



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, March 25, 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: Mayor Pro Tem Dariz

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 – March 11, 2025 Regular Meeting

- Recommendation: Council approve the March 11, 2025 Regular Meeting minutes. [City Clerk]

2. February 2025 Accounts Payable and Payroll

- Fiscal Impact: \$3,560,820.25
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for February 2025. [Administrative Services].

3. Audio Visual Equipment Upgrades

- Fiscal Impact: \$269,460.00
- Recommendation: Council:
 1. Authorize the City Manager to execute a contract with A-Town AV Inc. not to exceed \$269,460.00, for the purchase, configuration, installation, and commissioning of a new audio-visual system in the council chambers.
 2. Authorize the Administrative Services Director to appropriate \$66,000 from the Technology Replacement Fund for Conference Room upgrades.
 3. Authorize staff to discontinue utilizing Channel 20 to stream live and past Council meetings and display City information. [City Manager's Office]

4. Lift Stations 4, 7, & 11 Rehabilitation and Improvements Project Construction Award

- Fiscal Impact: \$299,780.00
- Recommendation: Council:
 1. Award a construction contract to W.M. Lyles Co. for the Base Bid and Bid Additive Alternate 2 for a combined total of \$299,780.00 for the Lift Stations 4, 7, & 11 Rehabilitation and Improvements Project (Project No. C2021W01).
 2. Authorize the Director of Administrative Services to allocate an additional \$50,000 in Wastewater Funds to the Lift Stations 4, 7, & 11 Rehabilitation and Improvements Project. [Public Works]

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. MANAGEMENT REPORTS:

1. General Plan and Housing Element Annual Progress Report 2024

- Fiscal Impact: None.
- Recommendation: Council review and accept the Annual General Plan and Housing Element Progress Report for 2024. [Community Development]

C. 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)
4. Central Coast Community Energy (3CE)

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)

- D. 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

MINUTES

Tuesday, March 11, 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.

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

ROLL CALL:

Present: Council Members Funk, Newsom, Peek, Mayor Pro Tem Dariz, and Mayor Bourbeau

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, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Administrative Services Director/City Treasurer Jeri Rangel, Deputy City Manager – IT Luke Knight, Fire Chief Casey Bryson, Community Services and Promotions Director Terrie Banish

A. CONSENT CALENDAR:

1. City Council Draft Minutes – February 21 & 22, 2025, Special Goal Setting Meeting and February 25, 2025 Regular Meeting

- Recommendation: Council approve the February 21 & 22, 2025, Special Goal Setting Meeting and February 25, 2025 Regular Meeting minutes. [City Clerk]

2. Second Reading Atascadero Tourism Business Improvement District (ATBID) Change to Ordinance for Lodging Owner Nomination Process and Composition of the Board

- Fiscal Impact: None.
- Recommendation: Council adopt, on second reading, by title only, Draft Ordinance amending Atascadero Municipal Code Section 3-16.07, changing the lodging business owner nomination process for Board Members and composition of the Board for the Atascadero Tourism Business Improvement District (ATBID) [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: Dariz

1. Approve Consent Calendar (#A2: Ordinance No. 684)

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

ABSENT (0):

Passed 5-0

UPDATES FROM THE CITY MANAGER: City Manager James R. Lewis gave an update on projects and issues within the City.

COMMUNITY FORUM:

The following persons spoke: None

B. MANAGEMENT REPORTS:

1. Sales Tax Measure D20 Annual Report

- Fiscal Impact: approximately \$5,000 in budgeted General Funds.
- Recommendation: The Finance Committee and the Citizens' Sales Tax Oversight Committee recommend Council approve the Measure D-20 Annual Report [Administrative Services]

Administrative Services Director Jeri Rangel gave the presentation and 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: Peek

1. **Approve the Measure D-20 Annual Report, replacing the graph on the draft brochure with the updated graph as shown, on the lower left of the PowerPoint slide, during the Council Meeting presentation.**

AYES (5): Newsom, Funk, Peek, Dariz and Bourbeau
ABSENT (0):

Passed 5-0

C. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

The following Council Members gave brief update reports on their committees since their last Council meeting:

Mayor Bourbeau

1. Integrated Waste Management Authority (IWMA)

Mayor Bourbeau noted that Central Coast Community Energy (3CE) will hold an open house from 4-6 p.m. on March 19, 2025. He also noted that ECHO will hold a Community Meeting on March 13, 2025, at 6:30 p.m.

Mayor Pro Tem Dariz

1. Community Action Partnership of San Luis Obispo (CAPSLO)

Council Member Funk

1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. Homeless Services Oversight Council

Council Member Newsom

1. SLO Council of Governments (SLOCOG)
2. SLO Regional Transit Authority (RTA)

D. INDIVIDUAL DETERMINATION AND / OR ACTION: None

ADJOURNMENT

Mayor Bourbeau adjourned the meeting at 6:32 p.m.

MINUTES PREPARED BY:

Alyssa Slater
Deputy City Clerk

APPROVED:

Atascadero City Council
March 11, 2025
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CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A2

Department: Administrative Services
Date: 3/25/25
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES
PREPARED BY: KRYS CLARK, ACCOUNTING SPECIALIST
SUBJECT: February 2025 Accounts Payable and Payroll

RECOMMENDATION:

Council approve certified City accounts payable, payroll and payroll vendor checks for February 2025.

DISCUSSION:

Attached for City Council review and approval are the following:

PAYROLL

Dated	2/13/25	Checks # 36256-36264	\$	8,476.38
		Direct Deposits		408,359.60
Dated	2/27/25	Checks # 36265-36274		4,145.82
		Direct Deposits		394,398.85

ACCOUNTS PAYABLE


Dated	2/1/25-2/28/25	Checks # 180674 - 180987 & EFTs 5453-5460, 5466-5498, & 5507-5508		2,745,439.60
		TOTAL AMOUNT	\$	3,560,820.25

FISCAL IMPACT:

Total expenditures for all funds is \$ 3,560,820.25

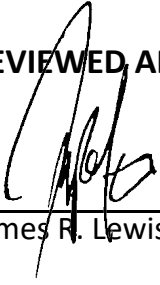
CERTIFICATION:

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:

February 2025 Eden Warrant Register in the amount of

\$ 2,745,439.60

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
5466	02/03/2025	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	12,057.61
5467	02/03/2025	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	692.30
5476	02/03/2025	SEIU LOCAL 620	Payroll Vendor Payment	982.65
5453	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,656.23
5454	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	43,465.35
5455	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,902.18
5456	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,830.30
5457	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	14,231.52
5458	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,225.16
5459	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,004.51
5460	02/04/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	32,534.74
5477	02/04/2025	RABOBANK, N.A.	Payroll Vendor Payment	85,051.30
5478	02/04/2025	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	26,768.09
5479	02/04/2025	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	5,367.31
180674	02/04/2025	WEX BANK - BUSINESS UNIVERSAL	Accounts Payable Check	11,812.84
180675	02/04/2025	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	8,515.22
180676	02/04/2025	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	222,686.35
180678	02/04/2025	GIS BENEFITS	Payroll Vendor Payment	17,077.47
5468	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,658.19
5469	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,320.48
5470	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,902.18
5471	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,830.30
5472	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,773.51
5473	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,053.71
5474	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	21,321.91
5475	02/05/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	30,900.17
180679	02/07/2025	A-1 PEST MANAGEMENT	Accounts Payable Check	199.00
180680	02/07/2025	VOID	Accounts Payable Check	0.00
180681	02/07/2025	ACCURATE MAILING SERVICE	Accounts Payable Check	553.63
180682	02/07/2025	ALPHA ELECTRICAL SERVICE	Accounts Payable Check	9,633.82
180683	02/07/2025	APPLIED TECHNOLOGY GROUP, INC.	Accounts Payable Check	9,491.25
180684	02/07/2025	KELLY AREBALO	Accounts Payable Check	704.64
180685	02/07/2025	ASSOCIATED TRAFFIC SAFETY, INC	Accounts Payable Check	80.90
180686	02/07/2025	AT&T	Accounts Payable Check	810.90
180687	02/07/2025	AT&T	Accounts Payable Check	870.46
180688	02/07/2025	ATASCADERO HAY & FEED	Accounts Payable Check	1,330.98
180690	02/07/2025	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	8,080.44
180691	02/07/2025	AURORA WORLD, INC.	Accounts Payable Check	1,112.36
180692	02/07/2025	TERRIE BANISH	Accounts Payable Check	319.99
180693	02/07/2025	BATTERY SYSTEMS, INC.	Accounts Payable Check	164.50

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180694	02/07/2025	BERRY MAN, INC.	Accounts Payable Check	472.40
180695	02/07/2025	BORJON AUTO CENTER	Accounts Payable Check	52,491.00
180696	02/07/2025	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	70.00
180697	02/07/2025	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	2,398.41
180698	02/07/2025	BURKE,WILLIAMS, & SORENSON LLP	Accounts Payable Check	1,337.50
180699	02/07/2025	BRETT CALLOWAY	Accounts Payable Check	174.00
180700	02/07/2025	AIDEN J. CAPOZZOLI	Accounts Payable Check	113.00
180701	02/07/2025	CARLOS MOBILE DETAILING	Accounts Payable Check	600.00
180702	02/07/2025	CENTRAL COAST PRINT COMPANY	Accounts Payable Check	89.56
180703	02/07/2025	CENTRAL NEBRASKA PACKING, INC.	Accounts Payable Check	14,360.48
180704	02/07/2025	CHARTER COMMUNICATIONS	Accounts Payable Check	2,027.00
180705	02/07/2025	JOSEPH A. CHOUINARD	Accounts Payable Check	4,982.21
180706	02/07/2025	LARA CHRISTENSEN	Accounts Payable Check	536.24
180707	02/07/2025	CINTAS	Accounts Payable Check	1,469.64
180708	02/07/2025	KRISTINE CLARK	Accounts Payable Check	186.00
180709	02/07/2025	CLEVER CONCEPTS, INC.	Accounts Payable Check	7,487.50
180710	02/07/2025	COASTAL COPY, INC.	Accounts Payable Check	1,059.00
180711	02/07/2025	AUDREY S. COHEN	Accounts Payable Check	109.00
180712	02/07/2025	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
180713	02/07/2025	SHARON J. DAVIS	Accounts Payable Check	182.00
180714	02/07/2025	NICHOLAS DEBAR	Accounts Payable Check	300.00
180715	02/07/2025	JULIANNE E. DELOS TRINO	Accounts Payable Check	70.00
180716	02/07/2025	DELTA LIQUID ENERGY	Accounts Payable Check	919.29
180717	02/07/2025	DIMES MEDIA CORPORATION	Accounts Payable Check	84.00
180718	02/07/2025	PHILIP DUNSMORE	Accounts Payable Check	300.00
180719	02/07/2025	ENGEL AND GRAY, INC.	Accounts Payable Check	15,964.93
180720	02/07/2025	EXECUTIVE JANITORIAL	Accounts Payable Check	3,500.00
180721	02/07/2025	FAHLO	Accounts Payable Check	242.20
180722	02/07/2025	FARM SUPPLY COMPANY	Accounts Payable Check	525.02
180723	02/07/2025	FARO TECHNOLOGIES, INC.	Accounts Payable Check	1,000.89
180724	02/07/2025	FENCE FACTORY ATASCADERO	Accounts Payable Check	664.50
180725	02/07/2025	FGL ENVIRONMENTAL	Accounts Payable Check	950.00
180726	02/07/2025	FIESTA MAHAR MANUFACTURNG CORP	Accounts Payable Check	513.54
180727	02/07/2025	TIMOTHY K. FOSTER	Accounts Payable Check	117.00
180728	02/07/2025	FULL CUP SOLUTIONS LLC	Accounts Payable Check	3,750.00
180729	02/07/2025	ANNE E. GALLAGHER	Accounts Payable Check	135.00
180730	02/07/2025	GHS PARTS, INC.	Accounts Payable Check	396.25
180731	02/07/2025	STEVEN STEEL GREY, JR.	Accounts Payable Check	108.00
180732	02/07/2025	KADEN GROSECLOSE	Accounts Payable Check	73.47
180733	02/07/2025	CHRISTOPHER HALL	Accounts Payable Check	317.00

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180734	02/07/2025	PEYTON A. HAMANN	Accounts Payable Check	70.00
180735	02/07/2025	HART IMPRESSIONS PRINTING	Accounts Payable Check	504.61
180736	02/07/2025	KELLIE K. HART	Accounts Payable Check	112.00
180737	02/07/2025	DAVID J. HAZELWOOD	Accounts Payable Check	38.00
180738	02/07/2025	HERC RENTALS, INC.	Accounts Payable Check	157.69
180740	02/07/2025	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	4,617.33
180741	02/07/2025	SETH W HUGHES	Accounts Payable Check	634.00
180742	02/07/2025	RACHEL HUNTER	Accounts Payable Check	166.33
180743	02/07/2025	ICONIX WATERWORKS, INC.	Accounts Payable Check	1,468.13
180744	02/07/2025	INFORMATION TECHNOLOGY	Accounts Payable Check	947.94
180745	02/07/2025	INGLIS PET HOTEL	Accounts Payable Check	272.60
180746	02/07/2025	INTERWEST CONSULTING GROUP INC	Accounts Payable Check	3,478.14
180747	02/07/2025	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	311.74
180748	02/07/2025	JULIA IRWIN	Accounts Payable Check	87.00
180749	02/07/2025	J. CARROLL CORPORATION	Accounts Payable Check	152.25
180750	02/07/2025	JEFF & TONY'S DSD, LLC	Accounts Payable Check	505.22
180751	02/07/2025	JK'S UNLIMITED, INC.	Accounts Payable Check	412.50
180752	02/07/2025	JOANN HEAD LAND SURVEYING	Accounts Payable Check	5,600.00
180753	02/07/2025	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
180754	02/07/2025	K&M INTERNATIONAL	Accounts Payable Check	2,749.65
180755	02/07/2025	LENOVO (UNITED STATES) INC.	Accounts Payable Check	2,338.13
180756	02/07/2025	AKSEL W. LESCHINSKY	Accounts Payable Check	36.00
180757	02/07/2025	JAMES R. LEWIS	Accounts Payable Check	841.83
180758	02/07/2025	LIN LI	Accounts Payable Check	90.00
180759	02/07/2025	NICOLE LUCIER	Accounts Payable Check	54.00
180760	02/07/2025	MATT GIFFORD PAINTING LLC	Accounts Payable Check	11,817.44
180761	02/07/2025	MED STOP URGENT CARE CENTER	Accounts Payable Check	908.00
180762	02/07/2025	DAMON MEEKS	Accounts Payable Check	550.00
180763	02/07/2025	MID COAST MOWER & SAW, INC.	Accounts Payable Check	1,399.14
180764	02/07/2025	MIG	Accounts Payable Check	22,641.60
180765	02/07/2025	MINER'S ACE HARDWARE	Accounts Payable Check	402.72
180766	02/07/2025	MATTHEW J. MIRANDA	Accounts Payable Check	313.80
180767	02/07/2025	DANNY NAPOLI	Accounts Payable Check	611.00
180768	02/07/2025	NATURE PLANET, INC.	Accounts Payable Check	388.88
180769	02/07/2025	PAUL NETZ	Accounts Payable Check	330.00
180770	02/07/2025	NEW TIMES	Accounts Payable Check	263.00
180771	02/07/2025	HEATHER NEWSOM	Accounts Payable Check	455.24
180772	02/07/2025	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	260.57
180773	02/07/2025	BRODY R. ORGERON	Accounts Payable Check	68.00
180774	02/07/2025	CHEYENNE PACHECO	Accounts Payable Check	124.76

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180777	02/07/2025	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	80,438.85
180778	02/07/2025	DRAKE P. PAGE	Accounts Payable Check	102.00
180779	02/07/2025	TIANA PARSONS	Accounts Payable Check	54.00
180780	02/07/2025	PASO ROBLES SAFE & LOCK, INC.	Accounts Payable Check	406.88
180781	02/07/2025	PEAKWIFI, LLC	Accounts Payable Check	650.00
180782	02/07/2025	PERRY'S PARCEL & GIFT	Accounts Payable Check	87.05
180783	02/07/2025	WARREN PITTENGER	Accounts Payable Check	369.00
180784	02/07/2025	BARRETT W. PORTER	Accounts Payable Check	68.00
180785	02/07/2025	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	1,783.52
180786	02/07/2025	MCKENZIE R. PULLEN	Accounts Payable Check	114.00
180787	02/07/2025	RADAR SHOP, INC.	Accounts Payable Check	620.00
180788	02/07/2025	JERI RANGEL	Accounts Payable Check	300.00
180789	02/07/2025	RECOGNITION WORKS	Accounts Payable Check	6.53
180790	02/07/2025	RICK ENGINEERING COMPANY	Accounts Payable Check	67,671.23
180791	02/07/2025	BRIAN S. RICKS	Accounts Payable Check	80.00
180792	02/07/2025	BRANDON ROBERTS	Accounts Payable Check	1,590.08
180793	02/07/2025	SAMUEL RODRIGUEZ	Accounts Payable Check	369.00
180794	02/07/2025	ARIANA M. SALES	Accounts Payable Check	588.90
180795	02/07/2025	SECURITAS TECHNOLOGY	Accounts Payable Check	707.79
180796	02/07/2025	SITEONE LANDSCAPE SUPPLY, LLC	Accounts Payable Check	97.66
180797	02/07/2025	SLO CO AUDITOR CONTROLLER	Accounts Payable Check	12.50
180798	02/07/2025	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	5,291.12
180799	02/07/2025	SOCAL GAS	Accounts Payable Check	1,362.15
180800	02/07/2025	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	65,952.70
180801	02/07/2025	SPEAKWRITE, LLC.	Accounts Payable Check	493.46
180802	02/07/2025	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	538.99
180803	02/07/2025	DANE J. STOVER	Accounts Payable Check	97.00
180804	02/07/2025	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	1,650.00
180805	02/07/2025	SUPER SEAL AND STRIPE	Accounts Payable Check	3,356.00
180806	02/07/2025	MADELINE M. TAYLOR	Accounts Payable Check	372.60
180807	02/07/2025	TESCO CONTROLS, LLC	Accounts Payable Check	2,250.00
180808	02/07/2025	THIRD DEGREE	Accounts Payable Check	275.00
180809	02/07/2025	THOMSON REUTERS - WEST	Accounts Payable Check	212.09
180810	02/07/2025	T-MOBILE USA, INC.	Accounts Payable Check	115.00
180811	02/07/2025	KARL O. TOERGE	Accounts Payable Check	270.00
180812	02/07/2025	BRYCE E. TUCKER	Accounts Payable Check	108.00
180813	02/07/2025	SKYLER E. TUCKER	Accounts Payable Check	117.00
180819	02/07/2025	U.S. BANK	Accounts Payable Check	37,028.58
180820	02/07/2025	U.S. POSTMASTER	Accounts Payable Check	3,518.59
180821	02/07/2025	CAMERON S. UMPHENOUR	Accounts Payable Check	34.00

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180822	02/07/2025	UNITED RENTALS	Accounts Payable Check	732.98
180823	02/07/2025	UNITED STAFFING ASSC., INC.	Accounts Payable Check	147.49
180824	02/07/2025	USA BLUE BOOK	Accounts Payable Check	6,987.53
180825	02/07/2025	VINO VICE, INC.	Accounts Payable Check	258.50
180826	02/07/2025	WALLACE GROUP	Accounts Payable Check	2,487.50
180827	02/07/2025	EVAN F. WANNER-BROWN	Accounts Payable Check	70.00
180828	02/07/2025	JEFF WILSHUSEN	Accounts Payable Check	435.00
180829	02/07/2025	KAREN B. WYKE	Accounts Payable Check	924.90
180830	02/07/2025	ZACHARY J YEAMAN-SANCHEZ	Accounts Payable Check	261.00
180831	02/07/2025	ZOOM IMAGING SOLUTIONS, INC.	Accounts Payable Check	1,022.25
5480	02/13/2025	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	12,097.61
5481	02/13/2025	MCGRUFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	1,105.01
180832	02/13/2025	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,557.51
180833	02/13/2025	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	1,282.00
180834	02/13/2025	IAFF MERP	Payroll Vendor Payment	1,900.00
180835	02/13/2025	MISSIONSQUARE	Payroll Vendor Payment	16,453.69
180836	02/13/2025	MISSIONSQUARE RETIREMENT	Accounts Payable Check	125.00
180837	02/13/2025	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	893.25
180838	02/13/2025	SLO COUNTY SHERIFF	Payroll Vendor Payment	200.00
5482	02/14/2025	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	692.30
5483	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,614.53
5484	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,348.83
5485	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,927.88
5486	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,830.30
5487	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,902.45
5488	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,281.86
5489	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	21,271.87
5490	02/14/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	31,308.86
5491	02/14/2025	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,227.50
5492	02/14/2025	SEIU LOCAL 620	Payroll Vendor Payment	1,009.37
5493	02/18/2025	RABOBANK, N.A.	Payroll Vendor Payment	74,461.74
5494	02/18/2025	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	22,862.60
5495	02/18/2025	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	5,013.95
0	02/21/2025	VOID	Accounts Payable Check	0.00
180839	02/21/2025	2 MEXICANS, LLC	Accounts Payable Check	7,151.00
180840	02/21/2025	A.P.S. AUTOMOTIVE	Accounts Payable Check	978.34
180841	02/21/2025	JAKE ABBOTT	Accounts Payable Check	155.00
180842	02/21/2025	AGP VIDEO, INC.	Accounts Payable Check	5,280.00
180843	02/21/2025	AIRFLOW FILTER SERVICE, INC.	Accounts Payable Check	41.77
180844	02/21/2025	AIRGAS USA, LLC	Accounts Payable Check	57.86

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180845	02/21/2025	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	185.00
180846	02/21/2025	ALTHOUSE & MEADE, INC.	Accounts Payable Check	1,238.14
180847	02/21/2025	ANTECH DIAGNOSTICS	Accounts Payable Check	625.18
180848	02/21/2025	ASSC. OF ZOOS & AQUARIUMS	Accounts Payable Check	2,000.00
180850	02/21/2025	AT&T	Accounts Payable Check	1,113.96
180851	02/21/2025	AT&T	Accounts Payable Check	760.93
180852	02/21/2025	ATASCADERO CHAMBER OF COMMERCE	Accounts Payable Check	69,881.67
180853	02/21/2025	ATASCADERO HAY & FEED	Accounts Payable Check	525.33
180854	02/21/2025	BATTERY SYSTEMS, INC.	Accounts Payable Check	163.24
180855	02/21/2025	KEITH R. BERGHER	Accounts Payable Check	90.00
180856	02/21/2025	BERRY MAN, INC.	Accounts Payable Check	1,084.35
180857	02/21/2025	BIG BRAND TIRE & SERVICE	Accounts Payable Check	452.05
180858	02/21/2025	TERRI RECCHIA BLEDSOE	Accounts Payable Check	600.00
180859	02/21/2025	KAREN BOORTZ	Accounts Payable Check	118.18
180860	02/21/2025	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	216.00
180861	02/21/2025	BROOKE WATERFALLS	Accounts Payable Check	1,850.00
180862	02/21/2025	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	3,223.14
180863	02/21/2025	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	68.40
180864	02/21/2025	CA CUSTOM TRAILERS, INC.	Accounts Payable Check	774.78
180865	02/21/2025	AIDEN J. CAPOZZOLI	Accounts Payable Check	54.00
180866	02/21/2025	MARK R. CAPOZZOLI	Accounts Payable Check	116.00
180867	02/21/2025	CHARLES CHARM	Accounts Payable Check	45.00
180868	02/21/2025	CHARTER COMMUNICATIONS	Accounts Payable Check	4,413.99
180869	02/21/2025	LARA CHRISTENSEN	Accounts Payable Check	647.80
180870	02/21/2025	CINTAS	Accounts Payable Check	640.30
180871	02/21/2025	CITY OF SAN LUIS OBISPO	Accounts Payable Check	2,200.00
180872	02/21/2025	CLEATH-HARRIS GEOLOGISTS, INC.	Accounts Payable Check	1,658.50
180873	02/21/2025	COASTAL COPY, INC.	Accounts Payable Check	494.04
180874	02/21/2025	AUDREY S. COHEN	Accounts Payable Check	66.50
180875	02/21/2025	COLE FARMS, INC.	Accounts Payable Check	934.13
180876	02/21/2025	COMFORT LIVING HEATING & AIR	Accounts Payable Check	3,200.00
180877	02/21/2025	COUNTY OF SAN LUIS OBISPO	Accounts Payable Check	67.00
180878	02/21/2025	COUNTY OF SLO PUBLIC WORKS	Accounts Payable Check	1,626.00
180879	02/21/2025	COYOTE TRACTOR SERVICES, LLC	Accounts Payable Check	1,665.00
180880	02/21/2025	CSG CONSULTANTS, INC.	Accounts Payable Check	2,571.42
180881	02/21/2025	CULLIGAN SANTA MARIA	Accounts Payable Check	592.56
180882	02/21/2025	JUAN MIGUEL T. DELOS TRINO	Accounts Payable Check	188.00
180883	02/21/2025	JULIANNE E. DELOS TRINO	Accounts Payable Check	34.00
180884	02/21/2025	DELTA LIQUID ENERGY	Accounts Payable Check	80.00
180885	02/21/2025	DELUXEBASE (USA) INC.	Accounts Payable Check	307.80

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180886	02/21/2025	EL CAMINO VETERINARY HOSP	Accounts Payable Check	158.55
180887	02/21/2025	ESCUELA DEL RIO	Accounts Payable Check	420.00
180888	02/21/2025	FAHLO	Accounts Payable Check	95.00
180889	02/21/2025	FGL ENVIRONMENTAL	Accounts Payable Check	4,123.00
180890	02/21/2025	FILIPPIN ENGINEERING, INC.	Accounts Payable Check	86,010.51
180891	02/21/2025	FIRE CHIEFS ASSC OF SLO CO	Accounts Payable Check	75.00
180892	02/21/2025	TIMOTHY K. FOSTER	Accounts Payable Check	99.00
180893	02/21/2025	SUSAN FUNK	Accounts Payable Check	155.40
180894	02/21/2025	GHS PARTS, INC.	Accounts Payable Check	259.55
180895	02/21/2025	STEVEN STEEL GREY, JR.	Accounts Payable Check	72.00
180896	02/21/2025	WYATT H. GRIMSHAW	Accounts Payable Check	68.00
180897	02/21/2025	HAAKER EQUIPMENT COMPANY INC.	Accounts Payable Check	91.31
180898	02/21/2025	PEYTON A. HAMANN	Accounts Payable Check	68.00
180899	02/21/2025	DAVID J. HAZELWOOD	Accounts Payable Check	125.00
180900	02/21/2025	HERC RENTALS, INC.	Accounts Payable Check	445.88
180901	02/21/2025	CHRISTOPHER HESTER	Accounts Payable Check	435.00
180902	02/21/2025	INGLIS PET HOTEL	Accounts Payable Check	75.39
180903	02/21/2025	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	44.92
180904	02/21/2025	KPRL 1230 AM	Accounts Payable Check	320.00
180905	02/21/2025	KW CONSTRUCTION	Accounts Payable Check	6,755.00
180906	02/21/2025	L.N. CURTIS & SONS	Accounts Payable Check	395.26
180907	02/21/2025	BRANDON L. LADD	Accounts Payable Check	875.00
180908	02/21/2025	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	1,770.07
180909	02/21/2025	AKSEL W. LESCHINSKY	Accounts Payable Check	34.00
180910	02/21/2025	JAMES R. LEWIS	Accounts Payable Check	2,700.32
180911	02/21/2025	JAKE LIDDICOTE	Accounts Payable Check	119.05
180912	02/21/2025	LIFE ASSIST, INC.	Accounts Payable Check	2,045.53
180913	02/21/2025	MADRONE LANDSCAPES, INC.	Accounts Payable Check	385.00
180914	02/21/2025	MARBORG INDUSTRIES	Accounts Payable Check	73.05
180915	02/21/2025	CRAIG MARTINEAU	Accounts Payable Check	900.00
180916	02/21/2025	MBS LAND SURVEYS	Accounts Payable Check	23,000.00
180917	02/21/2025	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	202.91
180918	02/21/2025	MID COAST FIRE PROTECTION	Accounts Payable Check	515.00
180919	02/21/2025	MID COAST MOWER & SAW, INC.	Accounts Payable Check	434.97
180920	02/21/2025	MID-STATE CONCRETE PRODUCTS	Accounts Payable Check	9,595.45
180921	02/21/2025	MIG	Accounts Payable Check	13,504.19
180922	02/21/2025	MINER'S ACE HARDWARE	Accounts Payable Check	886.15
180923	02/21/2025	TROY J. MITCHELL, SR.	Accounts Payable Check	3,700.00
180924	02/21/2025	MV TRANSPORTATION, INC.	Accounts Payable Check	11,450.26
180925	02/21/2025	NEW TIMES	Accounts Payable Check	1,227.00

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180926	02/21/2025	KASON M. NIKO	Accounts Payable Check	74.00
180927	02/21/2025	NUTRIEN AG SOLUTIONS, INC.	Accounts Payable Check	2,261.15
180928	02/21/2025	BRODY R. ORGERON	Accounts Payable Check	106.00
180929	02/21/2025	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	299.02
180930	02/21/2025	DRAKE P. PAGE	Accounts Payable Check	34.00
180931	02/21/2025	PEAKWIFI, LLC	Accounts Payable Check	750.00
180932	02/21/2025	PERRY'S PARCEL & GIFT	Accounts Payable Check	172.12
180933	02/21/2025	BARRETT W. PORTER	Accounts Payable Check	68.00
180934	02/21/2025	PRECISION EMPRISE, LLC	Accounts Payable Check	37,629.00
180935	02/21/2025	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	666.61
180936	02/21/2025	MCKENZIE R. PULLEN	Accounts Payable Check	75.00
180937	02/21/2025	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	8,082.00
180938	02/21/2025	RECOGNITION WORKS	Accounts Payable Check	153.99
180939	02/21/2025	DIEGO K. REED	Accounts Payable Check	108.00
180940	02/21/2025	MIGUEL REED	Accounts Payable Check	144.00
180941	02/21/2025	RENEWELL FLEET SERVICE LLC	Accounts Payable Check	1,549.61
180942	02/21/2025	MARCELES RODRIGUEZ	Accounts Payable Check	95.70
180943	02/21/2025	SAMUEL RODRIGUEZ	Accounts Payable Check	870.00
180944	02/21/2025	SAFARI LTD.	Accounts Payable Check	281.88
180945	02/21/2025	SCHINDLER ELEVATOR CORP	Accounts Payable Check	509.70
180946	02/21/2025	SECURITAS TECHNOLOGY	Accounts Payable Check	514.93
180947	02/21/2025	THE SHERWIN WILLIAMS CO INC.	Accounts Payable Check	58.83
180948	02/21/2025	SIGTRONICS CORP.	Accounts Payable Check	963.83
180949	02/21/2025	SITEONE LANDSCAPE SUPPLY, LLC	Accounts Payable Check	4,588.33
180950	02/21/2025	OWEN T. SMITH	Accounts Payable Check	232.00
180951	02/21/2025	SOCAL GAS	Accounts Payable Check	3,201.27
180952	02/21/2025	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	665,496.88
180953	02/21/2025	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	3,110.85
180954	02/21/2025	STEVE SCHMIDT TOPSOIL, INC.	Accounts Payable Check	482.62
180955	02/21/2025	STONEAGE ARTS, INC.	Accounts Payable Check	139.52
180956	02/21/2025	DANE J. STOVER	Accounts Payable Check	59.00
180957	02/21/2025	SUN BADGE COMPANY	Accounts Payable Check	159.72
180958	02/21/2025	DANIEL SUTTLES	Accounts Payable Check	1,600.00
180959	02/21/2025	TEN OVER STUDIO, INC.	Accounts Payable Check	1,702.50
180960	02/21/2025	TESCO CONTROLS, LLC	Accounts Payable Check	5,893.00
180961	02/21/2025	THORN RUN PARTNERS LLC	Accounts Payable Check	9,000.00
180962	02/21/2025	TOP TRUMPS USA INC.	Accounts Payable Check	2,000.00
180963	02/21/2025	TOWNSEND PUBLIC AFFAIRS, INC.	Accounts Payable Check	4,000.00
180964	02/21/2025	SKYLER E. TUCKER	Accounts Payable Check	117.00
180965	02/21/2025	TUCKFIELD & ASSOCIATES	Accounts Payable Check	9,750.00

City of AtascaderoDisbursement Listing

For the Month of February 2025

Check Number	Check Date	Vendor	Description	Amount
180966	02/21/2025	U.S. BANK	Accounts Payable Check	3,365.00
180967	02/21/2025	ULTREX BUSINESS PRODUCTS	Accounts Payable Check	33.84
180968	02/21/2025	CAMERON S. UMPHENOUR	Accounts Payable Check	51.00
180969	02/21/2025	RILEY M. UMPHENOUR	Accounts Payable Check	137.00
180970	02/21/2025	USA BLUE BOOK	Accounts Payable Check	200.88
180971	02/21/2025	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	26,329.14
180972	02/21/2025	VERDIN	Accounts Payable Check	18,853.64
180973	02/21/2025	VISIT SLO CAL	Accounts Payable Check	66,368.70
180974	02/21/2025	VITAL RECORDS CONTROL	Accounts Payable Check	224.95
180975	02/21/2025	WATER SYSTEMS CONSULTING, INC.	Accounts Payable Check	55,266.66
180976	02/21/2025	WCJ PROPERTY MANAGEMENT	Accounts Payable Check	1,125.00
180977	02/21/2025	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	465.00
180978	02/21/2025	DEVON M. WEST	Accounts Payable Check	93.00
180979	02/21/2025	YEH AND ASSOCIATES, INC.	Accounts Payable Check	3,355.00
180980	02/21/2025	CHLOE GOTTFRIED	Accounts Payable Check	76.00
180981	02/21/2025	SUNRUN INSTALLATION SERVICES	Accounts Payable Check	309.22
5496	02/28/2025	MCGRUFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	1,105.01
5497	02/28/2025	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	11,928.61
5498	02/28/2025	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	692.30
5507	02/28/2025	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,161.50
5508	02/28/2025	SEIU LOCAL 620	Payroll Vendor Payment	963.38
180982	02/28/2025	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,557.51
180983	02/28/2025	IAFF MERP	Payroll Vendor Payment	1,900.00
180984	02/28/2025	MISSIONSQUARE	Payroll Vendor Payment	16,679.97
180985	02/28/2025	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	851.81
180986	02/28/2025	SLO COUNTY SHERIFF	Payroll Vendor Payment	8.09
180987	02/28/2025	VEHICLE REGISTR COLLECTION	Payroll Vendor Payment	287.00
				\$ 2,745,439.60



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A3

Department: City Manager's Office
Date: 03/25/2025
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: LUKE KNIGHT, DEPUTY CITY MANAGER
PREPARED BY: LUKE KNIGHT, DEPUTY CITY MANAGER

SUBJECT: Audio Visual Equipment Upgrades

RECOMMENDATIONS:

Council:

1. Authorize the City Manager to execute a contract with A-Town AV Inc. not to exceed \$269,460, for the purchase, configuration, installation, and commissioning of a new audio-visual system in the council chambers.
2. Authorize the Administrative Services Director to appropriate \$66,000 from the Technology Replacement Fund for Conference Room upgrades.
3. Authorize staff to discontinue utilizing Channel 20 to stream live and past Council meetings and display City information.

DISCUSSION:

When the City moved back into the Historic City Hall in August of 2013 a very robust audio-visual (AV) system was installed in the Council Chambers. Much of this equipment is still in use today. As evidenced by the temporary audio system currently in use in the chambers, the equipment is beyond end-of-life and is failing. Conference rooms in several City facilities are also in need of updated AV equipment to streamline hybrid meetings and interviews.

This project will replace all existing AV equipment in the Council Chambers and add some enhancements which will significantly improve the overall experience for participants and attendees. It will also address needed updates to AV equipment in conference rooms at various City facilities.

Technology Funds have been intended for this project, though funds have not been formally appropriated.

SELECTION PROCESS

Pursuant to provisions set forth in Section III (Proprietary Equipment and Goods) of the Purchasing Policy, a selection team was formed with representatives from the Information Technology Division to find the most effective proposal to fulfill the City's needs and budget.

The City sent a Request for Qualifications (RFQ) to five qualified vendors. The City received a total of three responses from A-town AV, Key Code Media and WIP. This was followed by a job walk with the responders to assess the scope of work and the environment. Cost and design proposals were requested, and the vendors presented their solutions. Staff then visited local council chambers where two of the vendors had installed similar AV systems. After reviewing the proposals, listening to presentations and visiting local council chambers, the selection team selected A-Town AV to design and replace the AV system in the Council Chambers in City Hall.

SOLUTION

The new system will feature new microphones, speakers, AV processing units, and assisted listening devices. The upgrade will also include permanently mounted cameras that will be programmed to automatically pan to the current person speaking, ensuring seamless and efficient operation without the need for manual camera operators. Preset programming will be available for City Council and Planning Commission meetings, allowing for streamlined and consistent functionality. The upgraded AV system will also be suitable for other meetings held in the chambers, significantly improving the overall experience for participants and attendees.

Meetings will continue to utilize Zoom for remote attendance and viewing and will continue to be archived on YouTube for on-demand viewing.

With this upgrade, the City will discontinue utilizing Channel 20 to stream live and recorded Council meetings and posting current information. Channel 20 has had declining viewership over the years as access to City information and live and recorded meetings has improved through the City website, Zoom and YouTube. The City also does not collect PEG (Public, Education, Government) fees through cable TV subscribers, which some cities use to keep Channel 20 equipment and content up to date. Continuation of Channel 20 would require an upgrade to the equipment necessary to stream content to Channel 20 at a cost of around \$25,000. Cable TV providers are not able to gather viewership statistics, leaving the City unable to determine how many community members regularly watch Channel 20 for live and replayed meetings.

AV upgrades will also take place in conference rooms in several City facilities. The upgrades in each conference room will include new equipment to streamline hosting and attending hybrid meetings and sharing screen content. TVs will be upgraded, and the rooms will be outfitted with cameras, speakers and microphones. Upgraded conference rooms at City Hall include the Club Room and rooms 306, 202, 106 and 104; the homework lab/conference room at CPCC; and the staff room at the Zoo.

SCOPE OF WORK

A-Town AV will remove all existing AV equipment and install new components. With input from staff, the vendor will program the system to function as seamlessly as possible. The work will be scheduled for this summer during one of the longer breaks between council meetings. Work on the conference rooms will begin in April.

COSTS AND FUNDING

The 2024-2025 budget includes \$269,460 for the Council Chambers AV upgrades. Technology Funds in the amount of \$66,000 have been intended but not yet appropriated for the conference room AV upgrades.

ALTERNATIVES TO THE STAFF RECOMMENDATION:

1. Council may direct staff to reissue the RFQ.
2. Council may direct staff to continue using the existing equipment.
3. Council may elect to continue utilizing Channel 20 and authorize an increase to the cost of the project by an additional \$25,000.

FISCAL IMPACT:

Approval of the AV upgrade projects will incur budgeted expenditures of \$335,460 in Technology Replacement Funds allocated for these projects.

ESTIMATED EXPENDITURES	
Council Chambers	
Equipment, Labor and Sales Tax	\$ 269,460
Conference Rooms	
Equipment, Labor and Sales Tax	\$ 66,000
Total Estimated Expenditures	\$ 335,460


PROPOSED FUNDING	
Technology Fund – Appropriated	\$ 269,460
Technology Fund – Requested	\$ 66,000
Total Funding Sources	\$ 335,460

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 A4

Department: Public Works
Date: 3/25/25
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: Lift Stations 4, 7 & 11 Rehabilitation and Improvements Project
Construction Award

RECOMMENDATION:

Council award a construction contract to W.M. Lyles Co. for the Base Bid and Bid Additive Alternate 2 for a combined total of \$299,780 for the Lift Stations 4, 7, & 11 Rehabilitation and Improvements Project (Project No. C2021W01).

DISCUSSION:

BACKGROUND

The City owns and operates a sewer collection system consisting of more than 63 miles of gravity sewer main and trunk lines and 6.8 miles of force mains that convey an average flow of 1.3 million gallons per day (MGD). Additionally, the City owns and operates twelve sewer lift stations. The City's wastewater collection system serves approximately 5,000 parcels including the majority of high density and business properties within City limits. As part of the Wastewater Collection Systems Master Plan Update, completed in October 2015, multiple portions of the collection system were identified as undersized or hydraulically deficient under existing and/or future peak hour flows. A series of capital improvement projects was developed to upgrade the wastewater collection system to meet these existing and future flow requirements and to reduce ongoing operation and maintenance expenses.

The Wastewater Collection Systems Master Plan originally included work at Lift Stations 4, 7, 9, 11 and 15 as part of this project, however, escalating costs resulted in City staff refining the project to limit the work to Lift Stations 4, 7 and 11. Proposed improvements at Lift Stations 9 and 15 are not considered critical and are expected to be incorporated into future projects when and if needed. Improvements included in the bid package for this project include the base bid work of pump replacement and electrical improvements at Lift Station #4, located on Capistrano Avenue near the bridge over Atascadero Creek, and vault, wet well, electrical and pump component rehabilitation at Lift Station #11, on San Palo Road. Bid Alternate #1 includes a full rehabilitation of Lift Station #7, including vault, wet well, pump and electrical upgrades. Bid Alternate #2 includes replacement of the failing wet well coating at Lift Station #11. City staff is recommending that Bid Alternate #2 be

awarded, due to the efficiencies of completing that work concurrent with work included as part of the base bid.

Given other anticipated upcoming capital expenditures, staff is not recommending that Bid Alternate #1, “Lift Station #7 Work Items” be awarded at this time. Lift Station #7 is a small lift station located on Yerba Avenue. Importantly, Lift Station #7 is the only lift station in Atascadero not currently connected to the City’s Supervisory Control and Data Acquisition (SCADA) system. The City’s SCADA system uses sensors and actuators to collect data and enables staff to control the system remotely. The project design would upgrade the lift station motor controls and other equipment so it can be included in the SCADA system. If there were sufficient funding, inclusion of the Lift Station #7 improvements would be operationally beneficial, however, due to the small size and associated risk of the lift station, they are not critical at this time. The City has procured the new motor control center for the lift station and may elect to repackage the project design and bid separately at a later date.

BID ANALYSIS

The project was advertised pursuant to the City’s purchasing policy and California Public Contract Code, beginning on January 30, 2025, with a public bid opening on February 27, 2025. Two bids were received, with the base bids ranging from \$262,080 to \$551,100 with the low bid submitted by W.M Lyles Co. The bids were reviewed for accuracy and compliance with the City of Atascadero and Federal bidding requirements, and the City Engineer determined that W.M Lyles Co was the lowest responsive bidder. The low bid was significantly below the engineer’s estimate for the base bid. The table below includes Base Bid and Bid Alternate costs for both received submittals.

Contractor	Base Bid	Bid Alternate #1 (Lift Station #7)	Bid Alternate #2 (Lift Station #11 Lining)
W.M. Lyles Co.	\$262,080	\$255,600	\$37,700
HPS Mechanical, Inc.	\$551,100	\$445,550	\$120,725

ENVIRONMENTAL REVIEW

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 and maintenance of existing facilities. A finding of exemption is on file in the project records.

ALTERNATIVES TO THE STAFF RECOMMENDATION:

1. Council may direct staff to rebid the project; however, staff believes the low bid received is reasonable given current construction costs and the bidding environment.
2. Council may direct staff to include Bid Alternate #1. Addition of Bid Alternate #1 will require an additional \$300,000 in Wastewater Funds to be appropriated to the project.

FISCAL IMPACT:

A total of \$713,000 in Wastewater Funds is currently budgeted for this project. Along with design and construction costs, City staff has separately procured equipment (motor controls, pumps and appurtenances) due to significant product lead times and to increase operator efficiency by maintaining consistency across all lift stations. The following tables summarize the estimated project expenditures and funding sources:


ESTIMATED EXPENDITURES	
Design and Bid Phase	\$ 175,000
City-purchased equipment (Lift Station #7 Motor Controls, Lift Stations #4 and #11 pumps)	164,000
Construction Contract: Base Bid + Bid Alt. 2	299,780
Construction Contingency @ 15%	44,220
Construction Inspection / Testing / Administration @ 10%	30,000
Total Estimated Expenditures:	\$ 713,000

BUDGETED FUNDING SOURCES	
Budgeted Wastewater Funds	713,000
Total Budgeted Funding Sources:	\$713,000

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.: 2025-002
OPENED: 2/27/2025
PROJECT: Lift Station #4, #7 & #11 Rehabilitation Project
 (C2021W01)

2

Bids were received and opened today, as follows:

<u>Name of Bidder</u>	<u>Base Bid Total</u>	<u>Add Alternate</u>
W.M. Lyles Co.	\$262,080.00	1) \$255,600.00 2) \$37,700.00
HPS Mechanical Inc.	\$551,100.00	1) \$455,550.00 2) \$120,725.00



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B1

Department: Community
Development
Date: 3/25/25
Placement: Management
Report

TO: JAMES R. LEWIS, CITY MANAGER

FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR

PREPARED BY: ERICK GOMEZ, ASSOCIATE PLANNER

SUBJECT: General Plan and Housing Element Annual Progress Report 2024

RECOMMENDATION:

Council review and accept the Annual General Plan and Housing Element Progress Report for 2024.

DISCUSSION:

The State of California requires cities to file an Annual General Plan Progress Report to the Office of Land Use and Climate Innovation (LCI, formerly the Office of Planning and Research) and a Housing Element Annual Progress Report (APR) to the Department of Housing and Community Development (HCD). The purpose of this report is to monitor the City's implementation of its General Plan policies, particularly those related to the production of housing. A copy of the Annual General Plan and Housing Element Progress Report is attached for reference.

ANALYSIS

The purpose of the report is to monitor the implementation of the City's General Plan Housing Element and progress toward meeting the City's Regional Housing Needs Allocation (RHNA). These regional housing allocations are required to be used by the City when updating the Housing Element. They are the basis for assuring that adequate sites are zoned and available to accommodate the minimum number of units allocated to our City. These housing allocation numbers are not housing unit quotas that the City must achieve, but instead are housing targets that the City must plan for through targeted zoning, site identification, and reduction of obstacles to development. State Housing Element law requires that each City and County identify and analyze existing and projected housing needs within their jurisdictions, and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing.

The San Luis Obispo Council of Governments (SLOCOG) provides each City in our County with a specific allocation of housing units that must be accommodated in each jurisdiction's land use plan. The Regional Housing Needs Allocation (RHNA) for the eight-year period ending in 2028 allocates 843 housing units of various affordability levels for Atascadero. Attachment 1 includes the relevant tables and data the City will be submitting to HCD. Note that the APR report format

is catered to larger jurisdictions and Atascadero does not have relevant data, such as housing element rezoning or commercial density bonus implementation, to fill out all of the tables in the report therefore, only relevant tabs are included in the attachment. The full submittal is available for review by contacting the Community Development Department.

One substantial component for this RHNA cycle is that the City can include Accessory Dwelling Units (ADUs) toward our low- and moderate-income RHNA allocation based on a regional rent study completed by SLO County in 2020. The study allows local jurisdictions to count 50% of ADUs as low-income units and the other 50% as moderate-income units. In this year’s totals, ADUs account for 24 of the identified affordable units. The remaining affordable units are considered affordable by design based on SLOCOG’s Countywide affordable by design study or based on known rental or sales rates for a project. There were no issued permits for deed restricted affordable units in 2024.

Table 1 below provides a summary of progress made toward the City’s required housing allocation.

TABLE 1 TOTAL NUMBER OF RESIDENTIAL UNITS 2020-2024

Year	Ext/Very Low	Low	Moderate	Market Rate	Total
RHNA	207	131	151	354	843
2019-2020 credits		7	7	100	114
2021	3	13	54	66	136
2022		11	29	13	53
2023		79	28	8	115
2024	1	13	26	78	118
Remaining Balance	203	8	7	89	307

RESIDENTIAL CONSTRUCTION PERMITS ISSUED

In 2024, the City issued permits to construct 118 new residential units. These included:

- 1 very low-income unit (Family Care Network).
- 24 new ADUs (12 qualifying as low-income units and 12 qualifying as moderate-income units)
- 16 units that qualify as “affordable by design” to moderate-income households based on affordable-by-design parameters identified in the SLOCOG study.

ENTITLEMENTS

Entitlements are housing units that have been “approved” but not yet built. The following table lists notable multifamily projects that received entitlement approvals and/or design endorsement in 2024 that are expected to result in approximately 135 units that will be completed or under construction by the end of 2025. These projects reflect only four of the fifty-one applications that were received for planning entitlements during 2024.

TABLE 2 APPROVED RESIDENTIAL DEVELOPMENT 2020-2024

Project Name	Address	Number of Units	Number of Affordable or Accessible Units
Morro Road Mixed Use	7150 Atascadero Ave. / 7205 Morro Rd	46	2
Centennial Plaza Mixed Use	5901 East Mall	9	0
La Moda Mixed Use	5730 El Camino Real	9	1
Dove Creek Mixed Use*	11600 El Camino Real	71	0
*Build-out of designated housing site identified in the Housing Element			

RESIDENTIAL POLICY HIGHLIGHTS OF 2024

Since Housing Element Adoption, the city has completed a number of programs to meet identified goals and policies. In 2024, the City completed the following:

- Adoption of Objective Design Standards for mixed-use and multi-family development.
- Adoption of CEQA thresholds including clarified standards for hillside, watercourse-adjacent, and historic property development.
- Entitlements approved for a total of 138 residential units, including 3 very low-income units, 71 low-income, one (1) affordable by design unit moderate level unit
- Entered into a Development Agreement allowing for future development of 42 units at Viejo Camino/El Camino Real
- ADU Ordinance Updates for consistency with state streamlining efforts

In addition, the City began a comprehensive General Plan Update and concurrent Zoning Code Update to ensure a balanced and fiscally responsible approach to growth. These efforts are expected to be complete in fall 2025.

OTHER CONSTRUCTION PERMIT DATA FOR 2024

2024 was yet another record year for construction permits of all types. The City reviewed **94** construction permits for various commercial and mixed-use projects within commercial zones. 73 of those 94 permits were issued and construction is in progress. Those numbers include both minor additions, remodels, and new buildings. On the residential side, the City received **975** permit applications. Those permits ranged from additions and remodels to new construction. The City also received 23 permit applications for new signs. Over the past three years, the number of overall construction permits has remained steady while the complexity of projects has significantly increased.

CONCLUSION

The City continues to make progress toward meeting identified RHNA goals, especially in regard to low, moderate, and above-moderate income units. The City continues to review a record number of applications and strives to implement policies and programs to streamline the

entitlement and permit process as well as enacting policies that further the future vision of Atascadero.

FISCAL IMPACT:

None.

REVIEWED BY OTHERS:

This item has been reviewed by the Planning Manager, Kelly Gleason, as well as the Community Development Director, Phil Dunsmore.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENT(S):

1. Atascadero 2024 APR tables

Jurisdiction	Atascadero	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	-	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	2
	Non-Deed Restricted	0
Low	Deed Restricted	19
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	147
Above Moderate		18
Total Units		187

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	13
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		78
Total Units		118

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		15
Total Units		30

Jurisdiction	Atascadero	
Reporting Year	2024 (Jan. 1 - Dec. 31)	
Planning Period	6th Cycle 01/01/2021 - 12/31/2028	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below																								
	029-274-031	4701 EL CAMINO REAL	GRAND OAKS LOT 14 AND COMMON AREA AMENDMENTS	AMND24-0045	2 to 4	O	5/4/2024							103	6	113	52	0	NONE	No	N/A	Approved	Discretionary	
	055-161-041	10930 VISTA ROAD	PPN FOR SFR AT 10930 VISTA	DEV24-0027	SFD	O	3/7/2024							1	1	1	1		NONE	No	N/A	Approved	Discretionary	
	050-101-016	13600 SANTA ANA	PPN FOR SFR AT 13600 SANTA ANA	DEV24-0046	SFD	O	5/20/2024							1	1	1	1		NONE	No	No	Pending	Discretionary	
	050-161-035	10850 VISTA ROAD	PPN FOR SFR/JADU AT 10850 VISTA	DEV24-0050	SFD	O	5/24/2024			1				1	2	2	2		NONE	No	N/A	Approved	Discretionary	
056-191-033	056-191-039	8660 PORTOLA ROAD	MESSER URBAN LOT SPLIT	SBDV24-0013	SFD	O	1/11/2024							1	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
	056-241-017	8950 ATASCADERO AVENUE	MEHEW URBAN LOT SPLIT	SBDV24-0090	SFD	O	9/26/2024							1	1	1	1		SB 9 (2021) - Residential Lot Split	No	N/A	Approved	Ministerial	
	050-241-016	10075 CORONA ROAD	PPN FOR SFR AT 10075 CORONA	DEV24-0068	SFD	O	8/5/2024							44	46	46	46		NONE	No	N/A	Withdrawn	Discretionary	
	031-052-020	7205 MORRO ROAD	M P PASO MIXED USE	USE24-0086	5+	R	9/23/2024	2											NONE	Yes	Yes	Approved	Discretionary	
	029-262-017	4615 EL CAMINO REAL	4615 ECR MIXED USE	USE24-0088	5+	O	9/25/2024	1						15	16	16	16		NONE	Yes	N/A	Pending	Discretionary	
	029-347-020	ECR Viejo Camino	Newton DA	DEV24-0075	5+	O	8/20/2024							42	42	42	42		NONE	No	No	Approved	Discretionary	

Jurisdiction	Atascadero
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	01/01/2024 - 12/31/2024

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

APN	Project Description	Element	Category	Units	Start	End	Actual	Remaining	Notes
065-113-024	12300 SAN MARCO NEW SFR, STOCK 3.05L (2499 R.3, 777 U, 207 PORCH)	SFD	O	0					
049-002-037	1285 GARCIA RD 358 SF JADU & NEW 1992 SF ATTACHED GARAGE/WORKSHOP	ADU	R	0					
031-271-028	8434 CARMELITA / CONVERSION OF 484 SF OF EXISTING LIVING SPACE TO ADU	ADU	R	0					
056-191-033	8660 PORTOLA RD NEW SFR (REPLACEMENT) 1974 SF, 726 SF GARAGE	SFD	O	0					
056-191-033	8664 PORTOLA RD 1190 SF ADU W/42 SF GARAGE	ADU	R	0					
031-181-066	7503 PRIMO AVE NEW SFR 1198 SF	SFD	O	0					
031-141-051	7825 SAN MARCOE 1198 SF TWO STORY ADU W/98 SF GARAGE	SFD	O	0					
049-033-033	3884 ORILLAS W/ NEW 491 SF ADU	ADU	R	0					
049-071-024	4350 DEL RIO RD R.3 2035 SF 1.877 SF PORCH/PATIO 166 SF	SFD	O	0					
055-114-016	12665 CABAZON R.3 2496 SF, U-113 SF, LOT 98 STOCK PLAN 3.05L	SFD	O	0					
030-302-027	7230 TEORDERA A CONVERT PORTION OF EXISTING DETACHED GARAGE INTO J	ADU	R	0					
050-101-030	7805 BALBOA RD 2726 SF TWO STORY NEW SFR & 843 SF ATTACHED GARAGE	SFD	O	0					
050-122-017	9175 BALBOA RD R.3 2754 SF, PORCH 1920, R.WALL	SFD	O	0					
055-101-030	10810 VISTA RD NEW 3216 SF SFR W/800 SF ATTACHED GARAGE	SFD	O	0					
055-116-006	12475 SAN MARCOE 2490 SF SFR LOT 38 STOCK PLAN 3.02B	SFD	O	0					
031-151-020	7386 SANTA YNEZ NEW 638 SF MANUFACTURED HOME ADU	ADU	R	0					
031-381-068	9560 MARCHANT N NEW 1488 SF SFR & 606 SF ATTACHED GARAGE	SFD	O	0					
029-233-016	5705 RS OLMEDA / 1190 SF MANUFACTURED RESIDENCE FOR CARE FACILITY	MH	R	0					
056-102-026	9077 SAN RAFAEL CONVERT EX SHOP INTO 1197 SF ADU & NEW SEPTIC	ADU	R	0					
055-110-006	12718 ESCABRON NEW SFR 2480 SF, STOCK PLAN 3.05L LOT 17	SFD	O	0					
030-172-006	5423 ARDILLA RD CONVERSION OF (E) OFFICE & BATH INTO 479 SF JADU (CER)	ADU	R	0					
055-115-007	12485 SAN MARCOE 2490 SF SFR LOT 37 STOCKPLAN 3.05L	SFD	O	0					
031-052-028	7400 ATASCADERO CONVERT GARAGE TO 410 SF JADU	ADU	R	0					

APN	Project Description	Element	Category	Units	Start	End	Actual	Remaining	Notes
5/8/2024			NONE	Y					
7/18/2024			NONE	N					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
7/24/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
8/1/2024			NONE	Y					
8/5/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
8/14/2024			NONE	Y					
8/16/2024			NONE	Y					
9/10/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
9/17/2024			NONE	N					
9/17/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
9/20/2024			NONE	N					
9/23/2024			NONE	N					
9/25/2024			NONE	N					
10/8/2024			NONE	N					
10/8/2024			NONE	N					
10/8/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
10/29/2024			NONE	Y					
11/5/2024			NONE	Y	Other				Unit to a better youth transitional living apartment - this to be not changed as part of the program.
11/22/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
11/22/2024			NONE	N					
11/27/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.
12/2/2024			NONE	N					
12/6/2024			NONE	N					
12/10/2024			NONE	Y					Based on a regional study, 50% of ADUs met at a moderate rate or better and 50% met at a low-income rate or below.

Jurisdiction	Atascadero	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2021 - 12/31/2028

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	Projection Period	2								3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 01/01/2019-12/31/2020	2021	2022	2023	2024	2025	2026	2027	2028		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	207	-	3	-	-	-	-	-	-	-	4	203
	Non-Deed Restricted		-	-	-	1	-	-	-	-	-		
Low	Deed Restricted	131	-	1	-	67	-	-	-	-	-	123	8
	Non-Deed Restricted		7	12	11	12	13	-	-	-	-		
Moderate	Deed Restricted	151	1	1	-	8	-	-	-	-	-	144	7
	Non-Deed Restricted	354	6	53	29	20	26	-	-	-	-		
Above Moderate			100	66	13	8	78	-	-	-	-	265	89
Total RHNA		843											
Total Units			114	136	53	115	118	-	-	-	-	536	307
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5	2021	2022	2023	2024	2025	2026	2027	2028		6	7
	Extremely low-Income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		104	-	-	-	-	-	-	-	-	-	-	104

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Atascadero		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.A: Adequate Sites	<p>(266 units) The City can adequately accommodate the City's current RHNA under existing General Plan and Zoning Regulations standards (266 units remaining after credits for approved projects). The residential sites inventory to address the current RHNA consists of 11 mostly vacant sites with capacity to yield 497 new units. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request, and the City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA. The City will also continue allowing housing development on RMF-24 properties identified in the Housing Element Sites Inventory as a by-right use, not subject to a conditional use permit, specific plan, or discretionary action. By right includes but is not limited to housing developments in which at least 20 percent of the units are affordable to lower income households.</p>	Ongoing	Sites analyzed with building permit submittals. Adequate sites remain. Ongoing analysis.
Program 1.B: No Net Loss	<p>The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2020-2028 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project.</p>	Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations	The City has not processed any applications for sites identified in the Housing element that do not align with Housing element goals and policies.
Program 1.C: Mixed-Use Development	<p>(5 mixed-use projects) Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the Downtown zoning districts. To increase project certainty and streamline development, the City will consider identifying appropriate, mid-block locations, outside of downtown, for future mixed-use/residential development (in commercial zoning districts) while considering appropriate jobs/housing balance and fiscal impacts. Considering market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and flexible development standards for units that are affordable to lower-income households. The City will publicize these incentives on the City's website (www.atascadero.org) to make them available in a timely fashion.</p>	Ongoing; identification of mixed-use opportunity areas as part of a comprehensive General Plan update (to be adopted in 2025)	The City continues to allow and support mixed-use development within the Commercial Retail, Commercial Professional, Commercial Neighborhood, Downtown Commercial, and Downtown Office zoning districts. In 2024, the City received entitlement applications for two mixed-use infill projects of 46 units (approved) and 16 units (pending approval). An application for 72 mixed-use units in the Dove Creek Commercial development was also approved and the construction permits for this project are currently under review. A total of 3 mixed-use developments have been granted certificates of occupancy in this cycle, totaling 59 units.
Program 1.D: Accessory Dwelling Units	<p>(255 units) Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the latest provisions in State law, including permit streamlining processes. Provide pre-approved ADU plans as a tool for encouraging development of ADUs and lowering plan review costs for applicants and the City. Promote development of ADUs by providing written information at the City's planning counter and on the City's website.</p>	Ordinance within two years of Housing Element adoption. (Complete)	<p>The City has adopted its ADU ordinance and maintains updates per State law changes. The most recent update was completed in late 2024. The City maintains 6 pre-approved ADU stock plans originally funded under the REAP program Plans range in size from 320 sf to 1,000 sf. The ADU stock plan program streamlines the review process and provides design cost savings to homeowners, however, additional funding will be required to update the plans with the new building code cycle. The City has permitted the following number of ADUs by year:</p> <p>2021: 15 2022: 20 2023: 24 2024: 24</p>
Program 1.E: Special Needs Housing	<p>(15 units) Provide housing opportunities to meet the special housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low-income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.</p>	Ongoing.	The City has approved an expansion to California Manor for 76 senior units and anticipates that the expansion will be granted final occupancy by spring 2025. The City also approved an expansion of a transitional housing development for low income foster youth. The City anticipates construction of up to 2 very low-income units associated with the Emerald Court and La Moda Downtown Mixed-Use developments. The City has also processed time extensions for approved low and very-low income projects while they await finding. One for People's self-help housing which will provide 42 low-income units and another which will expand an existing facility, adding 15 very-low income units for developmentally and physically disabled adults.

<p>Program 1.F: Housing for Persons with Disabilities</p>	<p>(25 units) Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by implementing the following actions: § Assist developers who seek state and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. § Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities. § Work with local organizations such as the Tri-Counties Regional Center and Transitions Mental Health Association to implement an education and outreach program informing local families about housing and services available for persons with disabilities, including developmental disabilities. The program will include the development of an informational brochure available on the City's website or at City Hall.</p>	<p>Support grant applications- at least once during the planning period. Develop informational material - within two years of Housing Element adoption. Provide incentives for development of housing for persons with disabilities - ongoing.</p>	<p>The City approved an expansion to the Empire Apartments project which houses lower income disabled individuals. The project would provide 15 new units and 15 renovated units. The City actively supports the SLO Non-Profit Housing Corporation in securing grant funding for this project.</p>
<p>Program 2.A: Density Bonus</p>	<p>(50 units) Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with state law. Update the City's density bonus ordinance to remain in compliance with Government Code §65915.</p>	<p>Updated density bonus ordinance adoption - within two years of Housing Element adoption. (Complete) Reviewing ordinance for compliance with State law - ongoing.</p>	<p>The City currently implements State law for all projects requesting use of the State Density Bonus program. Because State law focuses on moderate income, the City has not historically seen implementation of the density bonus program result in lower income units. However, some more recent mixed-use developments and higher density residential formats have resulted in 4 low income units and 4 very low income unit (The Block, Atascadero Ave Apartments, Emerald Court, La Moda, Morro Rd Mixed-Use, and ECR mixed-Use). In addition, the City has approved 4 non-profit projects that would add 76 low income units to the City's housing stock if funding can be obtained. These projects (Empire, Macadero, and Del Rio Ridge) utilized the State Density Bonus for development incentives as well as some bonus units. The City has also updated our Municipal Code for consistency with new State Density Bonus Law in conjunction with the adoption of Objective Design Standards for mixed-use and multifamily development.</p>
<p>Program 2.B: Inclusionary Housing Ordinance</p>	<p>(50 units) Evaluate the City's inclusionary housing policy and consider replacing the current inclusionary policy with an inclusionary housing ordinance. An inclusionary ordinance must be consistent with state density bonus regulations and address changing economic and regulatory considerations. The City will continue to monitor the impact of its inclusionary housing policy/ordinance on production of market rate housing in response to market conditions. If the City's inclusionary housing approach presents an obstacle to the development of the City's fair share of regional housing needs, the City will consider revising the policy/ordinance accordingly.</p>	<p>Review the City's current inclusionary housing policy within two years of Housing Element adoption. (Complete)</p>	<p>The City has reviewed options for an updated affordable housing strategy. As the State limits discretionary reviews of housing projects and cost of construction and adherence to State regulatory requirements becomes a factor in project feasibility, the City relies on the State density bonus program to incorporate affordable units into market-rate projects. The City approved the Barrel Creek project in 2023 which included 9 affordable units under the City's inclusionary housing policy.</p>
<p>Program 2.C: Affordable Housing In-Lieu Funds</p>	<p>(5 affordable units) Evaluate the adoption of a policy to determine the best use of City Affordable Housing In-Lieu funds to support the creation of new affordable housing units in Atascadero. Work with affordable housing developers and identify funding to address the housing needs of extremely low income households and totally and permanently disabled persons.</p>	<p>Affordable Housing In-Lieu funds policy evaluation within two years of Housing Element adoption; identify funding sources annually.</p>	<p>The City has pledged \$400,000 of our current fund to Del Rio Ridge, a 42 unit non-profit low income project awaiting full funding opportunities.</p>
<p>Program 2.D: Affordable Housing Technical Assistance</p>	<p>Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible. If not already initiated via potential projects, annually consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships.</p>	<p>Ongoing and annual consultation.</p>	<p>The City continues to provide pre-application consultation for all projects to determine feasibility with Planning, Building, and Fire standards. Recently, the City has coordinated with Del Rio Ridge, California Manor phase 2, and expansion of a non-profit transitional home for low income foster youth. In addition the City is assisting an SB4 project with pre-planning and process related coordination to ensure a streamlined application.</p>
<p>Program 2.E: Affordable Housing Development Incentives</p>	<p>Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely-low income households. Atascadero will promote these incentives to developers on the City's website and during the application process.</p>	<p>Ongoing.</p>	<p>The City currently provides deferred impact fee payments for housing development deferring payment until permit final. An impact fee deferral and loan program to further assist the financing projects targeted to lower-income households was adopted in 2023.</p>
<p>Program 2.F: Mixed-Use Standards</p>	<p>Adopt mixed-use development standards that facilitate high-quality development and that strike a balance between the community's need for housing and the City's need to preserve viable commercial land uses to help sustain the City's ability to provide essential services. During the formulation of development standards, the City will assess the potential for residential density increases for mixed-use projects. The City will pursue the drafting of new mixed-use developments standards and Objective Design Standards (Program 3.B) to ensure that the City's planning and design goals for mixed-use projects and multi-family housing are met.</p>	<p>Within two years of Housing Element adoption. (Complete)</p>	<p>The City adopted an Objective Design Standards ordinance applicable to mixed-use and multifamily development on June 25, 2024. These standards provide for 'fractional density' wherein smaller units are counted only as fractions of units vis-a-vis allowable density. This allows developers to build more densely while encouraging the development of units that are affordable by design.</p>

<p>Program 2.G: Specific Plans</p>	<p>Continue to require the use of specific plans or planned developments for residential projects of 100 or more single-family units to ensure that the distribution of land uses, infrastructure requirements, and implementation measures are consistent with the General Plan and the City's development goals and needs.</p>	<p>Ongoing.</p>	<p>The City has commenced our comprehensive General Plan update and will continue to utilize Specific Plans for larger-scale single-family residential developments.</p>
<p>Program 2.H: Resources to Address Homelessness</p>	<p>Continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed. Continue cultivating a close relationship with the El Camino Homeless Organization (ECHO) to maintain a safe and secure shelter that meets the immediate needs of families and individuals who have become homeless. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters. Continue to support local programs that provide emergency resources such as motel voucher programs and emergency food provision.</p>	<p>Ongoing.</p>	<p>The City works closely with local non-profit organizations to facilitate programs and locations that meet the needs of homeless and transitional populations. In 2024, the City approved a zoning code update and Conditional Use Permit amendment to expand ECHO's capacity by 30 beds through the addition of a modular building on the site. Building permit have been submitted for the expansion and construction is expected to begin in summer 2025. The amendments also expanded ECHO's meal program to allow for service to a greater number of individuals and families experiencing homelessness and hardship within our community.</p>
<p>Program 2.I: Single-Room Occupancy Units (SROs)</p>	<p>Review and, if necessary, revise siting regulations for single-room occupancy units (SROs) to comply with State law.</p>	<p>Within three years of Housing Element adoption as part of a future Zoning Regulations update.</p>	<p>The City began a comprehensive zoning code update in conjunction with the General Plan update. SROs will be analyzed as part of this process. Adoption is expected in fall 2025.</p>
<p>Program 3.A: Development Process Streamlining</p>	<p>Continue streamlining the project review process by: § Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process. § Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Atascadero and provides SB 35 eligibility information. § Continuing to consolidate all actions relating to a specific project on the same Council or Commission agenda. § Continuing to review minor project modifications through the Design Review Committee and more substantial changes through a Planning Commission process. § Maintaining pre-approved stock development plans to streamline the plan check process for ADUs.</p>	<p>Ongoing; SB 35 informational material within two years of Housing Element adoption</p>	<p>The City continues to consolidate items on one agenda and provide pre application information to housing applicants. The City received grant funding to develop ADU stock plans and plans were finalized and released for use in early 2023. The ADU stock plans provide pre-reviewed building plans for units ranging in size from 320sf to 1,000sf and the City is expanding their use to UDU developments and multi-family infill to increase housing options, streamline the process, and reduce project costs.</p>
<p>Program 3.B: Objective Design Standards</p>	<p>In compliance with SB 330, adopt objective design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by state law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and architectural features, consistent with state law. Part of the objective design standards creation process will include assessing how the standards can be used to encourage a variety of housing types and limit the size of residential units on multi-family zoned properties to encourage units that are affordable by design.</p>	<p>Within two years of Housing Element adoption. (Complete)</p>	<p>The City adopted an Objective Design Standards ordinance applicable to mixed-use and multifamily development on June 25, 2024. These standards provide for 'fractional density' wherein smaller units are counted only as fractions of units vis-a-vis allowable density. This allows developers to build more densely while encouraging the development of units that are affordable by design.</p>
<p>Program 3.C: Multi-Family Housing Permitting</p>	<p>To reduce constraints to multi-family housing production, the City will review and revise the Conditional Use Permit (CUP) requirements for multi-family housing in conjunction with adoption of objective design standards and to comply with the Housing Accountability Act. The Atascadero Zoning Regulations require a CUP for residential projects in the RMF zone over 11 units, excluding RMF-24 properties identified in the Housing Element sites inventory, which are allowed by right. Any revisions to Zoning Regulations will not affect the by-right approval of multi-family projects in the RMF-24 zone on Housing Element sites, which are not subject to a CUP or a Specific Plan. Revisions are intended to facilitate the permitting process for multi-family housing and will be consistent with any by-right or streamlining requirements identified in state law. The City will periodically evaluate the approval process for housing projects to ensure compliance with the intent of the Housing Accountability Act.</p>	<p>Modify CUP requirement within two years of Housing Element adoption in conjunction with adoption of objective design standards. (Complete) Monitor approval process for housing development - ongoing.</p>	<p>The City revised multi-family CUP triggers with the adoption of objective design standards in June of 2024. Multi-family housing projects of 49 units or less (previously 11 units) which comply with these standards are processed ministerially. These standards are consistent with state law regarding objective design standards and permit streamlining. City staff continue to review new housing laws and evaluate our own processes to ensure continued compliance.</p>

<p>Program 3.D: RMF Zone Height</p>	<p>Amend the Zoning Regulations to remove number of stories limit in the Residential Multi-Family (RMF) Zone and regulate based on height in feet, allowing for adequate emergency response and community character preservation. Amend Zoning Regulations definitions and exceptions to height limits, as appropriate, to facilitate three-story development in the RMF Zone.</p>	<p>Within two years of Housing Element adoption. (Complete)</p>	<p>Completed - The City updated the zoning regulations in 2021 to remove the number of stories restriction and increase height for architectural features.</p>
<p>Program 3.E: Small Lot Subdivisions</p>	<p>Consider adopting small lot subdivision standards that incorporate specific site and building development standards (such as parking, height, yard space, architecture) in exchange for flexible minimum lot sizes. Consider allowing small lot subdivisions without rezoning. Small lot subdivision standards can eliminate the need for multi-family planned developments that are currently subject to a rezoning process. Establishing a set of high-quality standards for each small lot subdivision, instead of minimum lot size, can save substantial staff time and applicant costs and would allow for increased creativity with site design while increasing ownership opportunities for all income segments of the community (affordable by design).</p>	<p>Ongoing; review small lot subdivisions as part of a Comprehensive General Plan and Zoning Regulations Update - (Complete)</p>	<p>Completed - The City adopted standards for small-lot subdivisions in conjunction with the adoption of Objective Design Standards in June of 2024.</p>
<p>Program 3.F: Rural Residential Development Standards</p>	<p>Adopt a Rural Residential Zone in the Zoning Regulations consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone to facilitate the development of a variety of housing types.</p>	<p>Within three years of Housing Element adoption as part of a Comprehensive General Plan update.</p>	<p>The City is reviewing all zoning districts as part of the comprehensive General Plan Update and will adopt revisions as needed. The General Plan and comprehensive Zoning Code update are expected to be complete fall 2025.</p>
<p>Program 3.G: Emergency Shelter (ES) Overlay Zone</p>	<p>Review the Emergency Shelter (ES) Overlay Zone for continued compliance with state law; evaluate the need and expand the zone, as appropriate, to other appropriate properties, subject to the locational and operational criteria outlined in the Zoning Regulations.</p>	<p>Within two years of Housing Element adoption.</p>	<p>The City works closely with ECHO, the non-profit organization that runs the shelter in the existing ES overlay zone. The City will continue to monitor need for expansion and added services. In 2024, the City approved an update to ES overlay zone regulations and Conditional Use Permit amendment to expand ECHO's capacity by 30 beds through the addition of a modular building on the site.</p>
<p>Program 3.H: Special Needs Housing Laws</p>	<p>Review the Zoning Regulations and if necessary, make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zones permitting multi-family uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.</p>	<p>Within two years of Housing Element adoption.</p>	<p>The City complies with State law at this time. Additional standards and guidance will be examined with the General Plan Update process.</p>
<p>Program 3.I: Housing Financing Constraints</p>	<p>Continue to work with the development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community, including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.</p>	<p>Ongoing.</p>	<p>The City communicates with non-profit organizations and housing developers regularly regarding funding challenges and grant opportunities. Unfortunately, most grant applications are heavily weighted to communities with State identified disadvantaged communities. Our local SLOCOG has revised this analysis to include additional factors that more accurately identify known areas that should be considered disadvantaged from a funding perspective however, these regional definitions cannot be used in many State level applications, creating additional funding obstacles for lower income housing opportunities. Further, the added costs from increased requirements in the State building code updates and infrastructure costs associated with development within a semi-rural community, in addition to Water Quality Control Board Requirements and increased CEQA challenges from special interest groups make financial feasibility difficult to attain without subsidy.</p>
<p>Program 3.J: Non-Governmental Constraints</p>	<p>Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints.</p>	<p>Ongoing.</p>	<p>The City continues to attend building industry seminars and is a lead participant in local ICC chapter meetings. Current identified constraints include solar requirements for new residential projects which significantly drive up costs, accessibility requirements that make projects infeasible when dealing with a City with challenging topography, State stormwater management requirements which limit the developable area of a site and therefore reduce density, limited funding for streets, roads, and other City infrastructure that drive up permit costs and fees, PG&E costs and availability to support new construction, outdated disadvantaged community mapping that limits Atascadero's ability to be competitive in grant funding opportunities for affordable housing, infrastructure, services, the cost of construction materials, and lending hesitency.</p>

<p>Program 3.K: Capital Facility Fees</p>	<p>To encourage affordability by design, the City will modify the Capital Facility Fee schedule to index fees based on size of unit, providing lower rates for small units where there is a demonstrated nexus. The City will continue to monitor impact fees and the Capital Facility Fee schedule to identify barriers to housing development, particularly affordable units. If constraints are identified, the City shall revise the fee schedule accordingly while balancing infrastructure needs to support housing development.</p>	<p>Capital Facility Fee modification within two years of Housing Element adoption. Impact fee monitoring and revisions - ongoing.</p>	<p>The City has adopted a fee schedule that reduces fees for the development of accessory dwelling units that are greater than 750 square feet and waives impact fees for units less than 750 square feet. The City is currently working with a fee consultant to update the capital facility fee program and evaluate a program that encourages smaller units and affordability by design. This effort must be done in concert with the Citywide General Plan update to determine infrastructure impacts and needs. A revised nexus study and fees are anticipated to be adopted in 2026.</p>
<p>Program 3.L: Water and Sewer Service Providers</p>	<p>In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Atascadero a copy of the 2020-2028 Housing Element. The City will also confirm that the agencies and entities providing water or sewer services have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households (Government Code Section 65589.7). The City will also explore possible options to ease the burden of water service fees (working with the Atascadero Mutual Water Company) and sewer service fees (through the Department of Public Works) for affordable housing projects (both deed-restricted and market rate affordable units).</p>	<p>Distribution - within 30 days of adoption of the Housing Element. (Complete) Coordination - ongoing.</p>	<p>Completed - The City distributed the final Housing Element to key City Staff in charge of sewer facilities and to the Atascadero Mutual Water Company, the City's water service provider.</p>
<p>Program 3.M: Energy Conservation</p>	<p>Encourage and facilitate energy conservation and help residents minimize energy-related expenses by: § Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers; § Providing informational material at the Community Development Department counters from PG&E and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building (San Luis Obispo Green Build), and resources to assist lower-income households with energy-related expenses; and § Continuing to strictly enforce the state energy standards of the California Green Building Code.</p>	<p>Ongoing.</p>	<p>The City continues to comply with this program.</p>
<p>Program 3.N: Definition of Immediate Family</p>	<p>Amend the Zoning Regulations to remove the definition of "immediate family" from the Zoning Regulations and any standards related to that definition, including Section 9-6.107(a)(1)(i) and 9-6.107(a)(3), which requires immediate family to occupy accessory dwelling units in the A zone.</p>	<p>Within two years of Housing Element adoption. (Complete)</p>	<p>This update was completed with our annual zoning code update in 2022.</p>
<p>Program 3.O: Farmworker Housing in RS Zone</p>	<p>Amend the Zoning Regulations for the RS Zone to comply with California Health and Safety Code Section 17021.6, which generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less designed for use by a single household) be treated as an agricultural use.</p>	<p>Within two years of Housing Element adoption. (Complete)</p>	<p>These updates to the RS zone were completed in 2022.</p>
<p>Program 4.A: Housing Rehabilitation and Preservation</p>	<p>(20 units) As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units. The City will continue using code enforcement to identify housing maintenance issues and to expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.</p>	<p>Ongoing.</p>	<p>While the City does not have many units that are considered unsafe or degraded, local non-profit organizations regularly look at grant funding opportunities to expand and rehabilitate existing lower income housing. The City has recently approved 2 such projects (Empire Apartments and Macadero Apartments) that will rehabilitate approximately 34 units and add an additional 21 units under renewed 55 year deed restrictions. These projects are awaiting secured funding. In addition, the City is working with property owners at 5455 El Camino Real to upgrade and rehabilitate 10 units rented to lower-income individuals through a subsidized program. Phase 2 of the California Manor project also included renewal of 93 low-income units for 55 years in conjunction with the construction of their new senior apartment building, which itself includes 67 low-income units and 8 moderate-income units.</p>
<p>Program 4.B: Community Development Block Grant</p>	<p>Continue to participate in federal grant programs, such as the Community Development Block Grant (CDBG) program, to obtain loans and/or grants for housing rehabilitation and homeless services.</p>	<p>Ongoing.</p>	<p>The City participates in federal grant programs, including CDBG, while seeking other grant opportunities. However, there are limited funds available in our region, and most CDBG funds are utilized for accessibility improvements, ECHO, and City recreation sports program scholarships.</p>

<p>Program 4.C: Affordable Housing Preservation and Development</p>	<p>Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new affordable housing units. Utilize inclusionary housing funds, as available and appropriate, to assist in the development of affordable housing by non-profit agencies. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multi-family rental housing for low-income households. Specifically, the City will:</p> <ul style="list-style-type: none"> - Contact potential affordable housing developers - Assist non-profits and other housing advocates in preparing applications for funding opportunities and financings - Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing. 	<p>Annual meetings, during preparation of annual review of the Housing Element, to discuss funding opportunities, vacant and opportunity sites, and status of affordable housing projects.</p> <p>Ongoing collaboration.</p>	<p>Local non-profit organizations regularly look at grant finding opportunities to expand and rehabilitate existing lower income housing development. Phase 2 of the California Manor project also included renewal of 93 low-income units for 55 years in conjunction with the construction of their new senior apartment building. The City has recently approved 2 such projects (Empire Apartments and Macadero Apartments) that will rehabilitate approximately 34 units and add an additional 21 units under renewed 55 year deed restrictions. These projects are awaiting secured funding. The City is also working with People's Self-Help Housing to develop 42 units at 2455 El Camino Real for low and extremely-low income households. City Staff continues to assist with grant applications when needed.</p>
<p>Program 4.D: Affordable Housing at Risk of Conversion</p>	<p>The City will continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units. The City will keep track of and apply for funding opportunities to preserve at-risk units and assist other organizations in applying for funding to acquire at-risk units.</p>	<p>Contact owners/operators annually and ongoing.</p>	<p>The City does this in conjunction with our annual affordable housing verification outreach.</p>
<p>Program 4.E: Housing Choice Vouchers</p>	<p>(Preserve 230 vouchers) Continue to work with the Housing Authority of San Luis Obispo (HASLO) for administration of the Housing Choice Voucher program (formerly Section 8). The City utilizes this relationship for program implementation and income verifications and will support additional Housing Choice Vouchers in the community.</p>	<p>Ongoing.</p>	<p>The City continues to support this program.</p>
<p>Program 4.F: Historic Building Conservation</p>	<p>Preserve and protect homes that have historical and architectural significance, such as the Colony homes, through continued implementation of the Historic Site (HS) overlay zone and by maintaining a GIS-based map of historic buildings and sites.</p>	<p>Ongoing. (Ordinance adoption complete)</p>	<p>The City adopted a historic sites and structures ordinance in 2024 that includes provisions for the maintenance, rehabilitation, remodel, and relocation of historic structures. The HS overlay zone was revised to incorporate those structures on sites on the State or National register and standards for modifications to Colony Homes and Colony Home properties was detailed in the ordinance.</p>
<p>Program 4.G: Condominium Conversion</p>	<p>Continue enforcing the Condominium Conversion Ordinance (Chapter 12 of the Zoning Regulations) to reduce the impacts of condominium conversions on lower-cost rental housing.</p>	<p>Ongoing.</p>	<p>The City continues to enforce the condo conversion ordinance.</p>
<p>Program 4.H: Infrastructure</p>	<p>Prioritize street and infrastructure improvement projects to benefit high-need areas, including existing high-density residential areas.</p>	<p>Ongoing.</p>	<p>The City rates roads annually based on existing conditions and maintenance schedules. The majority of the City's high density residential locations are located along El Camino Real, our most significant arterial. The City's wastewater treatment plant is nearing capacity and construction of new facilities are needed to accommodate future growth. The City is seeking funding for this expansion. In addition, the City's existing wastewater collection infrastructure is in need of repair and replacement in many locations. Funding options for these repairs and impacts on future growth are currently being analyzed as part of the 2045 General Plan Update process. The City continues to look for funding sources to repair and replace aging infrastructure, however, lacking a State defined disadvantaged community designation limits City options.</p>
<p>Program 5.A: Fair Housing Services</p>	<p>Continue to provide information and complaint referral services for those persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, or disability, family status, sexual orientation, source of income, or political affiliation. The City will educate Community Development Department staff on how to respond to complaints received regarding potential claims of housing discrimination. Staff will be trained to provide the person with an informational handout detailing the process of reporting and filing a claim through the California Department of Fair Employment and Housing. The staff will notify the City Manager and the City Attorney's office of the intent to file a claim and will be available to provide assistance to the person filing a claim, as needed. Information on Fair Housing law and how to file a claim will also be made available on the City's website and at the Community Development Department.</p>	<p>Ongoing; online fair housing information to be available within one year of Housing Element adoption.</p>	<p>The City provides information and has brochures available at our front counter and on-line.</p>

<p>Program 5.B: Affirmatively Further Fair Housing</p>	<p>The City will promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other state and federal fair housing and planning law. The City will:</p> <ul style="list-style-type: none"> - Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements. - Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Regulations. - Work with the County of San Luis Obispo to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan. - Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's/County's website. - Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings. - Prioritize community and stakeholder engagement during controversial development decisions. 	<p>Ongoing.</p>	<p>The City continues to support and work with groups to further fair housing and access to public meetings.</p>
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