



CITY OF ATASCADERO CITY COUNCIL SPECIAL MEETING AGENDA

HYBRID MEETING INFORMATION:

The City Council meeting will be available via teleconference for those who wish to participate remotely. The City Council meeting will also be held in the City Council Chambers and in-person attendance will be available at that location.

HOW TO OBSERVE THE MEETING REMOTELY:

To participate remotely, residents can livestream the meeting on [Zoom](#). The video recording of the meeting will be available on the City's YouTube Channel. To participate remotely using the Zoom platform please visit:

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

HOW TO SUBMIT PUBLIC COMMENT:

Individuals who wish to provide public comment in-person may attend the meeting in the City Council Chambers. Individuals who wish to participate remotely may call **(669) 900-6833** (Meeting ID: 889 2347 9018) to listen and provide public comment via phone or via the [Zoom](#) platform using the link above.

If you wish to comment but not via a live platform, please email public comments to cityclerk@atascadero.org. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be forwarded to the City Council and made a part of the administrative record. ***To ensure distribution to the City Council prior to consideration of the agenda, the public is encouraged to submit comments no later than 12:00 p.m. the day of the meeting.*** Those comments, as well as any comments received after that time, but before the close of the item, will be distributed to the City Council, posted on the City's website, and will be made part of the official public record of the meeting. ***Please note, email comments will not be read into the record.***

AMERICAN DISABILITY ACT ACCOMMODATIONS:

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

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

NOTICE OF SPECIAL MEETING

Wednesday, August 30, 2023

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

**City Council Special Session and
General Plan Update Workshop:**

5:00 P.M.

SPECIAL SESSION — CALL TO ORDER: 5:00 P.M.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Funk

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

APPROVAL OF AGENDA: Roll Call

Recommendation: Council:

1. Approve this agenda; and
2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.

A. CONSENT CALENDAR: (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the Consent Calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken.)

1. Downtown District Pavement Rehabilitation Project – Phase 1 Construction Contract Award

- Fiscal Impact: \$530,475.
- Recommendation: Council award a construction contract for \$530,475 to G. Sosa Construction for Phase 1 of the Downtown District Pavement Rehabilitation Project (Project No. C2021R02[1]). [Public Works]

2. 2023 Storm Debris Removal from Atascadero Creek and Graves Creek Contract Award

- Fiscal Impact: Approving staff recommendations will result in estimated expenditures up to \$330,000.
- Recommendation: Council award a contract for \$243,200 to A&T Arborists and Vegetation Management for the 2023 Storm Debris Removal from Atascadero Creek and Graves Creek Project (Project No. Z2023E10). [Public Works]

3. San Marcos Road Emergency Repair and Stabilization Project Construction Contract Award

- Fiscal Impact: The fiscal impact of this action is the expenditure of up to \$1,310,000 in FHWA funding and up to \$143,400 in unbudgeted Local Transportation Funds.
- Recommendation: Council:
 1. Award a construction contract for \$690,662 to Souza Engineering Contracting, Inc. for the San Marcos Road Emergency Repair and Stabilization Project (Project No. Z2023E06); and
 2. Authorize the City Manager to execute a contract with SWCA Environmental Consultants for \$53,740 for Biological Monitoring Services for the San Marcos Road Emergency Repair and Stabilization Project; and
 3. Direct the Administrative Services Director to appropriate \$143,400 in Local Transportation Funds to cover the local share percentage of the project costs. [Public Works]

B. COUNCIL WORKSHOP – GENERAL PLAN UPDATE

1. General Plan Update

- Fiscal Impact: None.
- Recommendation: Council and community receive an update on the General Plan Update project, provide direction to staff on key policy questions and the overall approach for the General Plan Update, and provide staff feedback on the upcoming community engagement activities. [Community Development]

ADJOURNMENT



Atascadero City Council

Staff Report – Public Works Department

Downtown District Pavement Rehabilitation Project – Phase 1 Construction Contract Award

RECOMMENDATION:

Council award a construction contract for \$530,475 to G. Sosa Construction for Phase 1 of the Downtown District Pavement Rehabilitation Project (Project No. C2021R02(1)).

DISCUSSION:

Background

The Downtown District Pavement Rehabilitation Project groups a total of 1.7 miles of roadways within Atascadero’s downtown core into a single comprehensive pavement resurfacing and rehabilitation project.

This project also includes multiple locations where detailed design and replacement of roadway edge improvements is necessary, either as a result of existing drainage issues or ADA compliance requirements. Pursuant to Title II Americans with Disabilities Act (ADA) requirements, the City shall construct new curb ramps (if none currently exist) or replace existing non-compliant curb ramps when the adjacent roadway is altered. Alterations include pavement reconstruction, asphalt milling and overlays, and certain types of resurfacing. Specifically, the project includes work scope to replace 15 corner curb ramps and modify two others (add truncated domes) to bring the ramps into compliance with current ADA requirements, replacement of subsided curb and gutter at four locations, and construction of concrete cross-gutters for improving surface drainage at two locations.

The original project design included all concrete items listed above and pavement rehabilitation in a single bid package. The project was publicly bid starting May 6, 2023 for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policies. A public bid opening occurred on June 8, 2023 with only one bid received at a price of \$3,371,786 from Papich Construction Company, Inc. City staff recommended at that time to reject the bid and split the project into Phase 1 (concrete improvements) and Phase 2 (pavement rehabilitation) in order to lower project bid prices allow for additional value engineering.

A map showing these roadway segments and ADA ramps to be replaced as part of this project is attached for reference (Attachment 1).

Analysis

Following Council decision to reject the original project bid at the June 27, 2023 meeting, staff worked closely with the design engineer (Rick Engineering) to split out concrete improvements into a separate bid package. This separate project, designated as District Pavement Rehabilitation Project – Phase 1, was publicly bid starting June 30, 2023 for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policies. A public bid opening occurred on August 3, 2023 with only one bid received at a price of \$485,925 from G. Sosa Construction Company, Inc. of Nipomo.

Staff reviewed the bid and found an error in the extension of price for Bid Item D2, “Concrete Spandrels.” The total bid amount for the item was shown as \$4,950.00, but the total quantity multiplied by the unit price should have resulted in a total of \$79,500.00. The bid specifically notes that “in case of an error in extension of price into the total price column, the unit price will govern.” Subsequently, the actual bid price with correction of the extension of price error is \$530,475. Since there was only a single bidder, the total amount can be amended and awarded without re-evaluating project bids.

Receiving only a single bid on a project of this type is unusual, and the bid amount is significantly higher than what would be expected based on previous similar projects. However, capital projects with limited bidders and escalated prices has been a frequent occurrence throughout SLO County during 2023. Several major projects advertised by other local agencies have opened with no interested bidders at all. In discussions with contractors and other local agency staff, this anomalous bidding environment appears to due to a combination of factors, including work backlog, much of it associated with emergency work resulting from the January and March storms, construction labor shortage, and difficulty procuring materials and repairing equipment.

Despite the higher than expected bid for this work, given the current bidding environment, staff does not believe that there is an opportunity to further lower costs. The ramp improvements are required by federal law, and reconstruction of the roads without improving drainage facilities will significantly shorten the lifespan of the new road surfaces.

Additionally, staff does believe that splitting the project into phases will reduce overall project costs from the original bid amount. Comparing the Phase 1 bid with the component bid items in the original bid shows a reduction of \$215,000, and it is expected that the Phase 2 paving bid will also see cost reductions due to the streamlining of the work and construction during a less busy time of the year. Although there is no certainty, costs may go down over the next several years if overall construction backlog decreases. However, postponing the project into 2024 or 2025 would result in work on the project roadways being constructed concurrent with the Downtown El Camino Real Infrastructure Enhancement Project, and result in significant further impacts on downtown businesses, the schools and residents.

During construction, some inconvenience is expected to vehicular and pedestrian traffic at the location of improvements. Staff and the design consultant bid the project originally to allow for a large amount of the construction to occur when schools were out over the summer. However, the majority of curb ramps near the schools have already been improved and are not included on this project, so impacts are expected to be fairly limited. Staff will work closely with the contractor and local business owners to minimize impacts to businesses as much as possible.

Construction Engineering Analysis

Staff solicited proposals in May 2023 from qualified consultants to provide construction engineering and materials testing services for the two large paving projects. Since the 2023 F-14 Pavement Rehabilitation and Downtown District Pavement Rehabilitation projects consist of similar pavement rehabilitation methods, are within close proximity, and may have overlapping construction schedules (pending re-bid of the Downtown District Paving Project), it was determined it would be most efficient and productive to have a single consultant provide comprehensive construction engineering services for both projects under one contract. The scope of services includes full construction management, construction inspection and construction administration services, as well as geotechnical and materials sampling and acceptance testing.

Authorization to execute a contract with the selected consultant, Cannon Corp, for a total amount of \$449,872 was included in the July 11, 2023 Council Construction Contract Award of the 2023 F-14 Pavement Rehabilitation Project. However, it was noted in that report that Phase II work associated with the Downtown District Pavement Rehabilitation project would be brought back before Council for authorization. Cannon's proposal included \$193,836 budgeted for the Downtown Paving Project. Staff may elect to provide some inspection services with Public Works personnel, but with multiple other small to medium sized capital and emergency projects also taking place during the fall months, it is not expected that there will be sufficient resources in-house for comprehensive inspection of this project. Staff will authorize Phase II of the Cannon Corp. proposal that will allow for inspection of Phase 1 (concrete improvements) and Phase 2 (pavement rehabilitation) for the Downtown District Pavement Rehabilitation Project.

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.

FISCAL IMPACT:

The fiscal impact of awarding the Phase I construction contract to G. Sosa Construction is \$530,475 in Local Transportation Funds (LTF). The total adopted budget includes \$2,002,340 in LTF monies for project funding. To date, there has been approximately \$225,000 spent for the design and bid phases of the project, primarily associated with the

paving work. State Law requires the City to maintain or re-establish existing survey monuments during road construction. The City will contract directly with a licensed land surveyor for survey monument perpetuation/preservation work, which is estimated at \$10,500. Other non-construction costs remaining include material testing, coordination, and inspection fees that are estimated to be around \$200,000, or about 12-15% of construction costs for the project in total.

A standard contingency of 20% is customarily used for capital projects as a safeguard for quantity over-runs and if unknown conditions arise which require a change in plans. The risk for unknowns drops significantly on roadway projects where excavation is limited. In addition, estimated quantities for projects such as this are based upon known surface areas and identifiable item quantities, therefore the risk for actual versus estimated quantity deviation drops significantly. Given the thorough fieldwork performed during design, staff is comfortable recommending a lower construction contingency of 10%, or \$53,050, of the construction contract amount.

Although bids for Phase II of the project have not yet been received, it is estimated that the total project budget will be exceeded. Phase II construction was bid out to have a base bid and optional alternates. After those bids are received, staff will present a recommendation to Council (at a future Council meeting) on which additional alternates should be included in project construction, if any, depending on pricing. Estimated projects costs until then are as follows:

ESTIMATED EXPENDITURES (DOWNTOWN DISTRICT PAVING PROJECT)	
Design and Bid Phase	\$ 225,000
Construction Contract – Phase 1	530,475
Construction Contingency – Phase 1 @ 10%	53,050
Survey Monument Perpetuation	10,500
Construction Contract – Phase 2 (Estimated)	1,200,000
Construction Contingency – Phase 2 @ 10%	120,000
Construction Inspection / Testing / Administration @ 15%	210,975
Total Estimated Expenditures:	\$ 2,350,000

BUDGETED FUNDING SOURCES	
Budgeted Local Transportation Funds	\$2,002,340
Total Budgeted Funding Sources:	\$2,002,340
Project Budget Surplus / (Deficit):	(\$347,660)

ALTERNATIVES:

Council may cancel the project or direct staff to rebid the project. Staff does not recommend any alternatives, as the work is a required component of the project and it is not expected that a lower bid would be received.

ATTACHMENTS:

1. Project Location Map
2. Bid Summary

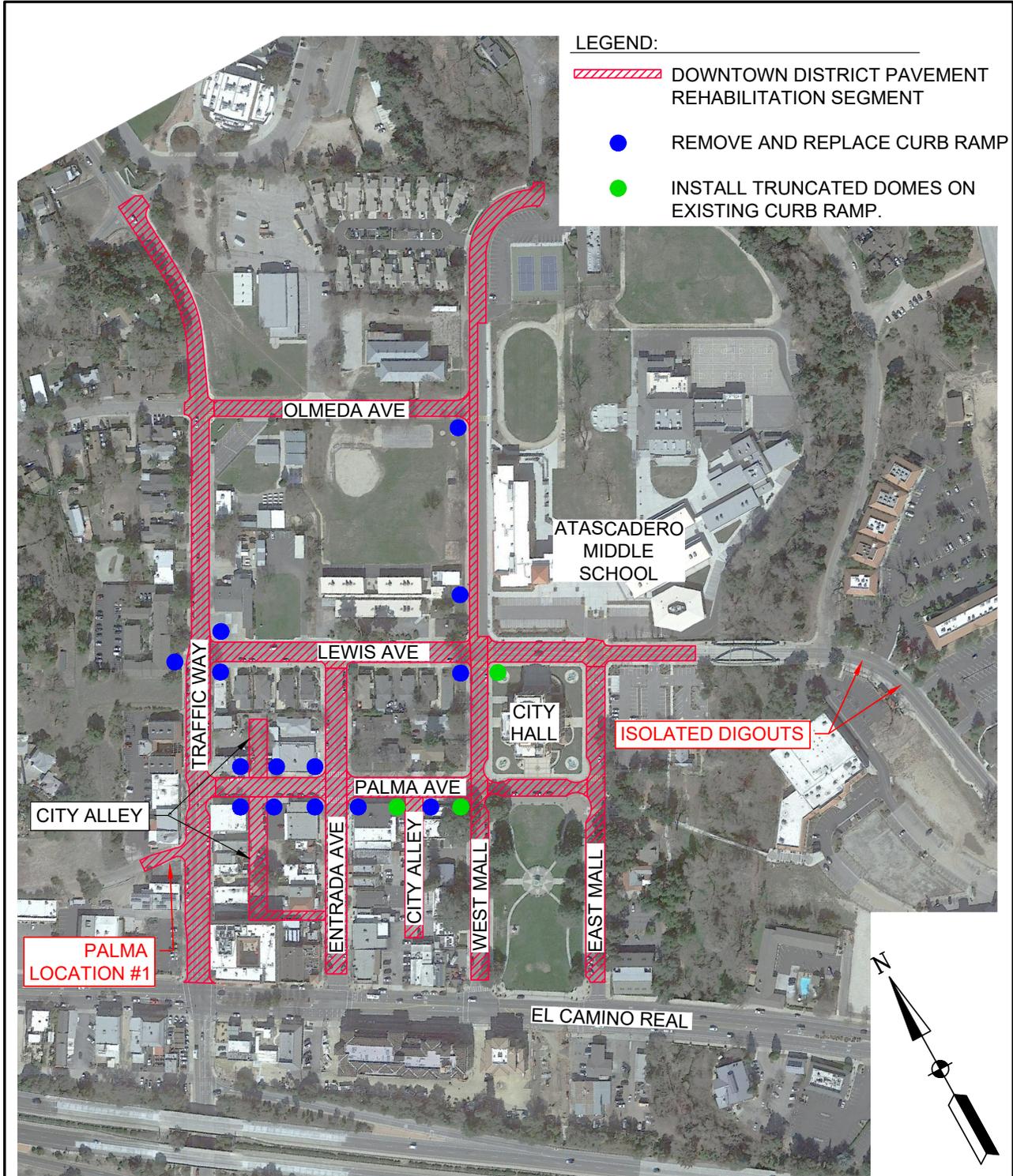


EXHIBIT
 DOWNTOWN DISTRICT PAVEMENT
 PAVEMENT REHABILITATION
 STREET LOCATIONS

DRAWN BY:	R. HAYES
DATE:	12/29/2022
SCALE:	1"=300'
PAGE NO:	1 OF 1

City of Atascadero
Office of the City Clerk
Bid Summary

TO: Public Works
 FROM: Dillon Dean James, Deputy City Clerk 
 BID NO.: 2023-006
 OPENED: 8/3/2023
 PROJECT: Downtown District Pavement Rehabilitation Phase 1, Project No. C2021R02

1

Bid was received and opened today, as follows:

<u>Name of Bidder</u>	<u>Base Bid Total</u>	<u>Add Alternate</u>
G. Sosa Construction, Inc.	\$485,925.00	



Atascadero City Council

Staff Report – Public Works Department

2023 Storm Debris Removal from Atascadero Creek and Graves Creek Contract Award

RECOMMENDATION:

Council award a contract for \$243,200 to A&T Arborists and Vegetation Management for the 2023 Storm Debris Removal from Atascadero Creek and Graves Creek Project (Project No. Z2023E10).

DISCUSSION:

Background

As result of the January and March 2023 winter storms/disaster, flood water levels and flow in Atascadero Creek and Graves Creek resulted in a significant amount of debris and vegetation material collected in the water ways and creek banks. The City owns approximately 63 acres of open space creek reservation along Atascadero Creek and approximately 16 acres along Graves Creek. The historical amount of debris caused blockage in various areas along both creek areas, resulting in flooding that did not flood in previous storm events. These blockages are primarily made of fallen trees, limbs, vegetation, and litter from nearby properties that were carried by the flood water levels. As the flood water has subsided and debris material has dried, there remains numerous piles of debris which has the potential to act as fire fuel within the two creek areas. In addition, the National Oceanic and Atmospheric Administration (NOAA) has issued an El Niño advisory for the winter season, which historically results in an increase of expected rainfall beginning in December 2023 through February 2024.

On April 25, 2023, the City Council approved a professional services contract with Schaaf & Wheeler to prepare the Atascadero Creek Capacity Restoration Project. In conjunction with this project, the Council also approved a professional services contract with SWCA Environmental Consultants to provide environmental permitting services. The scope of work for this project includes topographic surveying, modeling and design services to prepare for sediment removal along Atascadero Creek. This work is expected to be completed by spring 2024 with construction work occurring during summer 2024.

While sediment removal is considered a long-term solution to addressing the water flow issues within Atascadero Creek brought on by the storm events, there is a more immediate need to remove the significant amount of debris and vegetation material within both Atascadero and Grave Creek areas. In order to limit risk to essential City facilities and private property ahead of the winter/rain season, staff is recommending the City pursue an expedited effort to remove debris and vegetative material within the City's open space reservations along Atascadero Creek and Graves Creek.

Bid Analysis:

The project was publicly bid starting June 13, 2023, for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policies. A public bid opening occurred on July 27, 2023 and one bid was received for \$243,200 by A&T Arborists & Vegetation Management of Atascadero. The bid was reviewed for accuracy and compliance with project bidding requirements, and the City Engineer has determined that A&T Arborists & Vegetation Management is the lowest responsive bidder.

While only one bid was received for this project, A&T Arborists and Vegetation Management's proposal is considered very reasonable based upon prior City-contracted debris and vegetation removal work. In addition, the availability for local contractors who specialize in this type of work has been limited due to the number of concurrent debris removal in adjacent creeks and rivers in the region. The current bidding environment across the Central Coast has seen multiple recent projects with a low number of bidders (due to current workload and a limited number of contractors) and bid prices much higher than typical bid costs.

If awarded, work is expected to last approximately 30 working days, though there may be a need to extend the duration due to limited access along Graves Creek. There will be inconveniences and some disruptions along the creek areas but City staff will work with the contractor to mitigate these impacts as much as possible, including preparing a temporary traffic control plan.

ENVIRONMENTAL REVIEW:

The emergency work will include the removal, segregation, reduction, recycling, and disposal of debris within certain reaches of Atascadero Creek and Graves Creek that are currently considered a fire and flood hazard. It is expected that the project activities will avoid the channel and open water habitat of both creeks to a certain extent and no emergency permitting (RGP 5) through the U.S. Army Corps of Engineers (Corps) or Regional Water Quality Control Board (RWQCB) will be required. The work will include emergency permitting with the California Department of Fish and Wildlife (CDFW). The City recommends hiring SWCA Environmental Consultants to support the permitting process with CDFW and to coordinate with A&T Arborists & Vegetation Management, including environmental onsite training and monitoring.

The project qualifies for a Class 7 categorical exemption: Actions by Regulatory Agencies for the Protection of Natural Resources. This exemption allows for regulatory agencies to undertake actions necessary for the preservation and maintenance of natural resources where the regulatory process involves procedures for the protection of

the resource. As CDFW permits will be required, protection from maintenance activities will be included.

FISCAL IMPACT:

Approving staff recommendations will result in estimated expenditures up to \$330,000 of unbudgeted funds to complete the debris and vegetation removal. The City has included this project in the Damage Inventory submitted to FEMA and is aggressively pursuing reimbursement from FEMA for disaster assistance.

The following table summarizes the estimated expenditures and proposed funding:

ESTIMATED EXPENDITURES	
Debris Removal Services	\$243,200
Environmental Services	27,000
Construction Admin. and Inspection	11,000
Construction Contingency (20%)	48,800
Total:	\$330,000

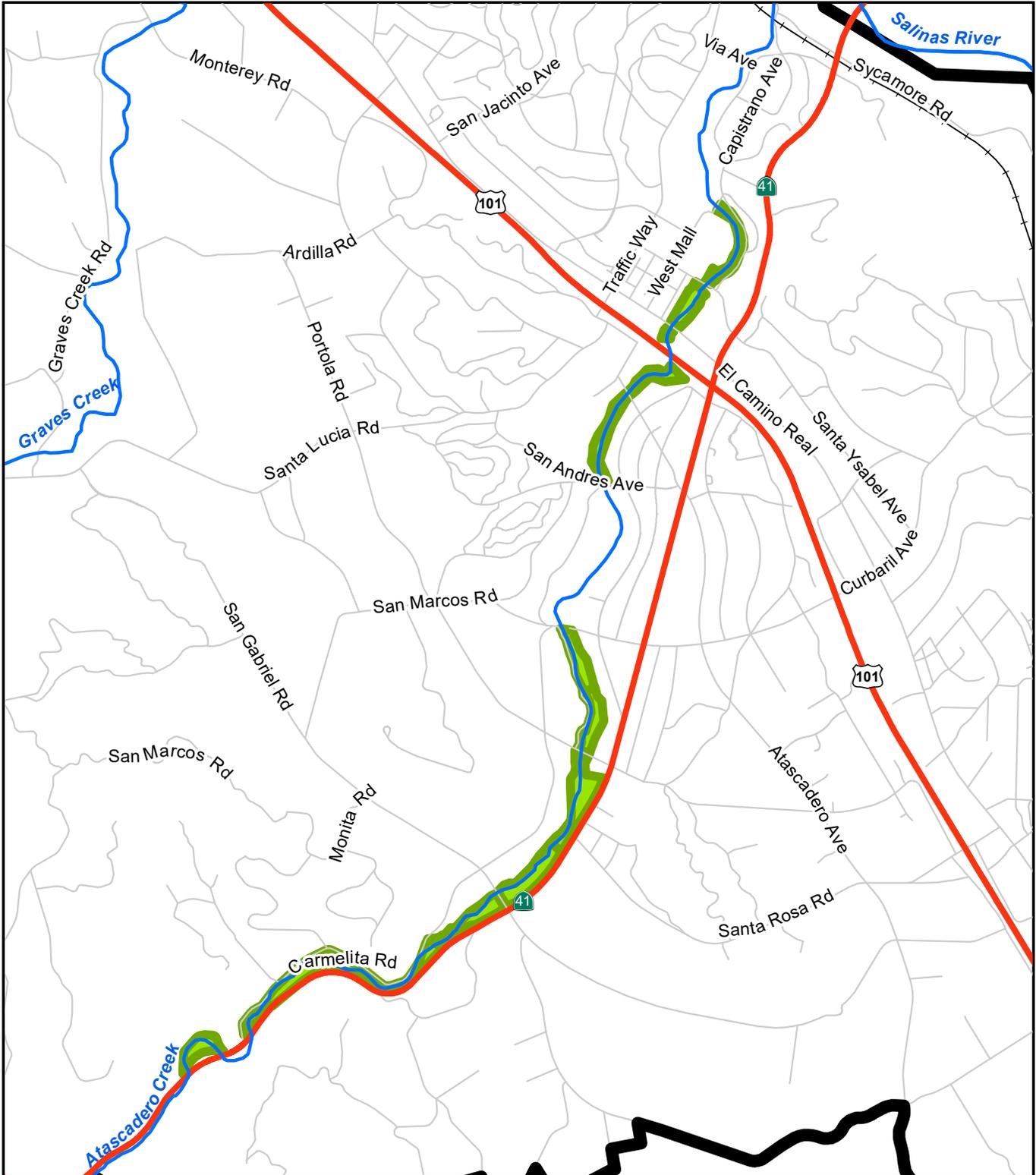
PROPOSED FUNDING	
FEMA Reimbursement Request	\$330,000
Total:	\$330,000

ALTERNATIVES:

Council may direct staff to rebid the project; however, staff believes the bid received is favorable, and due to the emergency nature of the work ahead of the rainy season, accepting the bid is necessary at this time.

ATTACHMENTS:

1. Project Location Map: Atascadero Creek
2. Project Location Map: Graves Creek
3. Bid Summary



CITY OF ATASCADERO

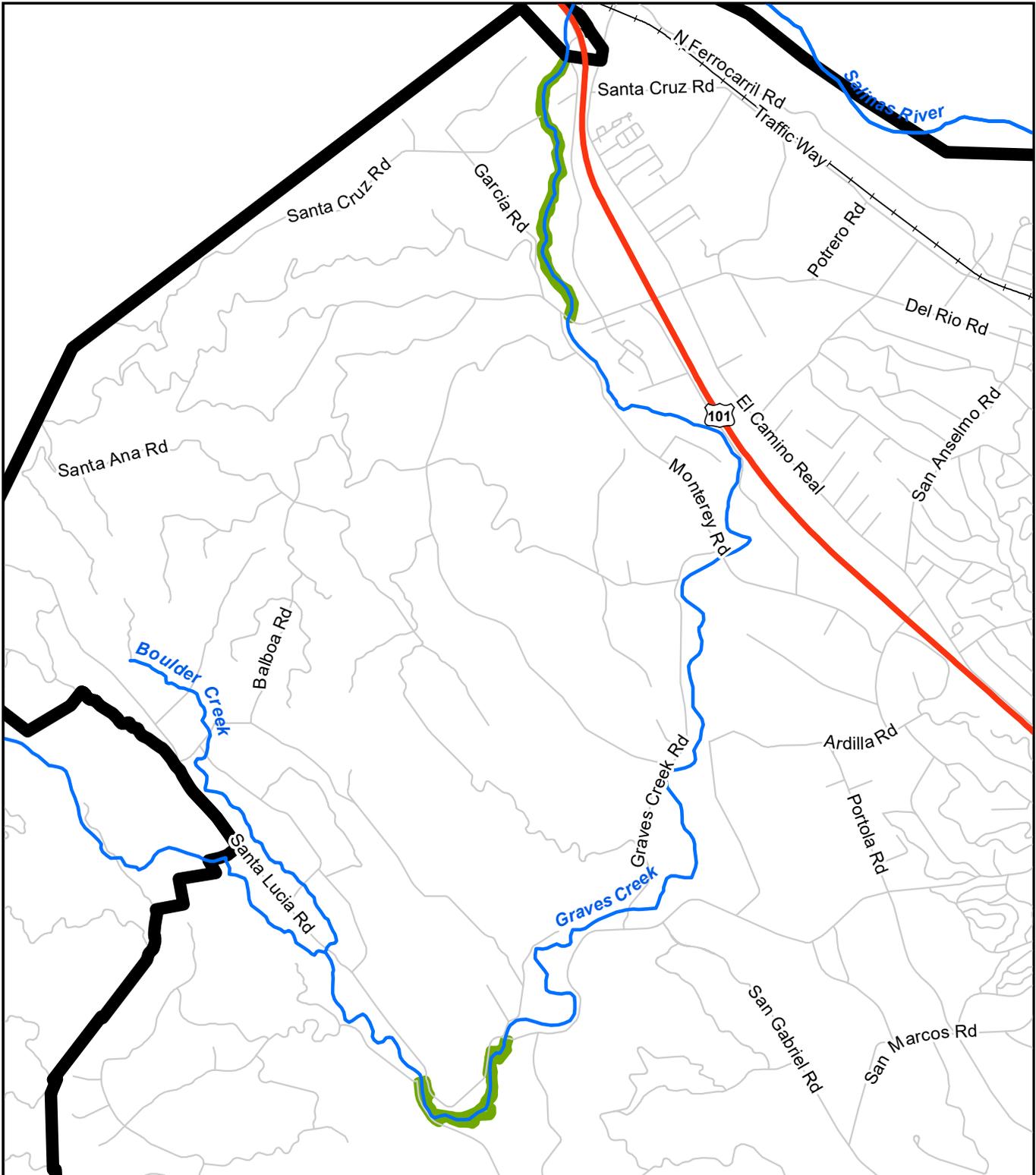
City Owned Atascadero Creek Reservations

Creek Reservation Parcels

 Creek Reservation Parcels

Date Printed: 8/9/2023 | Printed by: City of Atascadero - GIS Division





CITY OF ATASCADERO

City Owned Graves Creek Reservations

Creek Reservation Parcels

 Creek Reservation Parcels

Date Printed: 8/9/2023 | Printed by: City of Atascadero - GIS Division



City of Atascadero
Office of the City Clerk
Bid Summary

TO: Public Works
FROM: Dillon Dean James, Deputy City Clerk 
BID NO.: 2023-005
OPENED: 7/27/2023
PROJECT: Atascadero and Graves Creek Debris Removal Project No. Z2023E10

1

Bid was received and opened today, as follows:

<u>Name of Bidder</u>	<u>Base Bid Total</u>	<u>Add Alternate</u>
A&T Arborists and Vegetation Management	\$243,200.00	



Atascadero City Council

Staff Report - Public Works Department

San Marcos Road Emergency Repair and Stabilization Project Construction Contract Award

RECOMMENDATION:

Council:

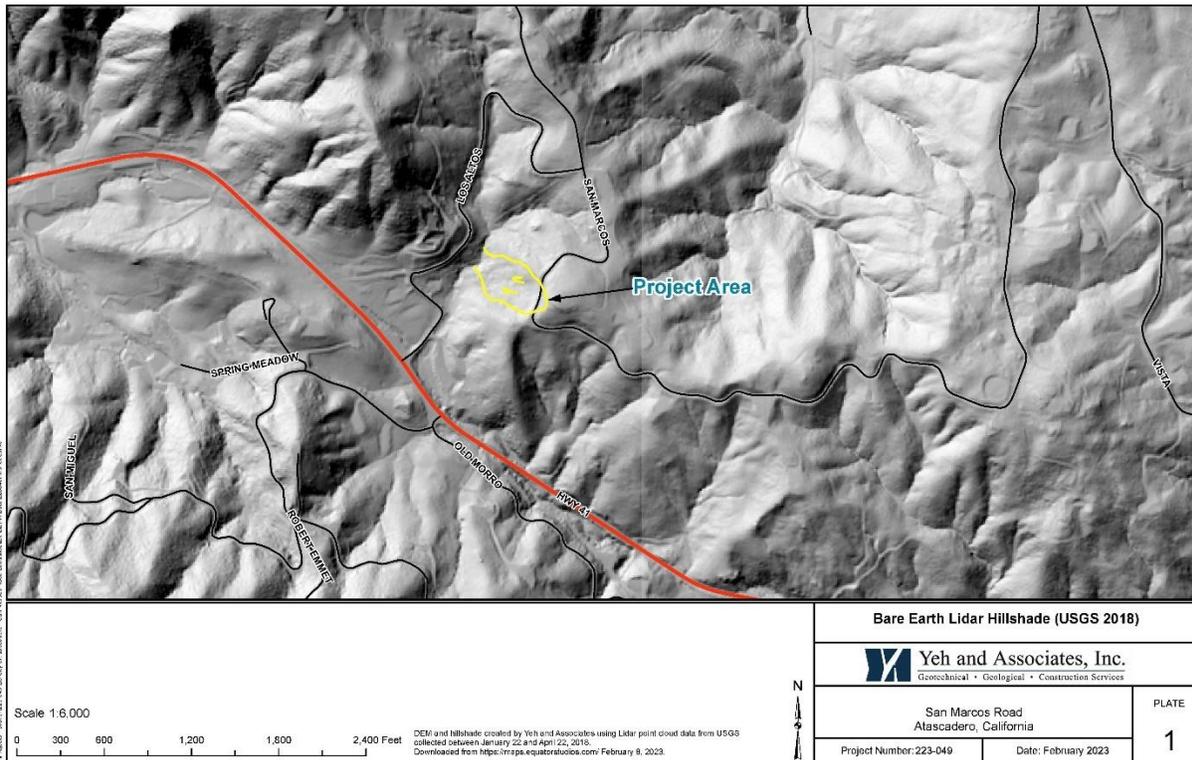
1. Award a construction contract for \$690,662 to Souza Engineering Contracting, Inc. for the San Marcos Road Emergency Repair and Stabilization Project (Project No. Z2023E06); and
2. Authorize the City Manager to execute a contract with SWCA Environmental Consultants for \$53,740 for Biological Monitoring Services for the San Marcos Road Emergency Repair and Stabilization Project; and
3. Direct the Administrative Services Director to appropriate \$143,400 in Local Transportation Funds to cover the local share percentage of the project costs.

DISCUSSION:

Background:

As result of the January 2023 storms, heavy rains and road subgrade saturation led to a landslide directly below San Marcos Road, resulting in the loss of approximately 40 linear feet of the west (southbound) lane of the roadway, and settlement and destabilization of an additional 145 linear feet of the southbound lane. The location of this landslide is adjacent to the parcel at 11285 San Marcos Road. As a result of the roadway damage, the roadway has been narrowed to a single lane at the damage area with temporary water-filled traffic barricades and two-way stop control. The roadway at this location remains reduced to a single lane.

This section of San Marcos Road has a functional classification as an “on-network” major collector roadway and is eligible for Federal Highway Administration (FHWA) Emergency Opening (EO) funding (see Fiscal Impact for further discussion).



Design Analysis

Yeh and Associates (Yeh), a local geotechnical engineering firm with extensive experience on similar landslide projects, was contracted to perform geotechnical subsurface testing services and prepare a preliminary repair and stabilization options geotechnical memorandum. JoAnn Head Land Surveys was also contracted to provide topographic and boundary survey of the project site. Yeh provided three design options for road repair in April 2023 that included a deep patch earthwork repair, geosynthetic reinforced slope, and a soldier pile wall. Based on resiliency, long-term performance, and overall lifecycle costs, the soldier pile wall was identified in the report as the preferred alternative.

Following acceptance of the preferred Yeh alternative by the Caltrans District 5 Local Assistance office and FHWA, Yeh proceeded with an expedited preparation of construction plans and specifications for the project. The final design includes the construction of a 190-foot long retaining wall along the western (downhill) edge of San Marcos Road and associated earthwork, installation of metal beam guardrail, and reconstruction of the roadway.

The soldier pile wall will be constructed within the City's right-of-way; however, a temporary right-of-entry onto the adjacent property at 11285 San Marcos Road is necessary during construction and a permanent non-build easement would be required on a portion of the property directly below the wall. City staff obtained the right-of-entry early in the design process and has contracted with Hamner, Jewell & Associates to

negotiate acquisition of the permanent easement. The property owner has been extremely cooperative, good to work with, and understands the need for and benefit of the soldier pile wall.

Bid Analysis

The project was publicly bid starting July 14, 2023, for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policies. A public bid opening occurred on August 17, 2023, and five bids were received ranging from \$690,662 to \$917,690. The bids were reviewed for accuracy and compliance with project bidding requirements, and the City Engineer has determined that Souza Construction of San Luis Obispo is the lowest responsive bidder at \$690,662.

Bidding was competitive for this project, and Souza Construction's bid is considered an excellent price for this project scope, particularly given the rapid recent escalation of construction costs and the 2023 bidding environment. The current bidding environment across the Central Coast has seen multiple recent projects with a low number of bidders (due to current workload and a limited number of contractors), and bid submissions much higher than typical bid costs.

Construction work will require San Marcos Road to be closed to traffic at the project site. This is expected to have very little impact to residents since there are other alternate routes to all properties. The contractor will be required to place all traffic control, including signage to notify drivers of the closure at locations that will allow for taking alternate routes. The project is expected to take approximately two months to complete.

Biological Monitoring Services Analysis

This project has been conditioned by Caltrans (the funding administrator) to include full-time biological monitoring during construction activities. City staff requested a proposal for this work from SWCA Environmental Consultants, as they had recently completed similar work scope for the Del Rio Road Bridge Emergency Slope Stabilization project, funded through the same Emergency Opening program. SWCA provided a detailed proposal and fee estimate that included expected labor hours/costs and reimbursable expenses, for a total of \$53,740. Staff has reviewed the FHWA monitoring requirements and believes the fee is very reasonable for the work scope required.

ENVIRONMENTAL REVIEW:

As this project is FHWA-funded, Caltrans was the lead agency for CEQA/NEPA determination. The proposed project was determined to be Categorical Excluded under 23 CFR 771.117(c): activity (c)(9)(i), pursuant to 23 USC 326 and the Memorandum of Understanding dated April 18, 2022, executed between FHWA and Caltrans. The finding of exemption is on file in the project records.

FISCAL IMPACT:

Concurrent with preparation of the initial geotechnical evaluation and memorandum, City staff began evaluating alternatives for emergency funding. Initially, it was expected that the project would be eligible for FEMA emergency funding, but it was determined that this location was instead eligible for FHWA Emergency Opening (EO) funding based upon San Marcos Road’s functional classification as an “on-network” major collector roadway. Staff submitted a Damage Assessment Form to Caltrans on April 24, 2023 for a total of up to \$1,310,000 in FHWA funding, including \$975,000 in construction costs, and was formally approved and allocated to the City to the project on May 17, 2023.

The FHWA EO program provides 100% federal funds for all work costs incurred within 270 days of the declared emergency (December 27, 2022). For work completed after the 270-day window, the program will reimburse the City for 88.53% of the costs. Due to the complexity of the project design and the bidding process, it was not possible to complete construction within the window for 100% reimbursement, which closes on September 22, 2023. It is expected that a portion of the construction work will be completed before this date, but estimated costs in the table below attributable to the City is based upon all construction work being completed after this date.

The fiscal impact of this action is the expenditure of up to \$1,310,000 in FHWA funding and up to \$143,400 in unbudgeted Local Transportation Funds (11.47% of FHWA allocated Construction, Biological Monitoring and Construction Engineering funds). It is expected that the final costs will be significantly lower, but since FHWA does not allow for separate construction contingency budget it is recommended that the fully allocated amount be assumed at this time.

ESTIMATED FUNDING USES AND SOURCES			
	FHWA	Local Transportation Funds	Total Project
Project Survey/Design/Administration (100% reimbursement)	\$ 105,000	\$ -	\$ 105,000
R/W Acquisition Costs and Support Services (100%)	50,000	-	50,000
Construction Contract, with contingency (88.53%)	975,000	126,400	1,101,400
Construction Biological Monitoring (88.53%)	55,000	7,200	62,200
Construction Engineering/Testing/Administration (88.53%)	75,000	9,800	84,800
Total Estimated Costs	\$ 1,260,000	\$ 143,400	\$ 1,403,400

ATTACHMENT:

1. Bid Summary

City of Atascadero
Office of the City Clerk
Bid Summary

TO: Public Works
 FROM: Dillon Dean James, Deputy City Clerk 
 BID NO.: 2023-007
 OPENED: 8/17/2023
 PROJECT: San Marcos Road Subsidence Project No. Z2023E06

5

Bids were received and opened today, as follows:

<u>Name of Bidder</u>	<u>Base Bid Total</u>	<u>Add Alternate</u>
Souza Construction	\$690,662.00	
Taylor Jane Construction LP	\$818,223.00	
AAAA Engineering Contracting, Inc.	\$819,547.00	
Papich Construction Company, Inc.	\$887,500.00	
R. Burke Corporation	\$917,690.00	



Atascadero City Council

Director's Report – Community Development Department

General Plan Update Project (GPA21-0067)

RECOMMENDATION:

Council and community receive an update on the General Plan Update project, provide direction to staff on key policy questions and the overall approach for the General Plan Update, and provide staff feedback on the upcoming community engagement activities.

DISCUSSION:

The City began the General Plan Update process in July 2021. At this time, we have completed phases 1 and 2 and we are moving into phase 3.

- Phase 1: *Scoping*, included project process refinements and development of a community outreach strategy.
- Phase 2: *Discovery*, included development of the Existing Conditions Report, Vision and Guiding Principles, and a range of community engagement meetings and activities to hear early feedback on the City's assets, challenges, and opportunities.

On February 11 and 12, 2023, the Project Team (a combination of City staff and consultants) attended the Council Strategic Planning session to gather further input on the City's near-term and long-term vision. On March 21, 2023, the Planning Commission received an update on this process and provided general comments. On May 9, 2023, the Council received an update on this process and provided feedback on the draft Vision and Guiding Principles for the General Plan Update, an important early project milestone.

The project is now in Phase 3: *Exploring Alternatives*. During this phase, the Project Team will be developing a series of growth and policy alternatives for Atascadero's future. The alternatives will be developed to show options for land use, community design, mobility, and other policy considerations. The alternatives will communicate technical and policy issues in a straightforward manner for sharing with community members and decision-makers. The Project Team will hold a series of community open houses, surveys, stakeholder meetings, high school student activities, and other discussions to capture community feedback on the alternatives. This feedback will inform a Council discussion in Fall 2023 to craft a final Preferred Alternative. Staff is seeking direction from Council on key policy questions that will guide refinement of the alternatives before we continue additional outreach.

Analysis:

Based on Council, Planning Commission, Staff Technical Advisory Committee (STAC), and community feedback, the Project Team will prepare a series of alternatives that will identify options for future housing and employment locations (“Focus Areas”), new development types and character, mobility improvements, and associated community policies. These policy options, including an evaluation of their potential economic, fiscal, environmental, and infrastructure tradeoffs, will inform community discussions around how Atascadero should/could grow and change over the next 20 years and beyond.

Key Policy Discussion Items:

A. General Plan Vision and Guiding Principles

The Vision Statement expresses the community’s desires for Atascadero’s future and describes the community’s overall philosophy. Ultimately, all goals, policies, strategies, and actions contained in the new General Plan must be consistent with this Vision Statement. The Guiding Principles are rooted in community voices heard during initial engagement activities and Council’s strategic planning initiatives. They will both guide crafting of the new General Plan and, post-General Plan adoption, will provide a decision-making lens for City officials, staff, and decision-makers.

Council reviewed and provided directions on the draft Vision and Guiding Principles at the May 9, 2023 meeting. Following that meeting, the Project Team incorporated Council feedback into a revised Vision and Guiding Principles (see Attachment 1).

Action Item for City Council:

1. Do the updated Vision and Guiding Principles reflect Council direction and are they ready to be applied to the General Plan Alternatives process?

B. Property Owner General Plan Land Use Change Requests

Since initiating the General Plan Update process in 2021, the City has received twenty-two (22) applications from property owners/developers requesting General Plan Amendments (Attachment 5).

In general, the theme of the requests focuses on increasing residential density on privately owned property. Other requests focus on expanding commercial and private property development options within the Public Zone. Staff suggests that the following type of requests to amend the General Plan be included in the alternatives. Council may suggest other specific requests be analyzed.

- Increasing residential density where appropriate in areas that have supporting infrastructure and neighborhood compatibility to aid the City in meeting housing demand and Regional Housing Needs Allocation (RHNA).
- Modifying land use designations for privately owned property within Public Zoning Districts.
- Modifying zoning to encourage appropriate infill and economic development.

The City is not required to include these General Plan Amendment requests in the General Plan Land Use Map update that will accompany the new document. However, these requests help us understand the desires of private property owners and identify potential opportunity areas with interest for future growth. While some of the requests support future community goals, some may not. The City Council should provide guidance on the type of requests that should be included in the draft update. This will allow them to be evaluated relative to other land use policy options, and if they are eventually included in the updated General Plan, they would receive a general environmental evaluation as part of the General Plan’s Environmental Impact Report (EIR). However, future development of each parcel might still be subject to CEQA analysis as they move forward with development depending on the scale of development and the specifics of each site at the time a project is proposed.

Action Item for City Council:

2. Provide direction on the type of amendments that should be incorporated and evaluated during the Alternatives process. If desired, the Council may choose to add, delete, or provide input on specific amendment requests. This action would not pre-approve any particular request; rather, it would mean the request(s) would be evaluated as part of the General Plan Alternatives analysis.

C. General Plan Population and Employment Growth Projections

As part of the existing conditions evaluation process, the consultants prepared an analysis of projected population and employment growth in Atascadero. The City’s current (2022) population is 30,480 and the forecasted population for the planning period (through 2045) is 36,758. The City’s current total employment (2022) is 10,398 jobs. This results in a jobs/housing balance ratio of 0.84.

While there is not an optimal jobs/housing balance ratio to strive for, the City’s current (and long-standing) jobs to housing imbalance indicates the potential to support opportunities for nonresidential, employment-generating uses in the City, which, on a per-service population basis, could lead to higher net positive annual General Fund revenues. **Table 1** below identifies current and forecasted population and employment, and identifies the relative jobs/housing balance. Note that additional background information is included in the Administrative Draft Existing Fiscal Condition Report (available online at the City’s GPU website).

Table 1: General Plan Update Population and Employment Projections

	2022	2025	2030	2035	2040	2045	Net Growth (2022-2045)
Population	30,480	31,336	32,762	34,188	35,614	36,758	6,278
Dwelling Units	12,297	12,501	12,841	13,181	13,521	13,871	1,574
Employment – Low (jobs) ¹	10,398	10,485	10,630	10,775	10,920	11,064	666
Employment – Medium (jobs) ¹	10,398	10,571	10,860	11,149	11,438	11,727	1,329
Employment – High (jobs) ¹	10,398	10,655	11,084	11,513	11,942	12,371	1,973
Jobs/Housing Balance (jobs per dwelling unit)	0.85	0.84 - 0.85	0.83 - 0.86	0.82 - 0.87	0.81 - 0.88	0.80 - 0.89	(0.05) - 0.04

Source(s): JobsEQ 2022Q1; SLOCOG 2050 Regional Growth Forecast

Note(s):

¹ Projections use the JobsEQ 2022Q1 estimates as the base 2022 number, consistent with the existing conditions report. Employment net growth is based on the SLOCOG projections from 2022-2045. Because SLOCOG job projections are provided in five-year increments (2010, 2015, 2020...), the base year for 2022 is extrapolated from the 2020-2025 projection assuming an equal annual growth. The employment net growth from 2022-2045 is used to calculate the years in the table and also assume an equal annual growth as opposed to a compound growth.

The Employment numbers estimated above use regional growth modeling completed by SLOCOG in 2017 and adjusted for 2022 known numbers. This modeling looked at 3 growth scenarios: low, medium, and high. Targeting one of these growth assumptions can help shape economic and land use policies related to the types of commercial development needed to support targeted jobs growth.

Action for City Council

3. Provide input on draft population and employment growth projections
4. Provide input on potential strategies to attract and support additional jobs that should be considered in the General Plan Update process such as:
 - a. Supporting larger-scale development at commercial nodes
 - b. Refinement of commercial land-uses and zoning districts for underutilized areas to incentivize synergy and attraction of quality jobs centers

D. Updated Land Use Designations (Placetypes)

In addition to the Focus Areas, the Project Team is developing an updated set of land use “Placetypes.” These Placetypes are similar to land use designations but also include detail on the character of the various types of uses, such as the scale, design quality, and relationship to the street. Placetypes create more clarity around the character of new development, and help us understand where we might refine the land use map.

Some of the place-type suggestions include:

- a. Combining the Rural Residential, Rural Estates, and Suburban Estates designations into a one new single Rural Residential designation for residential properties in the rural areas.
- b. Removing the Commercial Recreation designation (maintain an Open Space and/or Parks designation).
- c. Changing “Medium” Density Residential (10 units per acre) to “Lower” Density multi-family Residential, to serve as a transition zone between single-family neighborhoods and higher-density residential/commercial/mixed use.
- d. Adding a new Medium Density Multi-Family Residential designation to allow for maximum 16 to 18 du/ac development and provide greater layer of transition.
- e. Increasing the maximum density in Downtown from 20 to 24 du/ac to match the General Commercial, and High-Density Residential designations.
- f. Increasing density in the High-Density Residential Multi-Family zone to 30 units per acre.
- g. Refining the Industrial and Industrial Park Zone to prioritize job and economic development supporting land uses while reducing outdoor storage and underutilization.

Actions for City Council

5. Should the maximum density in the High-Density Multi-Family designation be increased from 24 du/ac to 30 du/ac (or higher) to allow for higher density projects?
6. Should we modify the intent of or eliminate the Neighborhood Commercial zoning designation?
7. Should we create an additional multi-family zoning district to refine transition zones?

E. Focus Areas

Based on Council, Planning Commission, STAC, and community feedback, the Project Team is currently developing a series of focus areas that will be the primary opportunity areas for the General Plan alternatives discussion. Each Focus Area is envisioned to have a distinctive set of land uses, community amenities, mobility improvements, and other features. Collectively, they will address most of Atascadero's future growth goals and individually, provide distinct districts and neighborhoods. Council should provide input on these focus areas.

The focus areas largely occur along the El Camino Real and Highway 41 corridors. However, there is also a need to examine the City's Industrial corridor along Traffic Way and Sycamore Avenue. Combined, these areas can support the majority of future residential, office, commercial, light industrial, and mixed-use development. The Focus Areas were identified based on several factors:

- Areas that support the growth and community design objectives outlined in the Vision Statement and Guiding Principles
- Areas currently designated for commercial, office, mixed use, or industrial uses.
- Areas along major corridors and near Highway 101 that have good access to local and regional road networks, pedestrian and bicycle amenities, and civic destinations.
- Areas that have infrastructure available to support new and more intensive commercial and residential development.
- Areas that have the potential to become more walkable and economically viable as new and more intensive development occurs.

Attachment 2 shows the location of the proposed Focus Areas., including parcel boundaries and zoning. **Table 2** below provides brief descriptions of each Focus Area (the numbers and letters correlate to the map in Attachments 2):

Table 2: Proposed Focus Areas

ID	Name	Opportunity
1	Ramona Road (Public)	Create a light industrial and business park zone from the Public District that abuts Ramona Road and Highway 101 south of Del Rio Road.
2	Del Rio	<ul style="list-style-type: none"> a. Designate retail and tourist serving uses at the Del Rio Rd / ECR intersection, and b. Expand light industrial uses along ECR (on smaller parcels fronting Hwy 101).
3	San Benito / El Camino Real	Explore opportunities for higher density housing and cottage-court type development east of ECR.
4	San Anselmo	Create an R&D area along ECR (on parcels fronting Hwy 101) with additional higher density residential and mixed-use opportunities on the east side of ECR. West side of the 101, refine land uses and circulation patterns.
5	Traffic Way / Sycamore Rd (Industrial Zones)	Transition to light industrial and R&D uses and away from heavy industrial and storage uses (which currently exist in this Focus Area). Create a business park character where industrial zones consider adjacent residential areas. Consider expansion of the industrial zone south along Sycamore Rd. (see also #11)
6	Downtown / Residential	Expand restaurants, community retail, and larger mixed-use projects to intensify the City's core. Incentivize relocation of offices to the Highway 41 corridor. Support infill multi-family and missing middle development in surrounding neighborhoods where sewer is available.
7	Morro Road	Create a new professional office, retail, and employment area that is focused on (but not limited to) the medical industry, including R&D type uses. Support higher density multi-family and missing middle infill in the neighborhood to the north of Highway 41 to Atascadero Creek.
8	Infill Flex Zone	Encourage opportunities for infill residential development at various mid-block locations along El Camino Real. Focus areas include shallow lots on the east side of ECR between San Jacinto and Rosario, and between the Vons center and Curbaril. These locations have the potential to support a flexible land use pattern that could accommodate both High Density Residential or Commercial land uses. A new mixed-use or flexible Placetype for these blocks could facilitate infill development and redevelopment while supporting focused commercial at nodes.
9	Triangle Neighborhood (Infill Residential)	Support multi-family infill, including missing middle and small-lot subdivisions in the neighborhood bordered by Highway 41, Portola, and Highway 101.
10	South Gateway	Create a gateway area that includes multi-family and mixed-use, but likely at a lower scale due to infrastructure and flooding constraints. Consider clustering/density transfer to

		avoid flood-prone areas. Look at the intersection of Santa Barbara Rd and El Camino Real to determine best gateway uses.
11	South Atascadero Commercial	Create a light industrial and business park zone south of the commercial node at Curbaril and El Camino Real.
12	San Ramon	Consider a potential annexation for the vacant land within the City's sphere of influence for recreation and regional trail connection opportunities or land uses compatible with high voltage power lines.

Actions for City Council

8. Provide input on Focus Area boundaries. Input areas may be modified, added to or deleted.
9. Should we refine the industrial and service designations (I, IP, CS, CPK) so that we maximize our infill development and head of household job potential?
 - a. Consider the reduction of outdoor storage uses in the industrial zone to focus on industrial and business park development.
 - b. Refine the list of uses within these zones to create more clearly defined places.
 - c. Consider expanding the Sycamore Industrial Zone to the south.
10. What factors should be considered when determining the best land use for the City's two Public Designated areas that are in private ownership (South Atascadero, Ramona Road). Factors such as slope, environmental constraints, adjacent land uses, freeway visibility, potential economic development opportunities can be considered.
11. Provide input on the two mid-block areas (Focus Area 8) and whether a new land use district, or expanded role of the existing Mixed-Use designation, that allows for both residential and commercial projects could be utilized.

General Plan Update Alternatives Approach:

The next four to five months are perhaps the most significant in the General Plan update process as this is when we will be asking residents, business owners, and property owners to consider options for land use and circulation changes over time. Using this community input, City staff will craft a Preferred Alternative for Council review in late fall/early winter 2023. The Preferred Alternative will include a combination of new and refined policies, land use and circulation plans, and updated land use designations/development standards. Based on the Preferred Alternative, the consultant team and staff will prepare the draft General Plan (under Phase 4: A Plan for Atascadero 2045), which will then become the basis of an additional significant outreach opportunity during phases four and five (Final Plan and Environmental Review).

The Project Team is currently developing an Alternatives Summary that will include the new Placetypes, Focus Areas, mobility improvements, and additional policy options to

illustrate options for potential to change in the future. The Project Team will also identify neighborhoods where no land use policy changes are anticipated. Growth and policy options included in the Alternatives Summary will be discussed with the STAC, community members, property owners, developers, technical experts, and decision makers through an extensive engagement process. Anticipated process milestones for Phase 3 include:

- City Council meeting to discuss the draft Vision and Guiding Principles and Alternatives approach – *Completed May 9, 2023*
- Project Team Alternatives Charrette – *Completed May 10, 2023*
- STAC Meeting to discuss Alternatives Approach – *Completed May 10, 2023*
- City Council meeting to workshop and refine land use policy choices and direction on the draft Alternatives components – *August 30, 2023*
- Draft Concept Alternatives Summary – *September 2023*
- Draft Community Workshop Materials – *September 2023*
- Community Engagement Series #2 – *September through October 2023*
- City Council meeting to refine a Preferred Alternative – *November 2023*

Conclusion:

Staff is seeking input and direction from the Council on the key policy questions (Council Action Items) outlined in this report and summarized as follows:

1. Do the updated Vision and Guiding Principles reflect Council direction and are they ready to be applied to the General Plan Alternatives process?
2. Provide direction on the type of amendments that should be incorporated and evaluated during the Alternatives process.
3. Provide input on draft population and employment growth projections
4. Provide input on potential strategies to attract and support additional jobs that should be considered in the General Plan Update process such as:
 - a. Supporting larger-scale development at commercial nodes.
 - b. Refinement of commercial land-uses and zoning districts for underutilized areas to incentivize synergy and attraction of quality jobs centers.
5. Should the maximum density in the high-density multi-family residential designation be increased from 24 du/ac to 30 du/ac (or higher) to allow for higher density projects?
6. Should we modify the intent of or eliminate the Neighborhood Commercial zoning designation?

7. Should we create an additional multi-family zoning district to refine transition zones?
8. Provide input on Focus Area boundaries. Input areas may be modified, added to or deleted.
9. Should we refine the industrial and service designations (I, IP, CS, CPK) so that we maximize our infill development and head of household job potential?
 - a. Consider the reduction of outdoor storage uses in the industrial zone to focus on industrial and business park development.
 - b. Refine the list of uses within these zones to create more clearly defined places.
 - c. Consider expanding the Sycamore Industrial Zone to the south.
10. What factors should be considered when determining the best land use for the City's two Public Designated areas that are in private ownership (South Atascadero, Ramona Road). Factors such as slope, environmental constraints, adjacent land uses, freeway visibility, potential economic development opportunities can be considered.
11. Provide input on the two mid-block areas (Focus Area 8) and whether a new land use district, or expanded role of the existing Mixed-Use designation, that allows for both residential and commercial projects could be utilized.

Feedback on these items will be used to further refine the policy options and alternatives currently being developed. The Alternatives Summary will be presented to the community for review and feedback in Fall 2023. Community feedback from these meetings and discussion will be presented to Council as they consider a Preferred Alternative for Atascadero's future in Fall 2023. Ultimately, the Preferred Alternative will form the basis of the new General Plan.

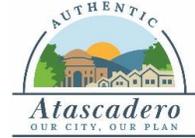
ALTERNATIVES:

Council may direct staff to modify draft materials or include additional analysis in the General Plan Alternatives process. Council should keep in mind that substantial changes to the process at this juncture may impact the budget and timeframe of the project.

ATTACHMENTS:

1. AGPU Final Vision and Guiding Principles
2. AGPU Proposed Focus Area Boundaries Maps
3. Received General Plan change requests

AGPU Existing Conditions Reports available online at:
www.atascadero2045.org/documents



2045 General Plan Update

Vision and Guiding Principles

Final Draft | August 6, 2023

Vision Statement

The General Plan Vision Statement builds on the Atascadero Mission Statement, True North Statements, and Strategic Priorities. This Vision Statement also reflects ideas, thoughts, and desires from residents, local business and property owners, stakeholders, elected and appointed officials, and other members of the Atascadero community. This statement expresses the community’s desires for Atascadero’s future and describes the community’s overall philosophy regarding the character of existing and new neighborhoods and districts. All goals, policies, strategies, and actions contained in the new General Plan must be consistent with the Vision Statement.

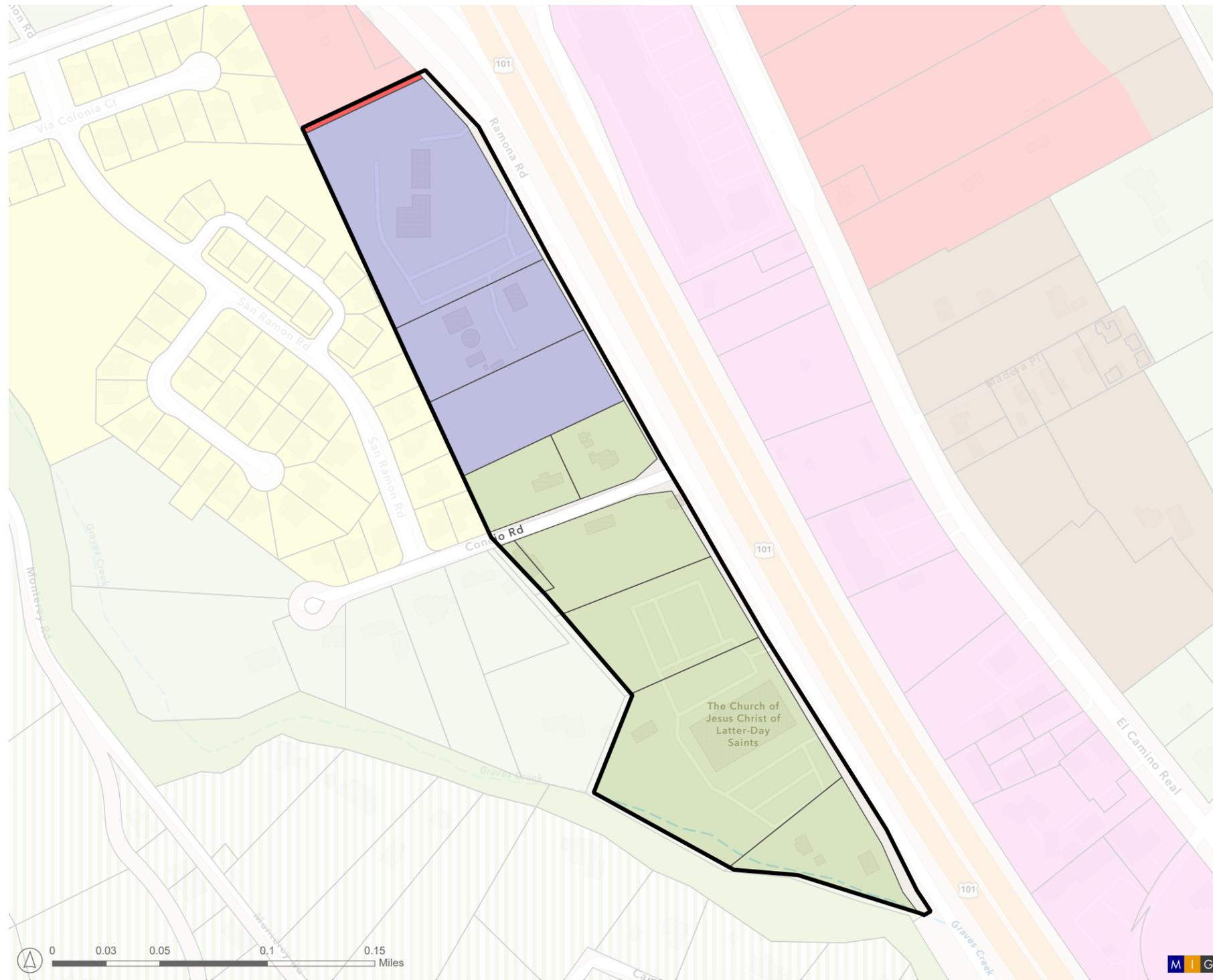
2045 General Plan Vision Statement

Atascadero is a complete city that provides opportunities for all residents and business owners to thrive. Our community-focused culture pursues investments that create a diversity of housing and business types, support all types of mobility, ensure access to nature, and preserve environmental resources. Collective community actions improve conditions for current and future generations.

Guiding Principles

The following Guiding Principles are rooted in community voices. They will both guide crafting the 2045 General Plan and provide a decision-making lens for City officials, staff, and decision-makers implementing the Plan.

- Respect and maintain Atascadero’s character-defining qualities as the community evolves.
- Support a culture that is welcoming, inclusive, and based on mutual respect.
- Create and maintain opportunities for people of all income levels and ages to live, work, raise families, and retire in Atascadero.
- Invest in a vibrant downtown core that serves the needs of local businesses and residents, while providing a quality experience for visitors.
- Create vibrant public spaces that encourage community connections, from daily gatherings to larger events.
- Promote synergistic commercial and residential uses along El Camino Real to support long-term viability.
- Target growth to serve community needs and enhance the quality of life.
- Incentivize a mix of business and revenue streams that support a resilient economy.
- Diversify Atascadero’s employment opportunities to address the needs of an evolving workforce and attract jobs for all skill levels and income ranges.
- Improve and expand City parks, trails, and facilities to provide for a variety of recreation experiences.
- Increase access to and between local and regional major destinations and recreation opportunities.
- Preserve and protect Atascadero’s natural, historic, and cultural landscape and resources.
- Prioritize safe circulation and access for all modes of transportation.
- Provide safe, convenient, and comfortable connections for people of all abilities and in different stages of life.
- Maintain and enhance efficient and sustainable infrastructure systems.
- Provide all neighborhoods and business districts with adequate and equal access to public services and emergency response.
- Plan and prepare for community safety from evolving climate threats, natural, and human-caused hazards.



**Focus Area 1:
 Ramona Road (Public)**

Basemap Features

- Atascadero City Limits
- Focus Area

Zoning Districts

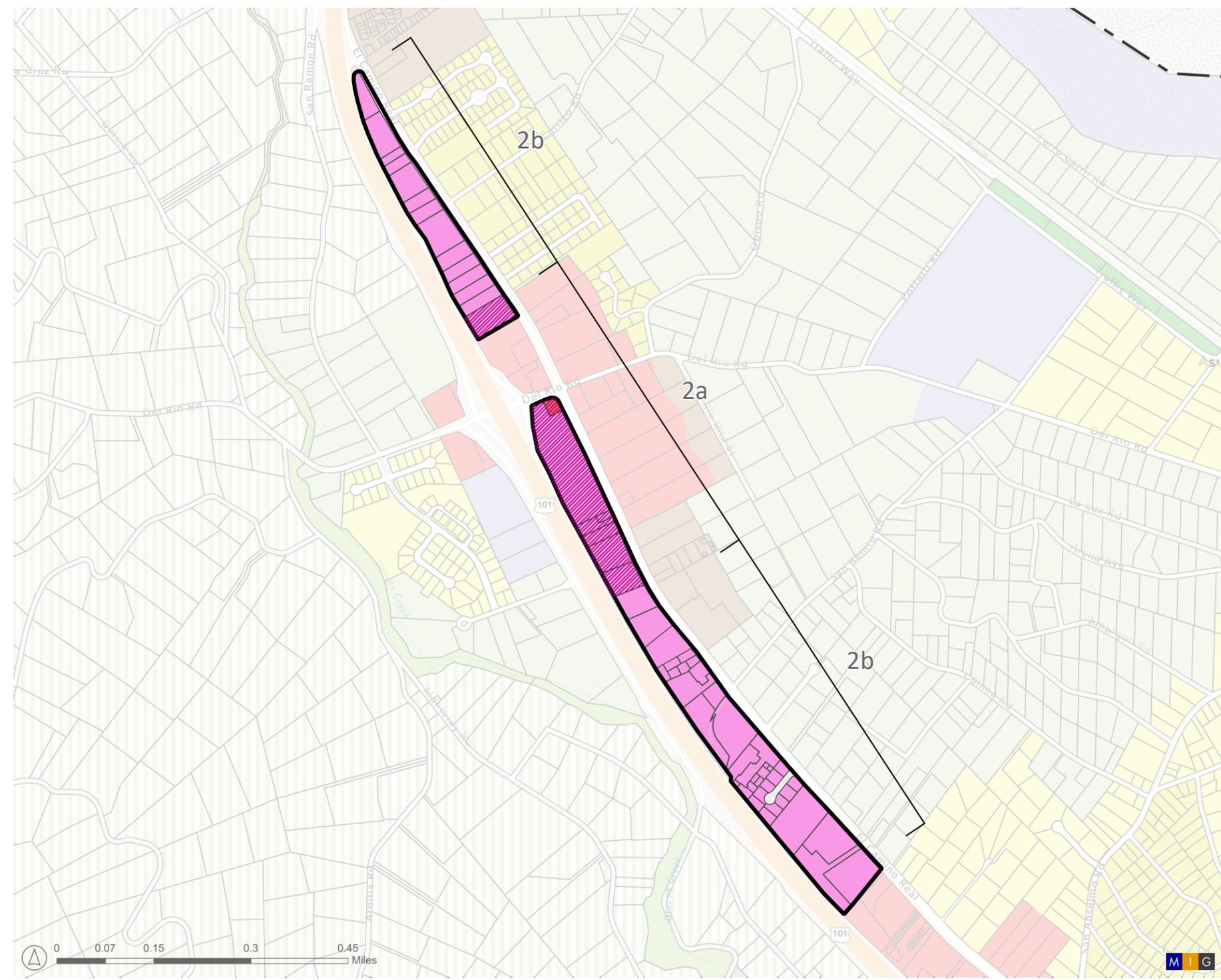
- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
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- SFR-Y: Single Family Residential (1.0 ac lot)
- SFR-X: Single Family Residential (0.5 ac lot)
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- HDR: High Density Residential (20 du/ac)
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- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way



Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 2:
Del Rio



Basemap Features

- Atascadero City Limits
- Focus Area

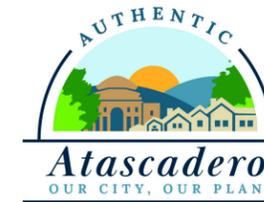
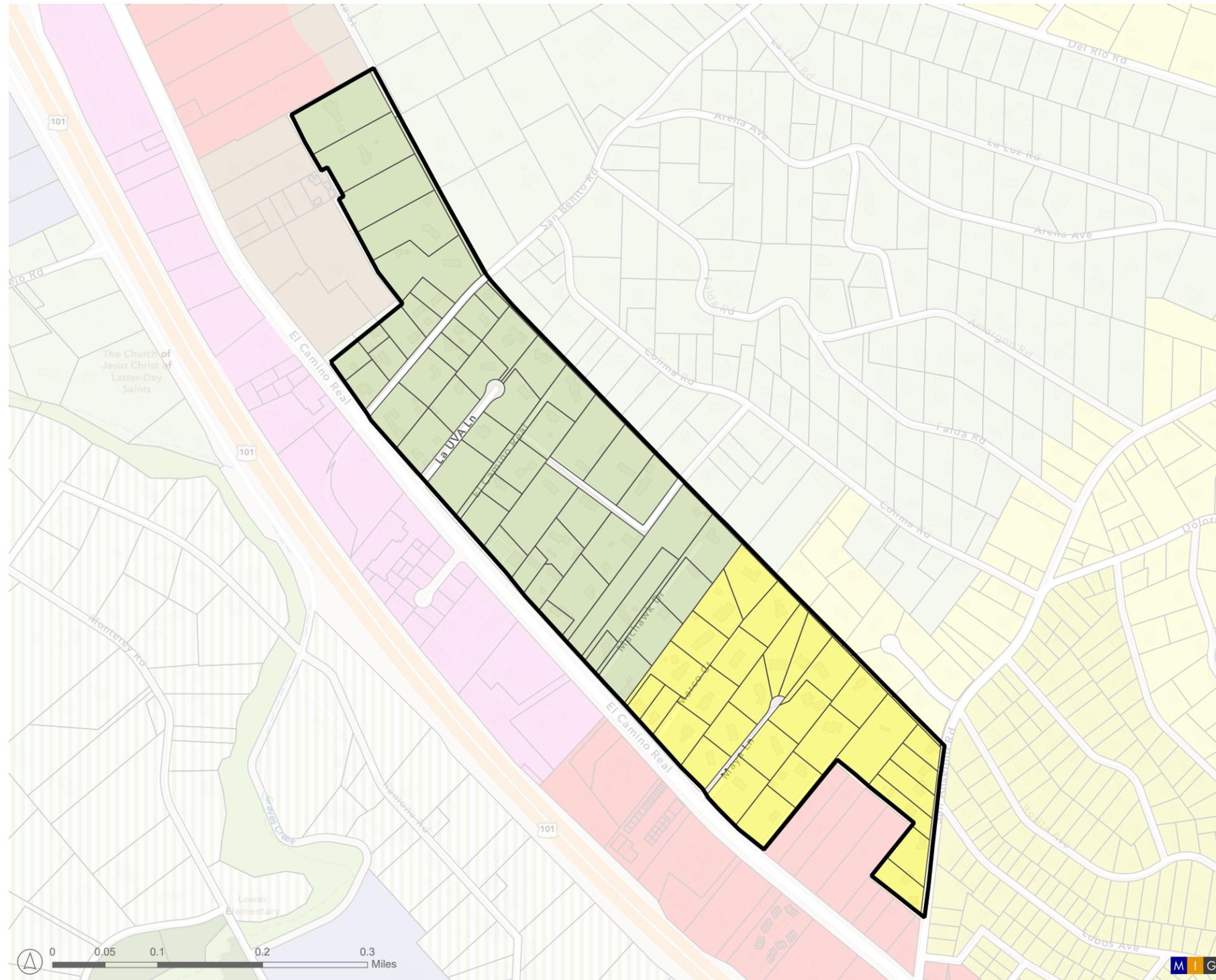
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Source(s): Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.





Focus Area 3:
 San Benito / El Camino Real

Basemap Features

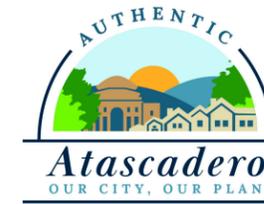
- Atascadero City Limits
- Focus Area

Zoning Districts

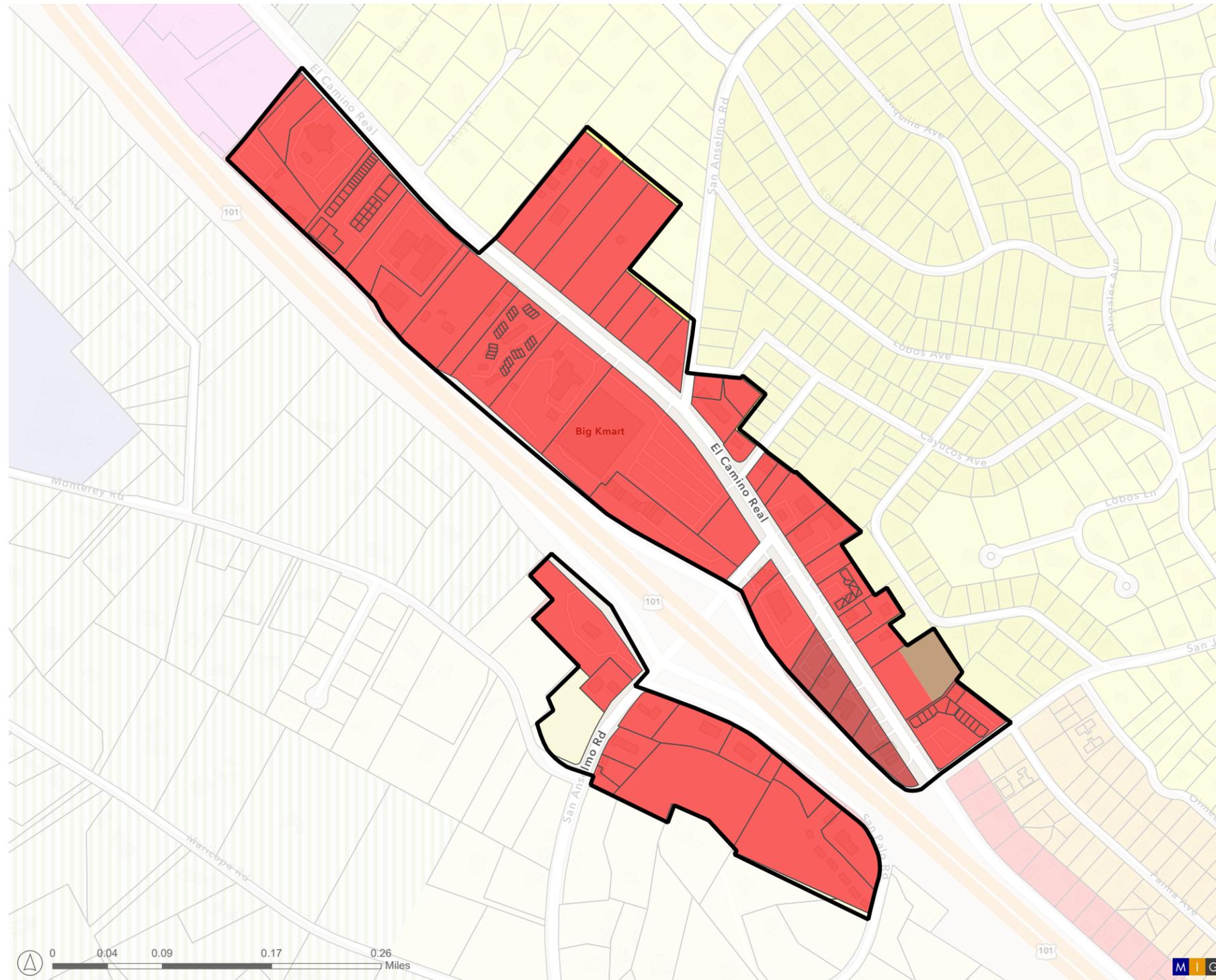
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Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 4:
 San Anselmo



Basemap Features

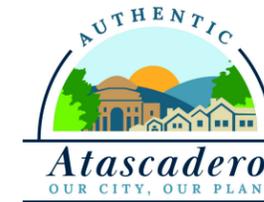
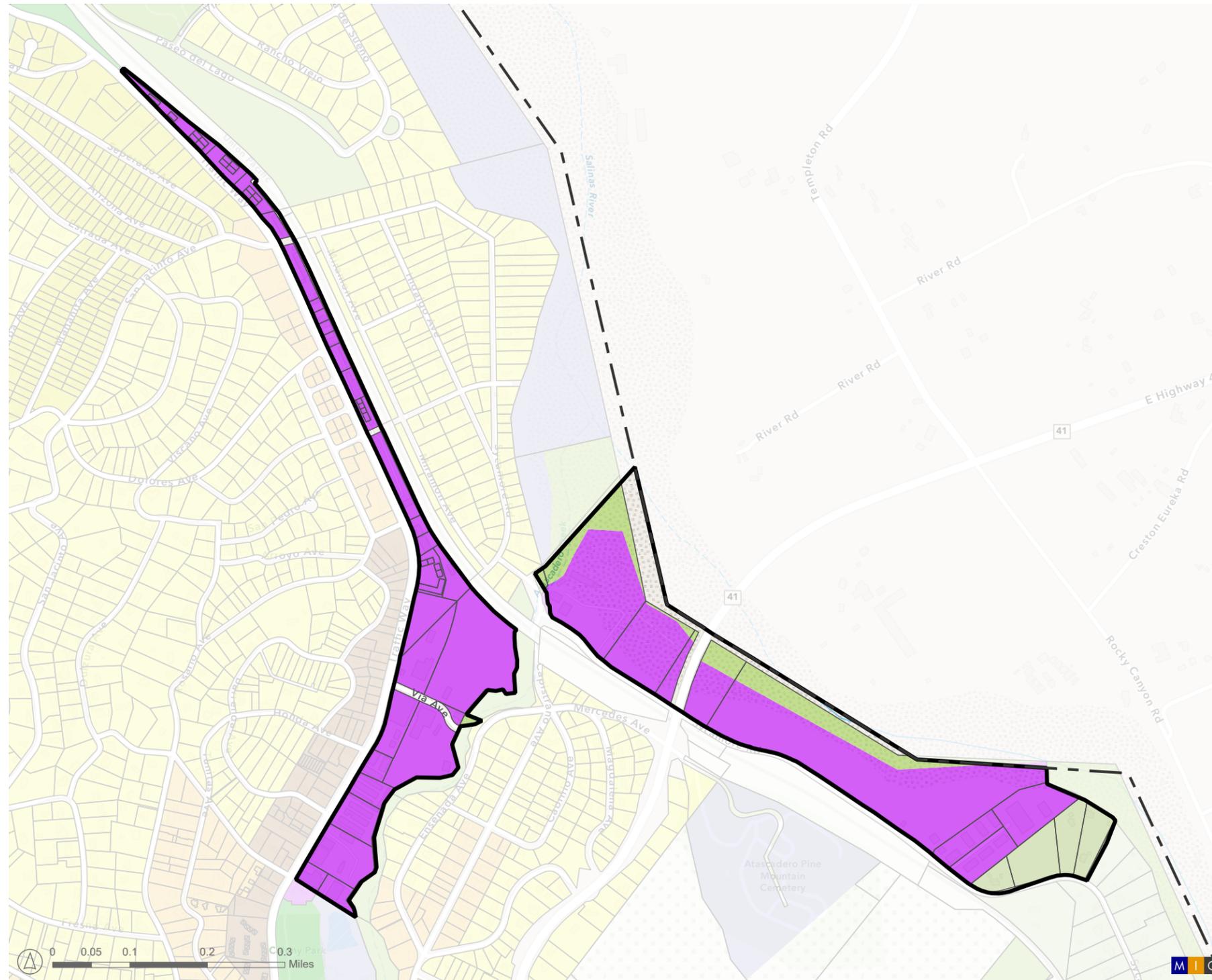
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- Right-of-Way



Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 5: Traffic Way / Sycamore Road (Industrial Zones)

Basemap Features

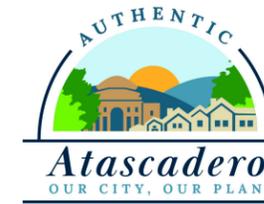
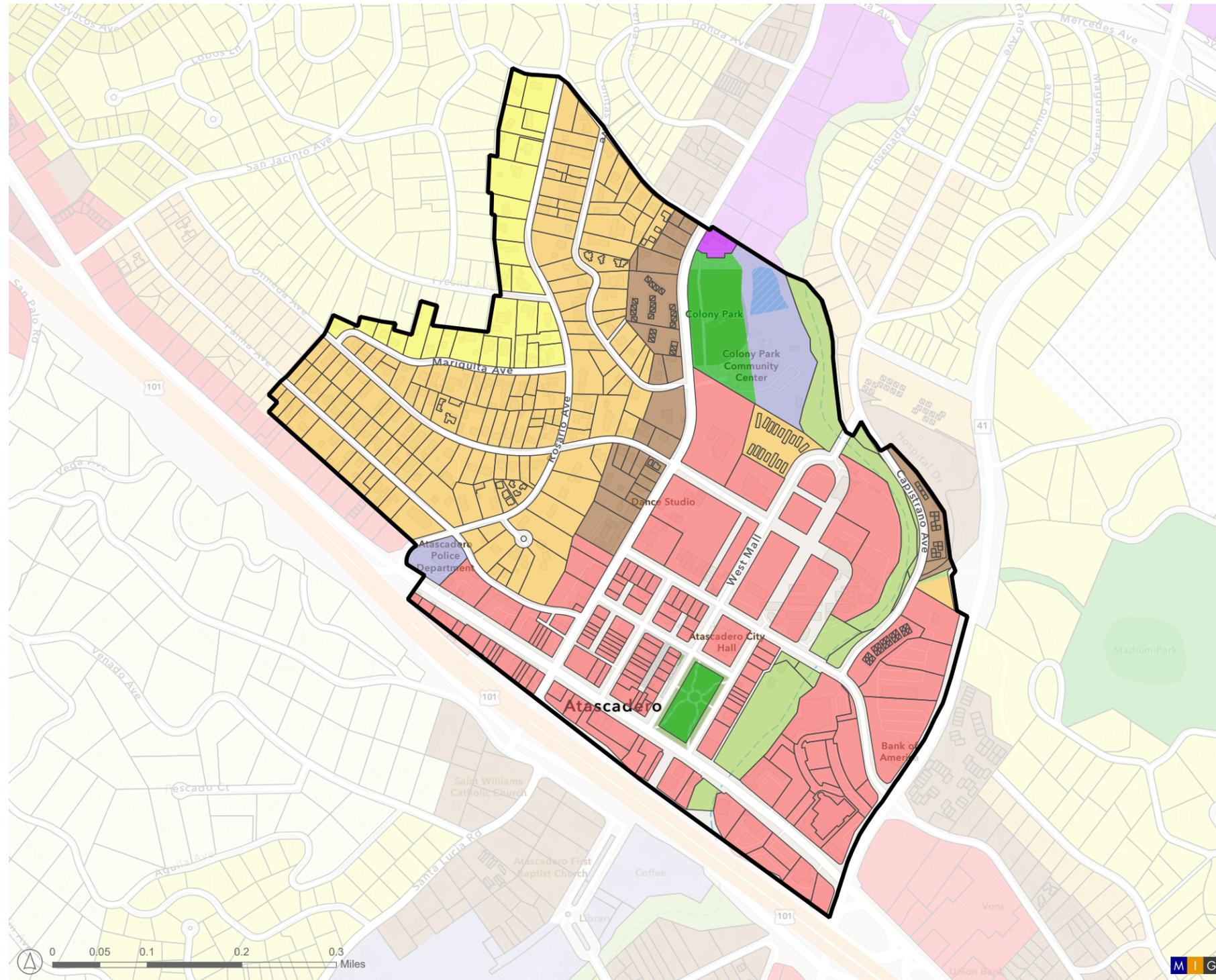
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- Unincorporated
- Right-of-Way



Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



**Focus Area 6:
Downtown / Residential**

Basemap Features

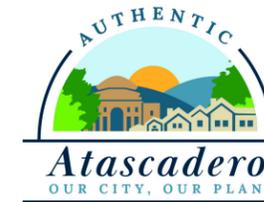
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- Focus Area

Zoning Districts

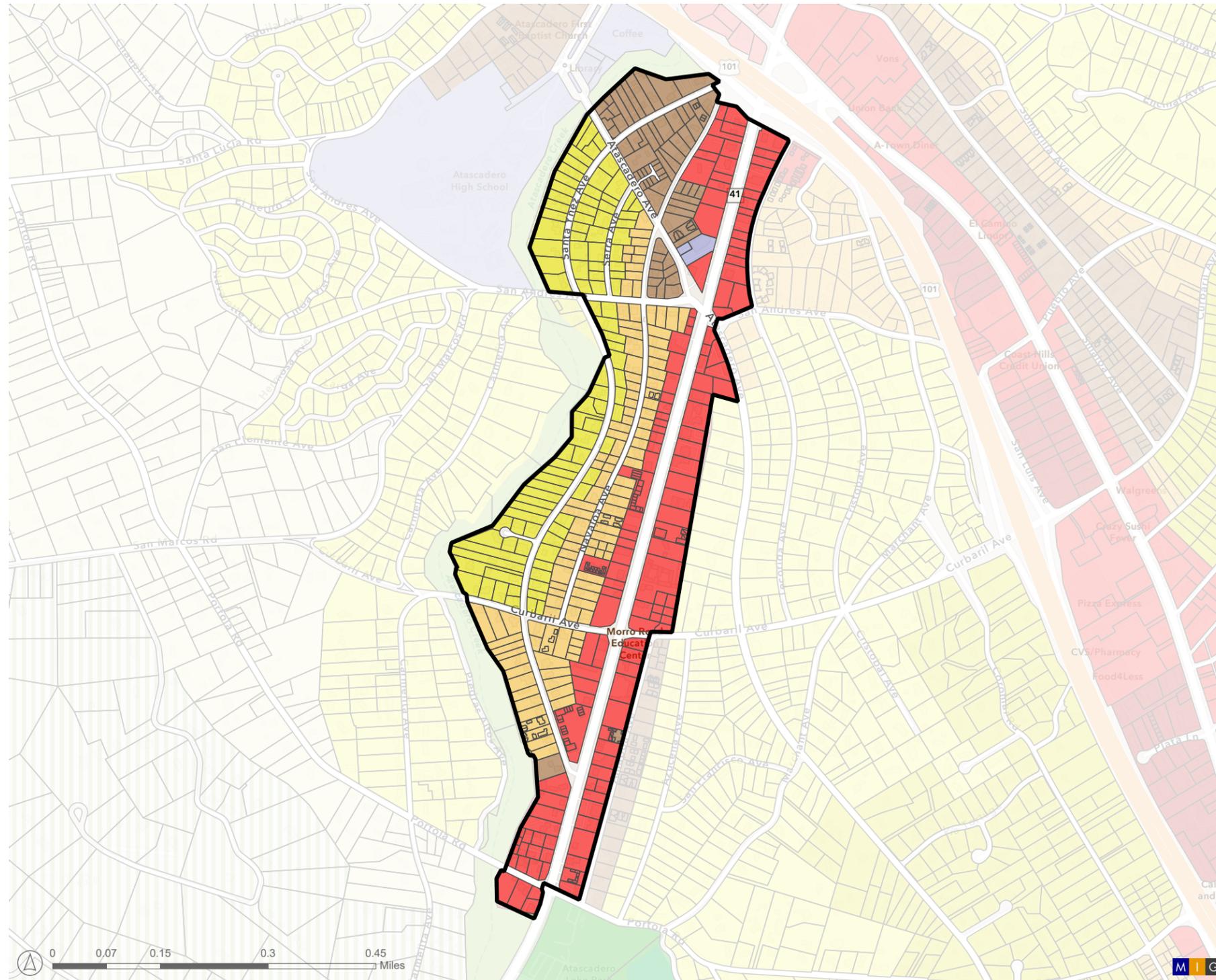
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- P: Public Facilities
- Unincorporated
- Right-of-Way



Source(s): Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 7: Morro Road



Basemap Features

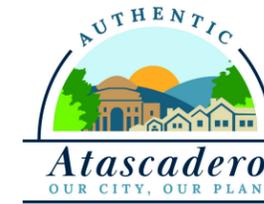
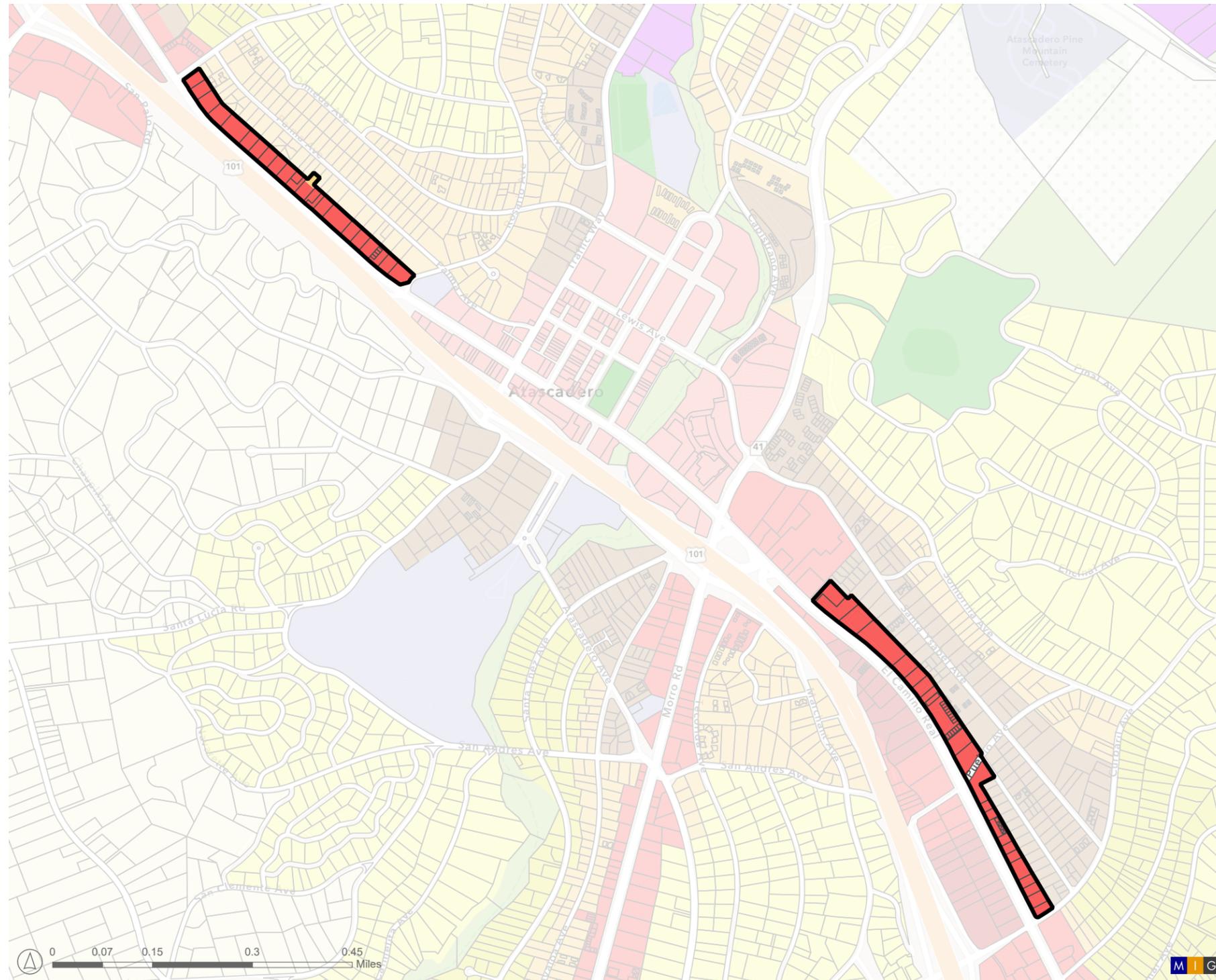
- Atascadero City Limits
- Focus Area

Zoning Districts

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Source(s):
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Focus Area 8:
 Infill Flex Zone

Basemap Features

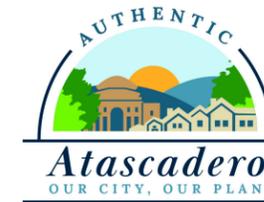
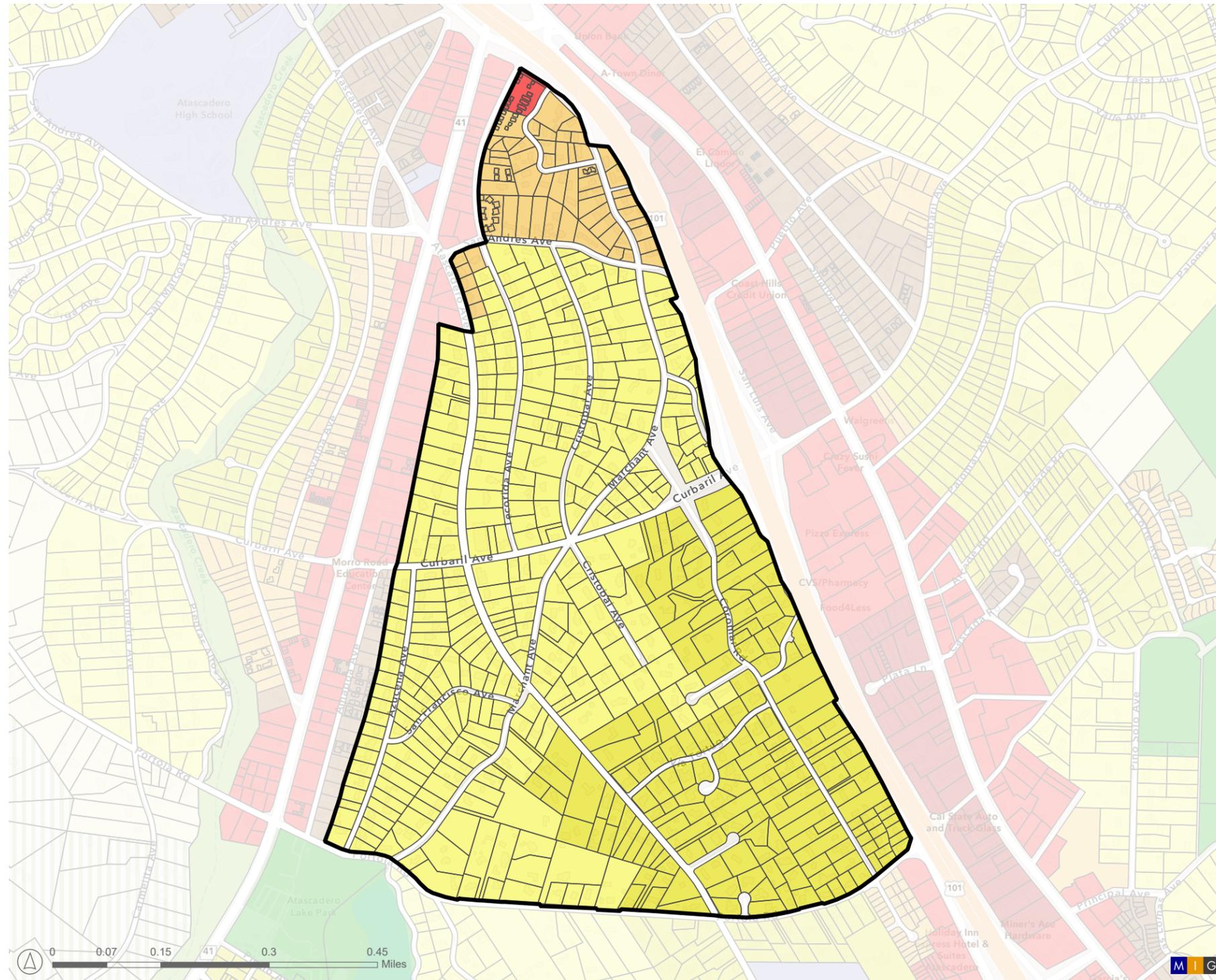
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Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 9: Triangle Neighborhood (Residential Infill)

Basemap Features

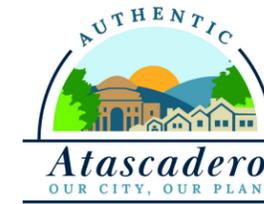
- Atascadero City Limits
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Zoning Districts

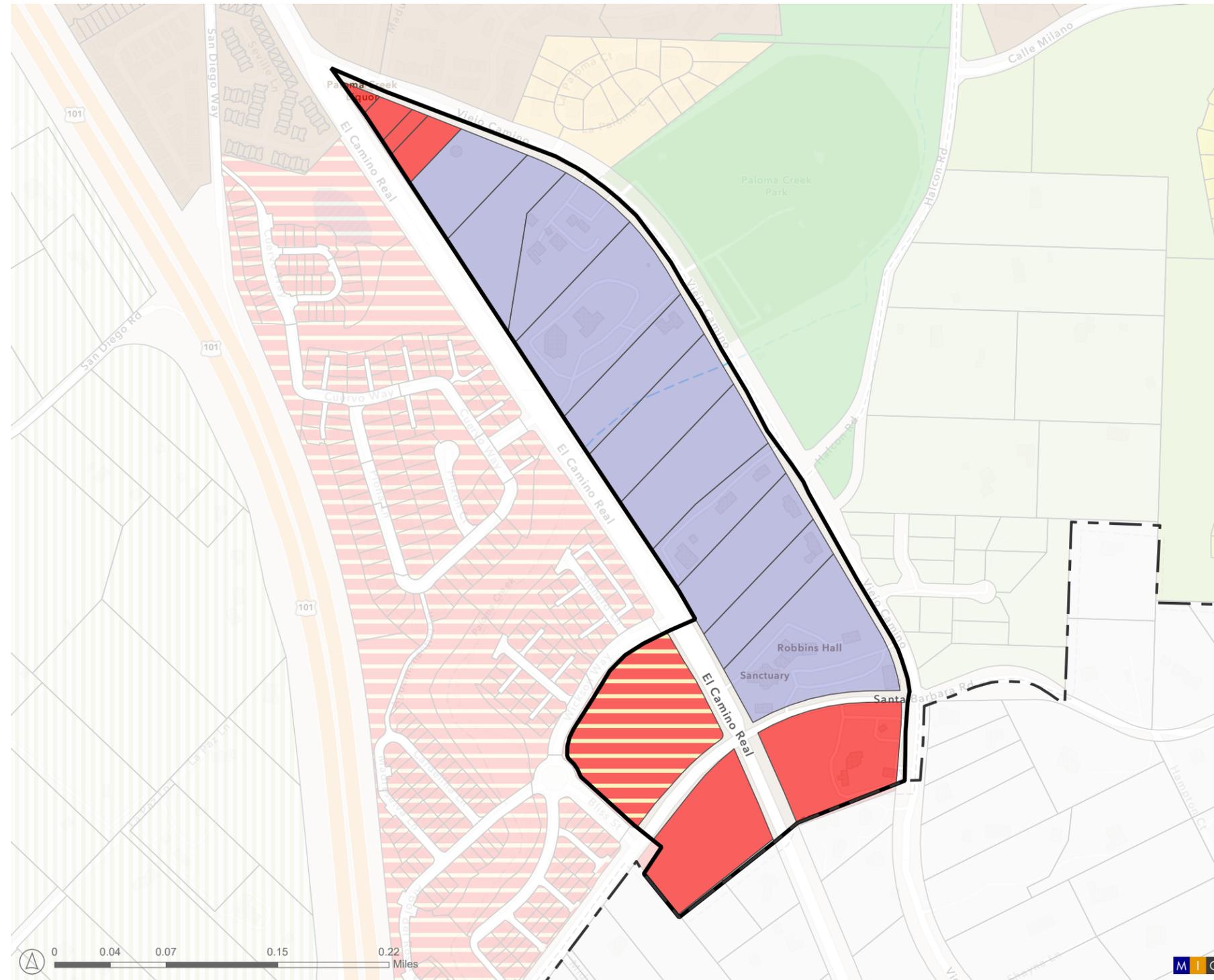
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Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 10:
 South Gateway



Basemap Features

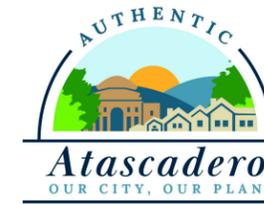
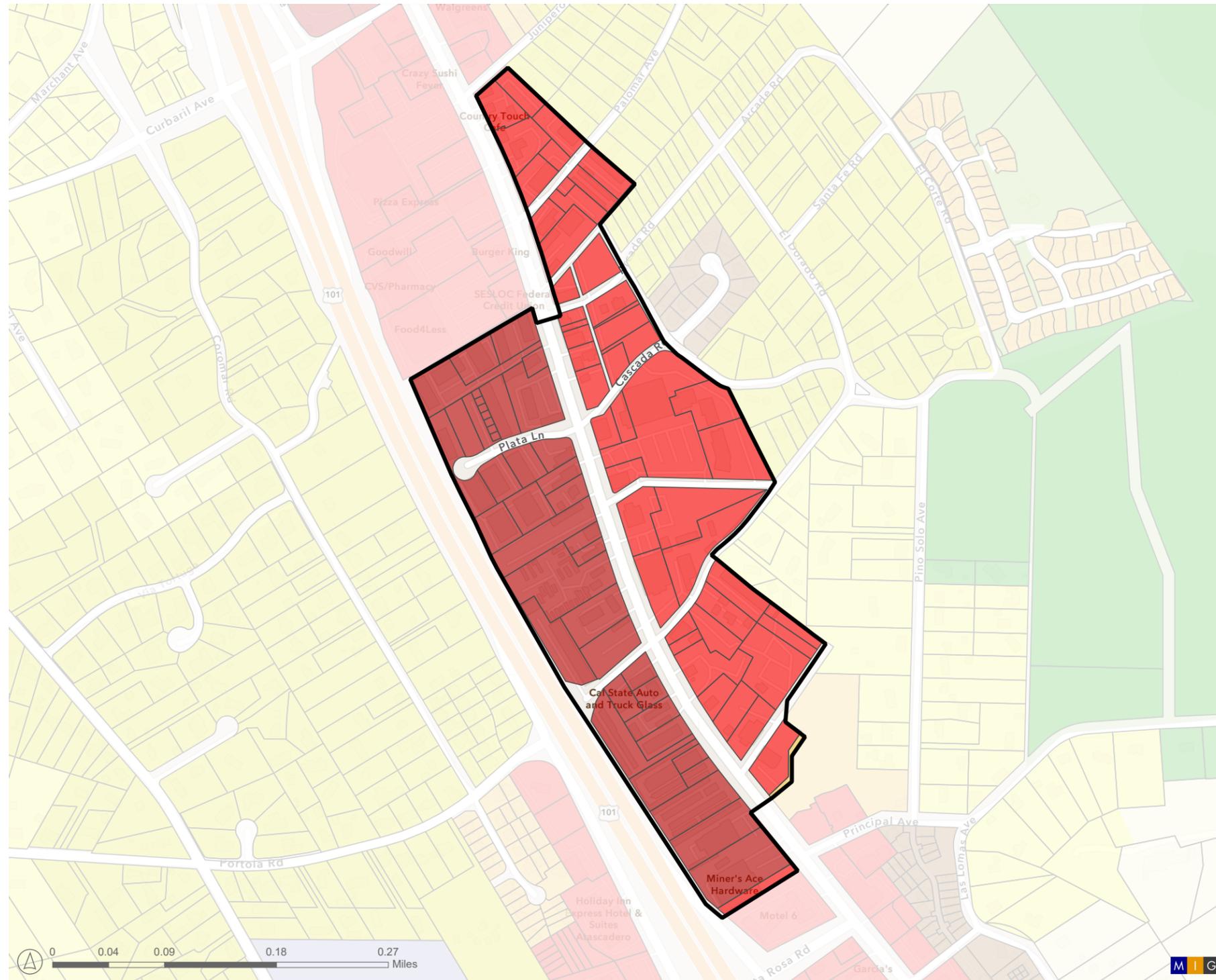
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- Focus Area

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Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 11: South Atascadero Commercial

Basemap Features

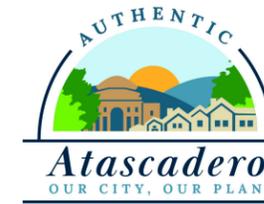
- Atascadero City Limits
- Focus Area

Zoning Districts

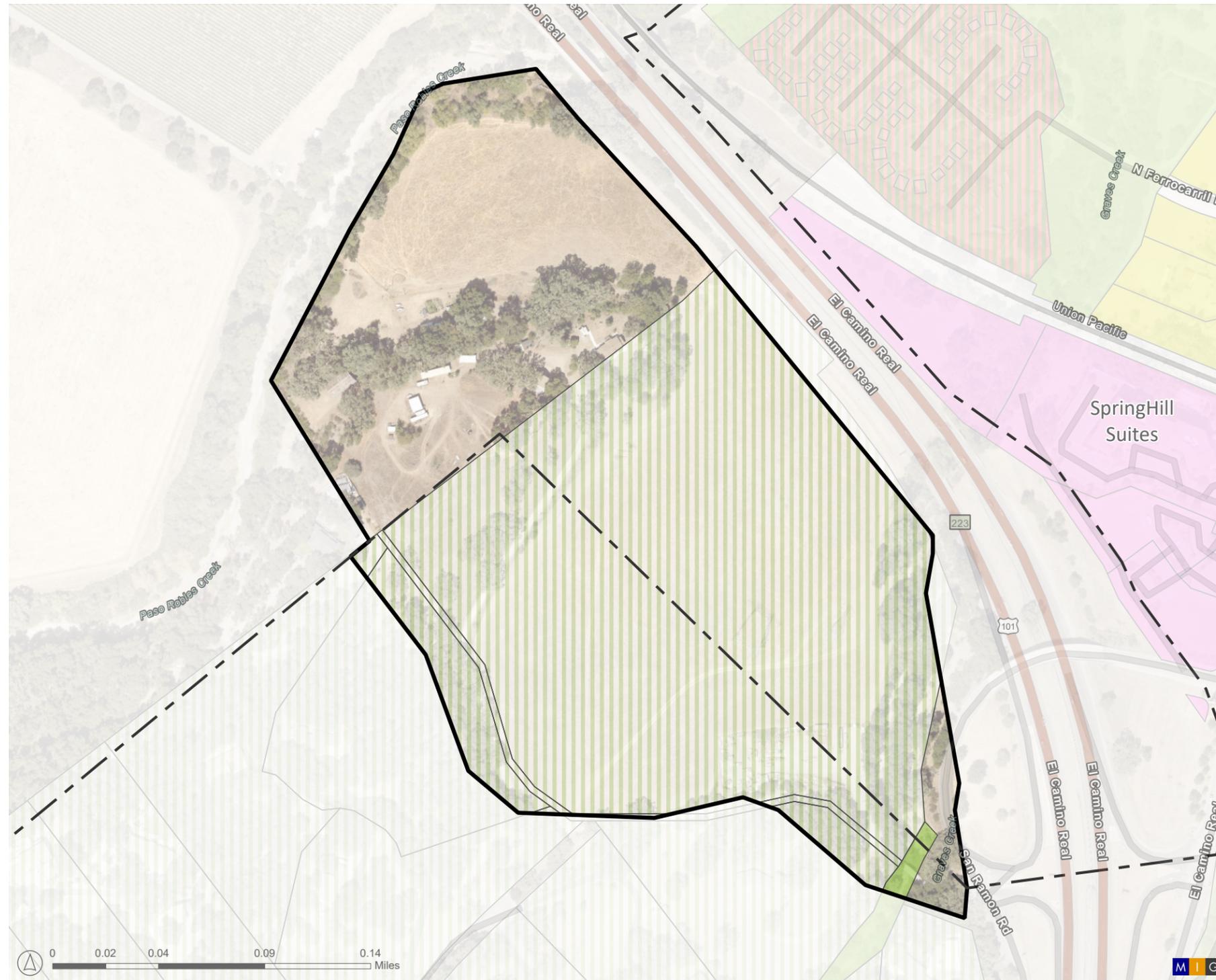
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Source(s):
 Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



Focus Area 12:
 San Ramon



Basemap Features

- Atascadero City Limits
- Focus Area

Zoning Districts

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Source(s):
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	Address	Applicant	Current Designation	Requested Designation	Inside USL	Sewer?	Other Factors
1	3105 El Camino Real	Knoph	Residential Suburban	RMF or Mixed-Use	Yes	Yes	
2	5655 Capistrano Ave	Knoph	Medium Density Multi-Family	High-Density Multi-Family	Yes	Yes	Slope
3	2425 El Camino Real	Cal Coastal	Residential Suburban	High Density Multi-Family	Yes	Possible with Extension (anticipated with Del Rio Specific Plan)	Road and sewer extension through Del Rio Ranch needed
4	11450 Viejo Camino 11505 El Camino Real	Newton	Public	High Density Multi-Family	Yes	Yes	Flood Plain
5	2400 Ramona Rd	Cagnina / Finnocchiaro	Public	Commercial	Yes	Possible with Extension	
6	10080 Atascadero Ave	Cleveland	Residential Suburban	½ acre lot Single-Family	No	Yes	At the edge of the USL
7	5205 Carrizo	Hawkins	Residential Suburban	½ acre lot Single-Family	Yes	Possible with Extension	
8	5255 Carrizo	Hawkins	Residential Suburban	½ acre lot Single-Family	Yes	Possible with Extension	
9	3995 Monterey Rd @ San Anselmo	Hawkins	1.5-2.5 acre Single-Family	Commercial	Yes	Yes	Slope
10	8559 Santa Rosa	Armet	1 acre Single-Family	½ acre lot Single-Family	Yes	Yes	
11	8496 Santa Rosa	Villa	1 acre Single-Family	Increased density	Yes	Yes	
12	8011-8045 Curbaril	Zappas	Commercial	High density Multi-Family	Yes	Yes	
13	7900 Portola	Jenne	Commercial	Residential	Yes	Yes	Portion in Flood Plain
14	3200 Silla Rd	Trupe	Residential Suburban	Increased residential density	Yes	Possible with Extension	
15	9900 Santa Lucia	Stark / Armstrong	Residential Suburban	1.5-2.5 acre Single-Family	No	No	Historic Property

16	5705 Olmeda	Family Care Network	Medium Density Multi-Family	High Density Multi-Family	Yes	Yes	
17	9040-9050 Ramage Dr	Gouff / Sedley	1.5-2.5 acre Single-Family	½ or 1 acre lot Single-Family	Yes	No	
18	2555 El Camino Real	Laughlin	Residential Suburban	High Density Multi-Family	Yes	Possible with Extension (anticipated with Del Rio Specific Plan)	Road and sewer extension through Del Rio Ranch needed
19	7775 and 7725 Gabarda Rd	Shannon	Residential Suburban	Higher density	Yes	No	
20	2450 / 2470 El Camino Real	Morrison	Commercial Park	Allowance for Mixed-Use	Yes	Yes	
21	7275 Portola	Athey	Single-family (1.5 -2.5 acres)	½ or 1 acre lot Single-Family	Yes	No	
22	11750 Viejo Camino	Valdez	Public	High Density Multi-Family	Yes	Yes	Flood Plain