	36,700	34,170	32,930	1,240
Recruitment	13,450	52,190	52,182	8
Contingency	10,000	10,000	-	10,000
Special purchases, projects, and studies:				
HVAC units	-	4,750	4,750	-
Water heater	-	780	780	-
Capital transfer to Technology Fund for Mark43 annual maintenance	-	119,750	119,744	6
Capital Outlay:				
Tablet computers	-	1,340	1,339	1
911 recording system- replacement	36,000	36,000	-	36,000
Radio console replacement	203,000	203,000	186,632	16,368
Replace radios	57,000	57,000	55,077	1,923
	12,062,500	12,174,310	11,449,490	724,820

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Police Grants:				
Operating supplies	$ 3,620	$ 4,890	$ 1,888	$ 3,002
Contract services	1,500	1,850	1,845	5
Professional development	41,380	48,400	45,702	2,698
	46,500	55,140	49,435	5,705
Total Police	12,109,000	12,229,450	11,498,925	730,525
Fire:				
Salaries and benefits	5,141,380	5,163,120	5,163,098	22
Office expense	3,750	4,830	4,825	5
Computer maintenance and replacement	274,320	254,320	254,312	8
Insurance	125,440	104,360	104,351	9
Occupancy	87,310	82,910	82,906	4
Utilities	33,500	38,110	38,106	4
Communications	11,600	12,030	12,021	9
Operating supplies	74,400	57,180	57,172	8
Vehicle and equipment operating costs	662,560	660,290	660,285	5
Contract services	41,280	45,920	45,912	8
Professional development	23,450	23,550	23,543	7
Recruitment	3,500	3,030	3,025	5
Contingency	10,000	3,900	-	3,900
Special purchases, projects, and studies:				
Bed/mattresses	-	2,670	2,667	3
Wildland protective gear	18,900	18,900	10,061	8,839
Cash contribution to Vehicle and Equipment Replacement Fund for turnouts	74,400	74,400	74,400	-

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Fire (continued):				
Special purchases, projects, and studies (continued):				
Cash contribution to Building Maintenance Fund for Fire Station #1 replacement	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ -
Capital outlay:				
Automated external defibrillators	69,150	69,150	69,113	37
Replace radios	6,000	6,740	6,734	6
	8,160,940	8,125,410	8,112,531	12,879
Mutual Aid Program:				
Salaries and benefits	142,520	329,060	329,058	2
Operating supplies	15,000	22,820	22,820	-
Vehicle and equipment operating costs	5,500	-	-	-
	163,020	351,880	351,878	2
Weed Abatement and Other Fire Programs:				
Salaries and benefits	-	2,240	2,009	231
Office expense	3,800	6,170	4,665	1,505
Advertising	-	2,340	2,335	5
Operating supplies	-	90	86	4
Contract services	103,360	182,430	154,499	27,931
	107,160	193,270	163,594	29,676
Total Fire	8,431,120	8,670,560	8,628,003	42,557
Community Development:				
Salaries and benefits	1,683,020	1,769,860	1,769,840	20
Office expense	14,530	23,850	23,842	8
Advertising	5,000	4,710	4,707	3
Computer maintenance and replacement	179,380	156,600	156,597	3
Insurance	35,060	28,660	28,655	5
Occupancy	91,660	91,660	91,660	-
Communications	3,800	5,430	5,421	9
Operating supplies	1,150	1,410	1,408	2
Vehicle and equipment operating costs	16,800	19,000	18,999	1

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Community Development (continued):				
Contract services	$ 90,000	$ 136,370	$ 136,365	$ 5
Professional development	19,400	18,040	18,039	1
Recruitment	850	2,500	2,494	6
Contingency	5,000	1,710	-	1,710
Special purchases, projects, and studies:				
Television	-	790	783	7
Electronic plan review equipment	4,500	4,500	-	4,500
General plan update	870,640	870,640	370,633	500,007
Housing Element and Inclusionary Policy	14,250	14,250	14,250	-
LEAP mixed use development standards	119,460	119,460	91,462	27,998
REAP jurisdictional zoning/subdivision ordinance update	16,130	19,750	19,746	4
Total Community Development	3,170,630	3,289,190	2,754,901	534,289
Central Reception:				
Salaries and benefits	84,030	91,680	91,659	21
Office expense	900	620	616	4
Computer maintenance and replacement	19,170	19,170	19,170	-
Insurance	2,880	2,360	2,357	3
Occupancy	70,140	70,140	70,140	-
Communications	190	300	299	1
Operating supplies	50	-	-	-
Professional development	410	-	-	-
Recruitment	250	420	420	-
Total Central Reception	178,020	184,690	184,661	29
Economic and Business Development:				
Salaries and benefits	182,050	182,830	182,690	140
Advertising	-	250	247	3
Computer maintenance and replacement	10,870	10,870	10,870	-
Insurance	5,880	4,850	4,817	33
Occupancy	4,430	4,430	4,430	-
Operating supplies	-	130	129	1
Contract services	10,000	9,870	488	9,382
Professional development	3,500	3,500	-	3,500
Chamber of Commerce	134,780	134,780	133,747	1,033
Business development	12,500	12,500	2,500	10,000

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Economic and Business Development (continued):				
Special purchases, projects, and studies:				
Economic Development- downtown	$ 374,380	$ 374,380	$ -	$ 374,380
Broadband enhancement project	1,388,110	1,388,110	89,950	1,298,160
Restaurant development loan program	900,000	900,000	513,435	386,565
Total Economic and Business Development	3,026,500	3,026,500	943,303	2,083,197
Community Services:				
Salaries and benefits	-	158,360	158,346	14
Office expense	11,740	3,670	3,657	13
Advertising	50,350	68,170	68,163	7
Computer maintenance and replacement	5,400	5,400	5,400	-
Insurance	4,700	3,850	3,846	4
Occupancy	8,120	8,120	8,120	-
Communications	720	-	-	-
Operating supplies	53,340	49,360	49,354	6
Vehicle and equipment operating costs	700	1,910	1,896	14
Contract services	112,060	120,540	120,536	4
Professional development	930	560	551	9
Special purchases, projects and studies:				
Desks	-	100	100	-
Ranger house upgrades	-	12,040	12,040	-
Total Community Services	248,060	432,080	432,009	71
Recreation:				
Salaries and benefits	424,160	384,700	349,091	35,609
Office expense	4,760	8,980	8,854	126
Advertising	25,900	27,060	26,957	103
Computer maintenance and replacement	30,060	30,060	30,060	-
Insurance	25,680	24,610	24,268	342
Occupancy	53,290	53,220	52,705	515
Utilities	4,450	4,880	4,871	9
Communications	3,060	2,340	745	1,595
Operating supplies	37,370	33,570	33,550	20
Vehicle and equipment operating costs	5,000	4,980	4,225	755
Contract services	154,390	143,320	141,434	1,886
Professional development	5,190	5,700	5,691	9
Recruitment	850	1,440	1,436	4
Contingency	2,500	2,500	-	2,500

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Recreation (continued):				
Special purchases, projects and studies:				
Youth scholarships	$ -	$ 11,320	$ 11,319	$ 1
Total Recreation	776,660	738,680	695,206	43,474
Community Center:				
Salaries and benefits	11,300	44,700	44,689	11
Office expense	1,280	900	895	5
Advertising	280	-	-	-
Computer maintenance and replacement	11,470	11,470	11,470	-
Insurance	20,050	16,520	16,518	2
Occupancy	136,660	136,660	136,660	-
Utilities	61,030	73,770	73,763	7
Communications	2,580	3,200	3,195	5
Operating supplies	14,610	6,440	6,434	6
Vehicle and equipment operating costs	700	1,200	1,193	7
Contract services	20,150	17,680	17,670	10
Recruitment	150	-	-	-
Special purchases, projects and studies:				
Roofing projects	-	2,900	2,900	-
Total Community Center	280,260	315,440	315,387	53
Pavilion:				
Salaries and benefits	217,380	211,920	204,291	7,629
Office expense	1,180	530	530	-
Advertising	4,800	4,570	4,562	8
Computer maintenance and replacement	16,360	16,360	16,360	-
Insurance	12,370	10,180	10,174	6
Occupancy	67,990	67,990	67,990	-
Utilities	37,000	30,510	30,503	7
Communications	3,550	3,730	3,727	3
Operating supplies	8,270	5,580	5,571	9
Vehicle and equipment operating costs	2,600	230	223	7
Contract services	24,830	24,060	24,057	3
Professional development	100	-	-	-
Recruitment	300	820	812	8

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Pavilion continued):				
Special purchases, projects, and studies:				
Tables	$ 11,020	$ 11,020	$ -	$ 11,020
Termite repairs	-	14,690	14,688	2
Minor building projects	40,000	40,000	-	40,000
Door projects	1,390	1,390	-	1,390
Window blinds	28,000	28,000	-	28,000
Capital outlay:				
Stage	-	5,560	5,561	(1)
Total Pavilion	477,140	477,140	389,049	88,091
Zoo:				
Salaries and benefits	941,640	947,750	914,201	33,549
Office expense	1,920	5,230	5,154	76
Advertising	200	-	-	-
Computer maintenance and replacement	59,600	56,520	56,515	5
Insurance	34,220	28,060	28,056	4
Occupancy	42,180	42,330	42,328	2
Utilities	84,300	89,470	89,464	6
Communications	1,780	3,400	3,397	3
Operating supplies	147,480	140,470	140,207	263
Vehicle and equipment operating costs	8,200	8,730	8,727	3
Contract services	87,400	86,310	86,300	10
Professional development	16,040	22,950	22,946	4
Recruitment	100	2,450	2,450	-
Gift shop retail	69,870	64,720	55,161	9,559

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Zoo (continued):				
Special purchases, projects, and studies:				
Desks	$ -	$ 100	$ 100	$ -
Other office furniture	-	310	306	4
Wireless networks	12,000	13,590	13,589	1
Animal acquisition	-	650	645	5
Flooring projects	-	320	314	6
Zoo accreditation	20,000	325,000	10,760	314,240
Capital outlay:				
Freezer	77,900	84,910	84,906	4
HVAC units	-	4,830	4,825	5
Zoo exhibit improvements	300,000	300,000	-	300,000
Zoo electrical upgrade	51,900	51,900	22,730	29,170
Software	14,500	14,500	1,923	12,577
Total Zoo	1,971,230	2,294,500	1,595,004	699,496
Public Works Administration:				
Salaries and benefits	1,250,640	1,250,640	1,110,677	139,963
Office expense	5,650	7,990	7,984	6
Advertising	260	260	-	260
Computer maintenance and replacement	107,180	91,650	84,641	7,009
Insurance	23,700	23,700	19,374	4,326
Occupancy	39,380	39,380	39,380	-
Communications	2,850	2,850	2,239	611
Operating supplies	19,120	19,090	15,775	3,315
Vehicle and equipment operating costs	13,580	13,610	13,607	3
Contract services	27,200	40,390	40,382	8
Professional development	16,820	16,600	14,693	1,907
Recruitment	680	900	899	1
Contingency	7,000	7,000	-	7,000
Special purchases, projects, and studies:				
Lake dam inundation mapping study	4,040	4,040	-	4,040
City engineering standards	25,000	25,000	-	25,000
Primary benchmark survey	40,000	40,000	-	40,000
Total Public Works Administration	1,583,100	1,583,100	1,349,651	233,449

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Public Works Operations:				
Salaries and benefits	$ 285,480	$ 286,270	$ 285,589	$ 681
Office expense	2,470	1,460	1,457	3
Computer maintenance and replacement	18,770	18,770	18,770	-
Insurance	12,620	10,360	10,359	1
Occupancy	27,790	30,810	30,801	9
Utilities	12,720	12,060	11,313	747
Communications	1,150	1,270	1,269	1
Operating supplies	6,700	6,700	4,049	2,651
Vehicle and equipment operating costs	9,260	8,930	8,504	426
Contract services	500	830	827	3
Professional development	1,330	1,120	201	919
Recruitment	-	230	227	3
Special purchases, projects, and studies:				
Radio equipment	21,400	21,400	-	21,400
Corp yard building remodel	9,550	9,550	-	9,550
Downtown street tree renewal program	9,380	9,380	3,399	5,981
Capital Outlay:				
Radio repeater project	10,180	10,180	-	10,180
Total Public Works Operations	429,300	429,320	376,765	52,555
Parks:				
Salaries and benefits	505,030	505,030	474,142	30,888
Office expense	-	30	22	8
Computer maintenance and replacement	11,570	11,570	11,570	-
Insurance	24,910	24,880	20,420	4,460
Occupancy	36,230	36,230	36,230	-
Utilities	226,300	209,860	194,171	15,689
Communications	2,000	2,000	1,188	812
Operating supplies	74,040	74,040	69,177	4,863
Vehicle and equipment operating costs	54,760	62,110	62,109	1
Contract services	158,950	108,950	108,350	600
Professional development	3,000	3,000	1,783	1,217
Recruitment	650	650	115	535
Special purchases, projects, and studies:				
Benches	540	540	-	540
Parks repair and replacement	418,000	165,220	5,189	160,031

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Expenditures (continued):				
Parks (continued):				
Special purchases, projects, and studies (continued):				
Tree trimming and replacement	$ 1,080	$ 1,080	$ -	$ 1,080
Pine Mountain slope stabilization project	-	55,000	39,710	15,290
Lake pipeline repair	-	9,090	9,083	7
Capital outlay:				
Turf mower	80,000	80,000	-	80,000
Utility cart	40,000	40,000	18,144	21,856
Slurry seal and stripe parking lots	354,770	354,770	746	354,024
Lake Park pier and ADA improvements	-	252,780	252,772	8
Total Parks	1,991,830	1,996,830	1,304,921	691,909
Measure F-14 Sales Tax:				
Capital outlay:				
2022 Pavement Rehabilitation (West)	240	240	235	5
2023 Pavement Rehabilitation (North)	3,715,040	3,865,040	3,659,149	205,891
2024 Pavement Resurfacing (North/Central)	400,000	400,000	5,754	394,246
2024 Pavement Rehabilitation (East/Central)	1,248,890	1,098,890	443,951	654,939
2025 Pavement Resurfacing (South/Central)	25,000	25,000	-	25,000
2025 Pavement Rehabilitation (South)	50,000	50,000	2,848	47,152
Total Measure F-14 Sales Tax	5,439,170	5,439,170	4,111,937	1,327,233
Non-Departmental:				
Special purchases, projects, and studies:				
2023 Storms- Facility repairs	-	-	13,960	(13,960)
2023 Storms- Creeks	-	-	453,648	(453,648)
2023 Storms- Paloma Park repairs	-	-	55,612	(55,612)
Cash contribution to Technology Fund for conference room technology upgrades	66,000	66,000	66,000	-
Cash contribution to Building Maintenance and Replacement Fund for fund balance	200,000	200,000	200,000	-

CITY OF ATASCADERO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - DETAIL (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Non-Departmental (continued):				
Capital outlay:				
Copiers	$ 32,000	$ 32,000	$ -	$ 32,000
Total Non-Departmental	298,000	298,000	789,220	(491,220)
Total expenditures	45,189,310	45,864,720	39,079,488	6,785,232
Excess of revenues over (under) expenditures	(7,169,040)	(7,550,290)	(248,009)	7,302,281
Other Financing Sources (Uses):				
Transfer from Community Facilities District Fund	760,880	760,880	760,880	-
Transfer to Gas Tax Fund for streets maintenance	(680,000)	(680,000)	(466,850)	213,150
Transfer to Las Lomas Landscape and Lighting District for open space maintenance	(2,600)	(2,600)	(2,600)	-
Transfer to De Anza Landscape and Lighting District for open space maintenance	(1,400)	(1,400)	(1,400)	-
Total other financing sources and uses	76,880	76,880	290,030	213,150
Net change in fund balance	$ (7,092,160)	$ (7,473,410)	42,021	$ 7,515,431
Fund balance - June 30, 2023			21,186,635	
Fund balance - June 30, 2024			$ 21,228,656	

CITY OF ATASCADERO
LOCAL TRANSPORTATION FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Local Transportation Tax- Article 3 Bike Paths	$ 28,500	$ 28,500	$ 37,594	$ 9,094
Local Transportation Tax- Article 8 Streets	1,177,800	1,177,800	1,117,843	(59,957)
HBRR Grant- Via Avenue Bridge	4,762,690	4,762,690	2,647,103	(2,115,587)
HBRR Grant- Santa Lucia Bridge	5,017,770	5,017,770	3,279,509	(1,738,261)
FHWA- Del Rio Bridge Abutment Repairs	-	1,270	1,261	(9)
FHWA- San Marcos Road Landslide Repair	-	678,870	822,264	143,394
USHA- Santa Lucia Rd Rehabilitation Segments B & C	250,000	250,000	27,907	(222,093)
State Legislative Grant- Downtown Infrastructure Enhancement Plan	3,000,000	3,000,000	1,029,602	(1,970,398)
OES 2023 Storms- Culverts	-	-	14,680	14,680
FEMA 2023 Storms- Culverts	-	-	58,722	58,722
Investment income (loss)	246,130	246,130	481,002	234,872
Total revenues	14,482,890	15,163,030	9,517,487	(5,645,543)
Expenditures:				
Special projects:				
Pavement Crack Sealing Preservation Program	50,000	50,000	-	50,000
Citywide Pavement Condition Evaluation Update	60,000	60,000	43,982	16,018
Bridge Evaluations and Studies	30,000	30,000	-	30,000
Bridge Maintenance and Repair	75,000	75,000	-	75,000
Commercial Node Concept Plans and Analysis	30,000	30,000	8,417	21,583
Capital outlay:				
Downtown Infrastructure Enhancement Plan	4,292,100	4,292,100	1,029,602	3,262,498
San Anselmo Road Rehabilitation-West	50,000	50,000	-	50,000
San Marcos Road Embankment Subsidence Repair	250,000	250,000	-	250,000
Traffic Way Rehabilitation - North	800,000	800,000	4,052	795,948
Santa Lucia Road Rehabilitation Segments B & C	500,000	500,000	27,907	472,093
Downtown District Pavement Rehabilitation	1,791,150	2,198,810	1,911,908	286,902
San Marcos Road Landslide Repair	-	822,270	822,264	6
11800 San Marcos Road Landslide Project	-	-	34,456	(34,456)
Storm Drainage Improvement Projects	125,000	125,000	-	125,000
Culvert Replacement Program	100,000	100,000	45,505	54,495
Via Avenue Bridge Replacement	5,376,170	5,376,170	2,981,637	2,394,533
Santa Lucia Road Bridge Replacement	5,017,770	5,017,770	3,278,009	1,739,761
Del Rio Road Bridge Abutment Repairs	-	1,270	1,261	9

CITY OF ATASCADERO
LOCAL TRANSPORTATION FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Capital outlay (continued):				
Storms- Old Morro Road Repairs	$ -	$ -	$ 61,747	$ (61,747)
Storms- February 2024 Storms Road Repairs	-	-	8,789	(8,789)
Total expenditures	18,547,190	19,778,390	10,259,536	9,518,854
Excess of revenues over (under) expenditures	(4,064,300)	(4,615,360)	(742,049)	3,873,311
Other Financing Sources (Uses):				
Transfer from Gas Tax Fund for Traffic Way Rehabilitation Project North (SB1)	800,000	800,000	4,052	(795,948)
Transfer from Gas Tax Fund for Santa Lucia Road Rehabilitation Segments B & C (SB1)	250,000	250,000	-	(250,000)
Total other financing sources (uses)	1,050,000	1,050,000	4,052	(1,045,948)
Net change in fund balance	$ (3,014,300)	$ (3,565,360)	(737,997)	$ 2,827,363
Fund balance, June 30, 2023			8,554,348	
Fund balance, June 30, 2024			$ 7,816,351	

CITY OF ATASCADERO
CIRCULATION SYSTEM FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 440,000	$ 440,000	$ 264,886	$ (175,114)
Interest income	130,400	130,400	210,809	80,409
Total revenues	570,400	570,400	475,695	(94,705)
Expenditures:				
Capital outlay:				
101 @ Del Rio Interchange Project	812,760	812,760	9,079	803,681
Total expenditures	812,760	812,760	9,079	803,681
Net change in fund balance	$ (242,360)	$ (242,360)	466,616	$ 708,976
Fund balance, June 30, 2023			2,771,566	
Fund balance, June 30, 2024			$ 3,238,182	

CITY OF ATASCADERO
SCHEDULE OF CHANGES IN THE OPEB LIABILITY AND RELATED RATIOS
Last 10 Years*
For the Fiscal Year Ended June 30, 2024

The following table provides required supplementary information regarding the City's postemployment healthcare benefits.

Measurement Period	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability							
Service cost	$ (2,783)	$ 14,653	$ 10,981	$ 8,079	$ 9,582	$ 13,252	$ 7,820
Interest on total OPEB liability	7,528	7,009	6,699	6,464	6,190	5,763	5,583
Benefit payments	(8,049)	(4,346)	(7,357)	(6,726)	(6,610)	(4,800)	(7,400)
Net change in total OPEB liability	(3,304)	17,316	10,323	7,817	9,162	14,215	6,003
OPEB liability, beginning of year	250,936	233,620	223,297	215,480	206,318	192,103	186,100
OPEB liability, end of year	$ 247,632	$ 250,936	$ 233,620	$ 223,297	$ 215,480	$ 206,318	$ 192,103
Covered payroll	$ 1,716,549	$ 1,354,325	$ 1,173,780	$ 1,200,858	$ 1,200,858	$ 1,200,858	$ 1,126,865
Total OPEB liability as a percentage of covered payroll	14.43%	18.53%	19.90%	18.59%	17.94%	17.18%	17.05%

Notes to Schedule:
There were no changes in assumptions reflected above.

* Fiscal year 2018 was the first year of implementation, therefore, only seven years are shown.

CITY OF ATASCADERO
SCHEDULE OF OPEB CONTRIBUTIONS
Last 10 Years
As of June 30, 2024

As of June 30, 2024, the plan is not administered through a qualified trust. Therefore, there is no Actuarially Determined Contribution (ADC). Benefit payments of $8,049 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2024. Benefit payments of $4,346 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2023. Benefit payments of $7,357 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2022. Benefit payments of $6,726 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2021. Benefits payments of $6,610 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2020. Benefit payments of $4,800 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2019. Benefit payments of $7,400 were made on a pay-as-you-go basis for the fiscal year ended June 30, 2018.

CITY OF ATASCADERO

SCHEDULE OF THE LOCAL GOVERNMENT'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Cost-Sharing Multiple-Employer Defined Pension Plan - Last 10 Years

As of June 30, 2024

	Fiscal Year End				
	6/30/2024	**6/30/2023**	**6/30/2022**	**6/30/2021**	**6/30/2020**
Measurement Date	6/30/2023	6/30/2022	6/30/2021	6/30/2020	6/30/2019
City's proportion of the net pension liability	0.302530%	0.303060%	0.346860%	0.281480%	0.277520%
City's proportionate share of the net pension liability	$ 37,741,097	$ 35,005,507	$ 18,759,199	$ 30,626,061	$ 28,437,309
City's covered payroll *	$ 12,476,406	$ 11,164,515	$ 9,943,967	$ 10,024,682	$ 9,541,259
City's proportionate share of the net pension liability as percentage of covered payroll	305.50%	313.54%	188.65%	305.51%	298.05%
Plan's total pension liability	$ 52,441,984,274	$ 49,525,975,138	$ 46,174,942,264	$ 43,702,930,887	$ 41,426,453,489
Plan's fiduciary net position	$ 39,966,633,692	$ 37,975,170,163	$ 40,766,653,876	$ 32,822,501,335	$ 31,179,414,067
Plan's fiduciary net position as a percentage of the plan's total pension liability	76.21%	76.68%	88.29%	75.10%	75.26%

Measurement Date	**6/30/2019**	**6/30/2018**	**6/30/2017**	**6/30/2016**	**6/30/2015**
City's proportion of the net pension liability	6/30/2018	6/30/2017	6/30/2016	6/30/2015	6/30/2014
City's proportionate share of the net pension liability	0.275210%	0.270324%	0.272255%	0.278260%	0.260250%
City's covered payroll *	$ 26,519,899	$ 26,808,749	$ 23,558,492	$ 19,099,492	$ 16,193,941
City's proportionate share of the net pension liability as percentage of covered payroll	$ 9,337,993	$ 10,102,742	$ 8,658,607	$ 8,348,164	$ 8,181,272
Plan's total pension liability	284.00%	265.36%	272.08%	228.79%	197.94%
Plan's fiduciary net position	$ 38,944,855,364	$ 37,161,348,332	$ 33,358,627,624	$ 31,771,217,402	$ 30,829,966,631
Plan's fiduciary net position as a percentage of the plan's total pension liability	$ 29,308,589,559	$ 27,244,095,376	$ 24,705,532,291	$ 24,907,305,871	$ 24,607,502,515
	75.26%	73.31%	74.06%	78.40%	79.82%

* For the year ending on the measurement date.

CITY OF ATASCADERO
SCHEDULE OF PENSION CONTRIBUTIONS
Cost-Sharing Multiple-Employer Defined Pension Plan - Last 10 Years
As of June 30, 2024

Contributions for the fiscal year ending:	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015
Contractually required contribution (actuarially determined)	$ 4,627,006	$ 4,688,082	$ 4,236,582	$ 3,742,162	$ 3,366,536	$ 2,982,660	$ 2,685,953	$ 2,489,485	$ 2,255,947	$ 2,227,093
Contributions in relation to the actuarially determined contributions	(4,627,006)	(4,688,082)	(4,236,582)	(3,742,162)	(3,366,536)	(2,982,660)	(2,685,953)	(2,489,485)	(2,255,947)	(2,227,093)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll *	$ 13,193,268	$ 12,476,406	$ 11,164,515	$ 9,943,967	$ 10,024,682	$ 9,541,259	$ 9,337,993	$ 10,102,742	$ 8,658,607	$ 8,348,164
Contributions as a percentage of covered payroll	35.07%	37.58%	37.95%	37.63%	33.58%	31.26%	28.76%	24.64%	26.05%	26.68%

Notes to Schedule

Valuation Date	06/30/21	06/30/20	06/30/19	06/30/18	06/30/17	06/30/16	06/30/15	06/30/14	06/30/13	06/30/12
Methods and assumptions used to determine contribution rates:										
Actuarial cost method	Entry age									
Asset valuation method	5-year smoothed market									
Amortization method	Level percentage of payroll, closed									
Discount rate	6.900%	6.900%	7.150%	7.150%	7.150%	7.375%	7.650%	7.650%	7.500%	7.500%
Price inflation	2.30%	2.30%	2.50%	2.50%	2.50%	2.50%	2.75%	2.75%	2.75%	2.75%
Salary increases	Varies by entry age and service									
Mortality	Derived using CalPERS' Membership data for all funds									
Post retirement benefit	Contract COLA up to 2.30% until Purchasing Power Protection Allowance Floor on Purchasing Power applies 2.30% thereafter		Contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies							

* For the fiscal year ending on the date shown.

OTHER SUPPLEMENTARY INFORMATION

CITY OF ATASCADERO
2010 BOND DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Interest income	$ 36,100	$ 36,100	$ 373	$ (35,727)
Interest income- cash with fiscal agency	-	-	68,734	68,734
Interest income- 2010 reimbursement agreement with the Successor Agency to the RDA	645,760	645,760	682,919	37,159
Total revenues	681,860	681,860	752,026	70,166
Expenditures:				
Insurance	4,200	4,200	4,032	168
Contract services	2,600	2,600	1,925	675
Principal	295,000	295,000	295,000	-
Interest	676,960	676,960	676,963	(3)
Special projects:				
Transfer out to Successor Agency of Atascadero 2024 Tax Allocation Refunding Bonds - Cash with Fiscal Agent Escrow Account	-	1,416,910	1,416,910	-
Total expenditures	978,760	2,395,670	2,394,830	840
Net change in fund balance	$ (296,900)	$ (1,713,810)	(1,642,804)	$ 71,006
Fund balance, June 30, 2023			15,280,625	
Fund balance, June 30, 2024			$ 13,637,821	

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS OVERVIEW
SPECIAL REVENUE FUNDS

The City has established the following special revenue funds in order to account for the proceeds from revenue sources that are restricted to expenditures for specified purposes:

Supplemental Law Enforcement Services Fund
This fund is used for Supplemental Law Enforcement Services grant monies received and to account for the allowed expenditures of these funds.

In Lieu Low/Moderate Income Housing Fund
This fund accounts for fees that are paid by developers in lieu of building inclusionary (affordable) housing. These fees are expended on programs that provide and/or promote affordable housing within the City.

Downtown Business Improvement Area Fund
The City established a Downtown Business Improvement Area (BIA) in 1986 for the purpose of acquisition, construction, and/or maintenance of parking facilities, decoration of public places, promotion of public events, and the general promotion of business activities in the downtown area. An annual assessment is placed on all businesses in the downtown area, and this fund accounts for the revenues and expenses associated with these BIA monies. The assessment was reduced to $0.00 in 2010 at the behest of downtown landlords as part of a program to encourage downtown business. In January 2018, the Atascadero Colony District Committee requested that the assessment be reinstituted. The assessment was reinstituted effective January 2019.

Atascadero Tourism Business Improvement District Fund
The City established the Atascadero Tourism Business Improvement District (ATBID) effective June 1, 2013, for the purpose of funding tourism promotion and increasing stays at the lodging businesses in Atascadero. A two percent (2%) assessment is placed on the nightly rent of all occupied rooms or spaces for all transient occupancies in Atascadero.

Community Development Block Grant Fund
This fund is used for Community Development Block Grant monies received from the federal government. These funds must be used for low or moderate income projects, or to eliminate blight in the community. The City receives an annual allocation from the federal government, based on the number of qualified persons in the City. The City holds an annual hearing to determine how this money is to be spent.

Tree Plant Fund
This fund accounts for Tree Mitigation Fees and the expenditure thereof. A fee may be paid by a developer in lieu of planting a tree on improved property. These funds are then used for the preservation and planting of the City's native trees.

Gas Tax Fund
This fund accounts for gas tax monies received from the State, which are expended to maintain various streets within the City.

Street Assessment Fund
This fund accounts for assessments collected to maintain various streets within the City.

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS OVERVIEW (continued)
SPECIAL REVENUE FUNDS (continued)

General Government Facilities Fees Fund

General Facilities are those limited to office or work buildings and equipment used by City staff to undertake their daily duties. As the City increases in both population and new businesses, City Hall and the City maintenance yard will increasingly become overcrowded with growing staff. New facilities and equipment are necessary to extend the current level of service to these new residents and businesses. Because the need for these new facilities and additional equipment is directly related to new construction, a *General Government Facilities Fee* is charged on all new development. These fees are deposited into this fund and then used for expanded/new facilities and equipment as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

Storm Drainage Facilities Fees Fund

As vacant land is developed and bare dirt or turf is replaced with impervious rooftop, parking lots, driveways, pools and sidewalks, water runoff increases; the cumulative effects of this additional runoff is managed by constructing the appropriate capital facilities. Because the need for these capital facilities is directly related to new construction, a *Storm Drainage Facilities Fee* is charged on all new development. These fees are deposited into this fund and then used for the construction of the new/increased/improved capital facilities as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

Law Enforcement Facilities Fees Fund

Residents and businesses benefit from both direct (response to a call for service) and indirect (crime prevention programs, patrol, etc.) law enforcement services. The addition of new residential units and new businesses necessarily increase the demand upon the law enforcement service level by creating more direct calls for service, more area requiring preventive patrol, and in general, more opportunities for crimes to be committed. If law enforcement capabilities are not expanded, then the increasing number of calls for service will reduce the amount of time available for preventive patrol. Because the need for additional police officers, as well as the need for these officers to be equipped and housed, is directly related to new construction, a *Law Enforcement Facilities Fee* is charged on all new development. These fees are deposited into this fund and then used for the purchase/construction of equipment/stations for these additional officers as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

Fire Facilities Fees Fund

In addition to providing fire prevention programs, the Fire Department responds to calls for fire and medical services from two existing fire stations. Each new residential and business development creates more calls for service, increasing the likelihood of simultaneous (and thus competing) calls for service. Additionally, as development spreads further from the existing stations, response times will necessarily increase, taking the existing engine companies out of service for greater periods of time. These developments create the need for additional facilities and equipment. Because the need for these new facilities and additional equipment is directly related to new construction, a *Fire Facilities Fee* is charged on all new development. These fees are deposited into this fund and then used for the relocation/construction of fire stations, as well as the purchase of additional equipment, as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

Open Space Acquisition Fees Fund

Future residential development, by increasing the City's population, will by definition impact the City's available land and decrease open space. Without open space acquisition, the City's remaining available land will be developed and the City will lose much of its historic charm that is so valuable to residents. Because the need for land acquisition is directly related to new construction, an *Open Space Acquisition Fee* is charged on all new development. These fees are deposited into this fund and then used for land acquisitions as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS OVERVIEW (continued)
SPECIAL REVENUE FUNDS (continued)

Parkland Facilities Fees Fund
Residential development, by increasing the City's population, necessarily impacts the City's park system. Without future parkland and continued development of currently owned, but underutilized parkland, the City's parks become overcrowded and overused with the ultimate result becoming a negative experience for park users. Because the need for new facilities and land acquisitions is directly related to new construction, a *Parkland Facilities Fee* is charged on all new development. These fees are deposited into this fund and then used for expanded/new facilities and land acquisitions as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

Public Facilities Fees Fund
The City currently has existing community use facilities, such as the Pavilion on the Lake and the Colony Park Community Center. Future additional residential units will increase the City's population, placing ever greater demands on existing community use facilities, and new or expanded community center space will be necessary to extend the current level of service to new residents. Because the need for these new facilities is directly related to new construction, a *Public Facilities Fee* is charged on all new residential development. These fees are deposited into this fund and then used for expanded/new community use facilities as listed in the *Atascadero Master Facilities Plan,* updated February 2006.

Library Expansion Facilities Fees Fund
The County Public Library System currently owns and maintains a library facility within the City limits. While the City is not the library service provider, the City's residents and businesses have an interest in maintaining the library service levels. Additional development within the City will increase the demand for a larger sized library and for more volumes within the library. Because the need for expanded library services is directly related to new construction, a *Library Facilities Fee* is charged on all new development. These fees are deposited into this fund and then are used for the expansion of the amount of library facility space and the expansion of the library collection as listed in the *Atascadero Master Facilities Plan,* updated February 2006. In December 2010, the County purchased a new library facility at 6555 Capistrano Avenue. The City contributed a total of $315,180 toward the library expansion during the period spanning December 2010 through June 2014. This amount was a combination of impact fees and other funds that had been set aside for library expansion.

Fire Aerial Vehicle Impact Fees Fund
This fund accounts for impact fees imposed on commercial and multi-family residential developments for the purpose of contributing toward the purchase of the Aerial Fire Truck (Ladder Truck). The City purchased this truck in fiscal year 2007-2008 using future revenues.

Community Facilities District Fund
This fund is used to account for fees assessed in the Community Facilities District. This district was established in 2005 in order to provide funding for expansion of police, fire, and parks services as the City's population increases. Developments that must obtain Planning Commission approval are subject to annexation into the city-wide district.

Apple Valley Street & Storm Drain Assessment District Fund
This fund is used to account for fees assessed in a development known as The Colony at Apple Valley. This assessment district was established in 2005 in order to maintain the street and storm drain related improvements in the development.

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS OVERVIEW (continued)
SPECIAL REVENUE FUNDS (continued) AND CAPITAL PROJECTS FUNDS

Apple Valley Landscape & Lighting Assessment District Fund
This fund is used to account for fees assessed in a development known as The Colony at Apple Valley. This assessment district was established in 2005 in order to maintain the landscape and lighting related improvements in the development.

Las Lomas Street & Storm Drain Assessment District Fund
This fund is used to account for fees assessed in a development known as Las Lomas. This assessment district was established in 2005 in order to maintain the street and storm drain related improvements in the development.

Las Lomas Landscape & Lighting Assessment District Fund
This fund is used to account for fees assessed in a development known as Las Lomas. This assessment district was established in 2005 in order to maintain the landscape and lighting related improvements in the development.

De Anza Street & Storm Drain Assessment District Fund
This fund is used to account for fees assessed in a development known as De Anza Estates. This assessment district was established in 2005 in order to maintain the street and storm drain related improvements in the development.

De Anza Landscape & Lighting Assessment District Fund
This fund is used to account for fees assessed in a development known as De Anza Estates. This assessment district was established in 2005 in order to maintain the landscape and lighting related improvements in the development.

The City has established the following capital projects funds in order to account for expenditures for specific capital project purposes:

Capital Projects Fund
This fund is typically used to account for the financial resources used in the construction or acquisition of major capital facilities or equipment obtained by special funding such as grants or dedicated reimbursements. It is also used as a type of clearinghouse for projects with many different sources of funding.

2010 Bond Proceeds Master Agreement Fund
On September 1, 2010, the City issued $16,010,000 in lease revenue bonds to be used for various redevelopment public improvement projects within the downtown area. As part of June 2011 state legislation, all redevelopment agencies throughout the State were dissolved. At that time, the Redevelopment Agency was in the process of expending the 2010 bond proceeds in accordance with the bond covenants which require the funds to be spent on the Historic City Hall Rehabilitation Project with the remaining funds to be spent on other eligible redevelopment projects. The Historic City Hall Rehabilitation Project has been completed, leaving remaining 2010 bond proceeds. In accordance with redevelopment dissolution law, in August of 2014, the City and the Successor Agency entered into a Master Agreement, transferring all remaining bond proceeds to the City to be spent on projects for which the bonds were originally sold. This fund accounts for the expenditure of those 2010 bond funds transferred to the City under the Master Agreement.

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
June 30, 2024

	Special Revenue Funds					
	Supplemental Law Enforcement Services Fund	In Lieu Low / Moderate Income Housing Fund	Downtown Business Improvement Area Fund	Atascadero Tourism Business Improvement District Fund	Community Development Block Grant Fund	Tree Plant Fund
ASSETS						
Cash and investments	$ 219,355	$ 1,795,957	$ 15,836	$ 655,896	$ -	$ 200,562
Receivables:						
Federal distributions due	-	-	-	-	51,396	-
Due from State of California	-	-	-	-	-	-
Due from County of San Luis Obispo	-	-	-	-	-	-
Accrued interest	1,565	10,674	93	3,856	-	1,203
Other receivables	-	-	-	119,922	363	-
Due from other funds	-	-	-	-	-	-
Prepaid items	17,002	-	-	-	-	-
Notes receivable	-	4,050,899	-	-	-	-
Total assets	$ 237,922	$ 5,857,530	$ 15,929	$ 779,674	$ 51,759	$ 201,765
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 5,044	$ -	$ -	$ 28,002	$ 117	$ 350
Accrued salaries and benefits	3,029	-	-	-	-	-
Due to other funds	-	-	-	-	51,642	-
Unearned revenue	224,452	-	-	99	-	-
Total liabilities	232,525	-	-	28,101	51,759	350
Fund Balances:						
Nonspendable	17,002	-	-	-	-	-
Restricted	-	5,857,530	15,929	751,573	-	201,415
Assigned for road projects	-	-	-	-	-	-
Unassigned	(11,605)	-	-	-	-	-
Total fund balances (deficits)	5,397	5,857,530	15,929	751,573	-	201,415
Total liabilities and fund balances	$ 237,922	$ 5,857,530	$ 15,929	$ 779,674	$ 51,759	$ 201,765

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET (continued)
June 30, 2024

	Special Revenue Funds					
	Gas Tax Fund	Street Assessment Fund	General Government Facilities Fees Fund	Storm Drainage Facilities Fees Fund	Law Enforcement Facilities Fees Fund	Fire Facilities Fees Fund
ASSETS						
Cash and investments	$ 1,629,287	$ 91,862	$ 341,866	$ 635,437	$ 302,399	$ 894,796
Receivables:						
Federal distributions due	-	-	-	-	-	-
Due from State of California	213,272	-	-	-	-	-
Due from County of San Luis Obispo	-	11	-	-	-	-
Accrued interest	9,097	543	2,022	3,761	1,595	5,297
Other receivables	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	696,056
Prepaid items	2,980	-	-	-	-	-
Notes receivable	-	-	-	-	-	-
Total assets	$ 1,854,636	$ 92,416	$ 343,888	$ 639,198	$ 303,994	$ 1,596,149
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 136,097	$ -	$ 526	$ -	$ 25,986	$ 37
Accrued salaries and benefits	20,875	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Total liabilities	156,972	-	526	-	25,986	37
Fund Balances:						
Nonspendable	2,980	-	-	-	-	-
Restricted	1,694,684	92,416	343,362	639,198	278,008	1,596,112
Assigned for road projects	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances (deficits)	1,697,664	92,416	343,362	639,198	278,008	1,596,112
Total liabilities and fund balances	$ 1,854,636	$ 92,416	$ 343,888	$ 639,198	$ 303,994	$ 1,596,149

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET (continued)
June 30, 2024

	Special Revenue Funds					
	Open Space Acquisition Fees Fund	Parkland Facilities Fees Fund	Public Facilities Fees Fund	Library Expansion Facilities Fees Fund	Fire Aerial Vehicle Impact Fees Fund	Community Facilities District Fund
ASSETS						
Cash and investments	$ 1,115,633	$ 946,161	$ 192,262	$ 346,666	$ -	$ -
Receivables:						
Federal distributions due	-	-	-	-	-	-
Due from State of California	-	-	-	-	-	-
Due from County of San Luis Obispo	-	-	-	-	-	57,664
Accrued interest	6,602	5,588	1,135	2,052	-	-
Other receivables	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	-
Total assets	$ 1,122,235	$ 951,749	$ 193,397	$ 348,718	$ -	$ 57,664
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ -	$ -	$ -	$ -	$ -	$ -
Accrued salaries and benefits	-	-	-	-	-	-
Due to other funds	-	-	-	-	696,056	20,022
Unearned revenue	-	-	-	-	-	-
Total liabilities	-	-	-	-	696,056	20,022
Fund Balances:						
Nonspendable	-	-	-	-	-	-
Restricted	1,122,235	951,749	193,397	348,718	-	37,642
Assigned for road projects	-	-	-	-	-	-
Unassigned	-	-	-	-	(696,056)	-
Total fund balances (deficits)	1,122,235	951,749	193,397	348,718	(696,056)	37,642
Total liabilities and fund balances	$ 1,122,235	$ 951,749	$ 193,397	$ 348,718	$ -	$ 57,664

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET (continued)
June 30, 2024

	Special Revenue Funds					
	Apple Valley Street & Storm Drain Assessment District Fund	Apple Valley Landscape & Lighting Assessment District Fund	Las Lomas Street & Storm Drain Assessment District Fund	Las Lomas Landscape & Lighting Assessment District Fund	De Anza Street & Storm Drain Assessment District Fund	De Anza Landscape & Lighting Assessment District Fund
ASSETS						
Cash and investments	$ 604,760	$ 203,671	$ 783,428	$ 215,338	$ 571,951	$ 123,128
Receivables:						
Federal distributions due	-	-	-	-	-	-
Due from State of California	-	-	-	-	-	-
Due from County of San Luis Obispo	276	451	968	725	216	158
Accrued interest	3,557	1,211	4,572	1,277	3,369	757
Other receivables	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	-
Total assets	$ 608,593	$ 205,333	$ 788,968	$ 217,340	$ 575,536	$ 124,043
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ -	$ 3,475	$ -	$ 15,797	$ -	$ 644
Accrued salaries and benefits	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Unearned revenue	-	17,770	-	-	-	-
Total liabilities	-	21,245	-	15,797	-	644
Fund Balances:						
Nonspendable	-	-	-	-	-	-
Restricted	608,593	184,088	788,968	201,543	575,536	123,399
Assigned for road projects	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances (deficits)	608,593	184,088	788,968	201,543	575,536	123,399
Total liabilities and fund balances	$ 608,593	$ 205,333	$ 788,968	$ 217,340	$ 575,536	$ 124,043

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET (continued)
June 30, 2024

	Capital Projects Funds		
	Capital Projects Fund	2010 Bond Proceeds Master Agreement Fund	TOTALS
ASSETS			
Cash and investments	$ 237,332	$ 4,131	$ 12,127,714
Receivables:			
Federal distributions due	-	-	51,396
Due from State of California	-	-	213,272
Due from County of San Luis Obispo	-	-	60,469
Accrued interest	1,405	24	71,255
Other receivables	-	-	120,285
Due from other funds	-	-	696,056
Prepaid items	-	-	19,982
Notes receivable	-	-	4,050,899
Total assets	$ 238,737	$ 4,155	$ 17,411,328
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ -	$ -	$ 216,075
Accrued salaries and benefits	-	-	23,904
Due to other funds	-	-	767,720
Unearned revenue	-	-	242,321
Total liabilities	-	-	1,250,020
Fund Balances:			
Nonspendable	-	-	19,982
Restricted	141,076	4,155	16,751,326
Assigned for road projects	97,661	-	97,661
Unassigned	-	-	(707,661)
Total fund balances (deficits)	238,737	4,155	16,161,308
Total liabilities and fund balances	$ 238,737	$ 4,155	$ 17,411,328

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended June 30, 2024

	Special Revenue Funds					
	Supplemental Law Enforcement Services Fund	In Lieu Low / Moderate Income Housing Fund	Downtown Business Improvement Area Fund	Atascadero Tourism Business Improvement District Fund	Community Development Block Grant Fund	Tree Plant Fund
Revenues:						
Taxes and assessments	$ -	$ -	$ 14,734	$ 419,591	$ -	$ -
Licenses and permits	-	-	-	-	-	22,380
Intergovernmental revenues	167,599	-	-	-	12,279	-
Fines and forfeitures	-	-	-	657	-	-
Use of money and property	12,483	92,508	588	30,735	-	10,537
Other revenues	-	-	-	-	-	-
Total revenues	180,082	92,508	15,322	450,983	12,279	32,917
Expenditures:						
Salaries and benefits	63,827	-	-	-	-	-
Supplies and services	48,167	75,520	13,500	367,832	9,110	31,150
Special projects and studies	5,148	-	-	-	-	-
Capital outlay	3,230	-	-	-	3,169	-
Total expenditures	120,372	75,520	13,500	367,832	12,279	31,150
Excess of revenues over (under) expenditures	59,710	16,988	1,822	83,151	-	1,767
Other Financing Sources (Uses):						
Transfers in	-	-	-	-	-	-
Transfers out	(52,384)	-	-	-	-	-
Total other financing sources (uses)	(52,384)	-	-	-	-	-
Net change in fund balances	7,326	16,988	1,822	83,151	-	1,767
Fund balances (deficits), June 30, 2023	(1,929)	5,840,542	14,107	668,422	-	199,648
Fund balances (deficits), June 30, 2024	$ 5,397	$ 5,857,530	$ 15,929	$ 751,573	$ -	$ 201,415

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
For the Fiscal Year Ended June 30, 2024

	Special Revenue Funds					
	Gas Tax Fund	Street Assessment Fund	General Government Facilities Fees Fund	Storm Drainage Facilities Fees Fund	Law Enforcement Facilities Fees Fund	Fire Facilities Fees Fund
Revenues:						
Taxes and assessments	$ -	$ 2,160	$ -	$ -	$ -	$ -
Licenses and permits	-	-	34,716	38,578	22,122	32,422
Intergovernmental revenues	1,662,491	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Use of money and property	40,425	4,543	15,365	29,720	16,735	42,671
Other revenues	1,455	-	-	-	-	-
Total revenues	1,704,371	6,703	50,081	68,298	38,857	75,093
Expenditures:						
Salaries and benefits	458,525	-	-	-	-	-
Supplies and services	881,335	-	-	-	-	-
Special projects and studies	-	2,244	-	-	-	-
Capital outlay	12,327	-	855	-	165,484	-
Total expenditures	1,352,187	2,244	855	-	165,484	-
Excess of revenues over (under) expenditures	352,184	4,459	49,226	68,298	(126,627)	75,093
Other Financing Sources (Uses):						
Transfers in	466,850	-	-	-	52,384	-
Transfers out	(4,052)	-	-	-	-	-
Total other financing sources (uses)	462,798	-	-	-	52,384	-
Net change in fund balances	814,982	4,459	49,226	68,298	(74,243)	75,093
Fund balances (deficits), June 30, 2023	882,682	87,957	294,136	570,900	352,251	1,521,019
Fund balances (deficits), June 30, 2024	$ 1,697,664	$ 92,416	$ 343,362	$ 639,198	$ 278,008	$ 1,596,112

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
For the Fiscal Year Ended June 30, 2024

	Special Revenue Funds					
	Open Space Acquisition Fees Fund	Parkland Facilities Fees Fund	Public Facilities Fees Fund	Library Expansion Facilities Fees Fund	Fire Aerial Vehicle Impact Fees Fund	Community Facilities District Fund
Revenues:						
Taxes and assessments	$ -	$ -	$ -	$ -	$ 4,350	$ 804,105
Licenses and permits	51,624	148,572	32,883	18,800	-	-
Intergovernmental revenues	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Use of money and property	52,879	44,669	8,027	16,319	-	-
Other revenues	-	-	-	-	-	-
Total revenues	104,503	193,241	40,910	35,119	4,350	804,105
Expenditures:						
Salaries and benefits	-	-	-	-	-	-
Supplies and services	-	-	-	-	-	5,583
Special projects and studies	-	3,773	-	-	-	-
Capital outlay	-	-	-	-	-	-
Total expenditures	-	3,773	-	-	-	5,583
Excess of revenues over (under) expenditures	104,503	189,468	40,910	35,119	4,350	798,522
Other Financing Sources (Uses):						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	(760,880)
Total other financing sources (uses)	-	-	-	-	-	(760,880)
Net change in fund balances	104,503	189,468	40,910	35,119	4,350	37,642
Fund balances (deficits), June 30, 2023	1,017,732	762,281	152,487	313,599	(700,406)	-
Fund balances (deficits), June 30, 2024	$ 1,122,235	$ 951,749	$ 193,397	$ 348,718	$ (696,056)	$ 37,642

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
For the Fiscal Year Ended June 30, 2024

	Special Revenue Funds					
	Apple Valley Street & Storm Drain Assessment District Fund	Apple Valley Landscape & Lighting Assessment District Fund	Las Lomas Street & Storm Drain Assessment District Fund	Las Lomas Landscape & Lighting Assessment District Fund	De Anza Street & Storm Drain Assessment District Fund	De Anza Landscape & Lighting Assessment District Fund
Revenues:						
Taxes and assessments	$ 38,500	$ 63,000	$ 99,189	$ 74,160	$ 30,561	$ 15,874
Licenses and permits	-	11,000	-	-	-	-
Intergovernmental revenues	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Use of money and property	28,198	10,841	33,857	10,044	26,957	6,642
Other revenues	-	-	-	-	-	-
Total revenues	66,698	84,841	133,046	84,204	57,518	22,516
Expenditures:						
Salaries and benefits	-	-	-	-	-	-
Supplies and services	6,303	57,869	7,701	68,892	5,388	25,159
Special projects and studies	-	23,050	-	12,136	-	2,785
Capital outlay	-	-	-	-	-	-
Total expenditures	6,303	80,919	7,701	81,028	5,388	27,944
Excess of revenues over (under) expenditures	60,395	3,922	125,345	3,176	52,130	(5,428)
Other Financing Sources (Uses):						
Transfers in	-	-	-	2,600	-	1,400
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	2,600	-	1,400
Net change in fund balances	60,395	3,922	125,345	5,776	52,130	(4,028)
Fund balances (deficits), June 30, 2023	548,198	180,166	663,623	195,767	523,406	127,427
Fund balances (deficits), June 30, 2024	$ 608,593	$ 184,088	$ 788,968	$ 201,543	$ 575,536	$ 123,399

CITY OF ATASCADERO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
For the Fiscal Year Ended June 30, 2024

	Capital Projects Funds		
	Capital Projects Fund	2010 Bond Proceeds Master Agreement Fund	TOTALS
Revenues:			
Taxes and assessments	$ -	$ -	$ 1,566,224
Licenses and permits	-	-	413,097
Intergovernmental revenues	-	-	1,842,369
Fines and forfeitures	-	-	657
Use of money and property	18,768	172	553,683
Other revenues	-	-	1,455
Total revenues	18,768	172	4,377,485
Expenditures:			
Salaries and benefits	-	-	522,352
Supplies and services	-	-	1,603,509
Special projects and studies	4,767	-	53,903
Capital outlay	135,102	176	320,343
Total expenditures	139,869	176	2,500,107
Excess of revenues over (under) expenditures	(121,101)	(4)	1,877,378
Other Financing Sources (Uses):			
Transfers in	-	-	523,234
Transfers out	-	-	(817,316)
Total other financing sources (uses)	-	-	(294,082)
Net change in fund balances	(121,101)	(4)	1,583,296
Fund balances (deficits), June 30, 2023	359,838	4,159	14,578,012
Fund balances (deficits), June 30, 2024	$ 238,737	$ 4,155	$ 16,161,308

CITY OF ATASCADERO
SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
S.L.E.S.F. Grant	$ 44,290	$ 169,140	$ 167,599	$ (1,541)
Interest income	-	-	12,483	12,483
Total revenues	44,290	169,140	180,082	10,942
Expenditures:				
Employee services	30,320	63,830	63,827	3
Computer maintenance & replacement	7,800	15,220	15,218	2
Operating supplies	2,870	20,680	24,318	(3,638)
Contract services	3,300	8,640	8,631	9
Special projects and purchases:				
Personal protective vests	-	5,150	5,148	2
Capital outlay:				
Computer replacement	-	3,230	3,230	-
Total expenditures	44,290	116,750	120,372	(3,622)
Excess of revenues over (under) expenditures	-	52,390	59,710	7,320
Other Financing Sources (Uses):				
Transfer out to Police Impact Fees Fund for Vehicle Purchase	-	(52,390)	(52,384)	6
Total other financing sources (uses)	-	(52,390)	(52,384)	6
Net change in fund balance	$ -	$ -	7,326	$ 7,326
Fund balance (deficit), June 30, 2023			(1,929)	
Fund balance, June 30, 2024			$ 5,397	

CITY OF ATASCADERO
IN LIEU LOW/MODERATE INCOME HOUSING FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Interest income	$ 46,290	$ 46,290	$ 92,508	$ 46,218
Total revenues	46,290	46,290	92,508	46,218
Expenditures:				
Contract services	5,000	5,000	-	5,000
Administrative charges	75,520	75,520	75,520	-
Special projects:				
PSHHC Del Rio Ridge affordable housing project	400,000	400,000	-	400,000
Total expenditures	480,520	480,520	75,520	405,000
Net change in fund balance	$ (434,230)	$ (434,230)	16,988	$ 451,218
Fund balance, June 30, 2023			5,840,542	
Fund balance, June 30, 2024			$ 5,857,530	

CITY OF ATASCADERO
DOWNTOWN BUSINESS IMPROVEMENT AREA FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Tourism assessments	$ 14,400	$ 14,400	$ 14,734	$ 334
Interest income	220	220	588	368
Total revenues	14,620	14,620	15,322	702
Expenditures:				
Downtown Business Association Improvement Program	14,540	14,540	13,500	1,040
Total expenditures	14,540	14,540	13,500	1,040
Net change in fund balance	$ 80	$ 80	1,822	$ 1,742
Fund balance, June 30, 2023			14,107	
Fund balance, June 30, 2024			$ 15,929	

CITY OF ATASCADERO
ATASCADERO TOURISM BUSINESS IMPROVEMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Tourism assessments	$ 414,120	$ 414,120	$ 419,591	$ 5,471
Tourism assessment penalties	-	-	657	657
Interest income	19,400	19,400	30,735	11,335
Total revenues	433,520	433,520	450,983	17,463
Expenditures:				
Office expense	250	250	(5)	255
Advertising	175,000	177,000	142,357	34,643
Contract services	172,500	172,500	220,803	(48,303)
Professional development	8,000	8,000	475	7,525
Administration	4,140	4,140	4,202	(62)
Special projects and studies:				
Opportunities Fund	60,000	58,000	-	58,000
Total expenditures	419,890	419,890	367,832	52,058
Net change in fund balance	$ 13,630	$ 13,630	83,151	$ 69,521
Fund balance, June 30, 2023			668,422	
Fund balance, June 30, 2024			$ 751,573	

CITY OF ATASCADERO
COMMUNITY DEVELOPMENT BLOCK GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Community Development Block Grant	$ 368,370	$ 368,370	$ 12,279	$ (356,091)
Total revenues	368,370	368,370	12,279	(356,091)
Expenditures:				
Advertising	-	420	417	3
Professional development	-	250	249	1
Administration:				
CDBG general administration	9,780	9,110	8,444	666
Capital outlay:				
Santa Rosa barrier removal	289,970	289,970	3,088	286,882
Viejo Camino barrier removal	68,620	68,620	81	68,539
Total expenditures	368,370	368,370	12,279	356,091
Net change in fund balance	$ -	$ -	-	$ -
Fund balance, June 30, 2023			-	
Fund balance, June 30, 2024			$ -	

CITY OF ATASCADERO
TREE PLANT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Permits and fees	$ 12,000	$ 12,000	$ 22,380	$ 10,380
Interest income	5,390	5,390	10,537	5,147
Total revenues	17,390	17,390	32,917	15,527
Expenditures:				
Office expense	200	200	-	200
Operating supplies	80	80	-	80
Contract services	10,000	10,000	4,200	5,800
Professional development	300	300	-	300
Administrative charges	26,950	26,950	26,950	-
Special projects and studies:				
Native tree replanting	8,000	8,000	-	8,000
Total expenditures	45,530	45,530	31,150	14,380
Net change in fund balance	$ (28,140)	$ (28,140)	1,767	$ 29,907
Fund balance, June 30, 2023			199,648	
Fund balance, June 30, 2024			$ 201,415	

CITY OF ATASCADERO
GAS TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Section 2103 highway users tax	$ 231,620	$ 231,620	$ 280,003	$ 48,383
Section 2105 highway users tax	170,150	170,150	186,732	16,582
Section 2106 highway users tax	126,040	126,040	142,663	16,623
Section 2107 highway users tax	216,400	216,400	252,757	36,357
Section 2107.5 highway users tax	6,000	6,000	6,000	-
SB1- Section 2031 Road Maintenance & Rehabilitation	760,910	760,910	794,336	33,426
Other revenues	-	-	1,455	1,455
Investment income	17,920	17,920	40,425	22,505
Total revenues	1,529,040	1,529,040	1,704,371	175,331
Expenditures:				
Salaries and benefits	560,600	560,600	458,525	102,075
Office expense	-	-	259	(259)
Computer maintenance & replacement	4,620	4,620	4,620	-
Insurance	19,070	19,070	15,638	3,432
Utilities	177,150	177,150	158,158	18,992
Communications	1,700	1,700	1,830	(130)
Operating supplies and equipment	50,420	50,420	38,394	12,026
Vehicle and equipment operations	91,140	91,140	101,597	(10,457)
Contract services	171,800	171,800	212,586	(40,786)
Professional development	2,420	2,420	1,354	1,066
Recruitment	400	400	49	351
Department service allocation	186,640	186,640	186,640	-
Administrative charges	160,210	160,210	160,210	-
Special projects				
Traffic Signal Back-up Battery Repair	9,000	9,000	-	9,000
Capital outlay:				
Trailer	15,000	15,000	12,327	2,673
Total expenditures	1,450,170	1,450,170	1,352,187	97,983
Excess of revenues over (under) expenditures	78,870	78,870	352,184	273,314

CITY OF ATASCADERO
GAS TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (continued)
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Other Financing Sources (Uses):				
Transfer from General Fund for street maintenance	$ 680,000	$ 680,000	$ 466,850	$ (213,150)
Transfer out to Local Transportation Fund for Traffic Way Rehabilitation North (SB1)	(800,000)	(800,000)	(4,052)	795,948
Transfer out to Local Transportation Fund for Santa Lucia Road Rehabilitation Segments B & C (SB1)	(250,000)	(250,000)	-	250,000
Total other financing sources (uses)	(370,000)	(370,000)	462,798	832,798
Net change in fund balance	$ (291,130)	$ (291,130)	814,982	$ 1,106,112
Fund balance, June 30, 2023			882,682	
Fund balance, June 30, 2024			$ 1,697,664	

CITY OF ATASCADERO
STREET ASSESSMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and special assessments- Lobos Lane	$ 280	$ 280	$ 280	$ -
Taxes and special assessments- Sonora / Pinal	380	380	380	-
Taxes and special assessments- Maleza	180	180	180	-
Taxes and special assessments- San Fernando	580	580	580	-
Taxes and special assessments- Aguila	100	100	100	-
Taxes and special assessments- Pinal / Escarpa	180	180	180	-
Taxes and special assessments- Cayucos	220	220	220	-
Taxes and special assessments- Falda	240	240	240	-
Interest income	1,390	1,390	4,543	3,153
Total revenues	3,550	3,550	6,703	3,153
Expenditures:				
Special projects and studies:				
Street maintenance projects	90,000	90,000	2,244	87,756
Total expenditures	90,000	90,000	2,244	87,756
Net change in fund balance	$ (86,450)	$ (86,450)	4,459	$ 90,909
Fund balance, June 30, 2023			87,957	
Fund balance, June 30, 2024			$ 92,416	

CITY OF ATASCADERO
GENERAL GOVERNMENT FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 70,000	$ 70,000	$ 34,716	$ (35,284)
Interest income	4,210	4,210	15,365	11,155
Total revenues	74,210	74,210	50,081	(24,129)
Expenditures:				
Capital projects:				
Asset management software	420,000	420,000	855	419,145
Total expenditures	420,000	420,000	855	419,145
Net change in fund balance	$ (345,790)	$ (345,790)	49,226	$ 395,016
Fund balance, June 30, 2023			294,136	
Fund balance, June 30, 2024			$ 343,362	

CITY OF ATASCADERO
STORM DRAINAGE FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 53,000	$ 53,000	$ 38,578	$ (14,422)
Interest income	16,730	16,730	29,720	12,990
Total revenues	69,730	69,730	68,298	(1,432)
Net change in fund balance	$ 69,730	$ 69,730	68,298	$ (1,432)
Fund balance, June 30, 2023			570,900	
Fund balance, June 30, 2024			$ 639,198	

CITY OF ATASCADERO
LAW ENFORCEMENT FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 50,000	$ 50,000	$ 22,122	$ (27,878)
Interest income	9,970	9,970	16,735	6,765
Total revenues	59,970	59,970	38,857	(21,113)
Expenditures:				
Special projects and studies:				
Equipment for new police officers	28,640	28,640	-	28,640
Capital Projects:				
New police department vehicles	113,100	165,490	165,484	6
Total expenditures	141,740	194,130	165,484	28,646
Excess of revenues over (under) expenditures	(81,770)	(134,160)	(126,627)	7,533
Other Financing Sources (Uses):				
Transfer in from Supplemental Law Enforcement Services Fund for Police Department Vehicles	-	52,390	52,384	(6)
Total other financing sources (uses)	-	52,390	52,384	(6)
Net change in fund balance	$ (81,770)	$ (81,770)	(74,243)	$ 7,527
Fund balance, June 30, 2023			352,251	
Fund balance, June 30, 2024			$ 278,008	

CITY OF ATASCADERO
FIRE FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 73,000	$ 73,000	$ 32,422	$ (40,578)
Interest income	26,280	26,280	42,671	16,391
Total revenues	99,280	99,280	75,093	(24,187)
Net change in fund balance	$ 99,280	$ 99,280	75,093	$ (24,187)
Fund balance, June 30, 2023			1,521,019	
Fund balance, June 30, 2024			$ 1,596,112	

CITY OF ATASCADERO
OPEN SPACE ACQUISITION FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 86,000	$ 86,000	$ 51,624	$ (34,376)
Interest income	33,130	33,130	52,879	19,749
Total revenues	119,130	119,130	104,503	(14,627)
Net change in fund balance	$ 119,130	$ 119,130	104,503	$ (14,627)
Fund balance, June 30, 2023			1,017,732	
Fund balance, June 30, 2024			$ 1,122,235	

CITY OF ATASCADERO
PARKLAND FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues:				
Impact fees	$ 236,000	$ 236,000	$ 148,572	$ (87,428)
Interest income	27,620	27,620	44,669	17,049
Total revenues	263,620	263,620	193,241	(70,379)
Expenditures:				
Special projects and studies:				
Atascadero Lake pipeline project	72,920	72,920	3,773	69,147
Total expenditures	72,920	72,920	3,773	69,147
Net change in fund balance	$ 190,700	$ 190,700	189,468	$ (1,232)
Fund balance, June 30, 2023			762,281	
Fund balance, June 30, 2024			$ 951,749	

CITY OF ATASCADERO
PUBLIC FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 56,000	$ 56,000	$ 32,883	$ (23,117)
Interest income	5,540	5,540	8,027	2,487
Total revenues	61,540	61,540	40,910	(20,630)
Net change in fund balance	$ 61,540	$ 61,540	40,910	$ (20,630)
Fund balance, June 30, 2023			152,487	
Fund balance, June 30, 2024			$ 193,397	

CITY OF ATASCADERO
LIBRARY EXPANSION FACILITIES FEES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues:				
Impact fees	$ 28,000	$ 28,000	$ 18,800	$ (9,200)
Interest income	10,240	10,240	16,319	6,079
Total revenues	38,240	38,240	35,119	(3,121)
Net change in fund balance	$ 38,240	$ 38,240	35,119	$ (3,121)
Fund balance, June 30, 2023			313,599	
Fund balance, June 30, 2024			$ 348,718	

CITY OF ATASCADERO
FIRE AERIAL VEHICLE IMPACT FEES FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Impact fees	$ 20,000	$ 20,000	$ 4,350	$ (15,650)
Total revenues	20,000	20,000	4,350	(15,650)
Net change in fund balance	$ 20,000	$ 20,000	4,350	$ (15,650)
Fund balance (deficit), June 30, 2023			(700,406)	
Fund balance (deficit), June 30, 2024			$ (696,056)	

CITY OF ATASCADERO
COMMUNITY FACILITIES DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 766,380	$ 766,470	$ 804,105	$ 37,635
Total revenues	766,380	766,470	804,105	37,635
Expenditures:				
Contract services	5,500	5,590	5,583	7
Total expenditures	5,500	5,590	5,583	7
Excess of revenues over (under) expenditures	760,880	760,880	798,522	37,642
Other Financing Sources (Uses):				
Transfer to the General Fund for police, fire and parks services	(760,880)	(760,880)	(760,880)	-
Total other financing sources (uses)	(760,880)	(760,880)	(760,880)	-
Net change in fund balance	$ -	$ -	37,642	$ 37,642
Fund balance, June 30, 2023			-	
Fund balance, June 30, 2024			$ 37,642	

CITY OF ATASCADERO
APPLE VALLEY STREET & STORM DRAIN ASSESSMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 38,500	$ 38,500	$ 38,500	$ -
Interest income	16,350	16,350	28,198	11,848
Total revenues	54,850	54,850	66,698	11,848
Expenditures:				
Office expense	30	30	28	2
Advertising	200	200	117	83
Contract services	19,890	19,890	4,726	15,164
Administration	1,860	1,860	1,432	428
Special projects and studies:				
Traffic Signs Replacement	15,000	15,000	-	15,000
Total expenditures	36,980	36,980	6,303	30,677
Net change in fund balance	$ 17,870	$ 17,870	60,395	$ 42,525
Fund balance, June 30, 2023			548,198	
Fund balance, June 30, 2024			$ 608,593	

CITY OF ATASCADERO
APPLE VALLEY LANDSCAPE & LIGHTING ASSESSMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 63,000	$ 63,000	$ 63,000	$ -
Contributions from developer	11,000	11,000	11,000	-
Interest income	4,420	4,420	10,841	6,421
Total revenues	78,420	78,420	84,841	6,421
Expenditures:				
Office expense	30	30	28	2
Advertising	500	500	234	266
Utilities	14,480	14,480	8,997	5,483
Operating supplies	2,550	2,550	590	1,960
Contract services	62,640	62,640	46,588	16,052
Administration	2,160	2,160	1,432	728
Special projects and studies:				
Tree Trimming and Replacement	26,000	26,000	23,050	2,950
Total expenditures	108,360	108,360	80,919	27,441
Net change in fund balance	$ (29,940)	$ (29,940)	3,922	$ 33,862
Fund balance, June 30, 2023			180,166	
Fund balance, June 30, 2024			$ 184,088	

CITY OF ATASCADERO
LAS LOMAS STREET & STORM DRAIN ASSESSMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 99,190	$ 99,190	$ 99,189	$ (1)
Interest income	21,090	21,090	33,857	12,767
Total revenues	120,280	120,280	133,046	12,766
Expenditures:				
Office expense	80	80	72	8
Advertising	150	150	117	33
Contract services	20,120	20,120	6,080	14,040
Administration	1,840	1,840	1,432	408
Total expenditures	22,190	22,190	7,701	14,489
Net change in fund balance	$ 98,090	$ 98,090	125,345	$ 27,255
Fund balance, June 30, 2023			663,623	
Fund balance, June 30, 2024			$ 788,968	

CITY OF ATASCADERO
LAS LOMAS LANDSCAPE & LIGHTING ASSESSMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 74,160	$ 74,160	$ 74,160	$ -
Interest income	5,070	5,070	10,044	4,974
Total revenues	79,230	79,230	84,204	4,974
Expenditures:				
Office expense	80	80	72	8
Advertising	350	350	234	116
Utilities	7,540	7,540	10,372	(2,832)
Operating supplies	2,000	2,000	18	1,982
Contract services	89,230	89,230	56,288	32,942
Administration	1,420	1,420	1,908	(488)
Special projects and studies:				
Landscape improvements	15,060	15,060	12,136	2,924
Total expenditures	115,680	115,680	81,028	34,652
Excess of revenues over (under) expenditures	(36,450)	(36,450)	3,176	39,626
Other Financing Sources (Uses):				
Transfer from the General Fund for open space maintenance	2,600	2,600	2,600	-
Total other financing sources (uses)	2,600	2,600	2,600	-
Net change in fund balance	$ (33,850)	$ (33,850)	5,776	$ 39,626
Fund balance, June 30, 2023			195,767	
Fund balance, June 30, 2024			$ 201,543	

CITY OF ATASCADERO
DE ANZA STREET & STORM DRAIN ASSESSMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 30,560	$ 30,560	$ 30,561	$ 1
Interest income	15,540	15,540	26,957	11,417
Total revenues	46,100	46,100	57,518	11,418
Expenditures:				
Office expense	20	20	19	1
Advertising	100	100	117	(17)
Contract services	20,670	20,670	3,951	16,719
Administration	1,600	1,600	1,301	299
Special projects and studies:				
Traffic Signs Replacement	8,000	8,000	-	8,000
Total expenditures	30,390	30,390	5,388	25,002
Net change in fund balance	$ 15,710	$ 15,710	52,130	$ 36,420
Fund balance, June 30, 2023			523,406	
Fund balance, June 30, 2024			$ 575,536	

CITY OF ATASCADERO
DE ANZA LANDSCAPE & LIGHTING ASSESSMENT DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Taxes and assessments	$ 15,870	$ 15,870	$ 15,874	$ 4
Interest income	3,420	3,420	6,642	3,222
Total revenues	19,290	19,290	22,516	3,226
Expenditures:				
Office expense	20	20	19	1
Advertising	350	350	234	116
Utilities	1,400	1,400	1,741	(341)
Operating supplies	600	600	-	600
Contract services	14,540	14,540	21,520	(6,980)
Administration	2,250	2,250	1,645	605
Special projects and studies:				
Landscape improvements	15,360	15,360	2,785	12,575
Total expenditures	34,520	34,520	27,944	6,576
Excess of revenues over (under) expenditures	(15,230)	(15,230)	(5,428)	9,802
Other Financing Sources (Uses):				
Transfer from the General Fund for open space maintenance	1,400	1,400	1,400	-
Total other financing sources (uses)	1,400	1,400	1,400	-
Net change in fund balance	$ (13,830)	$ (13,830)	(4,028)	$ 9,802
Fund balance, June 30, 2023			127,427	
Fund balance, June 30, 2024			$ 123,399	

CITY OF ATASCADERO
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Interest income	$ 10,980	$ 10,980	$ 18,768	$ 7,788
Total revenues	10,980	10,980	18,768	7,788
Expenditures:				
Special projects and studies:				
March 2023 Storms- minor road repairs	-	4,800	4,767	33
Capital projects:				
March 2023 Storms- major road repairs	-	245,200	135,102	110,098
Total expenditures	-	250,000	139,869	110,131
Net change in fund balance	$ 10,980	$ (239,020)	(121,101)	$ 117,919
Fund balance, June 30, 2023			359,838	
Fund balance, June 30, 2024			$ 238,737	

CITY OF ATASCADERO
2010 BOND PROCEEDS MASTER AGREEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
For the Fiscal Year Ended June 30, 2024

	Budget			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Interest income	$ -	$ -	$ 172	$ 172
Total revenues	-	-	172	172
Expenditures:				
Capital outlay:				
Maiden statue placement	3,700	3,700	176	3,524
Total expenditures	3,700	3,700	176	3,524
Net change in fund balance	$ (3,700)	$ (3,700)	(4)	$ 3,696
Fund balance, June 30, 2023			4,159	
Fund balance, June 30, 2024			$ 4,155	

CITY OF ATASCADERO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION
June 30, 2024

	Technology Fund	Vehicle and Equipment Replacement Fund	Building Maintenance and Replacement Fund	Totals
ASSETS				
Current Assets:				
Cash and investments	$ 2,543,171	$ 8,219,513	$ 10,880,878	$ 21,643,562
Receivables:				
Accrued interest	14,644	48,367	64,827	127,838
Prepaid expenses	5,911	-	-	5,911
Total current assets	2,563,726	8,267,880	10,945,705	21,777,311
Capital Assets:				
Non-depreciable:				
Construction in progress	22,197	2,274	485,514	509,985
Depreciable:				
Vehicles & equipment	3,800,649	12,801,356	21,024	16,623,029
Structures and improvements	-	-	53,503,766	53,503,766
Accumulated depreciation	(3,252,465)	(7,813,382)	(14,535,232)	(25,601,079)
Subscription assets, net	639,424	-	-	639,424
Net capital assets	1,209,805	4,990,248	39,475,072	45,675,125
Total assets	3,773,531	13,258,128	50,420,777	67,452,436
DEFERRED OUTFLOWS				
Deferred outflows related to pensions	351,108	-	235,669	586,777
Total deferred outflows	351,108	-	235,669	586,777
LIABILITIES				
Current Liabilities:				
Accounts payable	21,850	204,784	68,257	294,891
Accrued salaries and benefits	19,498	-	12,063	31,561
Unearned revenue	-	-	900	900
Other payables	121,055	-	-	121,055
Noncurrent Liabilities:				
Noncurrent liabilities	1,098,679	-	645,494	1,744,173
Total liabilities	1,261,082	204,784	726,714	2,192,580

CITY OF ATASCADERO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION (continued)
June 30, 2024

	Technology Fund	Vehicle and Equipment Replacement Fund	Building Maintenance and Replacement Fund	Totals
DEFERRED INFLOWS				
Deferred inflows related to pensions	$ 45,650	$ -	$ 15,356	$ 61,006
Total deferred inflows	45,650	-	15,356	61,006
NET POSITION				
Net investment in capital assets	1,209,805	4,990,248	39,475,072	45,675,125
Net subscription liability	367,150	-	-	367,150
Unrestricted	1,240,952	8,063,096	10,439,304	19,743,352
Total net position	$ 2,817,907	$ 13,053,344	$ 49,914,376	$ 65,785,627

CITY OF ATASCADERO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the Fiscal Year Ended June 30, 2024

	Technology Fund	Vehicle and Equipment Replacement Fund	Building Maintenance and Replacement Fund	Totals
Operating Revenues:				
Charges for services	$ 1,400,210	$ 1,029,700	$ 1,000,160	$ 3,430,070
Total operating revenues	1,400,210	1,029,700	1,000,160	3,430,070
Operating Expenses:				
Salaries and benefits	681,617	-	315,889	997,506
Office expense	962	-	163	1,125
Computer maintenance, software and replacement	-	-	4,240	4,240
Insurance	-	-	86,959	86,959
Occupancy and rental costs	60,120	-	-	60,120
Utilities	-	-	116,173	116,173
Communications	91,997	-	2,081	94,078
Operating supplies and services	21,771	-	29,038	50,809
Vehicle and equipment operating costs	3,205	-	16,828	20,033
Contract services	158,159	-	63,277	221,436
Professional development	3,949	-	587	4,536
Recruitment	494	-	359	853
Interest Expense	12,821	-	-	12,821
Administrative charges	6,410	-	87,540	93,950
Special projects:				
Web Site Enhancement	2,500	-	-	2,500
Other office furniture	8,467	-	-	8,467
Wireless networks	4,946	-	-	4,946
Swift Water Rescue Personal Protective Equipment	-	8,875	-	8,875
Tables	-	-	1,256	1,256
Chairs	-	-	209	209
HVAC Repairs	-	-	33,297	33,297
Amortization expense	242,355	-	-	242,355
Depreciation expense	216,765	677,786	1,205,240	2,099,791
Total operating expenses	1,516,538	686,661	1,963,136	4,166,335
Operating income (loss)	(116,328)	343,039	(962,976)	(736,265)

CITY OF ATASCADERO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (continued)
For the Fiscal Year Ended June 30, 2024

	Technology Fund	Vehicle and Equipment Replacement Fund	Building Maintenance and Replacement Fund	Totals
Non-Operating Revenues (Expenses):				
Interest income	$ 111,078	$ 400,514	$ 486,987	$ 998,579
Gain (loss) on sale of capital assets	-	88,167	-	88,167
Total non-operating revenues (expenses)	111,078	488,681	486,987	1,086,746
Change in net position prior to capital contributions	(5,250)	831,720	(475,989)	350,481
Capital Contributions:				
Cash contributions from other funds	185,744	74,400	1,700,000	1,960,144
Capital contributions from other funds	30,670	598,417	289,057	918,144
Cash contributions for Mobile Data Terminals	(51,817)	51,817	-	-
Total capital contributions	164,597	724,634	1,989,057	2,878,288
Change in net position	159,347	1,556,354	1,513,068	3,228,769
Total net position, June 30, 2023	2,658,560	11,496,990	48,401,308	62,556,858
Total net position, June 30, 2024	$ 2,817,907	$ 13,053,344	$ 49,914,376	$ 65,785,627

CITY OF ATASCADERO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
For the Fiscal Year Ended June 30, 2024

	Technology Fund	Vehicle and Equipment Replacement Fund	Building Maintenance and Replacement Fund	Totals
Cash Flows From Operating Activities:				
Internal activity - payments from other funds	$ 1,400,210	$ 1,029,700	$ 1,000,160	$ 3,430,070
Payments to suppliers of goods and services	(458,514)	170,260	(389,355)	(677,609)
Payments for employee services	(619,893)	-	(289,907)	(909,800)
Net cash provided by operating activities	321,803	1,199,960	320,898	1,842,661
Cash Flows From Capital and Related Financing Activities:				
Acquisition of capital assets	(75,266)	(1,191,591)	(426,913)	(1,693,770)
Cash contributions for Mobile Data Terminals	(51,817)	51,817	-	-
Cash contributions received for capital purchases	66,000	74,400	1,700,000	1,840,400
Proceeds from sale of capital assets	-	3,141	-	3,141
Net cash provided (used) by capital and related financing activities	(61,083)	(1,062,233)	1,273,087	149,771
Cash Flows From Investing Activities:				
Investment income (loss)	108,651	387,118	455,453	951,222
Net cash provided (used) by investing activities	108,651	387,118	455,453	951,222
Net increase in cash and cash equivalents	369,371	524,845	2,049,438	2,943,654
Cash and cash equivalents - June 30, 2023	2,173,800	7,694,668	8,831,440	18,699,908
Cash and cash equivalents - June 30, 2024	$ 2,543,171	$ 8,219,513	$ 10,880,878	$ 21,643,562

CITY OF ATASCADERO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS (continued)
For the Fiscal Year Ended June 30, 2024

	Technology Fund	Vehicle and Equipment Replacement Fund	Building Maintenance and Replacement Fund	Totals
Reconciliation of operating income (loss) to net cash provided by operating activities:				
Operating income (loss)	$ (116,328)	$ 343,039	$ (962,976)	$ (736,265)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Amortization expense	242,355	-	-	242,355
Depreciation expense	216,765	677,786	1,205,240	2,099,791
Change in assets, deferred outflows, liabilities, and deferred inflows:				
Prepaid expenses	210	-	-	210
Accounts payable	(90,798)	179,135	52,652	140,989
Accrued salaries and benefits	(1,080)	-	2,931	1,851
Other payables	9,363	-	-	9,363
Deferred outflows	5,334	-	2,967	8,301
Deferred inflows	(21,207)	-	(11,796)	(33,003)
Subscriptions payable	(1,488)	-	-	(1,488)
Net pension liability	68,994	-	38,377	107,371
Compensated absences	9,683	-	(6,497)	3,186
Net cash provided by operating activities	$ 321,803	$ 1,199,960	$ 320,898	$ 1,842,661

Moss, Levy & Hartzheim LLP

Certified Public Accountants

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

City Council
City of Atascadero
Atascadero, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Atascadero (the City), as of and for the fiscal year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise City's basic financial statements, and have issued our report thereon dated January 11, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Moss, Levy & Hartzheim LLP

Santa Maria, California
January 11, 2025

CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item C2

Department:	City Clerk's Office
Date:	1/28/25
Placement:	Management Report

TO: JAMES R. LEWIS, CITY MANAGER
FROM: LARA CHRISTENSEN, DEPUTY CITY MANAGER/CITY CLERK
PREPARED BY: LARA CHRISTENSEN, DEPUTY CITY MANAGER/CITY CLERK

SUBJECT: Consideration of Action to Fill the at-large positions on Planning Commission and the Citizens Sales Tax Oversight Committee

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RECOMMENDATION:

Discussion and consideration of whether to fill the at-large positions on Planning Commission and the Citizens Sales Tax Oversight Committee by appointment of the current applicants, following interviews of the current applicants, or soliciting additional applicants for interviews and appointment.

DISCUSSION:

Every two years, two members of the Planning Commission and two members of the Citizens Sales Tax Oversight Committee (CSTOC) are appointed by a majority vote of the City Council. These at-large positions are typically seated in February of every odd-year, following a General Municipal Election. Once the election results have been certified and the new Council is seated in December, the City Clerk's Office begins soliciting applications for these at-large positions. Notice of the application period is distributed via press release, publication in the New Times, and postings on the City's website, Facebook page, and kiosk in front of City Hall.

Typically, several applications for the at-large seats on Planning Commission and CSTOC will be received, and the City Clerk's Office will schedule a Special Meeting for the City Council to interview the candidates for these positions and vote on the appointees. Prior to the close of the application period, a hold was placed for a Special Meeting of the City Council on Wednesday, January 29, 2025, to hold interviews for the at-large positions. Following the close of the application period, on January 10, 2025, for these at-large positions two applications for Planning Commission and two applications for CSTOC were received.

Given that the exact number of applications were submitted as there are open positions, the City Clerk's Office is requesting direction from the City Council on how to proceed forward. The City Council may choose to appoint those who have applied, continue with the Special Meeting to interview those that have applied, or direct the City Clerk's Office to reopen the application period and continue to solicit applications.

Should the Council choose to proceed forward with interviews of the current applicants, the Special Meeting has been confirmed for January 29, 2025, beginning at 4:30 pm. At Council's direction, this Meeting may also be cancelled, and the City Clerk's Office will notify the candidates and post a notice of adjournment.

FISCAL IMPACT:

None.

ALTERNATIVES:

1. Vote to appoint the current applicants to the at-large positions for Planning Commission and CSTOC and direct the City Clerk to cancel the Special Meeting scheduled for January 29, 2025.
2. Interview the current applicants for the at-large positions for Planning Commission and CSTOC at a Special Meeting on January 29, 2025, and vote to appoint the current applicants following the interview process.
3. Direct the City Clerk's Office to cancel the Special Meeting on January 29, 2025, reopen the application period, and set a new Special Meeting date for interviews and appointment.

REVIEWED AND APPROVED FOR COUNCIL AGENDA

James R. Lewis, City Manager

ATTACHMENT(S):

1. Planning Commission Applications
2. CSTOC Applications

Please return to:
CITY CLERK
6500 Palma Avenue
Atascadero, CA 93422

CITY OF ATASCADERO
BOARD, COMMITTEE & COMMISSION APPLICATION

Please Note: You must meet the minimum qualifications of the Bord, Committee or Commission applied for. Minimum qualifications are subject to verification. Please complete the Supplemental Questionnaire for the Commission for which you are applying.

Citizens' Sales Tax Oversight Committee: A resident of the City.
Planning Commission: A registered voter and resident of the City.

APPLICATION FOR:
☑ Planning Commission ☐ Citizens' Sales Tax Oversight Committee

Name: Catherine M. David

Email Address: [redacted] Home Phone: _____ Cell: [redacted]

Home Address: [redacted]

Mailing Address (if different): _____

Are you a resident of the City of Atascadero? Yes How Long? 35 Years

OCCUPATION: Retired from the City of Paso Robles – 2009

PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD/COMMITTEE/COMMISSION:
I would like to serve on the Atascadero Planning Commission. I have lived in the City of Atascadero for 35 years. Having worked for the City of Paso Robles from 2003 to 2009 as the Executive Secretary to the City Manager, we were very involved in how to incorporate growth that benefited the city by making the city a place that provided much-needed services for our residents. It is important to incorporate a delicate balance of housing, parks and recreation spaces, safe streets and sidewalks. When it comes to commercial development it is important to approve projects that enhance commerce for a strong tax base in the appropriate areas while preserving the character of city. With the emerging tourism growth throughout San Luis Obispo County, it is important to develop projects that coincide with the character and preservation of the unique history that is Atascadero.

EMPLOYMENT INFORMATION

Current or most recent employer: City of Paso Robles

Title of position held: Executive Secretary to the City Manager Length of employment: 6 years

EDUCATION INFORMATION:
Cuesta College - San Luis Obispo, California
Paso Robles High School - Paso Robles, California

Catherine M. David
Applicant's Name

PRIOR INVOLVEMENT IN COMMUNITY, VOLUNTEER, PROFESSIONAL OR OTHER ORGANIZATIONS:
Board Member of the Central Coast Golf Association 2002/2003
Member of Paso Robles Rotary 2002/2003
Board Member of the UCSB Economic Forecast Project 2002/2005
Board Member of the San Luis Obispo Public Arts Council 2001/2002
Member of Friends of Hearst Castle - Current
Advisor, Web Designer Certificate Program - Cuesta College 2002/2003
Board Member of the Paderewski Festival 2019/Current
Board Member of the Paso Robles Horse Park 2016/Current
Volunteer for the AARP Tax Program 2020/2024
Volunteer for the Atascadero Chamber of Commerce
San Luis Obispo County Grand Jury – 2024/2025/Current

OTHER CITY COMMISSIONS, COMMITTEES OR BOARDS PREVIOUSLY OR CURRENT SERVING ON:
None

RELEVANT TRAINING, EXPERIENCE, CERTIFICTES OF TRAINING, LICENSES OR PROFESSIONAL REGISTRATION:
My experience is in corporate, government, and non-profit administration. I have developed a strong community network throughout San Luis Obispo County. I have a fifteen-year proven record in project development, management, and event coordination. Many of the projects and events I coordinated were fund raisers for non-profit organizations having high visibility throughout the community. This required extensive experience working with local, national, and international media. Experience includes contract negotiations, financial, and budget administration.

How did you learn about this vacancy?

Newspaper Article_____ Newspaper Ad_____ Community Group:_____ Word of Mouth_____

City Hall_____Place of Employment_____ Other (specify): I knew after the 2024 election the planning commission positions would be open for interviews.

Feel free to attach a resume or other information about yourself.
If applying for Planning Commission, please complete the supplemental questionnaire.
See Attached Resume

I hereby certify, under penalty of perjury, that the information on this application and attached supplement be true and correct.

Signature:_____ Date: 1-7-2025

This application is a public document and may be made available to the public for review upon request. Applicants are advised they may be requested to file a Statement of Economic Interest, pursuant to the Fair Political Practices regulations. Information will be provided by the City Clerk.

CITY OF ATASCADERO
SUPPLEMENTAL QUESTIONAIRE

PLANNING COMMISSION

1. Have you ever attended a meeting of the Planning Commission? Yes ☑ No ☐

2. What is it about the Planning Commission that interests you? What qualities, experience and expertise would you bring to the Planning Commission?

   I worked for the City of Paso Robles from 2003 to 2009 as the Executive Secretary to the City Manager. In 2005 the City of Paso Robles embarked on updating the City of Paso Robles General Plan. I was involved in assisting with organizing the workshops, community engagement panels, informational workshops and rollout of the general plan to the community. I found the entire process to be informative, interesting and engaging. It was interesting to hear from the community, business owners and stakeholders their thoughts on the future development of Paso Robles. As the secretary to the City Manager, I was deputized as the backup City Clerk. One of the duties included taking the minutes at the City Council meetings. I always found community development projects that came before the City Council for approval very interesting.

   I have lived in the city of Atascadero for 35 years. I am very interested in the General Plan update that the city is currently undergoing. I have participated in the General Plan update open houses and participated in the community input meetings. I look forward to seeing the proposals for future development for the City of Atascadero. Over the past few years with projects such as the La Plaza, the improvements to the junior high school, streetscape plans, new hotels and the interest of new businesses coming downtown exciting. As with all communities in the State of California, implementing "affordable or workforce" housing is a challenge. I would like to serve on the 2025/2026 Planning Commission to assist property owners with the development of their properties to assist with the positive development the city is currently experiencing.

3. In your view, what is the function of the Planning Commission?

   The Planning Commission is an advisory body appointed by the Atascadero City Council responsible for directing the short- and long-range growth and development of the City of Atascadero through maintenance and implementation of Atascadero City's General Plan, associated specific plans, rules and regulations.

4. How would you see your role as a member of the Planning Commission?

   As a planning commissioner the role is an advisory role. Planning commissioners do not legislate. Planning commissioners need to understand community planning policies, plans and regulations. Planning commissioners need to develop an understanding of state and county laws that impact local planning such as general plan law, the California Environmental Quality Act, and sustainable groundwater management. Planning commissioners need to understand the impact of Environmental Impact Reports will have on projects and large developments.

Catherine M. David
Applicant's Name

5. What are the current issues facing the Planning Commission?

   With the current interest in tourism, commerce and development in the City of Atascadero it would be natural to assume that the 2025/2026 Planning Commission will be reviewing and advising developers and property owners on future projects. With the general plan currently in the process of being updated it will be important for Planning Commissioners to stay abreast of proposed changes to the current general plan and the future general plan (i.e., zoning changes, conditional use permits, etc.) to ensure ongoing projects will comply with the future vision of the city.

   I reviewed the 2024 Planning Commission agendas. It appears the bulk of their work was reviewing and recommending general plan zoning amendments and conditional use permits. Moving forward into 2025 reviewing recommendations to the General Plan will be a focus especially when it comes to future zoning within the city limits.

6. Are you familiar with the City's General Plan, and if so, describe briefly your views about the document.

   Yes, the general plan is the blueprint for meeting the city's long-term vision for the future. The guidelines set out in the general plan serve as a resource to help the city draft and update their general plans. The current General Plan was approved in 2002 and revised 2004, 2008 and 2016. The City is currently updating the general plan and has an anticipated approval date sometime in 2025.

   My view on the current general plan is that it is outdated and does not reflect the future vision of the City of Atascadero, thus the reason for the 2025 general plan update. The 2025 general plan will reflect the City Council, residents and business owners' future vision for the City of Atascadero.

7. If appointed, what specific goals would you like to see the Planning Commission achieve?

   To implement projects that improve the quality of life for the residents of the City of Atascadero. Projects that will provide housing, recreation (such as trails, bike paths and parks), and areas of commerce both commercial and retail, while preserving the historic beauty of Atascadero and the vision of founder E.G. Lewis.

8. If there is additional information you would like to share about yourself, please use the following space provided (optional).

I hereby certify that the foregoing information is true and correct.

Signature: [redacted] Date: 1-7-2025

Catherine Marie David
[redacted]
Atascadero, California 93422
[redacted]

Summary

My experience is in corporate, government, and non-profit administration. I have developed a strong community network throughout San Luis Obispo County. I have fifteen-year proven record in project development, management, and event coordination. Many of the projects and events I coordinated were fund raisers for non-profit organizations having high visibility throughout the community. This required extensive experience working with local, national, and international media. Experience includes contract negotiations, financial, and budget administration.

Experience Management

- Executive Secretary to the Paso Robles City Manager, Mayor, and City Council. First point of contact with the community for the City Manager's Office. Screening calls, organizing meetings with governmental agencies, calendaring meetings, organizing City employee events, organizing travel and budget for the City Manager's Office.
- Assisted the City Manager's Office with the development of the City Tourism Office, the development of the Promotions Coordination Committee, and the Travel Promotions Alliance. Instrumental in the development of the *Paso Robles - Authentic California.*
- Organized a number of events for the City of Paso Robles, such as, but not limited to, Dedication of the 13th Street Bridge with the Band of Brothers, responsible for negotiating with AEG the Amgen Tour of California stop in Paso Robles, holiday parties for 300 City employees, Volunteer Recognition for 250 City volunteers, Festival of the Arts, Barbeque for Camp Roberts National Guard, Mid-Summer Magic Fund Raiser for the Paso Robles Library, and many others.
- Assisted the City Manager in bi-annual Council setting sessions with the community of Paso Robles and the 2006 Economic Strategy.
- President/CEO of the Paso Robles Chamber of Commerce, a non-profit organization with 1,000 members, reporting to a Board of 18 members.
- Over 15 years of corporate experience with Pacific Gas and Electric at Diablo Canyon as a Word Processor, Control Room Assistant, Director Secretary, and Contract Administrator.
- Experience in business plan development and formulating budgets.
- Ability to manage multiple issues and prioritize accordingly.
- Able to effectively analyze problems, identify alternative solutions, and enlist resources to resolve issues.
- Strong organizational skills.

Public Relations

- Experience in speaking directly to the public and in front of large groups.
- Development of professional presentations and handouts.
- Management and coordination of volunteer programs such as volunteers for the Amgen Tour, the Pacific Coast Cutting Horse Association, the Wellness Community, and Paso Robles Wine Country Alliance.
- Development of web pages and newsletters as communication tools.

Financial and Budget Administration

- Negotiated and managed 140 business and nuclear-specific contracts for Pacific Gas and Electric budgeted at 30 million dollars.
- Defined services and deliverables provided by outside contractors.
- Resolved contract issues through negotiation.
- Coordination of the bidding process through the development of Requests for Proposal, job walk-downs, and contract award process.
- Management of contracts until completion.

Employment

Word Processor	1979-1982	California Department of Corrections California Men's Colony
Contract Administrator Control Room Assistant Routine Plant Clerk	1982-1999	Pacific Gas & Electric Company Nuclear Power Generation Diablo Canyon Power Plant
Guide I - Interpreter	1996-2000	California State Park System Hearst San Simeon State Historical Monument
President/CEO	2000-2003	Paso Robles Chamber of Commerce
Executive Secretary	2003-2009	City of Paso Robles - City Managers Office

Associations

Board Member of the Central Coast Golf Association 2002/2003
Member of Paso Robles Rotary 2002/2003
Board Member of the UCSB Economic Forecast Project 2002/2005
Board Member of the San Luis Obispo Public Arts Council 2001/2002
Member of Friends of Hearst Castle - Current
Advisor, Web Designer Certificate Program - Cuesta College 2002/2003
Board Member of the Paderewski Festival 2019/Current
Board Member of the Paso Robles Horse Park 2016/Current
Volunteer for the AARP Tax Program 2020/2024
Volunteer for the Atascadero Chamber of Commerce
San Luis Obispo County Grand Jury – 2024/2025/Current

Education

Cuesta College - San Luis Obispo, California
Paso Robles High School - Paso Robles, California

Skills

Microsoft Word
Microsoft Excel
Microsoft Access
Microsoft Power Point
Microsoft Publisher
Adobe Photoshop
Adobe PageMaker
Networking Systems
Certified Facilitator by Pacific Gas & Electric
Certified Volunteer Coordinator by the State of California

City of Atascadero
City Clerk
6500 Palma Avenue
Atascadero, CA 93422

January 7, 2025

Dear Ms. Slater,

Attached is my completed application and resume for the 2025/2026 Planning Commission. I look forward to the opportunity to sit down with the City Council to discuss my application and interest in serving the Planning Commission.

Should you have any questions, please feel free to contact me.

Respectfully submitted,

[redacted]

Catherine David
[redacted]
Atascadero, CA 93422
[redacted]

Please return to:
CITY CLERK
6500 Palma Avenue
Atascadero, CA 93422

CITY OF ATASCADERO
BOARD, COMMITTEE & COMMISSION APPLICATION

Please Note: You must meet the minimum qualifications of the Board, Committee or Commission applied for. Minimum qualifications are subject to verification. Please complete the ***Supplemental Questionnaire*** for the Commission for which you are applying.

Citizens' Sales Tax Oversight Committee: A resident of the City.
Planning Commission: A registered voter and resident of the City.

APPLICATION FOR:

☑ Planning Commission ☐ Citizens' Sales Tax Oversight Committee

Name: Gregory Heath

Email Address: [redacted] Home Phone: [redacted] Cell: [redacted]

Home Address: [redacted]

Mailing Address (if different): _____

Are you a resident of the City of Atascadero? Yes How Long? 8

OCCUPATION: Realtor

PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD/COMMITTEE/COMMISSION:

It is my desire to continue my service to the city of Atascadero as a member of the planning Commission. This position allows me to have a direct impact on the fundamental issues such as housing needs and city growth for years to come.

EMPLOYMENT INFORMATION

Current or most recent employer: Self Employed as a realtor with Keller Williams Realty Central Coast

Title of position held: Salesperson Length of employment: 10

EDUCATION INFORMATION:

Atascadero High 1983-1987, Cuesta College 1987-1989, Hancock College 2000-2001, California State University Los Angeles 2001-2003

Gregory Heath
Applicant's Name

PRIOR INVOLVEMENT IN COMMUNITY, VOLUNTEER, PROFESSIONAL OR OTHER ORGANIZATIONS:

I am currently the club president for the Kiwains Club of Atascadero. I am a member and past officer of the Atacadero Elks Lodge.

OTHER CITY COMMISSIONS, COMMITTEES OR BOARDS PREVIOUSLY OR CURRENTLY SERVING ON:

Planning commission for the city of Atascadero.

RELEVANT TRAINING, EXPERIENCE, CERTIFICATES OF TRAINING, LICENSES OR PROFESSIONAL REGISTRATION:

I have been a member of the Atascadero Planning Commission for 2 years. I currently hold a license to sell real estate in the state of California. I have held this license since March of 2014.

How did you learn about this vacancy?

Newspaper Article _____ Newspaper Ad _____ Community Group _____ Word of Mouth _____

City Hall X Place of Employment _____ Other (specify): _____

Feel free to attach a resume or other information about yourself.
If applying for Planning Commission, please complete the supplemental questionnaire.

I hereby certify, under penalty of perjury, that the information on this application and attached supplement are true and correct.

Signature: [redacted] Date: 1/10/2025

This application is a public document and may be made available to the public for review upon request. Applicants are advised they may be requested to file a Statement of Economic Interest, pursuant to the Fair Political Practices regulations. Information will be provided by the City Clerk.

CITY OF ATASCADERO
SUPPLEMENTAL QUESTIONNAIRE

PLANNING COMMISSION

1. Have you ever attended a meeting of the Planning Commission? ☑ Yes ☐ No

2. What is it about the Planning Commission that interests you? What qualities, experience and expertise would you bring to the Planning Commission?

   I want to continue my educaton on how the city operates as well as learn more about zoning issues and what is involved in community planning. I feel i would bring strong work ethic and desire to learn to the position

3. In your view, what is the function of the Planning Commission?

   The function of the planning commission is to review and act on matters related to planning and development while accounting for future demand of services, infrastructure and fire protection.

4. How would you see your role as a member of the Planning Commission?

   I would be an advisor to the city council on planning and development issues as well as assuring that the general plan is followed and updated as required. I would be a member if the decision making body for many proposed projects.

5. What are the current issues facing the Planning Commission?

   Updating the general plan. Making sure that future projects adhear to state law, follow architectural and aesthetic guidelines.

6. Are you familiar with the City's General Plan, and if so, describe briefly your views about the document.

   I am familiar with the current general plan and have been involved in the creation of the new general plan currently in the working stage. I feel that plan is going the right direction and I enjoy watching the communities involvement in the creation of the new plan.

Gregory Heath
Applicant's Name

7. If appointed, what specific goals would you like to see the Planning Commission achieve?

Maintain the aesthetic appeal of the City of Atascadero..

8. If there is additional information you would like to share about yourself, please use the following space provided *(optional)*.

I hereby certify that the foregoing information is true and correct.

Signature: [redacted] Date: 1/10/2025

Please return to:
CITY CLERK
6500 Palma Avenue
Atascadero, CA 93422

CITY OF ATASCADERO
BOARD, COMMITTEE & COMMISSION APPLICATION

Please Note: You must meet the minimum qualifications of the Board, Committee or Commission applied for. Minimum qualifications are subject to verification. Please complete the *Supplemental Questionnaire* for the Commission for which you are applying.

Citizens' Sales Tax Oversight Committee: A resident of the City.
Planning Commission: A registered voter and resident of the City.

APPLICATION FOR:

☐ Planning Commission ☑ Citizens' Sales Tax Oversight Committee

Name: CATHERINE NORTON

Email Address: [redacted] Home Phone: _____ Cell: [redacted]

Home Address: [redacted]

Mailing Address (if different): _____

Are you a resident of the City of Atascadero? YES How Long? 10 YEARS

OCCUPATION: PUBLIC RELATIONS & MARKETING CONSULTANT

PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD/COMMITTEE/COMMISSION:

I WAS SELECTED BY THE CITY COUNCIL OF SAN LUIS OBISPO TO SERVE ON THE MEASURE Y COMMITTEE AND DETERMINE WHETHER THE MEASURE SHOULD BE RENEWED OR SUNSET. THIS SPECIFIC EXPERIENCE GIVES ME AN INSIDER VIEW OF THE NEEDS OF LOCAL TAX MEASURES AND BUDGETS. THE RECENT MEASURE L-24 WAS VOTED BY A SIGNIFICANT MAJORITY OF OUR ELECTORATE AND IT IS EXTREMELY IMPORTANT THAT AN INFORMED COMMITTEE SERVES TO INSURE WHAT IS BEST FOR OUR CITY. AS AN ACTIVE AND ENTHUSIASTIC COMMUNITY VOLUNTEER, I BELIEVE I WOULD BRING THESE CHARACTERISTICS SERVING ON THE CITIZENS' SALES TAX OVERSIGHT COMMITTEE.

EMPLOYMENT INFORMATION

Current or most recent employer: CATE NORTON CONSULTING

Title of position held: OWNER Length of employment: _____

EDUCATION INFORMATION:

UNIVERSITY OF LAVERNE, BACHELOR OF SCIENCE, CONCENTRATION - ORGANIZATIONAL MANAGEMENT

CATHERINE NORTON
Applicant's Name

PRIOR INVOLVEMENT IN COMMUNITY, VOLUNTEER, PROFESSIONAL OR OTHER ORGANIZATIONS:

APPOINTMENT TO SLO CITY ADVISORY BODIES - PROMOTIONAL COORDINATING COMMITTEE & MEASURE Y RENEWAL. LEADERSHIP NORTH COUNTY EXECUTIVE COMMITTEEE. I DEVELOPED AND COORDINATED 2 LEADERSHIP DAYS - GOVERNMENT & MEDIA DAY AND SUSTAINABILITY & COMMUNITY DEVELOPMENT DAY

OTHER CITY COMMISSIONS, COMMITTEES OR BOARDS PREVIOUSLY OR CURRENTLY SERVING ON:

SAN LUIS OBISPO COUNTY BASED ORGANIZATIONS: SERVED ON ECONOMIC VITALITY COMMISSION, HOMEBUILDERS ASSOCIATION OF SAN LUIS OBISPO COUNTY.

RELEVANT TRAINING, EXPERIENCE, CERTIFICATES OF TRAINING, LICENSES OR PROFESSIONAL REGISTRATION:

BS DEGREE, STATE OF CA LICENCED REALTOR FOR 20 YEARS. SLO LEADERSHIP GRADUATE CLASS VIII. ORGANIZED COMMUNITY OUTREACH FOR SAN LUIS RANCH, SPENT 5 YEARS ENGAGED IN THE ENTITLEMENT PROCESS WORKING WITH SEVERAL SLO CITY ADVISORY BODIES (CC, PLANNING, CHC, ARC.) AND SLO COUNTY COMMITTEES INCLUDING LAFCO AND ALUC. I HAVE BEEN A RESIDENT OF SLO COUNTY FOR OVER 30 YEARS. I AM A THOUGHTFUL AND ARTICULATE COMMUNICATOR POSSESSING A SOLID UNDERSTANDING OF LOCAL AND COUNTY GOVERMENT.

How did you learn about this vacancy?

Newspaper Article _____ Newspaper Ad _____ Community Group _____ Word of Mouth _____

City Hall _____ Place of Employment _____ Other (specify): SEARCH ON CITY WEBSITE

Feel free to attach a resume or other information about yourself.
If applying for Planning Commission, please complete the supplemental questionnaire.

I hereby certify, under penalty of perjury, that the information on this application and attached supplement are true and correct.

Signature: [redacted] Date: JANUARY 8, 2025

This application is a public document and may be made available to the public for review upon request. Applicants are advised they may be requested to file a Statement of Economic Interest, pursuant to the Fair Political Practices regulations. Information will be provided by the City Clerk.

CATE NORTON

CONSULTING

[redacted]

Please return to:
CITY CLERK
6500 Palma Avenue
Atascadero, CA 93422

CITY OF ATASCADERO
BOARD, COMMITTEE & COMMISSION APPLICATION

Please Note: You must meet the minimum qualifications of the Board, Committee or Commission applied for. Minimum qualifications are subject to verification. Please complete the *Supplemental Questionnaire* for the Commission for which you are applying.

Citizens' Sales Tax Oversight Committee: A resident of the City.
Planning Commission: A registered voter and resident of the City.

APPLICATION FOR:

☐ Planning Commission ☑ Citizens' Sales Tax Oversight Committee

Name: Natalie Harnett

Email Address: [redacted] Home Phone: N/A Cell: [redacted]

Home Address: [redacted]

Mailing Address (if different): _____

Are you a resident of the City of Atascadero? Yes How Long? 3.25 years

OCCUPATION: Policy & Project Manager, City of San Luis Obispo

PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD/COMMITTEE/COMMISSION:

I want to get involved in the community that I live in and bring my background in municipal Finance & Budgeting to help oversee the use of the City of Atascadero's local revenue measure funds. I was the Principal Budget Analyst for the City of San Luis Obispo for 4+ years. In that role, I was also the staff liaison for the Revenue Enhancement Oversight Commission. I have truly loved living in Atascadero or the last 3+ years and feel that it has so much to offer and the City is doing an excellent job managing its growth and development. I look forward to getting more involved in my local community and helping it become the best it can be.

EMPLOYMENT INFORMATION

Current or most recent employer: City of San Luis Obispo

Title of position held: Policy& Project Manager (previously Principal Budget Analyst) Length of employment: 6 years (combined)

EDUCATION INFORMATION:

B.S Animal Science, Cal Poly SLO (Minors in Agricultural Business and Equine Science) - 2015

Masters in Business Administration, Cal Poly SLO (Business Analytics Certificate) - 2018, Honors

Natalie Hamett
Applicant's Name

PRIOR INVOLVEMENT IN COMMUNITY, VOLUNTEER, PROFESSIONAL OR OTHER ORGANIZATIONS:

Court Appointed Special Advocate (CASA) volunteer, Woods Humane Society Volunteer, Volunteer Instructor at Monterey Bay Horsemanship and Therapeutic Center, various volunteering events (beach cleanups, etc)

OTHER CITY COMMISSIONS, COMMITTEES OR BOARDS PREVIOUSLY OR CURRENTLY SERVING ON:

None

RELEVANT TRAINING, EXPERIENCE, CERTIFICATES OF TRAINING, LICENSES OR PROFESSIONAL REGISTRATION:

City Budgeting, including Capital Improvement Planning and project budgeting.

Financial Reporting and fund accounting

How did you learn about this vacancy?

Newspaper Article _____ Newspaper Ad _____ Community Group _____ Word of Mouth _____

Library _____ City Hall _____ Place of Employment _____ Other (specify): Ryan Betz encouraged me to apply a while back

Feel free to attach a resume or other information about yourself.
If applying for a Planning Commission, please complete the supplemental questionnaire.

I hereby certify, under penalty of perjury, that the information on this application and attached supplement are true and correct.

Signature: [redacted] Date: 12/2/2024

This application is a public document and may be made available to the public for review upon request. Applicants are advised they may be requested to file a Statement of Economic Interest, pursuant to the Fair Political Practices regulations. Information will be provided by the City Clerk.

Natalie R. Harnett

[redacted]

Education

California Polytechnic State University, San Luis Obispo
Masters in **Business Administration,** 3.8 GPA, Honors — June 2018
Professional Certificate in **Business Analytics**
Bachelor of Science in **Animal Science,** 3.3 GPA — June 2015
Minors in **Agribusiness** and **Equine Science**

Experience

Policy and Project Manager — 9/2023-Present
City of San Luis Obispo – Administration Department, San Luis Obispo, CA

- Provide project management and analytical support to the City Manager and Deputy City Manager
- Lead the development of new policies and procedures for adoption by Council
- Manage the City's legislative advocacy and grant management programs
- Act as a liaision for the City with a variety of private, public, and regulatory agencies and community partners

Principal Budget Analyst — 8/2019-9/2023
City of San Luis Obispo – Finance Department, San Luis Obispo, CA

- Coordinated the development of the City's over $200 million annual budget and related reports
- Assisted with the strategic planning and development of the five-year capital improvement plan
- Monitored budget compliance with Federal, State, and local laws, ordinances, codes and City policies
- Presented complex data analyses and budget recommendations to City Council, staff, and other stakeholders
- Provided fiscal support and training to staff across over 70 governmental and business activity programs
- Managed the City's General Fund fiscal forecast using scenario modeling, trend analyses, and economic data
- Served as the staff liaison for the Citizens' Revenue Enhancement Oversight Commission
- Employee of the Year - 2022

Financial Analyst, Revenue — 2/2019-8/2019
City of San Luis Obispo – Finance Department, San Luis Obispo, CA

- Supervised the three-member revenue division and implemented procedures for effective revenue collection
- Developed and maintained forecasting models for revenue and cash flow
- Assisted with performing cost analysis and fee studies
- Ensured accurate and complete ledger information and assisted in resolving revenue issues

Administrative Analyst — 8/2018-2/2019
City of San Luis Obispo – Community Development Department, San Luis Obispo, CA

- Developed and administered departmental and program budgets
- Conducted organizational analysis, carried out project management and planning activities
- Prepared City Manager and City Council agenda reports, resolutions and ordinances

Involvement | Experience

Management Academy (CFOE 2020)	SLO Healthy and Smart Committee	DEI Committee
Investment Oversight Committee	Peer Learning Group (CFOE 2023)	Green Team

Skills | Coursework

Finance/Accounting	Marketing/Social Media	Presentations/Report Writing
Data Analytics	Human Resources/Payroll	Lean Management Principles