



# CITY OF ATASCADERO CITY COUNCIL 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](#), 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 participate remotely using the Zoom platform please visit:

[https://us02web.zoom.us/webinar/register/WN\\_ZwJ7a031S3KXauEym9ehaA](https://us02web.zoom.us/webinar/register/WN_ZwJ7a031S3KXauEym9ehaA)

## **HOW TO SUBMIT PUBLIC COMMENT:**

Public comment may be provided in-person or remotely. 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.

*Note that the Zoom participation option is provided to the public as a courtesy in order to facilitate participation. The City does not, however, guarantee that meeting participation will be available via Zoom. If Zoom participation is not enabled, or turned off, the meeting will continue with public attendance in-person only.*

Written public comments are accepted at [cityclerk@atascadero.org](mailto: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.

## **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto: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:**

Pursuant to Government Code § 84308, City Council Members are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the City Council Member received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the City's decision on the agenda item since January 1, 2023. Members of the City Council who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a City Council Member since January 1, 2023, are 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.

City Council agendas and minutes may be viewed on the City's website:

[www.atascadero.org/agendas](http://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](http://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

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## AGENDA

Tuesday, March 26, 2024

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

City Council Regular Session:

6:00 P.M.

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

**PLEDGE OF ALLEGIANCE:** Council Member Newsom

**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.
2. Waive the reading in full of all ordinances appearing on this agenda; 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. City Council Draft Minutes – March 12, 2024 Regular Meeting**

- Recommendation: Council approve the March 12, 2024, Draft City Council Regular Meeting Minutes. [City Clerk]

**2. February 2024 Accounts Payable and Payroll**

- Fiscal Impact: \$4,731,855.33
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for February 2024. [Administrative Services]

**3. December 2023 Investment Report**

- Fiscal Impact: None.
- Recommendation: Council receive and file the City Treasurer's report for quarter ending December 31, 2023. [City Treasurer]

**4. Weed Abatement and Vegetation Management Services Contract Award**

- Fiscal Impact: \$130,660 annually in budgeted funds.
- Recommendation: Council award a services contract agreement up to \$130,660 annually with Hansen Bros Custom Farming to provide weed abatement and vegetation management services for two years, with three optional annual extensions, for a total not to exceed of five years.  
[Fire & Emergency Services]

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

**COMMUNITY FORUM:** (This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Comments will be allowed for the entire 30-minute period so if the final speaker has finished before the 30-minute period has ended and a member of the public wishes to make a comment after the Council has commenced another item, the member should alert the Clerk within the 30-minute period of their desire to make a comment and the Council will take up that comment upon completion of the item which was commenced. 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](mailto:cityclerk@atascadero.org).)

**B. PUBLIC HEARINGS: None**

**C. MANAGEMENT REPORTS:**

**1. General Plan Update Project**

- Fiscal Impact: None.
- Recommendation: Council and community receive an update on the General Plan Update project, provide direction to staff on key policy questions including the draft General Plan Map, and provide staff feedback on next steps.  
[Community Development]

**2. General Plan & Housing Element Annual Progress Report 2023**

- Fiscal Impact: None.
- Recommendation: Council review and accept the Annual General Plan and Housing Element Progress Reports for 2023. [Community Development]

**3. Consideration of Sales Tax Measure**

- Fiscal Impact: The total cost of placing the measure on the ballot and engage in an educational and outreach program is estimated to be approximately \$45,000 of budgeted General Funds.
- Recommendation: Council:
  1. Direct staff to prepare a Draft Resolution and Ordinance for City Council consideration at the June 11, 2024, meeting to place a ½-cent local sales tax override measure on the November 2024 ballot.

2. Provide staff direction on what should be included in the Draft Ordinance.  
[City Manager]

**D. 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 Moreno

1. City Selection Committee
2. County Mayors Round Table
3. Regional Economic Action Coalition (REACH)
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Funk

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

Council Member Bourbeau

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. Integrated Waste Management Authority (IWMA)
4. SLO County Water Resources Advisory Committee (WRAC)

Council Member Dariz

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

Council Member Newsom

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. League of California Cities – Council Liaison

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

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

**ADJOURNMENT**



# CITY OF ATASCADERO CITY COUNCIL

## DRAFT MINUTES

Tuesday, March 12, 2024

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

City Council Regular Session:

6:00 P.M.

Successor Agency to the Community  
Redevelopment Agency of Atascadero:

Immediately following  
conclusion of the City  
Council Regular Session

### REGULAR SESSION — CALL TO ORDER: 6:00 P.M.

Mayor Pro Tem Funk called the meeting to order at 6:01 P.M. and Council Member Dariz led the Pledge of Allegiance.

### ROLL CALL:

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

Absent: Mayor Moreno

Others Present: None

Staff Present: City Manager Jim Lewis, Administrative Services Director Jeri Rangel, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, Police Chief Dan Suttles, City Attorney Dave Fleishman, Deputy City Manager/City Clerk Lara Christensen, and Deputy City Manager – IT Luke Knight.

### APPROVAL OF AGENDA:

MOTION BY: Bourbeau

SECOND BY: Dariz

1. Approve this agenda.
2. Waive the reading in full of all ordinances appearing on this agenda; 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.

AYES (4): Bourbeau, Dariz, Newsom, and Funk

ABSENT (1): Moreno

**Passed 4-0**

**A. CONSENT CALENDAR:**

**1. City Council Draft Minutes – February 27, 2024 Regular Meeting**

- Recommendation: Council approve the February 27, 2024, Draft City Council Regular Meeting Minutes. [City Clerk]

Item #A-2 was removed from the Consent Calendar by Geoff Auslen for separate discussion and vote.

**MOTION BY:** Bourbeau  
**SECOND BY:** Newsom

**1. Approve Consent Calendar Item #A-1.**

AYES (4): Bourbeau, Dariz, Newsom, and Funk  
ABSENT (1): Moreno

***Passed 4-0***

**2. Second Reading of Text Amendments to Title 3: Finance and Title 9: Planning & Zoning**

- Fiscal Impact: None.
- Recommendation: Council adopt, on second reading, by title only, Draft Ordinance entitled: “An Ordinance of the City Council of the City of Atascadero, California, Amending Various Chapters and Sections Within Title 3: Finance and Title 9: Planning & Zoning, of the Atascadero Municipal Code for General Plan and Processing Consistency and to Provide Clarity Related to Development Standards and Land Use Definitions.” [Community Development]

***Mayor Pro Tem Funk opened the Public Comment period.***

**PUBLIC COMMENT:**

The following persons spoke on this item: Geoff Auslen.

***Mayor Pro Tem Funk closed the Public Comment period.***

**MOTION BY:** Bourbeau  
**SECOND BY:** Dariz

**1. Approve Consent Calendar Item #A-2 (#A-2: Ordinance No. 670).**

AYES (4): Bourbeau, Dariz, Newsom, and Funk  
ABSENT (1): Moreno

***Passed 4-0***

**UPDATES FROM THE CITY MANAGER:**

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

**COMMUNITY FORUM:**

The following persons spoke by telephone or through the webinar: Wendy Lewis and Geoff Auslen.

**B. PUBLIC HEARINGS: None.**

**C. MANAGEMENT REPORTS:**

**1. The Taxpayer Protection and Government Accountability Act Initiative No. 21-0042A1**

- Fiscal Impact: No current fiscal impact; if approved, the Taxpayer Protection and Government Accountability Act will take billions of dollars away from local government services statewide.
- Recommendation: Council adopt Draft Resolution opposing Initiative No. 21-0042A1, the Taxpayer Protection and Government Accountability Act.  
[City Manager]

City Manager Lewis and CalCities Channel Counties Division Regional Public Affairs Manager Dave Mullinax gave the report and answered questions from the Council.

***Mayor Pro Tem Funk opened the Public Comment period.***

**PUBLIC COMMENT:**

The following persons spoke on this item: Geoff Auslen and Gary Kirkland.

***Mayor Pro Tem Funk closed the Public Comment period.***

**MOTION BY:** Newsom

**SECOND BY:** Dariz

**1. Adopt Draft Resolution opposing Initiative No. 21-0042A1, the Taxpayer Protection and Government Accountability Act (Resolution No. 2024-004)**

AYES (4): Bourbeau, Dariz, Newsom, and Funk

ABSENT (1): Moreno

***Passed 4-0***

*Mayor Pro Tem Funk recessed the Meeting at 7:31 P.M.*

*Mayor Pro Tem Funk reconvened the Meeting with all present at 7:37 P.M.*

**D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:**

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

Mayor Pro Tem Funk

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

Mayor Pro Tem Funk also mentioned that she will attend the monthly Mayors Roundtable meeting on behalf of Mayor Moreno.

Council Member Bourbeau

3. Integrated Waste Management Authority (IWMA)

**E. INDIVIDUAL DETERMINATION AND / OR ACTION: None.**

**F. ADJOURNMENT**

Mayor Pro Tem Funk adjourned the meeting at 7:39 P.M.

**MINUTES PREPARED BY:**

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Lara K. Christensen  
City Clerk

**APPROVED:**





# Atascadero City Council

## Staff Report - Administrative Services Department

### February 2024 Accounts Payable and Payroll

**RECOMMENDATION:**

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

**DISCUSSION:**

Attached for City Council review and approval are the following:

**Payroll**

|       |         |                      |              |
|-------|---------|----------------------|--------------|
| Dated | 2/1/24  | Checks # 35975-35985 | \$ 13,078.19 |
|       |         | Direct Deposits      | 359,273.50   |
| Dated | 2/15/24 | Checks # 35986-35995 | 6,672.28     |
|       |         | Direct Deposits      | 385,401.09   |
| Dated | 2/29/24 | Checks # 35996-36003 | 7,441.10     |
|       |         | Direct Deposits      | 397,873.11   |

**Accounts Payable**

|                     |                |  |                        |
|---------------------|----------------|--|------------------------|
| Dated               | 2/1/24-2/29/24 | Checks # 177068 - 177361<br>& EFTs 5037-5067 | 3,562,116.06           |
| <b>TOTAL AMOUNT</b> |                |  | <b>\$ 4,731,855.33</b> |

**FISCAL IMPACT:**

Total expenditures for all funds is \$ 4,731,855.33

**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

**ATTACHMENT:**

February 2024 Eden Warrant Register in the amount of \$ 3,562,116.06

**City of Atascadero**  
Disbursement Listing  
For the Month of January 2024

**ITEM NUMBER:**  
**DATE:**  
**ATTACHMENT:**

**A-2**  
**03/26/24**  
**1**

| <b>Check Number</b> | <b>Check Date</b> | <b>Vendor</b>                            | <b>Description</b>     | <b>Amount</b> |
|---------------------|-------------------|--|------------------------|---------------|
| 5037                | 02/01/2024        | ANTHEM BLUE CROSS HSA                    | Payroll Vendor Payment | 12,566.67     |
| 5038                | 02/01/2024        | STATE DISBURSEMENT UNIT                  | Payroll Vendor Payment | 283.84        |
| 177068              | 02/01/2024        | ATASCADERO MID MGRS ORG UNION            | Payroll Vendor Payment | 40.00         |
| 177069              | 02/01/2024        | ATASCADERO POLICE OFFICERS               | Payroll Vendor Payment | 2,456.25      |
| 177070              | 02/01/2024        | ATASCADERO PROF. FIREFIGHTERS            | Payroll Vendor Payment | 1,151.80      |
| 177071              | 02/01/2024        | EMPOWER ANNUITY INS CO                   | Payroll Vendor Payment | 7,859.80      |
| 177072              | 02/01/2024        | IAFF MERP                                | Payroll Vendor Payment | 1,900.00      |
| 177073              | 02/01/2024        | MISSIONSQUARE                            | Payroll Vendor Payment | 9,960.95      |
| 177074              | 02/01/2024        | MISSIONSQUARE RETIREMENT                 | Accounts Payable Check | 125.00        |
| 177075              | 02/01/2024        | NATIONWIDE RETIREMENT SOLUTION           | Payroll Vendor Payment | 706.41        |
| 5039                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 23,608.77     |
| 5040                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 35,159.42     |
| 5041                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 2,756.82      |
| 5042                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 2,843.90      |
| 5043                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 8,528.31      |
| 5044                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 11,191.76     |
| 5045                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 16,868.73     |
| 5046                | 02/02/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM | Payroll Vendor Payment | 24,921.18     |
| 177076              | 02/02/2024        | WEX BANK - BUSINESS UNIVERSAL            | Accounts Payable Check | 12,213.94     |
| 177077              | 02/02/2024        | WEX BANK - WEX FLEET UNIVERSAL           | Accounts Payable Check | 9,002.69      |
| 5047                | 02/05/2024        | SEIU LOCAL 620                           | Payroll Vendor Payment | 902.04        |
| 177078              | 02/05/2024        | ANTHEM BLUE CROSS HEALTH                 | Payroll Vendor Payment | 229,227.99    |
| 5048                | 02/06/2024        | RABOBANK, N.A.                           | Payroll Vendor Payment | 60,670.12     |
| 5049                | 02/06/2024        | EMPLOYMENT DEV DEPARTMENT                | Payroll Vendor Payment | 18,114.77     |
| 5050                | 02/06/2024        | EMPLOYMENT DEV. DEPARTMENT               | Payroll Vendor Payment | 3,193.05      |
| 177079              | 02/09/2024        | 2 MEXICANS, LLC                          | Accounts Payable Check | 1,178.50      |
| 177080              | 02/09/2024        | A & T ARBORISTS & VEGETATION             | Accounts Payable Check | 13,150.00     |
| 177081              | 02/09/2024        | ACCURATE MAILING SERVICE                 | Accounts Payable Check | 282.24        |
| 177082              | 02/09/2024        | AGP VIDEO, INC.                          | Accounts Payable Check | 2,350.00      |
| 177083              | 02/09/2024        | AKA ENGINEERING COMPANY                  | Accounts Payable Check | 1,636.38      |
| 177084              | 02/09/2024        | ALL SIGNS AND GRAPHICS, INC.             | Accounts Payable Check | 190.31        |
| 177085              | 02/09/2024        | ALLTECH SERVICES, INC.                   | Accounts Payable Check | 21,018.78     |
| 177086              | 02/09/2024        | ALTHOUSE & MEADE, INC.                   | Accounts Payable Check | 850.00        |
| 177087              | 02/09/2024        | AMERICAN WEST TIRE & AUTO INC            | Accounts Payable Check | 20.00         |
| 177088              | 02/09/2024        | ANTECH DIAGNOSTICS                       | Accounts Payable Check | 146.23        |
| 177089              | 02/09/2024        | AT&T                                     | Accounts Payable Check | 805.11        |
| 177090              | 02/09/2024        | AT&T                                     | Accounts Payable Check | 3,623.04      |
| 177091              | 02/09/2024        | AT&T                                     | Accounts Payable Check | 762.34        |
| 177092              | 02/09/2024        | AT&T                                     | Accounts Payable Check | 400.00        |
| 177093              | 02/09/2024        | ATASCADERO HAY & FEED                    | Accounts Payable Check | 2,337.34      |

**City of Atascadero**  
Disbursement Listing  
For the Month of January 2024

**ITEM NUMBER:**  
**DATE:**  
**ATTACHMENT:**

**A-2**  
**03/26/24**  
**1**

| <b>Check Number</b> | <b>Check Date</b> | <b>Vendor</b>                  | <b>Description</b>     | <b>Amount</b> |
|---------------------|-------------------|--------------------------------|------------------------|---------------|
| 177094              | 02/09/2024        | ATKINSON CONCRETE CONSTRUCTION | Accounts Payable Check | 11,314.59     |
| 177095              | 02/09/2024        | TERRIE BANISH                  | Accounts Payable Check | 464.00        |
| 177096              | 02/09/2024        | BASSETT'S CRICKET RANCH,INC.   | Accounts Payable Check | 634.00        |
| 177097              | 02/09/2024        | BERRY MAN, INC.                | Accounts Payable Check | 964.65        |
| 177098              | 02/09/2024        | TOM BIRKENFELD                 | Accounts Payable Check | 240.00        |
| 177099              | 02/09/2024        | CASSANDRA BLANGSTED            | Accounts Payable Check | 22.00         |
| 177100              | 02/09/2024        | COOPER BONECK                  | Accounts Payable Check | 240.00        |
| 177101              | 02/09/2024        | BRANCH SMITH PROPERTIES        | Accounts Payable Check | 386.00        |
| 177102              | 02/09/2024        | BRENDLER JANITORIAL SERVICE    | Accounts Payable Check | 970.00        |
| 177103              | 02/09/2024        | BREZDEN PEST CONTROL, INC.     | Accounts Payable Check | 70.00         |
| 177104              | 02/09/2024        | SHEA T. BUCKLEY                | Accounts Payable Check | 68.00         |
| 177105              | 02/09/2024        | BUREAU VERITAS NORTH AMERICA   | Accounts Payable Check | 930.00        |
| 177106              | 02/09/2024        | AIDEN J. CAPOZZOLI             | Accounts Payable Check | 198.00        |
| 177107              | 02/09/2024        | MARK R. CAPOZZOLI              | Accounts Payable Check | 54.00         |
| 177108              | 02/09/2024        | CASEY PRINTING, INC.           | Accounts Payable Check | 2,279.32      |
| 177109              | 02/09/2024        | MORGAN R. CATHEY               | Accounts Payable Check | 34.00         |
| 177110              | 02/09/2024        | CDCE, INC.                     | Accounts Payable Check | 8,916.93      |
| 177111              | 02/09/2024        | CHARTER COMMUNICATIONS         | Accounts Payable Check | 6,094.27      |
| 177112              | 02/09/2024        | AUDREY S. COHEN                | Accounts Payable Check | 108.00        |
| 177113              | 02/09/2024        | CRYSTAL SPRINGS WATER          | Accounts Payable Check | 20.00         |
| 177114              | 02/09/2024        | CULLIGAN SANTA MARIA           | Accounts Payable Check | 503.78        |
| 177115              | 02/09/2024        | SHARON J. DAVIS                | Accounts Payable Check | 409.50        |
| 177116              | 02/09/2024        | NICHOLAS DEBAR                 | Accounts Payable Check | 300.00        |
| 177117              | 02/09/2024        | JOE DEBRUIN, PH.D.             | Accounts Payable Check | 360.00        |
| 177118              | 02/09/2024        | JUAN MIGUEL DELOS TRINO        | Accounts Payable Check | 68.00         |
| 177119              | 02/09/2024        | JULIANNE E. DELOS TRINO        | Accounts Payable Check | 102.00        |
| 177120              | 02/09/2024        | DELTA LIQUID ENERGY            | Accounts Payable Check | 800.69        |
| 177121              | 02/09/2024        | DFM ASSOCIATES                 | Accounts Payable Check | 76.12         |
| 177122              | 02/09/2024        | PHILIP DUNSMORE                | Accounts Payable Check | 300.00        |
| 177123              | 02/09/2024        | EL CAMINO HOMELESS ORG.        | Accounts Payable Check | 15,000.00     |
| 177124              | 02/09/2024        | EL CAMINO VETERINARY HOSP      | Accounts Payable Check | 972.41        |
| 177125              | 02/09/2024        | STEVEN J. ERNST                | Accounts Payable Check | 114.00        |
| 177126              | 02/09/2024        | FENCE FACTORY ATASCADERO       | Accounts Payable Check | 268.79        |
| 177127              | 02/09/2024        | CODY FERRIS                    | Accounts Payable Check | 240.00        |
| 177128              | 02/09/2024        | FGL ENVIRONMENTAL              | Accounts Payable Check | 105.00        |
| 177129              | 02/09/2024        | FIESTA MAHAR MANUFACTURNG CORP | Accounts Payable Check | 443.45        |
| 177130              | 02/09/2024        | FIGUEROA'S TIRES               | Accounts Payable Check | 239.25        |
| 177131              | 02/09/2024        | FORNIDA LLC                    | Accounts Payable Check | 6,014.13      |
| 177132              | 02/09/2024        | TIMOTHY K. FOSTER              | Accounts Payable Check | 252.00        |
| 177133              | 02/09/2024        | MCKENNA M. FREITAS             | Accounts Payable Check | 102.00        |

**City of Atascadero**  
Disbursement Listing  
For the Month of January 2024

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**A-2**  
**03/26/24**  
**1**

| <b>Check Number</b> | <b>Check Date</b> | <b>Vendor</b>                  | <b>Description</b>     | <b>Amount</b> |
|---------------------|-------------------|--------------------------------|------------------------|---------------|
| 177134              | 02/09/2024        | ANTHONY C. GARCIA              | Accounts Payable Check | 85.00         |
| 177135              | 02/09/2024        | GAS COMPANY                    | Accounts Payable Check | 1,414.29      |
| 177136              | 02/09/2024        | ALEX GENTILLY                  | Accounts Payable Check | 240.00        |
| 177137              | 02/09/2024        | GHS PARTS, INC.                | Accounts Payable Check | 23.45         |
| 177138              | 02/09/2024        | STEVEN S. GREY, JR.            | Accounts Payable Check | 102.00        |
| 177139              | 02/09/2024        | SCOTT GROOMER                  | Accounts Payable Check | 240.00        |
| 177140              | 02/09/2024        | KADEN GROSECLOSE               | Accounts Payable Check | 80.00         |
| 177141              | 02/09/2024        | HANSEN BRO'S CUSTOM FARMING    | Accounts Payable Check | 6,104.41      |
| 177142              | 02/09/2024        | KELLIE K. HART                 | Accounts Payable Check | 54.60         |
| 177143              | 02/09/2024        | ANDREW HAWKINS                 | Accounts Payable Check | 240.00        |
| 177144              | 02/09/2024        | DAVID J. HAZELWOOD             | Accounts Payable Check | 85.00         |
| 177145              | 02/09/2024        | BRETT HILDEBRAND               | Accounts Payable Check | 240.00        |
| 177148              | 02/09/2024        | HOME DEPOT CREDIT SERVICES     | Accounts Payable Check | 6,637.79      |
| 177149              | 02/09/2024        | INFORMATION TECHNOLOGY         | Accounts Payable Check | 1,212.03      |
| 177150              | 02/09/2024        | INTERWEST CONSULTING GROUP INC | Accounts Payable Check | 2,210.00      |
| 177151              | 02/09/2024        | IRON MOUNTAIN RECORDS MGMNT    | Accounts Payable Check | 285.54        |
| 177152              | 02/09/2024        | ZACHARIAH JACKSON              | Accounts Payable Check | 240.00        |
| 177153              | 02/09/2024        | JEFF & TONY'S DSD, LLC         | Accounts Payable Check | 523.05        |
| 177154              | 02/09/2024        | JK'S UNLIMITED, INC.           | Accounts Payable Check | 3,095.25      |
| 177155              | 02/09/2024        | JOANN HEAD LAND SURVEYING      | Accounts Payable Check | 1,717.00      |
| 177156              | 02/09/2024        | JOE A. GONSALVES & SON         | Accounts Payable Check | 3,000.00      |
| 177157              | 02/09/2024        | HANNA LANDIS                   | Accounts Payable Check | 15.72         |
| 177158              | 02/09/2024        | COLETTE LAYTON                 | Accounts Payable Check | 240.00        |
| 177159              | 02/09/2024        | LEAGUE OF CALIFORNIA CITIES    | Accounts Payable Check | 300.00        |
| 177160              | 02/09/2024        | LEE WILSON ELECTRIC CO. INC    | Accounts Payable Check | 1,428.00      |
| 177161              | 02/09/2024        | JAMES R. LEWIS                 | Accounts Payable Check | 300.00        |
| 177162              | 02/09/2024        | LIN LI                         | Accounts Payable Check | 288.00        |
| 177163              | 02/09/2024        | LIFE ASSIST, INC.              | Accounts Payable Check | 1,203.57      |
| 177164              | 02/09/2024        | JACKSON LIGHT                  | Accounts Payable Check | 240.00        |
| 177165              | 02/09/2024        | THOMAS LITTLE                  | Accounts Payable Check | 240.00        |
| 177166              | 02/09/2024        | LONELY OAK ARTS                | Accounts Payable Check | 200.00        |
| 177167              | 02/09/2024        | LARISSE LOPEZ                  | Accounts Payable Check | 164.00        |
| 177168              | 02/09/2024        | ANDREW LUERA                   | Accounts Payable Check | 240.00        |
| 177169              | 02/09/2024        | MATTHEW MADRIGAL               | Accounts Payable Check | 240.00        |
| 177170              | 02/09/2024        | MARBORG INDUSTRIES             | Accounts Payable Check | 73.05         |
| 177171              | 02/09/2024        | MBS LAND SURVEYS               | Accounts Payable Check | 5,600.00      |
| 177172              | 02/09/2024        | MEDSTOP URGENT CARE CENTER     | Accounts Payable Check | 450.00        |
| 177173              | 02/09/2024        | MID-COAST MOWER & SAW, INC.    | Accounts Payable Check | 54.26         |
| 177174              | 02/09/2024        | MIG                            | Accounts Payable Check | 15,725.44     |
| 177175              | 02/09/2024        | MINER'S ACE HARDWARE           | Accounts Payable Check | 391.81        |

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| <b>Check Number</b> | <b>Check Date</b> | <b>Vendor</b>                   | <b>Description</b>     | <b>Amount</b> |
|---------------------|-------------------|---------------------------------|------------------------|---------------|
| 177176              | 02/09/2024        | TROY J. MITCHELL, SR.           | Accounts Payable Check | 1,192.50      |
| 177177              | 02/09/2024        | MIWALL CORPORATION              | Accounts Payable Check | 2,365.50      |
| 177178              | 02/09/2024        | MV TRANSPORTATION, INC.         | Accounts Payable Check | 11,724.58     |
| 177179              | 02/09/2024        | KYLE NAKAZAWA                   | Accounts Payable Check | 240.00        |
| 177180              | 02/09/2024        | NCI AFFILIATES, INC             | Accounts Payable Check | 50.00         |
| 177181              | 02/09/2024        | KELLYE R. NETZ                  | Accounts Payable Check | 190.00        |
| 177182              | 02/09/2024        | PAUL NETZ                       | Accounts Payable Check | 240.00        |
| 177183              | 02/09/2024        | NEW TIMES                       | Accounts Payable Check | 593.50        |
| 177184              | 02/09/2024        | NUTRIEN AG SOLUTIONS, INC.      | Accounts Payable Check | 1,517.66      |
| 177185              | 02/09/2024        | OCCUPATIONAL HEALTH CTRS OF CA  | Accounts Payable Check | 929.00        |
| 177186              | 02/09/2024        | RON OVERACKER                   | Accounts Payable Check | 294.00        |
| 177189              | 02/09/2024        | PACIFIC GAS AND ELECTRIC        | Accounts Payable Check | 84,024.03     |
| 177190              | 02/09/2024        | DEAN PERICIC                    | Accounts Payable Check | 240.00        |
| 177191              | 02/09/2024        | GRAYSON J. POWER                | Accounts Payable Check | 85.00         |
| 177192              | 02/09/2024        | PROCARE JANITORIAL SUPPLY, INC. | Accounts Payable Check | 748.06        |
| 177193              | 02/09/2024        | MCKENZIE R. PULLEN              | Accounts Payable Check | 108.00        |
| 177194              | 02/09/2024        | RAINSCAPE, A LANDSCAPE SVC CO.  | Accounts Payable Check | 7,902.00      |
| 177195              | 02/09/2024        | JERI RANGEL                     | Accounts Payable Check | 387.00        |
| 177196              | 02/09/2024        | RECOGNITION WORKS               | Accounts Payable Check | 12.07         |
| 177197              | 02/09/2024        | MIGUEL REED                     | Accounts Payable Check | 68.00         |
| 177198              | 02/09/2024        | BRIAN S. RICKS                  | Accounts Payable Check | 160.00        |
| 177199              | 02/09/2024        | BRANDON ROBERTS                 | Accounts Payable Check | 240.00        |
| 177200              | 02/09/2024        | CHRISTOPHER R. ROBINSON         | Accounts Payable Check | 240.00        |
| 177201              | 02/09/2024        | CORBIN J. ROSSI                 | Accounts Payable Check | 152.00        |
| 177202              | 02/09/2024        | SCHAAF & WHEELER                | Accounts Payable Check | 5,110.00      |
| 177203              | 02/09/2024        | SECURITAS TECHNOLOGY CORPORATN  | Accounts Payable Check | 348.18        |
| 177204              | 02/09/2024        | SERVICE SYSTEMS ASSC, INC.      | Accounts Payable Check | 2,500.00      |
| 177205              | 02/09/2024        | JAREN SILVA                     | Accounts Payable Check | 164.00        |
| 177206              | 02/09/2024        | OWEN T. SMITH                   | Accounts Payable Check | 108.00        |
| 177207              | 02/09/2024        | SOFTWAREONE, INC.               | Accounts Payable Check | 88,715.47     |
| 177208              | 02/09/2024        | SOUTH COAST EMERGENCY VEH SVC   | Accounts Payable Check | 2,138.86      |
| 177209              | 02/09/2024        | SOUZA CONSTRUCTION, INC.        | Accounts Payable Check | 304,386.67    |
| 177210              | 02/09/2024        | DANE J. STOVER                  | Accounts Payable Check | 36.00         |
| 177211              | 02/09/2024        | SUN BADGE COMPANY               | Accounts Payable Check | 159.72        |
| 177212              | 02/09/2024        | SUNLIGHT JANITORIAL, INC.       | Accounts Payable Check | 1,650.00      |
| 177213              | 02/09/2024        | TEMPLETON UNIFORMS, LLC         | Accounts Payable Check | 254.17        |
| 177214              | 02/09/2024        | T-MOBILE USA, INC.              | Accounts Payable Check | 25.00         |
| 177215              | 02/09/2024        | KARL O. TOERGE                  | Accounts Payable Check | 144.00        |
| 177216              | 02/09/2024        | TOWNSEND PUBLIC AFFAIRS, INC.   | Accounts Payable Check | 4,000.00      |
| 177217              | 02/09/2024        | SKYLER E. TUCKER                | Accounts Payable Check | 144.00        |

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|---------------------|-------------------|---|------------------------|---------------|
| 177218              | 02/09/2024        | U.S. POSTAL SERVICE                           | Accounts Payable Check | 3,000.00      |
| 177219              | 02/09/2024        | UNITED RENTALS (NORTH AM), INC                | Accounts Payable Check | 1,410.49      |
| 177220              | 02/09/2024        | UNITED STAFFING ASSC., INC.                   | Accounts Payable Check | 116.77        |
| 177221              | 02/09/2024        | USA BLUE BOOK                                 | Accounts Payable Check | 791.81        |
| 177222              | 02/09/2024        | VERIZON WIRELESS                              | Accounts Payable Check | 2,744.49      |
| 177223              | 02/09/2024        | VINO VICE, INC.                               | Accounts Payable Check | 376.00        |
| 177224              | 02/09/2024        | VISIT SLO CAL                                 | Accounts Payable Check | 1,600.00      |
| 177225              | 02/09/2024        | EVAN F. WANNER-BROWN                          | Accounts Payable Check | 68.00         |
| 177226              | 02/09/2024        | KAREN B. WYKE                                 | Accounts Payable Check | 1,059.30      |
| 177227              | 02/09/2024        | YEH AND ASSOCIATES, INC.                      | Accounts Payable Check | 640.15        |
| 177228              | 02/09/2024        | YOUTH EVOLUTION SOCCER                        | Accounts Payable Check | 600.00        |
| 177229              | 02/09/2024        | ASHLEY ZAMORA                                 | Accounts Payable Check | 164.00        |
| 5051                | 02/14/2024        | MCGRIFF INSURANCE SERVICE TRUIST INSURANCE HI | Payroll Vendor Payment | 1,422.94      |
| 5052                | 02/15/2024        | ANTHEM BLUE CROSS HSA                         | Payroll Vendor Payment | 13,466.67     |
| 177230              | 02/15/2024        | ATASCADERO MID MGRS ORG UNION                 | Payroll Vendor Payment | 40.00         |
| 177231              | 02/15/2024        | ATASCADERO POLICE OFFICERS                    | Payroll Vendor Payment | 2,456.25      |
| 177232              | 02/15/2024        | ATASCADERO PROF. FIREFIGHTERS                 | Payroll Vendor Payment | 1,151.80      |
| 177233              | 02/15/2024        | EMPLOYMENT DEV. DEPARTMENT                    | Payroll Vendor Payment | 8,861.00      |
| 177234              | 02/15/2024        | EMPOWER ANNUITY INS CO                        | Payroll Vendor Payment | 8,043.06      |
| 177235              | 02/15/2024        | IAFF MERP                                     | Payroll Vendor Payment | 1,900.00      |
| 177236              | 02/15/2024        | MISSIONSQUARE                                 | Payroll Vendor Payment | 9,550.15      |
| 177237              | 02/15/2024        | NATIONWIDE RETIREMENT SOLUTION                | Payroll Vendor Payment | 661.04        |
| 5053                | 02/16/2024        | STATE DISBURSEMENT UNIT                       | Payroll Vendor Payment | 283.84        |
| 5054                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 23,565.14     |
| 5055                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 35,876.78     |
| 5056                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 2,805.62      |
| 5057                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 2,837.45      |
| 5058                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 8,358.34      |
| 5059                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 11,529.97     |
| 5060                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 16,224.01     |
| 5061                | 02/16/2024        | CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM      | Payroll Vendor Payment | 25,080.59     |
| 5062                | 02/20/2024        | SEIU LOCAL 620                                | Payroll Vendor Payment | 902.04        |
| 5063                | 02/20/2024        | RABOBANK, N.A.                                | Payroll Vendor Payment | 67,243.79     |
| 5064                | 02/20/2024        | EMPLOYMENT DEV DEPARTMENT                     | Payroll Vendor Payment | 20,799.28     |
| 5065                | 02/20/2024        | EMPLOYMENT DEV. DEPARTMENT                    | Payroll Vendor Payment | 3,280.68      |
| 5066                | 02/21/2024        | BANK OF NEW YORK MELLON                       | Accounts Payable Check | 109,377.18    |
| 177238              | 02/22/2024        | VISIT SLO CAL                                 | Accounts Payable Check | 17,000.00     |
| 177239              | 02/23/2024        | 2 MEXICANS, LLC                               | Accounts Payable Check | 529.50        |
| 177240              | 02/23/2024        | ACCESS PUBLISHING                             | Accounts Payable Check | 889.00        |
| 177241              | 02/23/2024        | AIRGAS USA, LLC                               | Accounts Payable Check | 575.57        |

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|---------------------|-------------------|--------------------------------|------------------------|---------------|
| 177242              | 02/23/2024        | ALLIANT INSURANCE SERVICES INC | Accounts Payable Check | 150.00        |
| 177243              | 02/23/2024        | ALPHA ELECTRIC SERVICE         | Accounts Payable Check | 614.60        |
| 177244              | 02/23/2024        | AMERICAN WEST TIRE & AUTO INC  | Accounts Payable Check | 1,158.92      |
| 177246              | 02/23/2024        | AT&T                           | Accounts Payable Check | 1,264.66      |
| 177247              | 02/23/2024        | AT&T                           | Accounts Payable Check | 127.87        |
| 177249              | 02/23/2024        | ATASCADERO MUTUAL WATER CO.    | Accounts Payable Check | 5,095.70      |
| 177250              | 02/23/2024        | AVILA TRAFFIC SAFETY           | Accounts Payable Check | 391.50        |
| 177251              | 02/23/2024        | ALISHA BANE                    | Accounts Payable Check | 96.00         |
| 177252              | 02/23/2024        | BELLA VISTA INVESTIGATIVE SERV | Accounts Payable Check | 2,450.00      |
| 177253              | 02/23/2024        | BELL'S PLUMBING REPAIR, INC.   | Accounts Payable Check | 544.00        |
| 177254              | 02/23/2024        | BREZDEN PEST CONTROL, INC.     | Accounts Payable Check | 103.00        |
| 177255              | 02/23/2024        | SHEA T. BUCKLEY                | Accounts Payable Check | 68.00         |
| 177256              | 02/23/2024        | BURKE,WILLIAMS, & SORENSON LLP | Accounts Payable Check | 9,786.25      |
| 177257              | 02/23/2024        | BURT INDUSTRIAL SUPPLY         | Accounts Payable Check | 49.36         |
| 177258              | 02/23/2024        | CANNON                         | Accounts Payable Check | 82,410.00     |
| 177259              | 02/23/2024        | AIDEN J. CAPOZZOLI             | Accounts Payable Check | 36.00         |
| 177260              | 02/23/2024        | MARK R. CAPOZZOLI              | Accounts Payable Check | 36.00         |
| 177261              | 02/23/2024        | CAROLLO ENGINEERS, INC.        | Accounts Payable Check | 22,863.50     |
| 177262              | 02/23/2024        | MORGAN R. CATHEY               | Accounts Payable Check | 34.00         |
| 177263              | 02/23/2024        | CHARTER COMMUNICATIONS         | Accounts Payable Check | 4,341.49      |
| 177264              | 02/23/2024        | LARA CHRISTENSEN               | Accounts Payable Check | 403.74        |
| 177270              | 02/23/2024        | CINTAS                         | Accounts Payable Check | 5,648.83      |
| 177271              | 02/23/2024        | KRISTINE CLARK                 | Accounts Payable Check | 281.90        |
| 177272              | 02/23/2024        | CLEATH-HARRIS GEOLOGISTS, INC. | Accounts Payable Check | 7,206.10      |
| 177273              | 02/23/2024        | AUDREY S. COHEN                | Accounts Payable Check | 54.00         |
| 177274              | 02/23/2024        | HOLLY R. COLLINS               | Accounts Payable Check | 75.00         |
| 177275              | 02/23/2024        | COLOR CRAFT PRINTING           | Accounts Payable Check | 156.60        |
| 177276              | 02/23/2024        | CONSOR NORTH AMERICA, INC.     | Accounts Payable Check | 3,473.84      |
| 177277              | 02/23/2024        | CSG CONSULTANTS, INC.          | Accounts Payable Check | 674.27        |
| 177278              | 02/23/2024        | CUESTA POLYGRAPH & INVEST. LLC | Accounts Payable Check | 1,100.00      |
| 177279              | 02/23/2024        | CULLIGAN SANTA MARIA           | Accounts Payable Check | 156.86        |
| 177280              | 02/23/2024        | CULLIGAN/CENTRAL COAST WTR TRT | Accounts Payable Check | 70.00         |
| 177281              | 02/23/2024        | JOE DEBRUIN, PH.D.             | Accounts Payable Check | 180.00        |
| 177282              | 02/23/2024        | DEPARTMENT OF JUSTICE          | Accounts Payable Check | 655.00        |
| 177283              | 02/23/2024        | DEPARTMENT OF TRANSPORTATION   | Accounts Payable Check | 10,392.64     |
| 177284              | 02/23/2024        | EPIC IT SUPPORT                | Accounts Payable Check | 950.00        |
| 177285              | 02/23/2024        | EXECUTIVE JANITORIAL           | Accounts Payable Check | 750.00        |
| 177286              | 02/23/2024        | FAMCON PIPE AND SUPPLY, INC.   | Accounts Payable Check | 295.50        |
| 177287              | 02/23/2024        | FENCE FACTORY ATASCADERO       | Accounts Payable Check | 722.27        |
| 177288              | 02/23/2024        | FGL ENVIRONMENTAL              | Accounts Payable Check | 3,842.00      |

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| 177289              | 02/23/2024        | FILIPPIN ENGINEERING, INC.     | Accounts Payable Check | 51,806.05     |
| 177290              | 02/23/2024        | FILIPPONI & THOMPSON DRILLING  | Accounts Payable Check | 200.00        |
| 177291              | 02/23/2024        | FIRE CHIEFS ASSC OF SLO CO     | Accounts Payable Check | 75.00         |
| 177292              | 02/23/2024        | TIMOTHY K. FOSTER              | Accounts Payable Check | 72.00         |
| 177293              | 02/23/2024        | G. SOSA CONSTRUCTION, INC.     | Accounts Payable Check | 27,310.16     |
| 177294              | 02/23/2024        | ANNE E. GALLAGHER              | Accounts Payable Check | 135.00        |
| 177295              | 02/23/2024        | GAS COMPANY                    | Accounts Payable Check | 3,182.12      |
| 177296              | 02/23/2024        | GIERLICH-MITCHELL, INC.        | Accounts Payable Check | 26,039.64     |
| 177297              | 02/23/2024        | STEVEN STEEL GREY, JR.         | Accounts Payable Check | 51.00         |
| 177298              | 02/23/2024        | CHRISTOPHER HESTER             | Accounts Payable Check | 138.00        |
| 177299              | 02/23/2024        | RACHEL HUNTER                  | Accounts Payable Check | 444.18        |
| 177300              | 02/23/2024        | INTERNATIONAL SECURITY PRODUCT | Accounts Payable Check | 2,889.73      |
| 177301              | 02/23/2024        | IRON MOUNTAIN RECORDS MGMNT    | Accounts Payable Check | 37.76         |
| 177302              | 02/23/2024        | J. CARROLL CORPORATION         | Accounts Payable Check | 1,818.20      |
| 177303              | 02/23/2024        | JOEBELLA COFFEE ROASTERS       | Accounts Payable Check | 87.50         |
| 177304              | 02/23/2024        | KNECHT'S PLUMBING & HEATING    | Accounts Payable Check | 14,135.44     |
| 177305              | 02/23/2024        | KPRL 1230 AM                   | Accounts Payable Check | 320.00        |
| 177306              | 02/23/2024        | JAMES R. LEWIS                 | Accounts Payable Check | 403.74        |
| 177307              | 02/23/2024        | LEXIPOL, LLC                   | Accounts Payable Check | 937.40        |
| 177308              | 02/23/2024        | LIFE ASSIST, INC.              | Accounts Payable Check | 606.72        |
| 177309              | 02/23/2024        | EBONY LUCIEN                   | Accounts Payable Check | 250.00        |
| 177310              | 02/23/2024        | MADRONE LANDSCAPES, INC.       | Accounts Payable Check | 435.00        |
| 177311              | 02/23/2024        | MARBORG INDUSTRIES             | Accounts Payable Check | 73.05         |
| 177312              | 02/23/2024        | MICHAEL K. NUNLEY & ASSC, INC. | Accounts Payable Check | 4,138.31      |
| 177313              | 02/23/2024        | MINER'S ACE HARDWARE           | Accounts Payable Check | 82.57         |
| 177314              | 02/23/2024        | MOSS, LEVY, & HARTZHEIM LLP    | Accounts Payable Check | 7,785.00      |
| 177315              | 02/23/2024        | MOTOROLA SOLUTIONS, INC.       | Accounts Payable Check | 524.12        |
| 177316              | 02/23/2024        | NEW TIMES                      | Accounts Payable Check | 1,285.00      |
| 177317              | 02/23/2024        | ODP BUSINESS SOLUTIONS, LLC    | Accounts Payable Check | 600.73        |
| 177318              | 02/23/2024        | PACIFIC CNTRL COAST HLTH CTRS  | Accounts Payable Check | 940.00        |
| 177319              | 02/23/2024        | PACIFIC GAS AND ELECTRIC       | Accounts Payable Check | 1,514.47      |
| 177320              | 02/23/2024        | PADRE ASSOCIATES, INC.         | Accounts Payable Check | 5,228.14      |
| 177321              | 02/23/2024        | PETERSON U-CART                | Accounts Payable Check | 271.88        |
| 177322              | 02/23/2024        | GRAYSON J. POWER               | Accounts Payable Check | 51.00         |
| 177323              | 02/23/2024        | PROFORCE LAW ENFORCEMENT       | Accounts Payable Check | 2,035.71      |
| 177324              | 02/23/2024        | QUINCON, INC.                  | Accounts Payable Check | 65,769.45     |
| 177325              | 02/23/2024        | RAINSCAPE, A LANDSCAPE SVC CO. | Accounts Payable Check | 1,810.00      |
| 177326              | 02/23/2024        | DIEGO K. REED                  | Accounts Payable Check | 119.00        |
| 177327              | 02/23/2024        | RICHARD COWELL TACTICAL, LLC   | Accounts Payable Check | 651.50        |
| 177328              | 02/23/2024        | RICK ENGINEERING COMPANY       | Accounts Payable Check | 66,375.07     |



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| <u>Check Number</u> | <u>Check Date</u> | <u>Vendor</u>                  | <u>Description</u>     | <u>Amount</u>          |
|---------------------|-------------------|--------------------------------|------------------------|------------------------|
| 177329              | 02/23/2024        | BRIAN S. RICKS                 | Accounts Payable Check | 120.00                 |
| 177330              | 02/23/2024        | SCHINDLER ELEVATOR CORP        | Accounts Payable Check | 490.11                 |
| 177331              | 02/23/2024        | SLO COUNTY SHERIFF'S OFFICE    | Accounts Payable Check | 54.00                  |
| 177332              | 02/23/2024        | OWEN T. SMITH                  | Accounts Payable Check | 54.00                  |
| 177333              | 02/23/2024        | SOUTH COAST EMERGENCY VEH SVC  | Accounts Payable Check | 79.77                  |
| 177334              | 02/23/2024        | SOUZA CONSTRUCTION, INC.       | Accounts Payable Check | 1,259,482.73           |
| 177335              | 02/23/2024        | SPECIALIZED EQUIPMENT REPAIR   | Accounts Payable Check | 2,210.91               |
| 177336              | 02/23/2024        | JENNIFER L. SPOTTEN            | Accounts Payable Check | 759.00                 |
| 177337              | 02/23/2024        | DANE J. STOVER                 | Accounts Payable Check | 72.00                  |
| 177338              | 02/23/2024        | SUNRUN INSTALLATION SERVICES   | Accounts Payable Check | 472.20                 |
| 177339              | 02/23/2024        | SUPERION, LLC                  | Accounts Payable Check | 1,050.00               |
| 177340              | 02/23/2024        | SWCA, INC.                     | Accounts Payable Check | 2,259.25               |
| 177341              | 02/23/2024        | TELEWORX, LLC                  | Accounts Payable Check | 64,550.00              |
| 177342              | 02/23/2024        | TESCO CONTROLS, LLC            | Accounts Payable Check | 900.00                 |
| 177343              | 02/23/2024        | THOMSON REUTERS - WEST         | Accounts Payable Check | 201.99                 |
| 177349              | 02/23/2024        | U.S. BANK                      | Accounts Payable Check | 49,361.72              |
| 177350              | 02/23/2024        | VERDIN                         | Accounts Payable Check | 13,313.52              |
| 177351              | 02/23/2024        | VERIZON WIRELESS               | Accounts Payable Check | 399.39                 |
| 177352              | 02/23/2024        | VERIZON WIRELESS-VSAT          | Accounts Payable Check | 135.00                 |
| 177353              | 02/23/2024        | VISIT SLO CAL                  | Accounts Payable Check | 72,352.10              |
| 177354              | 02/23/2024        | WALLACE GROUP                  | Accounts Payable Check | 6,525.00               |
| 177355              | 02/23/2024        | YEH AND ASSOCIATES, INC.       | Accounts Payable Check | 1,212.50               |
| 177356              | 02/23/2024        | ZOOM IMAGING SOLUTIONS, INC.   | Accounts Payable Check | 988.64                 |
| 5067                | 02/29/2024        | ANTHEM BLUE CROSS HSA          | Payroll Vendor Payment | 13,536.67              |
| 177357              | 02/29/2024        | ATASCADERO PROF. FIREFIGHTERS  | Payroll Vendor Payment | 1,151.80               |
| 177358              | 02/29/2024        | EMPOWER ANNUITY INS CO         | Payroll Vendor Payment | 8,117.78               |
| 177359              | 02/29/2024        | IAFF MERP                      | Payroll Vendor Payment | 1,900.00               |
| 177360              | 02/29/2024        | MISSIONSQUARE                  | Payroll Vendor Payment | 8,579.49               |
| 177361              | 02/29/2024        | NATIONWIDE RETIREMENT SOLUTION | Payroll Vendor Payment | 671.16                 |
|                     |                   |                                |                        | <u>\$ 3,562,116.06</u> |



# Atascadero City Council

December 2023

## Staff Report - City Treasurer

### December 2023 Investment Report

#### RECOMMENDATION:

Council receive and file the City Treasurer's report for quarter ending December 31, 2023.

#### REPORT IN BRIEF:

##### Cash and Investments

|   |                  |                             |
|---|------------------|-----------------------------|
| Checking                                  | \$ 12,010,803    |                             |
| Zoo Credit Card Deposit Account           | 24,972           |                             |
| Certificates of Deposit                   | 19,358,838       |                             |
| Government Securities                     | 21,494,407       |                             |
| Supranational Securities                  | 2,010,540        |                             |
| Municipal Securities                      | 8,510,744        |                             |
| LAIF                                      | 9,614,315        |                             |
| Cash with Fiscal Agents                   | <u>2,207,103</u> |                             |
| Cash in Banks at December 31, 2023        |                  | \$ 75,231,722               |
| Deposits in Transit                       |                  | 90,477                      |
| Timing Differences                        |                  | <u>(3,115,591)</u>          |
| Cash and Investments at December 31, 2023 |                  | <u><u>\$ 72,206,608</u></u> |

##### Investment Activity

#### Securities Purchased:

| Purchase Date | Description  | Type                      | Cost       | Maturity Date |
|---------------|--|---------------------------|------------|---------------|
| 10/04/23      | Investar Bank<br>Baton Rouge, LA                   | Certificate of<br>Deposit | \$ 248,000 | 10/03/25      |
| 10/20/23      | Federal Agricultural Mtge Corp<br>CUSIP #31422XR95 | Government<br>Security    | 481,449    | 12/02/27      |
| 10/25/23      | First Foundation Bank<br>Irvine, CA                | Certificate of<br>Deposit | 227,624    | 01/19/27      |
| 10/25/23      | Federal Farm Credit Bank<br>CUSIP #3133ELV92       | Government<br>Security    | 430,973    | 07/20/27      |
| 10/25/23      | Federal Home Loan Bank<br>CUSIP #3130ALXQ9         | Government<br>Security    | 502,996    | 10/23/28      |
| 10/26/23      | Southern First Bank<br>Greenville, SC              | Certificate of<br>Deposit | 244,000    | 10/17/28      |
| 10/27/23      | Iowa State Bank<br>Clarksville, IA                 | Certificate of<br>Deposit | 249,000    | 10/27/28      |

Investment Activity (continued)**Securities Purchased (continued):**

| <u>Purchase Date</u> | <u>Description</u>                                 | <u>Type</u>               | <u>Cost</u> | <u>Maturity Date</u> |
|----------------------|--|---------------------------|-------------|----------------------|
| 11/03/23             | Bridgewater Bank<br>St. Louis Pk, MN               | Certificate of<br>Deposit | \$ 248,000  | 08/03/26             |
| 11/08/23             | BMO Harris Bank<br>Chicago, IL                     | Certificate of<br>Deposit | 218,039     | 06/24/25             |
| 11/08/23             | Goldman Sachs Bank<br>New York, NY                 | Certificate of<br>Deposit | 237,342     | 08/12/25             |
| 11/08/23             | Federal Agricultural Mtge Corp<br>CUSIP #31424WAN2 | Government<br>Security    | 704,349     | 10/13/26             |
| 11/14/23             | Wells Fargo Bank<br>Sioux Falls, SD                | Certificate of<br>Deposit | 248,000     | 11/14/28             |
| 12/01/23             | Sulphur Springs, CA<br>CUSIP #865485EL6            | Municipal<br>Security     | 97,400      | 12/01/28             |
| 12/12/23             | Federal Agricultural Mtge Corp<br>CUSIP #31424WCR1 | Government<br>Security    | 751,385     | 12/04/28             |
| 12/12/23             | Federal Home Loan Bank<br>CUSIP #3130AFFX0         | Government<br>Security    | 477,129     | 11/16/28             |

**Securities Matured:**

| <u>Maturity Date</u> | <u>Description</u>                           | <u>Type</u>               | <u>Original Cost</u> | <u>Amount Matured</u> |
|----------------------|--|---------------------------|----------------------|-----------------------|
| 10/13/23             | Luther Burbank Savings<br>Santa Rosa, CA     | Certificate of<br>Deposit | \$ 240,000           | \$ 240,000            |
| 11/06/23             | Federal Farm Credit Bank<br>CUSIP #3133EJQ85 | Government<br>Security    | 499,805              | 500,000               |
| 11/06/23             | Morgan Stanley Private Bank<br>New York, NY  | Certificate of<br>Deposit | 245,000              | 245,000               |
| 12/08/23             | Federal Home Loan Bank<br>CUSIP #3130AAHE1   | Government<br>Security    | 688,390              | 640,000               |

**Securities Sold Prior to Maturity:**

None

**Other Reportable Activities:**

None

**City of Atascadero**

**Treasurer's Report**

**Cash & Investments Activity Summary**

for the quarter ending December 31, 2023

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|   | <u>CHECKING<br/>ACCOUNTS</u> | <u>INVESTMENTS</u>   | <u>FISCAL<br/>AGENT</u> | <u>TOTALS</u>               |
|---|------------------------------|----------------------|-------------------------|-----------------------------|
| Balance per Banks at<br>October 1, 2023   | \$ 5,870,629                 | \$ 63,712,481        | \$ 2,813,153            | \$ 72,396,263               |
| Receipts                                  | 15,717,471                   | 193,260              | 30,381                  | 15,941,112                  |
| Recognition of Premiums &<br>Discounts    | -                            | 42,417               | -                       | 42,417                      |
| Disbursements                             | (12,511,639)                 | -                    | (636,431)               | (13,148,070)                |
| Transfers In                              | 8,325,000                    | 5,365,686            | -                       | 13,690,686                  |
| Transfers Out                             | <u>(5,365,686)</u>           | <u>(8,325,000)</u>   | <u>-</u>                | <u>(13,690,686)</u>         |
| Balance per Banks at<br>December 31, 2023 | <u>\$ 12,035,775</u>         | <u>\$ 60,988,844</u> | <u>\$ 2,207,103</u>     | 75,231,722                  |
| Deposits in Transit                       |                              |                      |                         | 90,477                      |
| Timing Differences                        |                              |                      |                         | <u>(3,115,591)</u>          |
| <b>Adjusted Treasurer's Balance</b>       |                              |                      |                         | <u><u>\$ 72,206,608</u></u> |

**City of Atascadero**  
Investment Report  
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| <u>MATURITY DATE</u>                | <u>DESCRIPTION (ISSUER)</u>                                   | <u>PURCHASE DATE</u> | <u>INVESTMENT TYPE</u> | <u>INVESTMENT RATING</u> | <u>STATED % RATE</u> | <u>YIELD</u> | <u>FACE VALUE</u> | <u>PREMIUM/ (DISCOUNT)</u> | <u>COST OF INVESTMENT</u> | <u>MARKET VALUE</u> | <u>UNREALIZED GAIN / (LOSS)</u> |
|-------------------------------------|---|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| <b><u>Funds Managed by City</u></b> |   |                      |                        |                          |                      |              |                   |                            |                           |                     |                                 |
| n/a                                 | <b>Local Agency Invest. Fund (LAIF)</b>                       | n/a                  | State Investment Fund  | n/a                      | n/a                  | 3.93%        | \$ 9,614,315      | n/a                        | \$ 9,614,315              | \$ 9,552,237        | \$ (62,078)                     |
| n/a                                 | <b>Broker Money Market</b>                                    | n/a                  | Money Fund             | n/a                      | n/a                  | Vary         | -                 | n/a                        | -                         | -                   | -                               |
| 01/30/24                            | <b>First Premier Bank</b><br>Sioux Falls, SD                  | 01/30/19             | Certificate of Deposit | n/a                      | 2.95%                | 2.95%        | 245,000           | n/a                        | 245,000                   | 244,449             | (551)                           |
| 02/22/24                            | <b>Bank of Delight</b><br>Delight, AR                         | 02/22/19             | Certificate of Deposit | n/a                      | 2.85%                | 2.85%        | 245,000           | n/a                        | 245,000                   | 244,143             | (858)                           |
| 03/08/24                            | <b>Federal Home Loan Bank</b><br>CUSIP #3130AB3H7             | 03/07/19             | Government Security    | Aaa                      | 2.38%                | 2.58%        | 750,000           | (283)                      | 749,717                   | 746,025             | (3,692)                         |
| 03/27/24                            | <b>First National Bank</b><br>East Lansing, MI                | 03/27/19             | Certificate of Deposit | n/a                      | 2.75%                | 2.75%        | 245,000           | n/a                        | 245,000                   | 243,483             | (1,517)                         |
| 04/26/24                            | <b>Mainstreet Bank</b><br>Fairfax, VA                         | 05/01/19             | Certificate of Deposit | n/a                      | 2.60%                | 2.60%        | 245,000           | n/a                        | 245,000                   | 242,930             | (2,070)                         |
| 05/13/24                            | <b>Federal Farm Credit Bank</b><br>CUSIP #3133EKLBO           | 05/13/19             | Government Security    | Aaa                      | 2.31%                | 2.32%        | 500,000           | (13)                       | 499,987                   | 494,885             | (5,102)                         |
| 05/16/24                            | <b>Enterprise Bank</b><br>Allison Park, PA                    | 05/16/19             | Certificate of Deposit | n/a                      | 2.60%                | 2.60%        | 245,000           | n/a                        | 245,000                   | 242,609             | (2,391)                         |
| 06/01/24                            | <b>Tulare County Pension Bond</b><br>CUSIP #899154AW8         | 09/28/20             | Municipal Security     | A1                       | 3.56%                | 0.79%        | 120,000           | 1,362                      | 121,362                   | 119,056             | (2,306)                         |
| 06/13/24                            | <b>US Treasury Bills</b><br>CUSIP #912797FS1                  | 09/26/23             | Government Security    | F-1+<br>(Aaa equivalent) | 0.00%                | 5.25%        | 100,000           | (2,313)                    | 97,687                    | 97,713              | 26                              |
| 06/26/24                            | <b>Commerce Bank</b><br>Geneva, MN                            | 06/26/19             | Certificate of Deposit | n/a                      | 2.30%                | 2.30%        | 245,000           | n/a                        | 245,000                   | 241,702             | (3,298)                         |
| 07/23/24                            | <b>BankUnited</b><br>Miami Lakes, FL                          | 07/24/23             | Certificate of Deposit | n/a                      | 5.30%                | 5.30%        | 237,000           | n/a                        | 237,000                   | 237,156             | 156                             |
| 07/26/24                            | <b>Abacus Federal Savings</b><br>New York, NY                 | 07/26/19             | Certificate of Deposit | n/a                      | 2.00%                | 2.00%        | 245,000           | n/a                        | 245,000                   | 240,717             | (4,283)                         |
| 08/01/24                            | <b>Federal Farm Credit Bank</b><br>CUSIP 3133EJM55            | 07/24/19             | Government Security    | Aaa                      | 3.25%                | 1.92%        | 427,000           | 3,269                      | 430,269                   | 422,465             | (7,804)                         |
| 08/19/24                            | <b>CF Bank</b><br>Worthington, OH                             | 08/19/19             | Certificate of Deposit | n/a                      | 1.85%                | 1.85%        | 245,000           | n/a                        | 245,000                   | 240,002             | (4,998)                         |
| 08/28/24                            | <b>Genoa Banking Company</b><br>Genoa, OH                     | 08/28/19             | Certificate of Deposit | n/a                      | 1.80%                | 1.80%        | 245,000           | n/a                        | 245,000                   | 239,723             | (5,277)                         |
| 08/28/24                            | <b>Int'l Bank for Recon &amp; Develop</b><br>CUSIP #459056HV2 | 10/18/19             | Supranational Security | Aaa                      | 1.50%                | 1.62%        | 500,000           | (386)                      | 499,614                   | 488,500             | (11,114)                        |

**City of Atascadero**  
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| <u>MATURITY DATE</u> | <u>DESCRIPTION (ISSUER)</u>                                   | <u>PURCHASE DATE</u> | <u>INVESTMENT TYPE</u> | <u>INVESTMENT RATING</u> | <u>STATED % RATE</u> | <u>YIELD</u> | <u>FACE VALUE</u> | <u>PREMIUM/ (DISCOUNT)</u> | <u>COST OF INVESTMENT</u> | <u>MARKET VALUE</u> | <u>UNREALIZED GAIN / (LOSS)</u> |
|----------------------|---|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 08/30/24             | <b>Preferred Bank</b><br>Los Angeles, CA                      | 08/30/19             | Certificate of Deposit | n/a                      | 1.85%                | 1.85%        | \$ 245,000        | n/a                        | \$ 245,000                | \$ 239,794          | \$ (5,206)                      |
| 09/10/24             | <b>Peoples Bank</b><br>Rock Valley, IA                        | 03/23/20             | Certificate of Deposit | n/a                      | 1.50%                | 1.50%        | 100,000           | n/a                        | 100,000                   | 97,531              | (2,469)                         |
| 09/20/24             | <b>Bank Deerfield</b><br>Deerfield, WI                        | 09/20/19             | Certificate of Deposit | n/a                      | 1.70%                | 1.70%        | 245,000           | n/a                        | 245,000                   | 239,054             | (5,946)                         |
| 09/25/24             | <b>Grand River Bank</b><br>Grandville, MI                     | 03/25/20             | Certificate of Deposit | n/a                      | 1.00%                | 1.00%        | 245,000           | n/a                        | 245,000                   | 237,697             | (7,303)                         |
| 10/15/24             | <b>Federal National Mortgage Assn</b><br>CUSIP #3135GOW66     | 03/13/20             | Government Security    | Aaa                      | 1.63%                | 0.81%        | 500,000           | 3,210                      | 503,210                   | 487,260             | (15,950)                        |
| 11/08/24             | <b>Raymond James Bank</b><br>St. Petersburg, FL               | 11/08/19             | Certificate of Deposit | n/a                      | 1.80%                | 1.80%        | 245,000           | n/a                        | 245,000                   | 238,174             | (6,826)                         |
| 11/18/24             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133ENZ94           | 11/23/22             | Government Security    | Aaa                      | 4.50%                | 4.70%        | 400,000           | (714)                      | 399,286                   | 398,528             | (758)                           |
| 12/13/24             | <b>Federal Home Loan Bank</b><br>CUSIP #3130A3GE8             | 03/13/20             | Government Security    | Aaa                      | 2.75%                | 0.84%        | 500,000           | 9,046                      | 509,046                   | 490,455             | (18,591)                        |
| 01/15/25             | <b>Int'l Bank for Recon &amp; Develop</b><br>CUSIP #459058HT3 | 01/16/20             | Supranational Security | Aaa                      | 1.63%                | 1.66%        | 500,000           | (201)                      | 499,799                   | 484,120             | (15,679)                        |
| 01/20/25             | <b>Live Oak Banking Company</b><br>Wilmington, NC             | 01/24/20             | Certificate of Deposit | n/a                      | 1.85%                | 1.85%        | 245,000           | n/a                        | 245,000                   | 236,736             | (8,264)                         |
| 01/24/25             | <b>Baycoast Bank</b><br>Swansea, MA                           | 01/24/20             | Certificate of Deposit | n/a                      | 1.70%                | 1.70%        | 245,000           | n/a                        | 245,000                   | 236,310             | (8,690)                         |
| 02/12/25             | <b>Federal Home Loan Mtge Corp</b><br>CUSIP #3137EAEPO        | 03/13/20             | Government Security    | Aaa                      | 1.50%                | 0.79%        | 500,000           | 3,951                      | 503,951                   | 482,705             | (21,246)                        |
| 03/03/25             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133ELQY3           | 03/04/20             | Government Security    | Aaa                      | 1.21%                | 0.88%        | 500,000           | 1,900                      | 501,900                   | 481,205             | (20,695)                        |
| 03/26/25             | <b>Evergreen Bank Group</b><br>Oak Brook, IL                  | 03/26/20             | Certificate of Deposit | n/a                      | 1.00%                | 1.00%        | 245,000           | n/a                        | 245,000                   | 233,024             | (11,976)                        |
| 03/27/25             | <b>Bank of Romney</b><br>Romney, WV                           | 03/27/20             | Certificate of Deposit | n/a                      | 1.15%                | 1.15%        | 245,000           | n/a                        | 245,000                   | 233,446             | (11,554)                        |
| 03/27/25             | <b>First Jackson Bank</b><br>Stevenson, AL                    | 03/27/20             | Certificate of Deposit | n/a                      | 1.15%                | 1.15%        | 245,000           | n/a                        | 245,000                   | 233,446             | (11,554)                        |
| 04/01/25             | <b>El Cajon Taxable Pension Obl</b><br>CUSIP 282659AX9        | 01/27/21             | Municipal Security     | Aa                       | 1.18%                | 0.70%        | 650,000           | 3,878                      | 653,878                   | 617,364             | (36,515)                        |
| 04/28/25             | <b>First National Bank</b><br>McGregor, TX                    | 04/28/20             | Certificate of Deposit | n/a                      | 1.35%                | 1.35%        | 245,000           | n/a                        | 245,000                   | 233,407             | (11,593)                        |

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| <u>MATURITY DATE</u> | <u>DESCRIPTION (ISSUER)</u>                               | <u>PURCHASE DATE</u> | <u>INVESTMENT TYPE</u> | <u>INVESTMENT RATING</u> | <u>STATED % RATE</u> | <u>YIELD</u> | <u>FACE VALUE</u> | <u>PREMIUM/ (DISCOUNT)</u> | <u>COST OF INVESTMENT</u> | <u>MARKET VALUE</u> | <u>UNREALIZED GAIN / (LOSS)</u> |
|----------------------|---|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 04/29/25             | <b>Flagstar Bank</b><br>Troy, MI                          | 03/26/20             | Certificate of Deposit | n/a                      | 1.15%                | 1.15%        | \$ 245,000        | n/a                        | \$ 245,000                | \$ 232,833          | \$ (12,167)                     |
| 05/01/25             | <b>Corona California Pension</b><br>CUSIP #21969AAD4      | 04/12/23             | Municipal Security     | AA+                      | 1.13%                | 4.50%        | 450,000           | (19,369)                   | 430,631                   | 426,398             | (4,234)                         |
| 05/15/25             | <b>Tennessee Valley Authority</b><br>CUSIP #880591EW8     | 11/09/22             | Government Security    | Aaa                      | 0.75%                | 4.77%        | 205,000           | (10,825)                   | 194,175                   | 194,440             | 265                             |
| 06/24/25             | <b>BMO Harris Bank NA</b><br>Chicago, IL                  | 11/08/23             | Certificate of Deposit | n/a                      | 3.20%                | 3.20%        | 225,000           | (6,354)                    | 218,646                   | 219,287             | 641                             |
| 06/30/25             | <b>US Treasury Notes</b><br>CUSIP #912828XZ8              | 04/13/22             | Government Security    | Aaa                      | 2.75%                | 2.61%        | 500,000           | 974                        | 500,974                   | 487,755             | (13,219)                        |
| 07/01/25             | <b>Northern Calif Power Agency</b><br>CUSIP #664845FN9    | 04/13/22             | Municipal Security     | Aa3                      | 2.39%                | 3.04%        | 305,000           | (2,892)                    | 302,108                   | 294,060             | (8,048)                         |
| 07/01/25             | <b>University of California</b><br>CUSIP #91412GU94       | 10/22/20             | Municipal Security     | Aa2                      | 3.06%                | 0.81%        | 300,000           | 10,084                     | 310,084                   | 292,743             | (17,341)                        |
| 08/12/25             | <b>Goldman Sachs Bank</b><br>New York, NY                 | 11/08/23             | Certificate of Deposit | n/a                      | 3.05%                | 5.16%        | 246,000           | (7,967)                    | 238,033                   | 238,832             | 799                             |
| 08/18/25             | <b>Federal National Mortgage Assn</b><br>CUSIP #3136G4M75 | 01/09/22             | Government Security    | Aaa                      | 0.52%                | 4.70%        | 280,000           | (18,183)                   | 261,817                   | 262,886             | 1,069                           |
| 08/20/25             | <b>Northeast Community Bank</b><br>White Plains, NY       | 07/19/23             | Certificate of Deposit | n/a                      | 0.45%                | 4.99%        | 160,000           | (11,411)                   | 148,589                   | 148,758             | 169                             |
| 09/01/25             | <b>San Bernardino Successor Agency</b><br>Swansea, MA     | 10/22/20             | Municipal Security     | Aa                       | 4.00%                | 0.71%        | 175,000           | 9,550                      | 184,550                   | 177,590             | (6,960)                         |
| 09/12/25             | <b>Federal Home Loan Bank</b><br>CUSIP #3130A6C70         | 10/04/22             | Government Security    | Aaa                      | 2.63%                | 4.13%        | 570,000           | (13,930)                   | 556,070                   | 553,248             | (2,822)                         |
| 10/01/25             | <b>Folsom Cordova School District</b><br>CUSIP #34440PCN9 | 11/10/20             | Municipal Security     | Aa-                      | 3.00%                | 1.00%        | 400,000           | 13,867                     | 413,867                   | 388,628             | (25,239)                        |
| 10/03/25             | <b>Investar Bank</b><br>Baton Rouge, LA                   | 10/04/23             | Certificate of Deposit | n/a                      | 5.35%                | 5.35%        | 248,000           | n/a                        | 248,000                   | 250,016             | 2,016                           |
| 11/07/25             | <b>Federal National Mortgage Assn</b><br>CUSIP #3135G06G3 | 12/14/20             | Government Security    | Aaa                      | 0.50%                | 0.42%        | 500,000           | 738                        | 500,738                   | 465,725             | (35,013)                        |
| 11/15/25             | <b>Tulare Sewer Revenue</b><br>CUSIP 899124MF5            | 12/11/20             | Municipal Security     | Aa                       | 1.46%                | 0.58%        | 400,000           | 6,497                      | 406,497                   | 375,600             | (30,897)                        |
| 12/11/25             | <b>BMW Bank North America</b><br>Salt Lake City, UT       | 12/11/20             | Certificate of Deposit | n/a                      | 0.50%                | 0.50%        | 245,000           | n/a                        | 245,000                   | 225,574             | (19,426)                        |
| 12/18/25             | <b>Third Federal Savings &amp; Loan</b><br>Cleveland, OH  | 12/18/20             | Certificate of Deposit | n/a                      | 1.46%                | 1.46%        | 245,000           | n/a                        | 245,000                   | 225,194             | (19,806)                        |

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|----------------------|---|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 12/29/25             | <b>American Nat'l Bank</b><br>Baxter, MN                  | 09/29/23             | Certificate of Deposit | n/a                      | 5.00%                | 5.00%        | \$ 248,000        | n/a                        | \$ 248,000                | \$ 249,084          | \$ 1,084                        |
| 01/15/26             | <b>First Reliance Bank</b><br>Florence, SC                | 01/15/21             | Certificate of Deposit | n/a                      | 0.30%                | 0.30%        | 245,000           | n/a                        | 245,000                   | 223,648             | (21,352)                        |
| 01/22/26             | <b>ConnectOne Bank</b><br>Englewood Cliffs, NJ            | 01/22/21             | Certificate of Deposit | n/a                      | 0.45%                | 0.45%        | 245,000           | n/a                        | 245,000                   | 224,165             | (20,835)                        |
| 01/22/26             | <b>Luana Savings Bank</b><br>Luana, IA                    | 01/22/21             | Certificate of Deposit | n/a                      | 0.40%                | 0.40%        | 245,000           | n/a                        | 245,000                   | 224,114             | (20,886)                        |
| 02/09/26             | <b>First United Bank &amp; Trust</b><br>Durant, OK        | 03/16/23             | Certificate of Deposit | n/a                      | 4.25%                | 4.81%        | 120,000           | (1,348)                    | 118,652                   | 118,709             | 57                              |
| 02/11/26             | <b>Ind'l &amp; Com'l Bank of China</b><br>New York, NY    | 02/22/21             | Certificate of Deposit | n/a                      | 0.45%                | 0.45%        | 245,000           | n/a                        | 245,000                   | 223,788             | (21,212)                        |
| 02/24/26             | <b>Eaglebank</b><br>Bethesda, MD                          | 03/16/23             | Certificate of Deposit | n/a                      | 4.25%                | 4.25%        | 244,000           | n/a                        | 244,000                   | 241,196             | (2,804)                         |
| 03/02/26             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133EFH91       | 03/03/21             | Government Security    | Aaa                      | 2.22%                | 0.75%        | 876,000           | 27,644                     | 903,644                   | 840,855             | (62,789)                        |
| 03/27/26             | <b>Federal Agriculture Mtge Corp</b><br>CUSIP #31422XDX7  | 03/30/21             | Government Security    | n/a                      | 0.83%                | 0.87%        | 500,000           | (421)                      | 499,579                   | 463,980             | (35,599)                        |
| 04/23/26             | <b>Malaga Bank</b><br>Palos Verdes Peninsula, CA          | 04/23/21             | Certificate of Deposit | n/a                      | 0.55%                | 0.55%        | 245,000           | n/a                        | 245,000                   | 222,127             | (22,873)                        |
| 04/24/26             | <b>Federal National Mortgage Assn</b><br>CUSIP #3135G0K36 | 04/26/21             | Government Security    | Aaa                      | 2.13%                | 0.77%        | 500,000           | 15,535                     | 515,535                   | 477,755             | (37,780)                        |
| 05/19/26             | <b>Eaglemark Savings Bank</b><br>Reno, NV                 | 05/19/21             | Certificate of Deposit | n/a                      | 0.70%                | 0.70%        | 245,000           | n/a                        | 245,000                   | 222,413             | (22,587)                        |
| 05/31/26             | <b>US Treasury Notes</b><br>CUSIP #91282CCF6              | 11/23/22             | Government Security    | Aaa                      | 0.75%                | 4.15%        | 500,000           | (38,660)                   | 461,340                   | 461,545             | 205                             |
| 06/01/26             | <b>Golden St TOB</b><br>CUSIP #38122NC59                  | 05/10/23             | Municipal Security     | A                        | 2.16%                | 4.52%        | 150,000           | (8,023)                    | 141,977                   | 139,905             | (2,072)                         |
| 06/05/26             | <b>Enterprise Bank</b><br>Omaha, NE                       | 09/27/23             | Certificate of Deposit | n/a                      | 0.85%                | 4.99%        | 249,000           | (23,570)                   | 225,430                   | 226,279             | 849                             |
| 06/24/26             | <b>First Financial Bank</b><br>Dakota Dunes, SD           | 09/27/23             | Certificate of Deposit | n/a                      | 3.15%                | 5.11%        | 249,000           | (11,351)                   | 237,649                   | 239,167             | 1,518                           |
| 06/30/26             | <b>UBS Bank USA</b><br>Salt Lake City, UT                 | 05/19/21             | Certificate of Deposit | n/a                      | 0.90%                | 0.90%        | 245,000           | n/a                        | 245,000                   | 222,315             | (22,685)                        |
| 07/01/26             | <b>New York Community Bank</b><br>Hicksville, NY          | 06/29/21             | Certificate of Deposit | n/a                      | 0.85%                | 0.85%        | 245,000           | n/a                        | 245,000                   | 222,225             | (22,775)                        |



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|----------------------|--|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 07/22/26             | <b>Toyota Financial Savings Bank</b><br>Henderson, NV      | 07/22/21             | Certificate of Deposit | n/a                      | 0.95%                | 0.95%        | \$ 245,000        | n/a                        | \$ 245,000                | \$ 222,208          | \$ (22,792)                     |
| 08/01/26             | <b>Rancho Adobe Fire Protection</b><br>CUSIP #752096AE7    | 10/14/21             | Municipal Security     | Aa                       | 1.43%                | 1.25%        | 260,000           | 1,186                      | 261,186                   | 240,040             | (21,146)                        |
| 08/03/26             | <b>Bridgewater Bank</b><br>St. Louis Pk, MN                | 11/03/23             | Certificate of Deposit | n/a                      | 5.15%                | 5.15%        | 248,000           | n/a                        | 248,000                   | 249,791             | 1,791                           |
| 08/13/26             | <b>Synchrony Bank</b><br>Draper, UT                        | 08/13/21             | Certificate of Deposit | n/a                      | 0.90%                | 0.90%        | 245,000           | n/a                        | 245,000                   | 221,358             | (23,643)                        |
| 09/24/26             | <b>Federal National Mortgage Assn</b><br>CUSIP #3135G0Q22  | 09/24/21             | Government Security    | Aaa                      | 1.88%                | 0.80%        | 500,000           | 14,549                     | 514,549                   | 471,585             | (42,964)                        |
| 09/29/26             | <b>First Bank Richmond</b><br>Richmond, IN                 | 09/29/21             | Certificate of Deposit | n/a                      | 0.55%                | 0.55%        | 245,000           | n/a                        | 245,000                   | 218,040             | (26,960)                        |
| 10/01/26             | <b>California Infrastructure Bonds</b><br>CUSIP #13034AL73 | 10/05/22             | Municipal Security     | AAA                      | 1.04%                | 4.69%        | 155,000           | (14,473)                   | 140,527                   | 141,183             | 656                             |
| 10/01/26             | <b>Manteca Redevelopment Bonds</b><br>CUSIP #56453RBA1     | 10/05/22             | Municipal Security     | AA                       | 2.04%                | 4.81%        | 115,000           | (8,121)                    | 106,879                   | 106,940             | 61                              |
| 10/13/26             | <b>Federal Agricultural Mtge Corp</b><br>CUSIP #31424WAN2  | 11/08/23             | Government Security    | n/a                      | 5.00%                | 4.77%        | 700,000           | 4,104                      | 704,104                   | 715,120             | 11,016                          |
| 10/31/26             | <b>US Treasury Notes</b><br>CUSIP #912828YQ7               | 11/23/22             | Government Security    | Aaa                      | 1.63%                | 4.07%        | 250,000           | (16,209)                   | 233,791                   | 234,053             | 262                             |
| 11/17/26             | <b>Capital One Bank</b><br>Glen Allen, VA                  | 11/17/21             | Certificate of Deposit | n/a                      | 1.10%                | 1.10%        | 245,000           | n/a                        | 245,000                   | 220,275             | (24,725)                        |
| 11/17/26             | <b>Capital One National</b><br>McLean, VA                  | 11/17/21             | Certificate of Deposit | n/a                      | 1.10%                | 1.10%        | 245,000           | n/a                        | 245,000                   | 220,275             | (24,725)                        |
| 11/17/26             | <b>Federal Agricultural Mtge Corp</b><br>CUSIP #31422XPS5  | 09/27/23             | Government Security    | n/a                      | 1.15%                | 4.86%        | 500,000           | (49,297)                   | 450,703                   | 459,915             | 9,212                           |
| 12/21/26             | <b>Federal Home Loan Bank</b><br>CUSIP #3130AQF65          | 12/30/21             | Government Security    | Aaa                      | 1.25%                | 1.26%        | 500,000           | (108)                      | 499,892                   | 459,685             | (40,207)                        |
| 12/28/26             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133EJ4E6        | 01/18/22             | Government Security    | Aaa                      | 3.13%                | 1.58%        | 200,000           | 8,987                      | 208,987                   | 194,696             | (14,291)                        |
| 12/31/26             | <b>Bank Kremlin</b><br>Kremlin, OK                         | 12/31/21             | Certificate of Deposit | n/a                      | 1.05%                | 1.05%        | 245,000           | n/a                        | 245,000                   | 218,692             | (26,308)                        |
| 01/15/27             | <b>San Joaquin Hills Trans Agency</b><br>CUSIP # 798111HF0 | 01/19/22             | Municipal Security     | A2                       | 2.15%                | 1.88%        | 500,000           | 3,950                      | 503,950                   | 464,395             | (39,555)                        |
| 01/19/27             | <b>First Foundation Bank</b><br>Irvine, CA                 | 10/25/23             | Certificate of Deposit | n/a                      | 4.70%                | 5.05%        | 230,000           | (2,253)                    | 227,747                   | 228,659             | 912                             |

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|----------------------|---|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 02/10/27             | <b>Federal Agriculture Mtge Corp</b><br>CUSIP #31422XTX0  | 02/17/22             | Government Security    | n/a                      | 1.60%                | 1.96%        | \$ 550,000        | \$ (5,959)                 | \$ 544,041                | \$ 511,709          | \$ (32,332)                     |
| 02/17/27             | <b>Beal Bank USA</b><br>Las Vegas, NV                     | 02/23/22             | Certificate of Deposit | n/a                      | 1.90%                | 1.90%        | 245,000           | n/a                        | 245,000                   | 224,026             | (20,974)                        |
| 02/23/27             | <b>Sallie Mae Bank</b><br>Salt Lake City, UT              | 10/13/22             | Certificate of Deposit | n/a                      | 2.20%                | 4.17%        | 184,000           | (10,626)                   | 173,374                   | 169,746             | (3,628)                         |
| 03/01/27             | <b>Sonoma Marin Area Rail Transit</b><br>CUSIP #835588BA1 | 12/07/22             | Municipal Security     | AA                       | 1.73%                | 4.45%        | 500,000           | (39,763)                   | 460,237                   | 460,525             | 288                             |
| 03/12/27             | <b>Federal Home Loan Bank</b><br>CUSIP #3130A3DU5         | 03/17/22             | Government Security    | Aaa                      | 3.00%                | 2.20%        | 500,000           | 12,275                     | 512,275                   | 483,615             | (28,660)                        |
| 03/16/27             | <b>American Express Nat'l Bank</b><br>Sandy, UT           | 03/16/22             | Certificate of Deposit | n/a                      | 2.00%                | 2.00%        | 245,000           | n/a                        | 245,000                   | 224,349             | (20,651)                        |
| 03/17/27             | <b>Beal Bank</b><br>Plano, TX                             | 03/23/22             | Certificate of Deposit | n/a                      | 2.00%                | 2.00%        | 245,000           | n/a                        | 245,000                   | 223,266             | (21,734)                        |
| 04/14/27             | <b>Comenity Capital Bank</b><br>Draper, UT                | 04/14/22             | Certificate of Deposit | n/a                      | 2.65%                | 2.65%        | 245,000           | n/a                        | 245,000                   | 228,663             | (16,337)                        |
| 04/30/27             | <b>US Treasury Notes</b><br>CUSIP # 91282CEN7             | 01/18/23             | Government Security    | Aaa                      | 2.75%                | 3.64%        | 1,000,000         | (27,784)                   | 972,216                   | 961,910             | (10,306)                        |
| 05/01/27             | <b>LA Unified School District</b><br>CUSIP # 544646A77    | 05/11/22             | Municipal Security     | Aa3                      | 5.72%                | 3.81%        | 500,000           | 29,740                     | 529,740                   | 512,905             | (16,835)                        |
| 05/15/27             | <b>US Treasury Notes</b><br>CUSIP #912828X88              | 05/24/22             | Government Security    | Aaa                      | 2.38%                | 2.87%        | 500,000           | (7,794)                    | 492,206                   | 474,905             | (17,301)                        |
| 06/09/27             | <b>Federal Home Loan Bank</b><br>CUSIP #3130A5JU4         | 06/22/22             | Government Security    | Aaa                      | 3.04%                | 3.43%        | 200,000           | (2,484)                    | 197,516                   | 193,716             | (3,800)                         |
| 06/11/27             | <b>Federal Home Loan Bank</b><br>CUSIP #3130ASGU7         | 06/22/22             | Government Security    | Aaa                      | 3.50%                | 3.41%        | 200,000           | 615                        | 200,615                   | 196,502             | (4,113)                         |
| 06/15/27             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133EHNRO       | 06/22/22             | Government Security    | Aaa                      | 2.58%                | 3.43%        | 480,000           | (13,128)                   | 466,872                   | 457,392             | (9,480)                         |
| 07/01/27             | <b>Sequoia CA Union High</b><br>CUSIP #817409N50          | 05/10/23             | Municipal Security     | AA1                      | 1.95%                | 4.20%        | 350,000           | (25,348)                   | 324,652                   | 323,586             | (1,067)                         |
| 07/16/27             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133EAXTO       | 07/26/22             | Government Security    | Aaa                      | 2.75%                | 2.98%        | 135,000           | (1,027)                    | 133,973                   | 129,260             | (4,713)                         |
| 07/20/27             | <b>Federal Farm Credit Bank</b><br>CUSIP #3133ELV92       | 10/25/23             | Government Security    | Aaa                      | 0.77%                | 4.86%        | 500,000           | (65,923)                   | 434,077                   | 445,935             | 11,858                          |
| 08/01/27             | <b>Corona Norco Ca Unif Sch Dist</b><br>CUSIP # 219764SB4 | 08/04/22             | Municipal Security     | AA-                      | 2.30%                | 3.63%        | 250,000           | (11,094)                   | 238,906                   | 230,880             | (8,026)                         |

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|----------------------|--|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 08/01/27             | Escondido CA Unif Sch Dist<br>CUSIP # 2963871UV7   | 08/05/22             | Municipal Security     | AA2                      | 1.13%                | 3.53%        | \$ 100,000        | \$ (8,006)                 | \$ 91,994                 | \$ 89,313           | \$ (2,681)                      |
| 08/01/27             | Martinez CA Uni Sch Dist<br>CUSIP # 573428MN6      | 08/04/22             | Municipal Security     | AA                       | 1.26%                | 3.43%        | 250,000           | (18,117)                   | 231,883                   | 224,348             | (7,536)                         |
| 08/01/27             | San Marcos CA Uni Sch Dist<br>CUSIP # 798755GC2    | 08/05/22             | Municipal Security     | AA                       | 2.31%                | 3.68%        | 185,000           | (8,421)                    | 176,579                   | 172,394             | (4,185)                         |
| 08/01/27             | Southwestern Comm College<br>CUSIP # 845389LS2     | 08/04/22             | Municipal Security     | AA-                      | 1.53%                | 3.53%        | 155,000           | (10,330)                   | 144,670                   | 140,467             | (4,203)                         |
| 08/26/27             | Federal Agriculture Mtge Corp<br>CUSIP #31422XF23  | 09/02/22             | Government Security    | n/a                      | 3.20%                | 3.49%        | 500,000           | (4,936)                    | 495,064                   | 485,225             | (9,839)                         |
| 09/15/27             | Luminate Bank<br>Minnetonka, MN                    | 09/15/22             | Certificate of Deposit | n/a                      | 3.40%                | 3.40%        | 245,000           | n/a                        | 245,000                   | 233,679             | (11,321)                        |
| 09/15/27             | Ponce de Leon Fed Bank<br>Bronx, NY                | 09/15/22             | Certificate of Deposit | n/a                      | 3.50%                | 3.50%        | 245,000           | n/a                        | 245,000                   | 234,512             | (10,488)                        |
| 09/15/27             | University of Pittsburgh<br>CUSIP # 798755GC2      | 09/15/22             | Municipal Security     | AA+                      | 3.18%                | 3.81%        | 500,000           | (10,813)                   | 489,187                   | 479,835             | (9,352)                         |
| 10/08/27             | Federal National Mortgage Assn<br>CUSIP #3135G05Y5 | 10/12/22             | Government Security    | Aaa                      | 0.75%                | 4.12%        | 1,000,000         | (116,658)                  | 883,342                   | 887,800             | 4,458                           |
| 10/31/27             | US Treasury Notes<br>CUSIP # 91282CAU5             | 11/09/22             | Government Security    | Aaa                      | 0.50%                | 4.31%        | 600,000           | (80,071)                   | 519,929                   | 527,460             | 7,531                           |
| 11/15/27             | Tulare CA Sewer Rev<br>CUSIP #899124MH1            | 04/12/23             | Municipal Security     | AA                       | 1.93%                | 4.47%        | 325,000           | (29,091)                   | 295,909                   | 294,463             | (1,446)                         |
| 11/15/27             | US Treasury Notes<br>CUSIP # 9128283F5             | 12/07/22             | Government Security    | Aaa                      | 2.25%                | 3.79%        | 500,000           | (27,468)                   | 472,532                   | 470,115             | (2,417)                         |
| 12/01/27             | Federal Agricultural Mtge Corp<br>CUSIP #31422XR95 | 10/20/23             | Government Security    | n/a                      | 4.03%                | 5.04%        | 500,000           | (17,749)                   | 482,251                   | 501,315             | 19,064                          |
| 12/15/27             | Forbright Bank<br>Potomac, MD                      | 12/15/22             | Certificate of Deposit | n/a                      | 4.00%                | 4.00%        | 245,000           | n/a                        | 245,000                   | 238,718             | (6,282)                         |
| 12/16/27             | Community West Bank NA<br>Goleta, CA               | 12/16/22             | Certificate of Deposit | n/a                      | 4.00%                | 4.00%        | 245,000           | n/a                        | 245,000                   | 238,721             | (6,279)                         |
| 01/12/28             | Inter-American Dev Bank<br>CUSIP # 4581X0EH7       | 01/19/23             | Supranational Security | Aaa                      | 4.00%                | 3.70%        | 1,000,000         | 11,127                     | 1,011,127                 | 998,220             | (12,907)                        |
| 02/10/28             | First National Bk of Michigan<br>Kalamazoo, MI     | 02/10/23             | Certificate of Deposit | n/a                      | 3.70%                | 3.70%        | 249,000           | n/a                        | 249,000                   | 240,056             | (8,944)                         |
| 02/15/28             | Belmont Bank & Trust<br>Chicago, IL                | 02/15/23             | Certificate of Deposit | n/a                      | 3.75%                | 3.75%        | 249,000           | n/a                        | 249,000                   | 240,539             | (8,461)                         |

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|----------------------|---|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 02/15/28             | <b>US Treasury Notes</b><br>CUSIP # 9128283W8             | 02/01/23             | Government Security    | Aaa                      | 2.75%                | 3.64%        | \$ 500,000        | \$ (16,982)                | \$ 483,018                | \$ 477,950          | \$ (5,068)                      |
| 02/17/28             | <b>Vision Bank</b><br>St. Louis, MN                       | 02/17/23             | Certificate of Deposit | n/a                      | 3.75%                | 3.75%        | 249,000           | n/a                        | 249,000                   | 240,546             | (8,454)                         |
| 03/10/28             | <b>Federal Home Loan Bank</b><br>CUSIP # 3130ATS57        | 03/15/23             | Government Security    | Aaa                      | 4.50%                | 3.90%        | 600,000           | 13,861                     | 613,861                   | 614,190             | 329                             |
| 03/17/28             | <b>Affinity Bank</b><br>Covington, GA                     | 03/17/23             | Certificate of Deposit | n/a                      | 4.90%                | 4.90%        | 245,000           | n/a                        | 245,000                   | 247,560             | 2,560                           |
| 03/20/28             | <b>Bank Five Nine</b><br>Oconomowoc, WI                   | 03/20/23             | Certificate of Deposit | n/a                      | 4.65%                | 4.65%        | 245,000           | n/a                        | 245,000                   | 245,245             | 245                             |
| 04/01/28             | <b>California State Bonds-Taxable</b><br>CUSIP #13063DGC6 | 04/12/23             | Municipal Security     | AA                       | 3.50%                | 3.98%        | 150,000           | (2,769)                    | 147,231                   | 145,353             | (1,878)                         |
| 04/01/28             | <b>California State Bonds-GO</b><br>CUSIP #13063DGC6      | 04/12/23             | Municipal Security     | AA                       | 3.50%                | 3.98%        | 525,000           | (9,690)                    | 515,310                   | 508,736             | (6,575)                         |
| 04/06/28             | <b>Morgan Stanley Bank</b><br>Salt Lake City, UT          | 09/28/23             | Certificate of Deposit | n/a                      | 4.65%                | 4.69%        | 244,000           | (361)                      | 243,639                   | 244,320             | 681                             |
| 05/12/28             | <b>Central Bank</b><br>Little Rock, AR                    | 05/12/23             | Certificate of Deposit | n/a                      | 3.85%                | 3.85%        | 249,000           | n/a                        | 249,000                   | 243,360             | (5,640)                         |
| 05/16/28             | <b>CIBC Bank</b><br>Chicago, IL                           | 05/16/23             | Certificate of Deposit | n/a                      | 4.35%                | 4.35%        | 244,000           | n/a                        | 244,000                   | 241,860             | (2,140)                         |
| 05/16/28             | <b>Univest Bank &amp; Trust</b><br>Souderton, PA          | 05/16/23             | Certificate of Deposit | n/a                      | 4.40%                | 4.40%        | 249,000           | n/a                        | 249,000                   | 247,332             | (1,668)                         |
| 05/30/28             | <b>Idaho First Bank</b><br>McCall, ID                     | 05/30/23             | Certificate of Deposit | n/a                      | 4.20%                | 4.20%        | 245,000           | n/a                        | 245,000                   | 250,005             | 5,005                           |
| 05/31/28             | <b>Customers Bank</b><br>Phoenixville, PA                 | 05/31/23             | Certificate of Deposit | n/a                      | 4.45%                | 4.45%        | 244,000           | n/a                        | 244,000                   | 248,841             | 4,841                           |
| 06/09/28             | <b>Federal Home Loan Bank</b><br>CUSIP #3130AEB25         | 06/20/23             | Government Security    | AA+                      | 3.25%                | 4.03%        | 170,000           | (5,324)                    | 164,676                   | 165,286             | 610                             |
| 06/30/28             | <b>Federal Home Loan Bank</b><br>CUSIP #3130AWN63         | 08/03/23             | Government Security    | Aaa                      | 4.00%                | 4.33%        | 500,000           | (6,670)                    | 493,330                   | 502,100             | 8,770                           |
| 07/06/28             | <b>HSBC Bank USA</b><br>McLean, VA                        | 07/18/23             | Certificate of Deposit | n/a                      | 3.30%                | 4.57%        | 249,000           | (12,920)                   | 236,080                   | 235,950             | (130)                           |
| 07/26/28             | <b>Park State Bank</b><br>Duluth, MN                      | 07/26/23             | Certificate of Deposit | n/a                      | 4.45%                | 4.45%        | 249,000           | n/a                        | 249,000                   | 248,480             | (520)                           |
| 07/31/28             | <b>Medallion Bank</b><br>Salt Lake City, UT               | 07/31/23             | Certificate of Deposit | n/a                      | 4.40%                | 4.40%        | 249,000           | n/a                        | 249,000                   | 248,011             | (989)                           |

**City of Atascadero**  
Investment Report  
December 31, 2023

**ITEM NUMBER:**  
**DATE:**

**A-3**  
**03/26/24**

| <u>MATURITY DATE</u>                   | <u>DESCRIPTION (ISSUER)</u>                                    | <u>PURCHASE DATE</u> | <u>INVESTMENT TYPE</u> | <u>INVESTMENT RATING</u> | <u>STATED % RATE</u> | <u>YIELD</u> | <u>FACE VALUE</u> | <u>PREMIUM/ (DISCOUNT)</u> | <u>COST OF INVESTMENT</u> | <u>MARKET VALUE</u> | <u>UNREALIZED GAIN / (LOSS)</u> |
|--|--|----------------------|------------------------|--------------------------|----------------------|--------------|-------------------|----------------------------|---------------------------|---------------------|---------------------------------|
| 08/01/28                               | <b>New York City Transitional Fin Auth</b><br>CUSIP #64971XBN7 | 08/16/23             | Municipal Security     | Aa1                      | 4.90%                | 4.90%        | \$ 850,000        | \$ (60,575)                | \$ 789,425                | \$ 806,506          | \$ 17,081                       |
| 08/17/28                               | <b>United Fidelity Bank FBS</b><br>Evansville, IN              | 09/13/23             | Certificate of Deposit | n/a                      | 4.50%                | 4.50%        | 249,000           | n/a                        | 249,000                   | 249,212             | 212                             |
| 09/05/28                               | <b>Discover Bank</b><br>Greenwood, DE                          | 09/07/23             | Certificate of Deposit | n/a                      | 4.55%                | 4.55%        | 244,000           | n/a                        | 244,000                   | 244,959             | 959                             |
| 09/13/28                               | <b>Optum Bank Inc</b><br>Draper, UT                            | 09/13/23             | Certificate of Deposit | n/a                      | 4.55%                | 4.55%        | 244,000           | n/a                        | 244,000                   | 244,942             | 942                             |
| 09/21/28                               | <b>Merrick Bank</b><br>South Jordan, UT                        | 09/21/23             | Certificate of Deposit | n/a                      | 4.50%                | 4.50%        | 249,000           | n/a                        | 249,000                   | 249,573             | 573                             |
| 09/27/28                               | <b>Legacy Bank &amp; Trust</b><br>Mountain Grove, MO           | 09/27/23             | Certificate of Deposit | n/a                      | 4.50%                | 4.50%        | 249,000           | n/a                        | 249,000                   | 249,637             | 637                             |
| 09/29/28                               | <b>Star Bank</b><br>Maple Lake, MN                             | 09/29/23             | Certificate of Deposit | n/a                      | 4.65%                | 4.65%        | 244,000           | n/a                        | 244,000                   | 246,145             | 2,145                           |
| 10/17/28                               | <b>Southern First Bank</b><br>Greenville, SC                   | 10/26/23             | Certificate of Deposit | n/a                      | 4.85%                | 4.85%        | 244,000           | n/a                        | 244,000                   | 249,246             | 5,246                           |
| 10/23/28                               | <b>Federal Home Loan Bank</b><br>CUSIP #3130AXLQ9              | 10/25/23             | Government Security    | Aaa                      | 5.03%                | 4.89%        | 500,000           | 2,908                      | 502,908                   | 522,955             | 20,047                          |
| 10/27/28                               | <b>Iowa State Bank</b><br>Clarksville, IA                      | 10/27/23             | Certificate of Deposit | n/a                      | 4.70%                | 4.70%        | 249,000           | n/a                        | 249,000                   | 252,120             | 3,120                           |
| 11/14/28                               | <b>Wells Fargo Bank</b><br>Sioux Falls, SD                     | 11/14/23             | Certificate of Deposit | n/a                      | 5.05%                | 5.05%        | 248,000           | n/a                        | 248,000                   | 255,128             | 7,128                           |
| 11/16/28                               | <b>Federal Home Loan Bank</b><br>CUSIP #3130AFFX0              | 12/12/23             | Government Security    | Aaa                      | 3.25%                | 4.29%        | 500,000           | (22,633)                   | 477,367                   | 485,245             | 7,878                           |
| 12/01/28                               | <b>Sulphur Springs CA Uni Sch District</b><br>CUSIP #865485EL6 | 12/07/23             | Municipal Security     | A2                       | 1.97%                | 4.58%        | 110,000           | (12,475)                   | 97,525                    | 97,314              | (211)                           |
| 12/04/28                               | <b>Federal Agricultural Mtge Corp</b><br>CUSIP #31424WCR1      | 12/12/23             | Government Security    | n/a                      | 4.38%                | 4.33%        | 750,000           | 1,386                      | 751,386                   | 763,673             | 12,287                          |
| <b>Total Funds Managed by the City</b> |  |                      |                        |                          |                      |              | <u>61,734,315</u> | <u>(745,471)</u>           | <u>60,988,844</u>         | <u>59,649,639</u>   | <u>(1,339,204)</u>              |

**City of Atascadero**  
Investment Report  
December 31, 2023

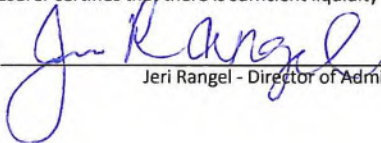
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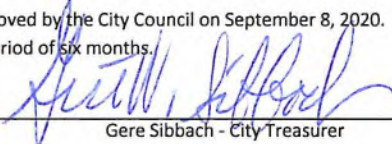
| <u>MATURITY DATE</u>                       | <u>DESCRIPTION (ISSUER)</u>                | <u>PURCHASE DATE</u> | <u>INVESTMENT TYPE</u> | <u>INVESTMENT RATING</u> | <u>STATED % RATE</u> | <u>YIELD</u> | <u>FACE VALUE</u>    | <u>PREMIUM/ (DISCOUNT)</u> | <u>COST OF INVESTMENT</u> | <u>MARKET VALUE</u>  | <u>UNREALIZED GAIN / (LOSS)</u> |
|--|--|----------------------|------------------------|--------------------------|----------------------|--------------|----------------------|----------------------------|---------------------------|----------------------|---------------------------------|
| <i>Funds Managed by Fiscal Agent</i>       |  |                      |                        |                          |                      |              |                      |                            |                           |                      |                                 |
| n/a  | BNY Western Trust<br>Hamilton Treas. Money | n/a                  | Treasury Fund          | Aaa                      | n/a                  | 2.80%        | \$ 1,437,881         | n/a                        | \$ 1,437,881              | \$ 1,437,881         | -                               |
| n/a  | BNY Western Trust<br>Hamilton Treas. Money | n/a                  | Treasury Fund          | Aaa                      | n/a                  | 2.80%        | 769,222              | n/a                        | 769,222                   | 769,222              | -                               |
| <i>Total Funds Managed by Fiscal Agent</i> |  |                      |                        |                          |                      |              | <u>2,207,103</u>     | <u>n/a</u>                 | <u>2,207,103</u>          | <u>2,207,103</u>     | <u>-</u>                        |
|  |  |                      |                        |                          |                      |              | <u>\$ 63,941,418</u> | <u>\$ (745,471)</u>        | <u>\$ 63,195,947</u>      | <u>\$ 61,856,742</u> | <u>\$ (1,339,204)</u>           |

Average Maturity of Total Portfolio 876 Days  
Weighted Average Yield of Total Portfolio 3.12%

**Certification:**

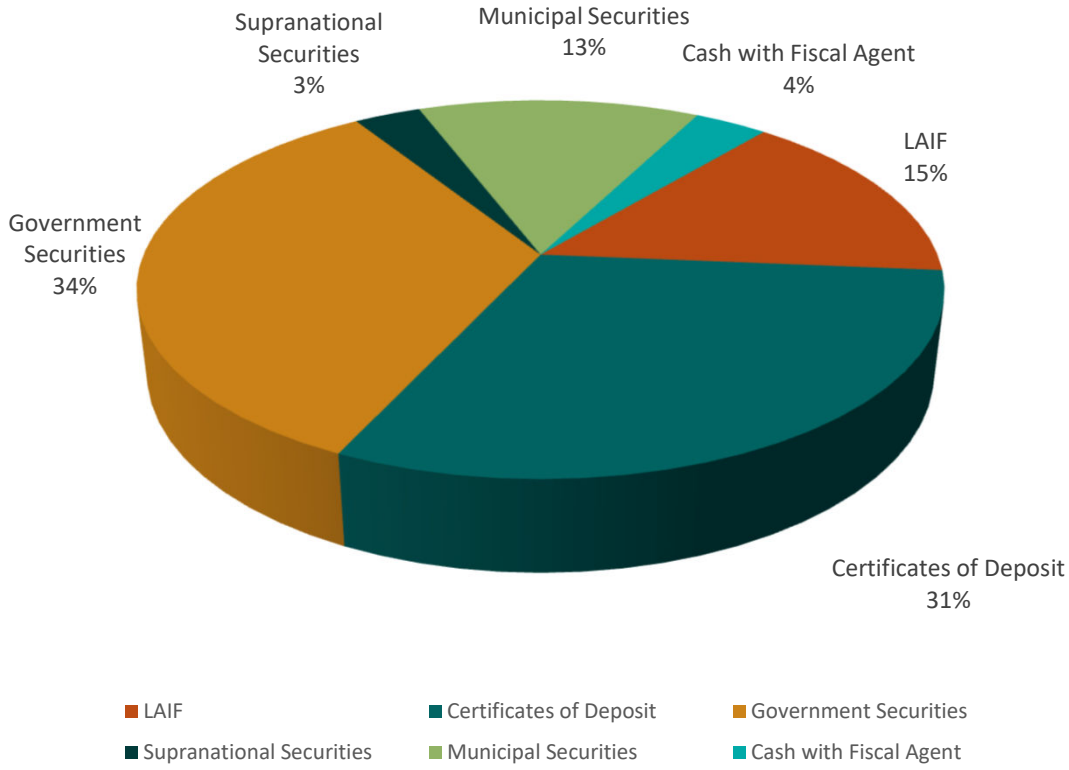
It has been verified that this investment portfolio is in conformity with the City of Atascadero's investment policy, which was approved by the City Council on September 8, 2020. The City Treasurer certifies that there is sufficient liquidity to meet the City of Atascadero's estimated future expenditures for a period of six months.

Verified by:   
Jeri Rangel - Director of Administrative Services

Approved by:   
Gere Sibbach - City Treasurer

**City of Atascadero**  
**Investments by Type**  
 December 2023

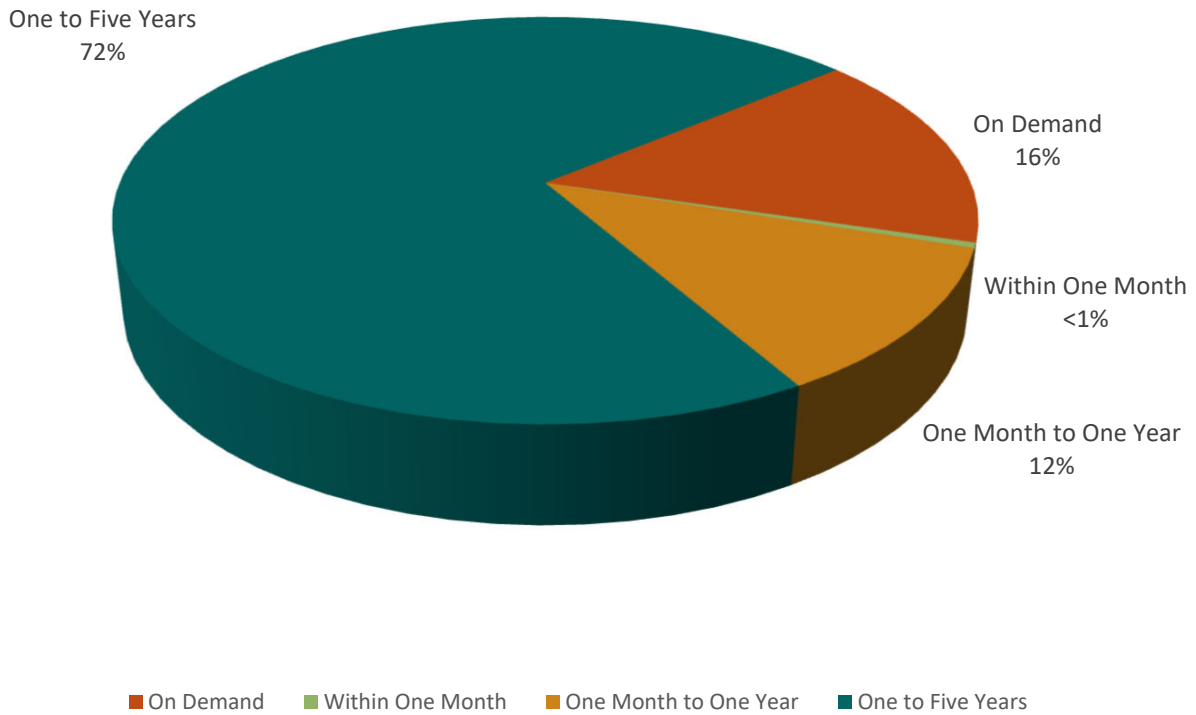
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| <u>Investment</u>        | <u>December 2023</u> |
|--------------------------|----------------------|
| LAIF                     | \$ 9,614,315         |
| Certificates of Deposit  | 19,358,838           |
| Government Securities    | 21,494,407           |
| Supranational Securities | 2,010,540            |
| Municipal Securities     | 8,510,744            |
| Cash with Fiscal Agent   | 2,207,103            |
|                          | <u>\$ 63,195,947</u> |

**City of Atascadero**  
**Investments by Maturity \***  
 December 2023

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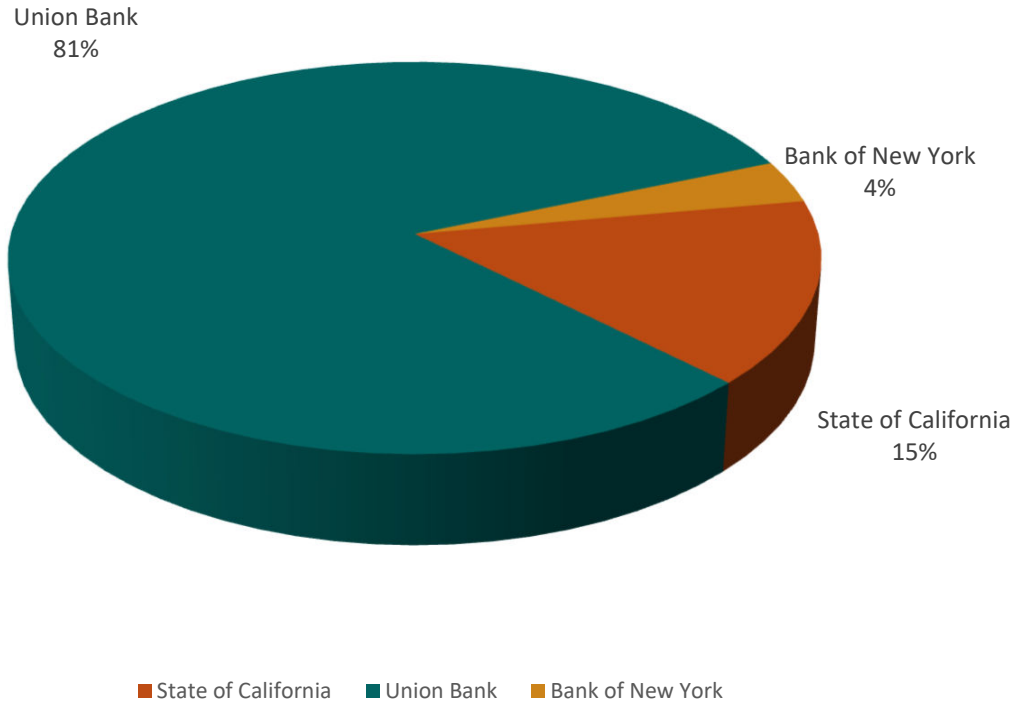
| <u>Investment</u>     | <u>December 2023</u> |
|-----------------------|----------------------|
| On Demand             | \$ 9,614,315         |
| Within One Month      | 245,000              |
| One Month to One Year | 7,087,178            |
| One to Five Years     | 44,042,351           |
|                       | <u>\$ 60,988,844</u> |

\* Cash with fiscal agent is not included in the totals for this graph because the amounts are restricted based on bond covenants, and therefore, the City doesn't retain the option to liquefy these funds at will.



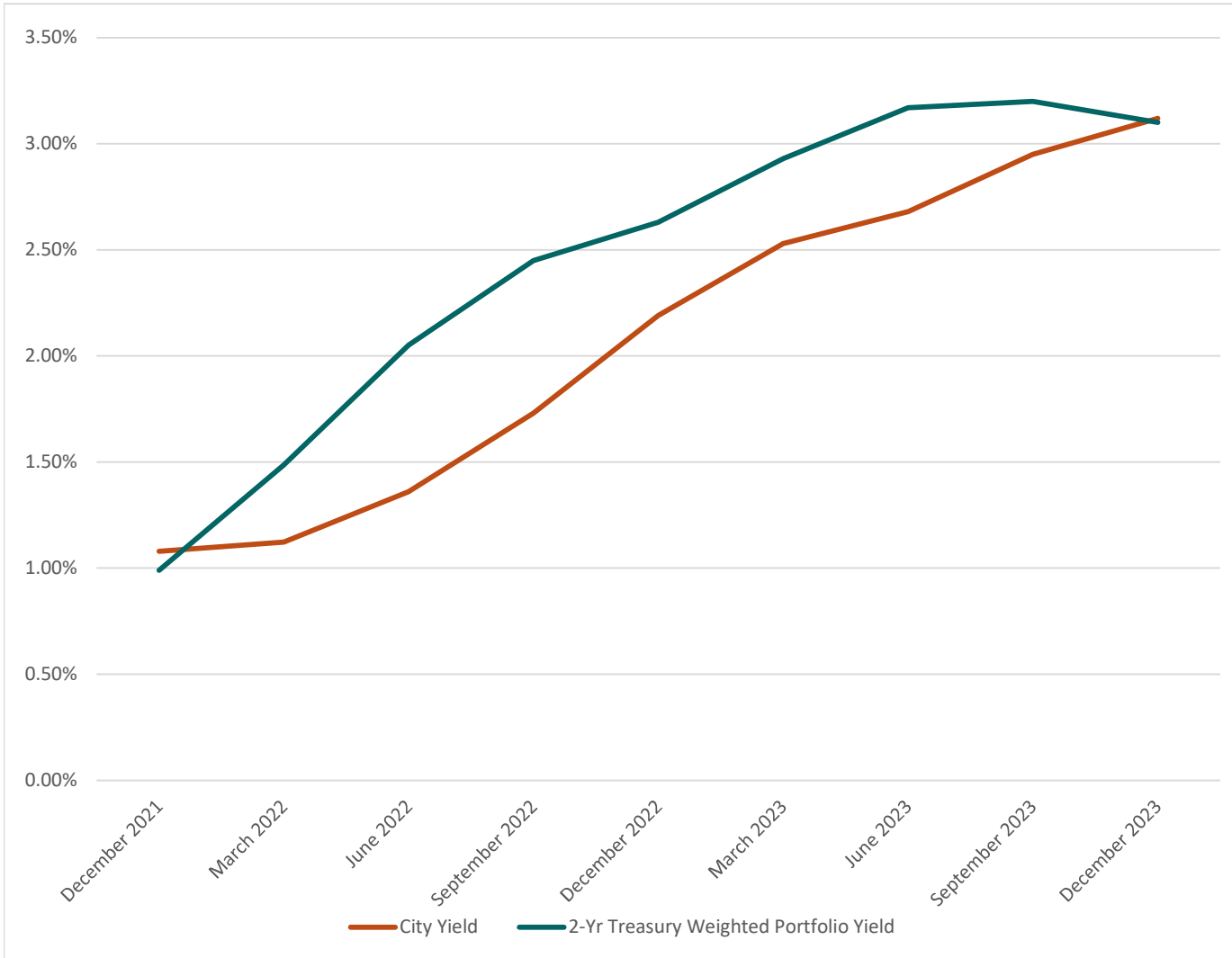
**City of Atascadero**  
**Investments by Custodial Agent**  
 December 2023

ITEM NUMBER: A-3  
 DATE: 03/26/24



| <u>Custodial Agent</u> | <u>December 2023</u> |
|------------------------|----------------------|
| State of California    | \$ 9,614,315         |
| Union Bank             | 51,374,529           |
| Bank of New York       | 2,207,103            |
|                        | <u>\$ 63,195,947</u> |

**Investment Yield vs. 2-Year Treasury Yield  
For the Quarter Ended December 31, 2023**



|                | <b>City Yield</b> | <b>2-Yr Treasury Weighted Portfolio Yield</b> |
|----------------|-------------------|---|
| December 2021  | 1.08%             | 0.99%   |
| March 2022     | 1.12%             | 1.49%   |
| June 2022      | 1.36%             | 2.05%   |
| September 2022 | 1.73%             | 2.45%   |
| December 2022  | 2.19%             | 2.63%   |
| March 2023     | 2.53%             | 2.93%   |
| June 2023      | 2.68%             | 3.17%   |
| September 2023 | 2.95%             | 3.20%   |
| December 2023  | 3.12%             | 3.10%   |



# ***Atascadero City Council***

## ***Staff Report – Fire & Emergency Services***

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### **Weed Abatement and Vegetation Management Services Contract Award**

#### **RECOMMENDATIONS:**

Council award a services contract agreement up to \$130,660 annually with Hansen Bros Custom Farming to provide weed abatement and vegetation management services for two years, with three optional annual extensions, for a total not to exceed of five years.

#### **DISCUSSION:**

##### Background

Fire & Emergency Services' mission, through its hazard reduction program, is to eliminate vegetative growth and/or refuse which may constitute a fire or life and safety hazard. The Atascadero Municipal Code, Section 6-13.03, addresses the abatement of vegetative growth and/or refuse, which constitute a hazard. To address this community safety issue, Fire & Emergency Services manages the weed abatement program, with a focus on education, outreach, and compliance prior to the fire season, which begins June 1. For those properties that have not complied with the required abatement of noxious weeds and/or refuse, the City utilizes a third-party contractor to bring the property into compliance. The City also utilizes the contractor to cut noxious weeds on City owned parcels, primarily in the public right of way. The current contract, with a term of two years with optional three annual extensions, expired December 31, 2023.

In addition to weed abatement, the scope of work will include vegetation management within the City owned riparian and creek areas, including Atascadero Creek (approximately 7 acres), swales, and drainage areas to maintain storm water systems, the perimeter of Atascadero Lake, and other City-owned properties. Vegetation management in these areas is regulated through the California Department of Fish and Wildlife and typically occurs from September 1 through October 31. Vegetation management includes the removal of the vegetative material (noxious weeds, tree trimmings, downed trees, etc.) that could negatively impact the flow of waterways and health of Atascadero Lake. Historically, this service has been provided by a third-party contractor with the resources, equipment, and training necessary to work within these areas. By utilizing a contractor, staff can focus on maintaining the parks, streets, and preparing the City's storm drain system for the rain season. By combining the weed abatement and vegetation management contracts, due to their similar scopes of work, the City is improving contract coordination and service delivery.

Analysis

Staff prepared a Request for Proposal (RFP) and solicited proposals in February 2024. Staff received 3 proposals from qualified contractors. Proposals were individually reviewed and scored by a technical selection committee that considered experience with similar services, responsiveness to City needs, experience, and other factors. Of particular importance to staff was the capability to complete weed abatement on private and public properties ahead of the annual deadlines. After evaluating all proposals, the selection committee agreed that Hansen Bros Custom Farming submitted the proposal that best combined qualifications and value to the City.

**FISCAL IMPACT:**

Award of this contract will expend up to \$130,660 annually in budgeted funds for weed abatement and vegetation management contract services. Under the weed abatement program, the City recovers 100% of the costs incurred for abating private properties. The cost of weed abatement on private properties is recouped by means of a property tax assessment which includes the contractor fees, 166% administrative fee, and a flat fee of \$282 for each parcel.

| <b>ESTIMATED EXPENDITURES</b>                   |                  |
|---|------------------|
| Weed Abatement (Fire Department)                | \$75,660         |
| Vegetation Management (Public Works Department) | \$55,000         |
| <b>Total Estimated Expenditures</b>             | <b>\$130,660</b> |

| <b>BUDGETED FUNDING</b>                |                  |
|--|------------------|
| Weed Abatement                         | \$75,660         |
| Vegetation Management                  | \$55,000         |
| <b>Total Estimated Funding Sources</b> | <b>\$130,660</b> |

|  |            |
|--|------------|
| <b>Projected Net Service Surplus / (Shortfall)</b> | <b>\$0</b> |
|--|------------|

**ALTERNATIVES:**

Council may direct staff to re-release the RFP; however, staff believes the lowest responsive proposal selected is within industry performance and cost.

**ATTACHMENT:**

None



# ***Atascadero City Council***

## ***Director's Report – Community Development Department***

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### **General Plan Update Project “The Emerging Plan” (GPA21-0067)**

#### **RECOMMENDATION:**

Council and community receive an update on the General Plan Update project, provide direction to staff on key policy questions including the draft General Plan Map, and provide staff feedback on next steps.

#### **DISCUSSION:**

A City's General Plan is the primary document that lays out the vision and policies for how a city will develop and function in the future. It is a best practice to update the document every decade or so. The City began a four-phased General Plan Update process in July 2021. Since then, the first two phases have been completed, phase three is wrapping up, and City staff is beginning phase four. At the City Council's previous hearing in August 2023, the City was at the beginning of phase three "*exploring alternatives*". Since then, staff has held a series of outreach events to help define the proposed land use alternative. Now, the draft plan is ready for City Council review, critique, and endorsement of the proposed "Preferred Alternative" (2045 General Plan Map) and the general policy direction associated with that alternative. This will allow us to continue developing the General Plan Document and Draft Environmental Impact Report, and proceed with additional outreach on the work that has been completed.

As a reminder, the following is an overview of General Plan Update Phases:

- 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.
- Phase 3: *Exploring Alternatives*: included the development of growth and policy alternatives for Atascadero's future. This phase includes the selection of a draft land use map, projected population and growth estimates, and general policy direction (**wrapping up**).
- Phase 4: *A Plan for Atascadero 2045*: Involves development of the draft General Plan document and Draft Environmental Impact Report (**now in progress**).
- Phase 5: *Celebrating our Future*: Final outreach on the draft plan, creation of the final General Plan document and final Environmental Impact Report.

**Analysis:**

At the August 2023 hearing, City Council provided general direction on individual land use change requests, draft population projections, land use “Placetypes”, and specific focus areas upon which to focus potential land use changes. This feedback was used to create draft land use alternatives, which were used as a basis for public outreach. Public outreach comments were disseminated to assemble the draft land use plan. The draft land use plan is the culmination of City Council, Planning Commission, Staff Technical Advisory Committee (STAC), and community feedback.

**Summary of Key Community Feedback**

The community workshops and Staff advisory team resulted in a substantial amount of feedback that helped develop the emerging plan. Some of these key points will be illustrated in the presentation. In summary, the public felt that significant attention should be given to transition zones between different land uses, such as multifamily and single-family, and commercial and residential. The public also felt strongly about establishing clear open space boundaries near creeks and the Salinas River. Community members expressed the desire to maintain rural Atascadero and our small-town charm.

The proposed draft plan identifies how the City may grow through changes to land use districts with a focus on options for future housing and employment locations within the areas that have access to adequate infrastructure. This evening staff will review these focus areas and illustrate the recommended changes to the General Plan Map. Discussion includes highlighting key policy areas, such as population and employment growth, economic development and fiscal health strategies, and anticipated infrastructure needs.

**Key Policy Discussion Items**

**A. General Plan Population and Employment Growth Projections**

- The City’s current (2022) population is **29,857** and the forecasted population for the planning period (through 2045) is **37,937**. *(The current General Plan projected our population would grow to 36,000 by 2025)*
- The City’s current total employment (2022) is **8,805** jobs. This results in a jobs/housing balance ratio of 0.84.
- Anticipated employment in 2045 is **14,142**. This will result in a change to the jobs/housing ratio to **0.91** (up from the current **0.72**)

**Forecasted Growth Summary**

|                         | Existing<br>(2022) | GP<br>Horizon<br>(2045) | Net<br>Change<br>(2022-2045) |
|-------------------------|--------------------|-------------------------|------------------------------|
| Dwelling<br>Units       | 12,287             | 15,612                  | <b>+3,325</b>                |
| Population <sup>2</sup> | 29,857             | 37,937                  | <b>+8,080</b>                |
| Jobs                    | 8,805              | 14,142                  | <b>+5,337</b>                |

**Jobs/Housing Ratio**

| Existing<br>(2022) | General Plan<br>Horizon<br>(2045) |
|--------------------|-----------------------------------|
| 0.72               | 0.91                              |

**Dwelling Units**  
2022 vs. 2045

| Residential (Dwelling Units) | Existing <sup>1</sup> (2022) |
|------------------------------|------------------------------|
| Single-family                | 9,231                        |
| Multifamily                  | 3,056                        |
| <b>Total</b>                 | <b>12,287</b>                |

| Residential (Dwelling Units) | General Plan Horizon (2045) |
|------------------------------|-----------------------------|
| Rural Residential            | 5,264                       |
| Very Low Density Residential | 1,513                       |
| Low Density Residential      | 1,932                       |
| Medium Density Residential   | 2,230                       |
| High Density Residential     | 2,183                       |
| Mixed Use                    | 1,923                       |
| Downtown Mixed Use           | 567                         |
| <b>Total</b>                 | <b>15,612</b>               |

**Jobs**

2022 vs. 2045

| Non-Residential (Jobs) | Existing <sup>1</sup> (2022) |
|------------------------|------------------------------|
| Commercial             | 5,438                        |
| Industrial             | 419                          |
| Civic/Institutional    | 2,936                        |
| Other                  | 8                            |
| <b>Total</b>           | <b>8,805</b>                 |

| Non-Residential (Jobs) | General Plan Horizon (2045) |
|------------------------|-----------------------------|
| Mixed Use              | 2,340                       |
| Downtown Mixed Use     | 3,201                       |
| Commercial             | 3,765                       |
| Innovation/Flex        | 2,018                       |
| Industrial             | 193                         |
| Community Recreation   | 79                          |
| Public/Quasi-Public    | 2,546                       |
| <b>Total</b>           | <b>14,142</b>               |

These assumptions are based on land capacity, ability to expand infrastructure, and the anticipated growth rates for both residential and commercial sectors based on multiple factors. Historically, Atascadero has grown at an average rate of 1 to 2% per year with much larger population gains in the 1970s and again in the early 2000s. As these population numbers are used to make assumptions about anticipated infrastructure and service needs, the population growth expressed above provides a growth rate of roughly 1.3% over the planning period, allowing for conservative infrastructure and service needs modeling while remaining realistic about anticipated growth based on historic and current trends.

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 simultaneously lead to higher net positive annual General Fund revenues. The proposed placetypes and changes with the focus areas are designed to help stimulate redevelopment and encourage jobs-centric businesses.

The employment numbers estimated above use regional growth modeling completed by SLOCOG in 2017 and adjusted for 2022 known numbers. The project team further refined these estimates to respond to the City Council's economic development goal focused on creating more higher wage jobs and attracting new industries to parcels/areas in

Atascadero that have access to infrastructure. The draft growth scenario for the emerging plan assumes a high employment growth scenario and an aggressive approach to attracting new business. Anticipating a slightly higher commercial growth rate will not only assist in the focus for jobs and business attraction but can help to ensure that infrastructure is planned to support these uses into the future with reduced barriers to development.

**Action for City Council**

1. Endorse or suggest refinements to the population and employment growth projections to inform finalization of the emerging plan and proceed with detailed policy development and additional community outreach.

**B. Updated Land Use Designations (Placetypes)**

The new land use plan includes new “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 refine the land use map. It is important to remember that these placetypes will be further refined by zoning districts which provide more granular distinction of use areas within each placetype. The attachment includes images and general locations of each of the placetypes (Attachment 1).

A summary of the new land use categories/placetypes follows (refer to attached maps for specific locations of each district):

**Rural Residential (0.1-0.4 du/ac)**

This designation replaces the three existing rural residential designations and combines them into one. This designation covers most of the west side and some east Atascadero residential sites that are not eligible for services such as wastewater. Lot size minimums would remain as they are today from 2 to 10 acres.

**Very Low Density Residential (1-4 units per acre)**

This new designation is suited for areas that are within the urban services boundary and have access to sewer and adequate road access for emergency services. It would allow for single family properties to be ¼ to one acre in size based on available services and infrastructure. This would replace the City’s existing RSF zones, (X, Y, and Z), which currently have ½ to one acre lot sizes and allowances for 4 units per acre with a PD overlay zone. This district would apply to areas near Atascadero Avenue south of Hwy 41 and some of the neighborhoods east of Hwy 101 and El Camino. Some areas within this district may not currently have access to sewer and would remain as larger parcels through a more specific zoning district within this placetype.

**Low Density Residential (5-12 units per acre)**

This new designation would be similar in density to our current medium density multi-family designation which currently allows up to 10 units per acre but would be designed to support small lot single family developments, courtyard apartments, duplexes and triplexes, and townhomes in areas closer to services, El Camino



Real, and Hwy 101. This would serve as a transition zone between single-family neighborhoods and higher-density mixed use areas. Smaller lots of any size or shape would be allowed subject to objective development standards.

**Medium Density Residential (13-24 units per acre)**

This new designation would be similar to our existing high-density multifamily designation and serves as a transition between low- and high-density multifamily areas. Development within these neighborhoods is envisioned to include attached townhome style development, and medium scale apartments. Smaller lots of any size or shape would be allowed subject to objective development standards.

**High Density Residential (25-36 units per acre)**

This new designation would be the highest density multifamily zone designed to accommodate multi-story, multifamily development such as apartments. Dense smaller lots of any size or shape would be allowed subject to objective design standards, otherwise the standard minimum lot size would be one half acre.

**Mixed Use (20-36 units per acre)**

The City's current General Plan has a mixed-use designation; however, it was not put into action on the City's adopted zoning map and specific development standards were never created. Instead, mixed use is allowed within the existing General Commercial designation when all residential units are above the ground floor. This new designation would strategically allow both residential and commercial uses and would allow some ground floor residential subject to objective standards in certain pre-determined zoning districts. Standards for vertical mixed-use and horizontal mixed-use could be developed and differentiated by zoning district. Areas along Morro Road and some locations outside of the prime commercial districts would be suitable for a mixed-use designation.

**Downtown Mixed Use (20-45 du/ac)**

The downtown already allows for mixed use. This designation would increase the allowed residential density, while continuing to limit residential uses to the second floor or above. Specific density standards are yet to be developed and would be based on unit size, location, and other objective standards. Current residential density downtown is 24 units per acre.

**Commercial**

This designation is similar to the General Commercial designation on the current general plan map. It can accommodate large retail, service commercial uses, and smaller neighborhood commercial areas. It can be further refined through zoning to allow for differentiation between commercial areas.

**Community Recreation**

This new designation is designed to accommodate privately owned sites that support indoor and outdoor recreational uses such as ball courts, go kart tracks, putting ranges, small sports fields, mini golf, and related uses that support private enterprise, as well as community focused uses such as churches and childcare centers.

### **Innovation/Flex**

This new designation refines the existing Commercial Park Zone and responds to the future by setting up areas that can support head of household jobs and prioritize economic development supporting land uses while reducing outdoor storage and underutilization. This designation is envisioned to encourage flexible spaces that increase economic viability and foster synergy with a mix of business and pedestrian uses. The primary area for this designation fronts Hwy 101 at El Camino Real and along Ramona Road.

### **Industrial**

Similar to the existing Industrial zones now in place along Traffic Way and Sycamore, this district would reflect the highest intensity land uses that accommodate manufacturing and industrial land uses with an emphasis on indoor and some outdoor land uses. Refined zoning standards will outline land uses and property development standards and will be used to filter uses appropriate to Atascadero's character and land use needs.

### **Conservation/Parks/Open Space**

Similar to current designations, this would accommodate both formal parks, and natural trail areas such as Pine Mountain and Three Bridges. Zoning would implement specific mapped areas and allowed uses of each, allowing differentiation between more active and passive use areas.

### **Public/Quasi Public**

Somewhat refined from today's public district, this designation would solely be for publicly owned and utilized land such as a fire station, police station, City Hall, schools, and related utility infrastructure such as water and wastewater treatment facilities.

### **Actions for City Council**

1. Provide direction to staff and the consultant team on the proposed land use designations (placetypes). See attachments for general locations and image examples.

### **C. Applicant Requested Amendments**

City staff received 22 written requests to amend the General Plan designations of private properties prior to the last City Council meeting where focus areas and amendment requests were discussed. Following additional outreach, two more requests were submitted bringing to the total to 24. During the August 2023 City Council meeting, staff was directed to incorporate individual requests where neighborhood transitions were maintained and where sewer and essential infrastructure was present. The proposed map includes some of the requests where the requested change aligns with community goals and can be accommodated with existing or planned infrastructure.

The following provides a summary of received requests and whether such requests were accommodated within the emerging plan. The last column provides the proposed re-designation with brief notes. Some requests were incorporated as requested, some cannot be incorporated due to infrastructure deficiencies, and some are proposed to be incorporated as different designations than were requested by owners.

|                           |  |                               |
|---------------------------|--|-------------------------------|
| Incorporated on draft map | Incorporated on draft map, but different than property owner request | Not incorporated on draft map |
|---------------------------|--|-------------------------------|

|   | Address                                    | Applicant              | Current map                 | Request                   | Sewer?                  | Focus Area? | In Emerging plan?                        |
|---|--|------------------------|-----------------------------|---------------------------|-------------------------|-------------|--|
| 1 | 3105 El Camino Real                        | Knoph                  | Residential Suburban        | RMF or Mixed-Use          | Yes                     | 3           | Yes – Medium Density Residential         |
| 2 | 5655 Capistrano Ave                        | Knoph                  | Medium Density Multi-Family | High-Density Multi-Family | Yes                     | 6           | Changed to low density multi-family      |
| 3 | 2425 El Camino Real                        | Cal Coastal            | Residential Suburban        | High Density Multi-Family | Possible with Extension | 3           | Changed to low density multi-family      |
| 4 | 11450 Viejo Camino<br>11505 El Camino Real | Newton                 | Public                      | High Density Multi-Family | Yes                     | 10          | changed to Community Recreation          |
| 5 | 2400 Ramona Rd                             | Cagnina / Finnocchiaro | Public                      | Commercial                | Possible with Extension | 1           | Yes – Changed to Commercial/Flex         |
| 6 | 10080 Atascadero Ave                       | Cleveland              | Residential Suburban        | ½ acre lot Single-Family  | Yes                     | No          | Yes – Changed to very low density ½ acre |
| 7 | 5205 Carrizo                               | Hawkins                | Residential Suburban        | ½ acre lot Single-Family  | Possible with Extension | No          | No – no sewer available                  |
| 8 | 5255 Carrizo                               | Hawkins                | Residential Suburban        | ½ acre lot Single-Family  | Possible with Extension | No          | No – no sewer available                  |
| 9 | 3995 Monterey Rd @ San Anselmo             | Hawkins                | 1.5-2.5 acre Single-Family  | Commercial                | Yes                     | 4           | No – environmental constraints           |

|    |                            |                     |                             |                               |  |     |   |
|----|----------------------------|---------------------|-----------------------------|-------------------------------|--|-----|---|
| 10 | 8559 Santa Rosa            | Armet               | 1 acre Single-Family        | ½ acre lot Single-Family      | Yes  | No  | Yes-Redesignated very low density single-family   |
| 11 | 8496 Santa Rosa            | Villa               | 1 acre Single-Family        | Increased density             | Yes  | No  | Yes-Redesignated very low density single-family   |
| 12 | 8011-8045 Curbaril         | Zappas              | Commercial                  | High density Multi-Family     | Yes  | 7   | Designated Mixed-Use –ground floor residential to be determined by future zoning              |
| 13 | 7900 Portola               | Jenne               | Commercial                  | Residential                   | Yes  | 7   | Designated Mixed-Use – development ground floor residential to be determined by future zoning |
| 14 | 3200 Silla Rd              | Trupe               | Residential Suburban        | Increased residential density | Possible with Extension  | 3   | Yes - Designated medium density residential   |
| 15 | 9900 Santa Lucia           | Stark / Armstrong   | Residential Suburban        | 1.5-2.5 acre Single-Family    | No   | No  | No – no sewer available   |
| 16 | 5705 Olmeda                | Family Care Network | Medium Density Multi-Family | High Density Multi-Family     | Yes  | - 6 | Yes – Designated medium density residential (24 units/acre)                                   |
| 17 | 9040-9050 Ramage Dr        | Gouff / Sedley      | 1.5-2.5 acre Single-Family  | ½ or 1 acre lot Single-Family | No   | No  | No – no sewer available   |
| 18 | 2555 El Camino Real        | Laughlin            | Residential Suburban        | High Density Multi-Family     | Possible with Extension (anticipated with Del Rio Specific Plan) | 3   | Yes – changed to medium density multi-family (24 units/acre)                                  |
| 19 | 7775 and 7725 Gabarda Rd   | Shannon             | Residential Suburban        | Higher density                | No   | No  | No – no sewer available   |
| 20 | 2450 / 2470 El Camino Real | Morrison            | Commercial Park             | Allowance for Mixed-Use       | Yes  | 2a  | Yes – changed to mixed-use designation  |

|    |                     |                   |                                 |                               |     |    |  |
|----|---------------------|-------------------|---------------------------------|-------------------------------|-----|----|--|
| 21 | 7275 Portola        | Athey             | Single-family (1.5 - 2.5 acres) | ½ or 1 acre lot Single-Family | No  | No | No – no sewer available                                    |
| 22 | 11750 Viejo Camino  |                   | Public                          | High Density Multi-Family     | Yes | 10 | Changed to community recreation                            |
| 23 | 11920 Viejo Camino  | Dove Creek Church | Public                          | Multi-Family                  | Yes | 10 | Changed to medium density multi-family (24 units/acre)     |
| 24 | 8005 San Gabriel Rd | Smith – Hope ELCA | Residential Suburban            | Multi-Family                  | Yes | No | No – surrounded by rural area – SB4 potential path forward |

**General Plan Update Alternative**

The Preferred Alternative or “Emerging Land Use Plan” includes a combination of new and refined land uses and updated land use designations (“Placetypes”). The next step will involve developing refined general plan descriptions, a refined circulation plan, and policies to accompany the map and provide the community with a roadmap for the vision of Atascadero into the future. Following Council direction, the consultant team and staff will prepare the draft 2045 General Plan document (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).

**Anticipated process milestones for Phase 4 and 5 include:**

1. **EIR Notice of Preparation (Spring 2024)**  
Once the draft map has been finalized, the City can begin work on the Environmental Impact Report. This will include refining the project description and holding a scoping meeting to outline the scope of the EIR.
2. **Draft General Plan (Summer – Fall 2024)**  
With the draft map complete, staff and the consultant will refine existing and draft new policies for inclusion in the document.
3. **Draft Environmental Impact Report (Summer – Fall 2024)**  
The early stages of the EIR will begin once Council has selected the emerging plan.
4. **Community Engagement Series #3 (Fall 2024)**  
With the draft document in hand, and the draft map solidified, additional outreach, study sessions, a Staff Technical Advisory Committee Meeting, and other discussions will be crucial to finalize the draft plan.
5. **The Grand Finale**  
The culmination of the update will be City Council adoption of the new General Plan and certification of the EIR. We hope to be at the finish line by the end of 2024. Following EIR certification and plan adoption, we will need to move immediately into preparing a new zoning ordinance and zoning map that corresponds to the new General Plan (2025).

**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. Provide input on draft population and employment growth projections.
2. Endorse draft land use emerging preferred land use alternative map.

Feedback on these items will be used to further refine the policy options and alternatives currently being developed. 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. Presentation including placetypes and focus areas.

*AGPU Existing Conditions Reports available online at:*  
[www.atascadero2045.org/documents](http://www.atascadero2045.org/documents)

## “BIG MOVES”

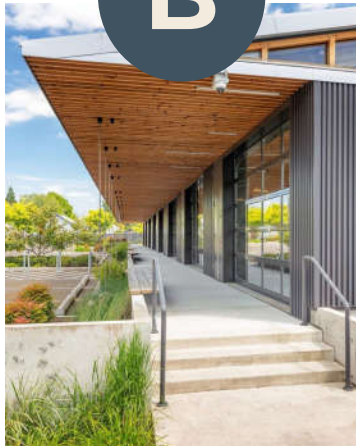
The Big Moves represent key **land use objectives and strategies** that will help advance the Council’s True North Statements, General Plan Vision and Guiding Principles, and community desires . . .

A



CREATE A MIX OF HOUSING TYPES

B



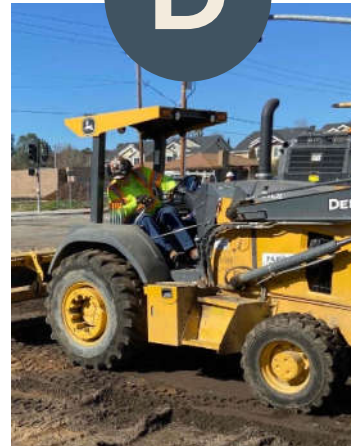
ATTRACT NEW INDUSTRIES AND HIGHER WAGE JOBS

C



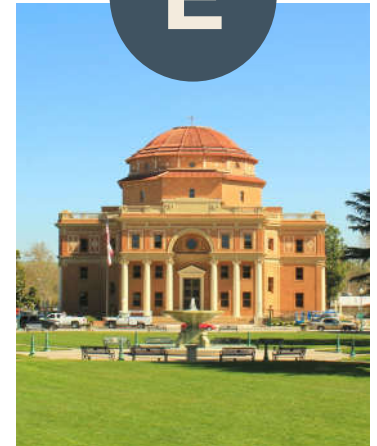
IMPROVE MOBILITY, ACCESS, AND SAFETY

D



ADDRESS PUBLIC INFRASTRUCTURE NEEDS

E



ENSURE FISCAL SUSTAINABILITY



## “BIG MOVES”

A



### CREATE A MIX OF HOUSING TYPES

Support current and future community needs and choices by expanding the types, formats, and affordabilities of new housing in Atascadero.

### Key Policy Considerations

1. Allow higher-density residential and mixed-use projects within downtown and along key parts of El Camino Real that are accessible to a range of community services, amenities, and activities.
2. Consider development incentives for projects that provide needed workforce housing near areas of employment.
3. Encourage incremental infill housing in traditionally single-family areas that is in character with the neighborhood scale (second units, duplexes).



## “BIG MOVES”

B



### ATTRACT NEW INDUSTRIES AND HIGHER WAGE JOBS

Cultivate a successful, resilient, and diverse business environment that supports existing and new businesses, attracts innovative and emerging industries, and increases higher wage jobs in Atascadero.

### Key Policy Considerations

1. Encourage business investment within key Focus Areas through targeted regulatory and financial incentives (onsite parking reductions, infrastructure upgrades).
2. Actively market Atascadero as a business-friendly city, and engage technology, research and development, and similar industries to locate in the city.
3. Provide opportunities for flexible building uses and conversion of spaces within key commercial and mixed-use Focus Areas.

## “BIG MOVES”

C



### IMPROVE MOBILITY, ACCESS, AND SAFETY

Create and maintain a citywide circulation network that provides safe, efficient, and convenient mobility choices for all people in Atascadero.

### Key Policy Considerations

1. Enhance multi-modal street design and amenities along El Camino Real and Morro Road within housing and employment Focus Areas to encourage and accommodate more walking and biking.
2. Create a network of emergency routes for wildfire-prone areas that provide both safe evacuation for residents and efficient entry for first responders.

## “BIG MOVES”

D



### ADDRESS PUBLIC INFRASTRUCTURE NEEDS

Maintain adequate and efficient backbone infrastructure to support current and future community, business, and development needs in Atascadero.

### Key Policy Considerations

1. Expand telecommunications infrastructure and public utilities to and within key employment Focus Areas.
2. Implement streetscape improvements along El Camino Real and Morro Road near major planned residential and employment nodes to incentivize new development.

## “BIG MOVES”

E



### **ENSURE FISCAL SUSTAINABILITY**

Balance new public investment and private development to maintain sustainable and resilient fiscal resources for the City of Atascadero.

### **Key Policy Considerations**

1. Prioritize public investments that have a positive influence on long-term economic growth, including focusing infrastructure improvements within employment-generating Focus Areas.
2. Use financing mechanisms that provide for new development contributes to both near-term investment and long-term infrastructure maintenance.
3. Acknowledge the fiscal implications of different land use types and the necessity of maintaining a balanced land use mix to mitigate fiscal vulnerabilities during variable market cycles.

## **III. Emerging Preferred Alternative**

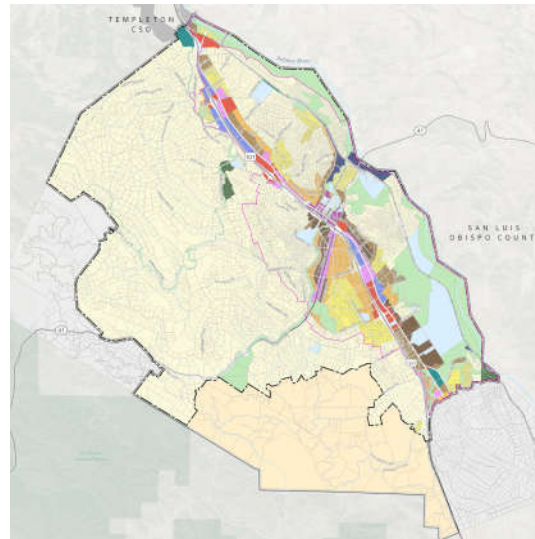


# EMERGING PREFERRED ALTERNATIVE | Overview

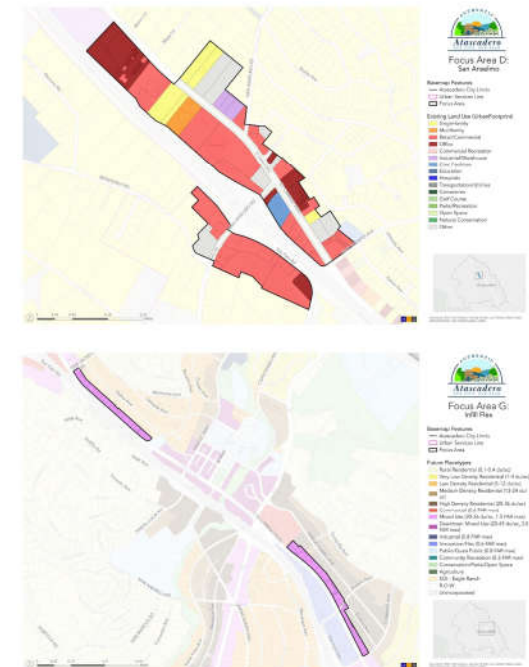
## Placetypes



## Citywide Diagram



## Focus Areas



# PLACETYPES

The new Placetypes are similar to land use designations but also include **details regarding the character** of the various types of uses, such as scale, design quality, and relationship to the street.



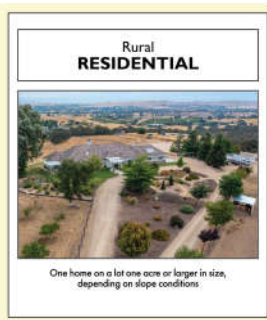
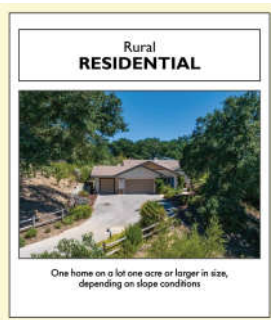


# PLACETYPES

## RURAL RESIDENTIAL

0.1 - 0.4 du/ac

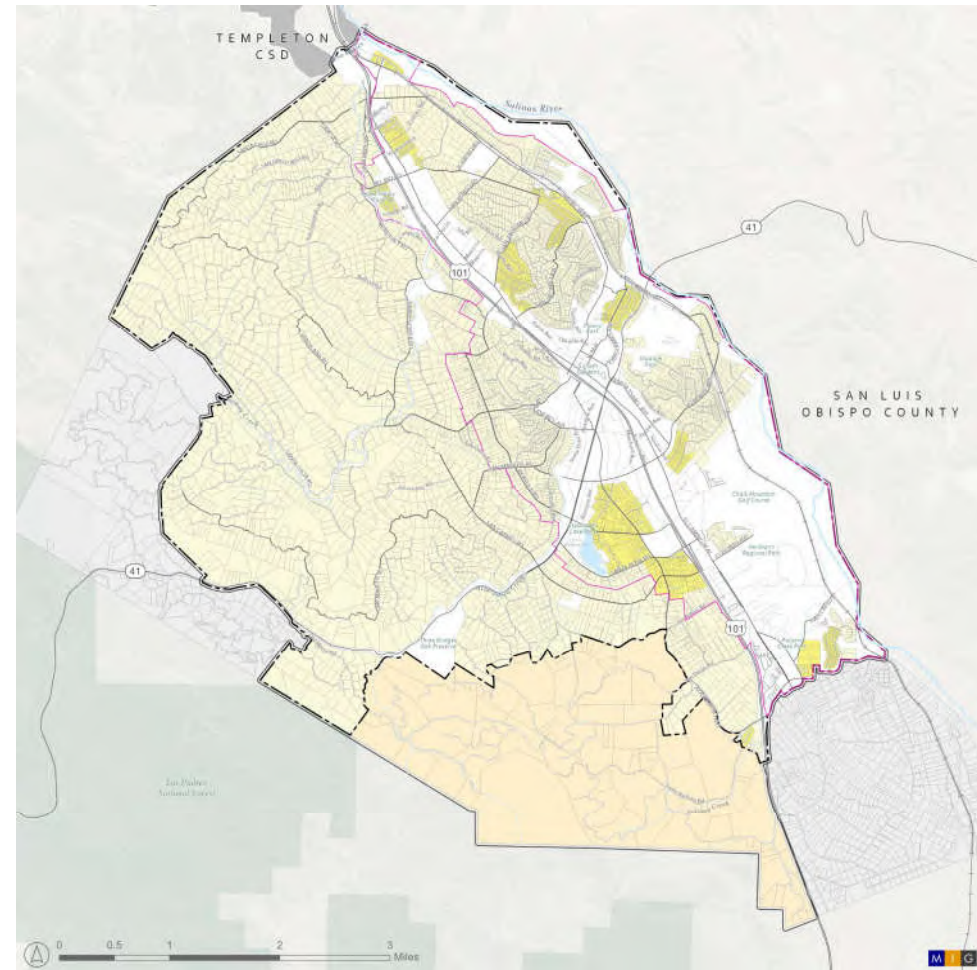
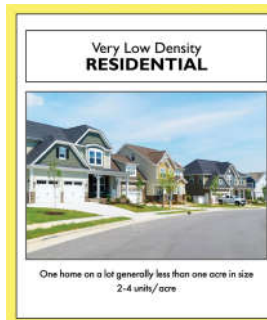
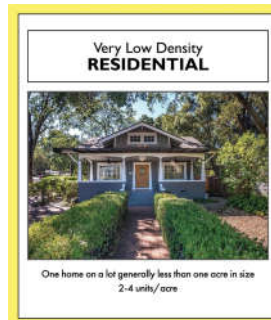
One home on a lot one acre or larger in size, depending on slope conditions



## VERY LOW DENSITY RESIDENTIAL

1 - 4 du/ac

One home on a lot generally less than one acre in size



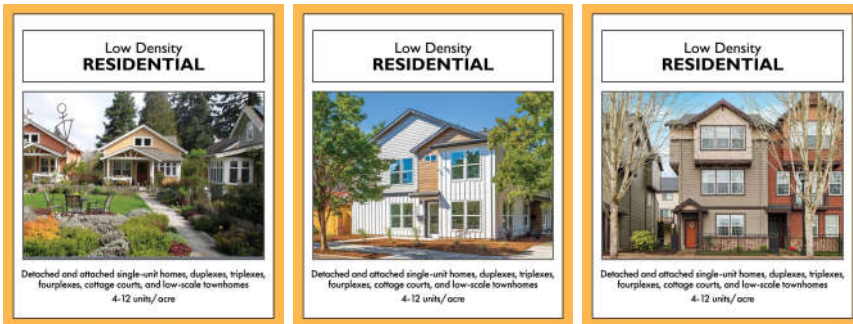


# PLACETYPES

## LOW DENSITY RESIDENTIAL

5 - 12 du/ac

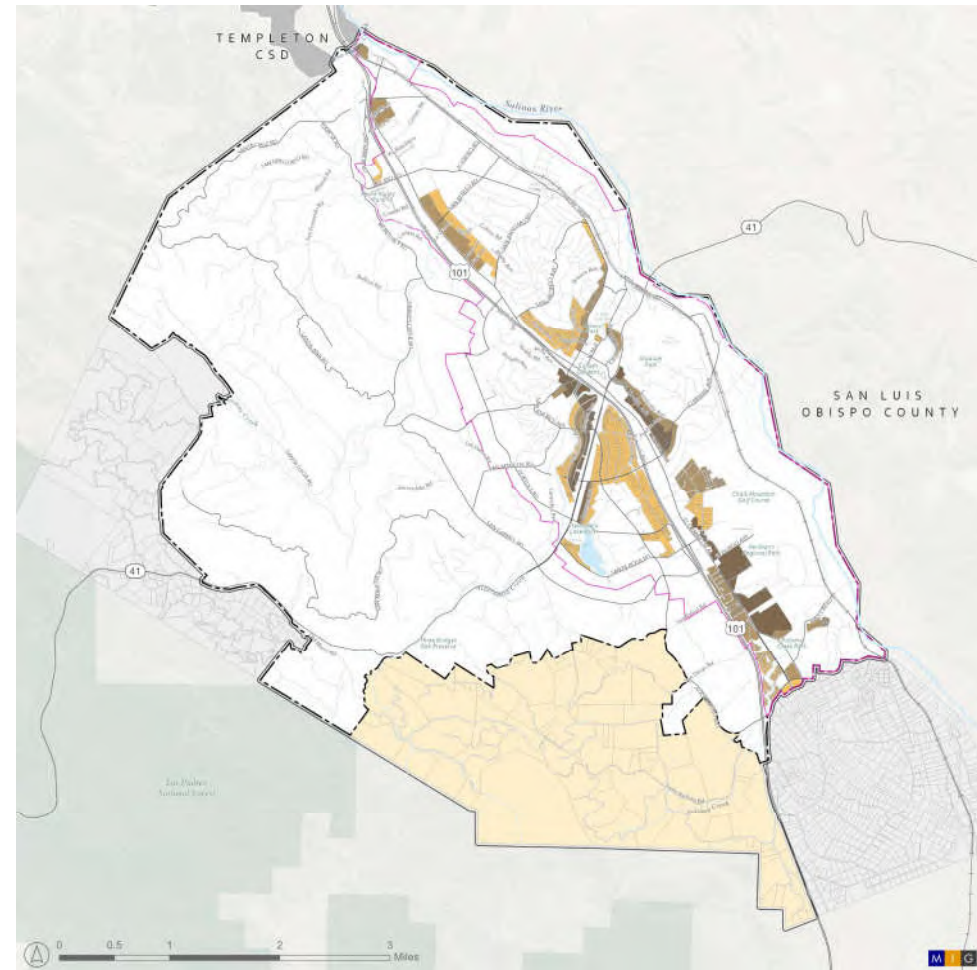
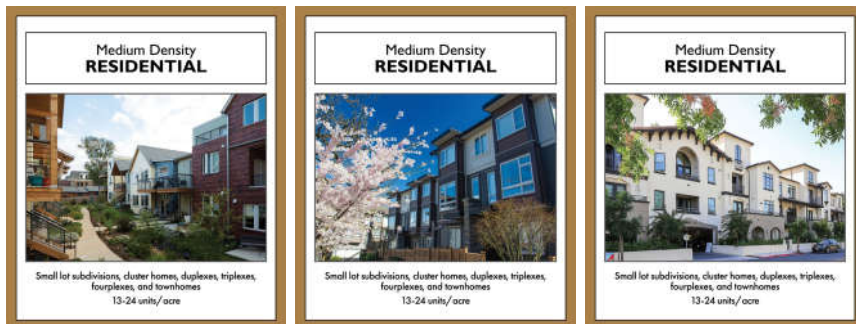
Detached and attached single-unit homes, duplexes, triplexes, fourplexes, and cottage courts



## MEDIUM DENSITY RESIDENTIAL

13 - 24 du/ac

Cottage clusters, duplexes, triplexes, fourplexes, and townhomes

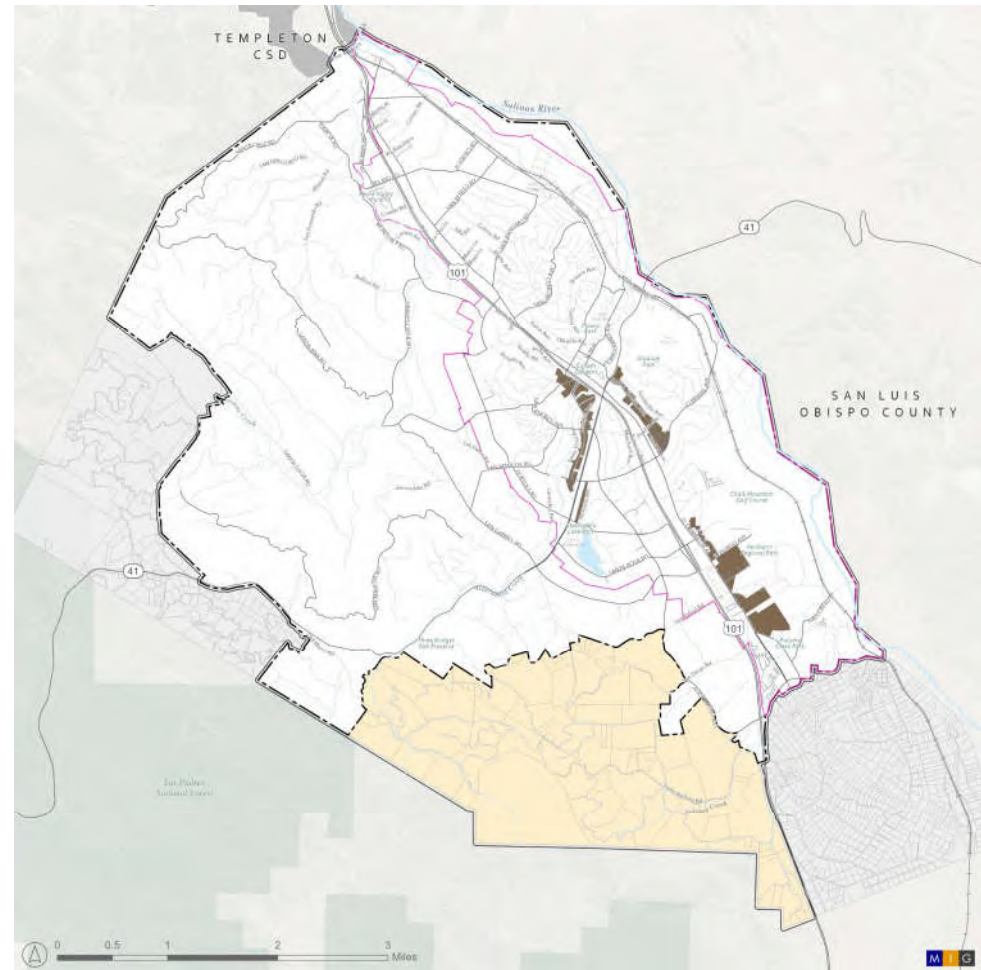
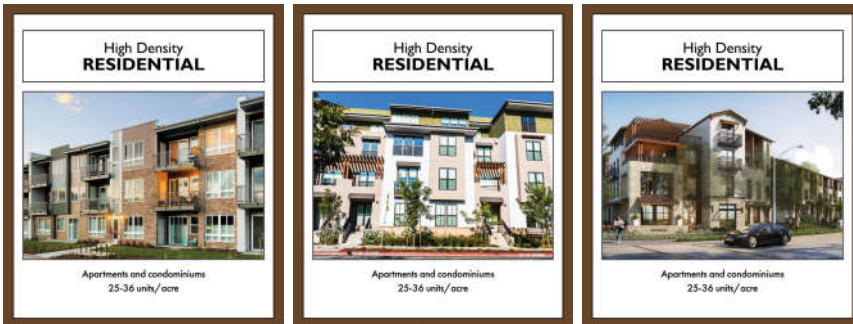


# PLACETYPES

## HIGH DENSITY RESIDENTIAL

25 - 36 du/ac

Apartments and condominiums





# PLACETYPES

## Mixed USE

20 - 36 du/ac | 1.0 FAR max

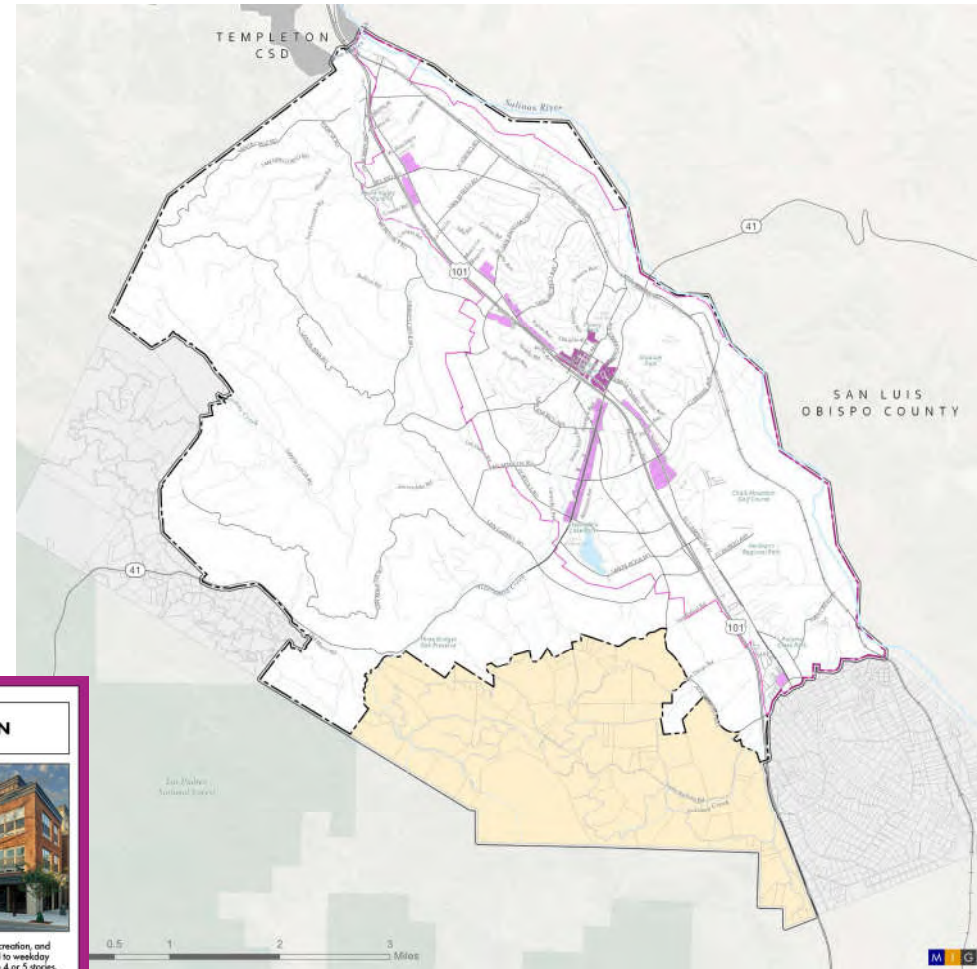
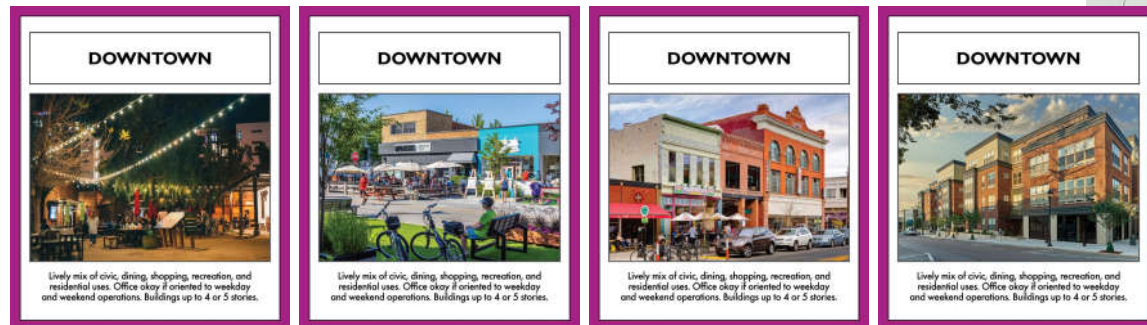
Combined commercial and residential uses within a project site



## DOWNTOWN MIXED USE

20 - 45 du/ac | 3.0 FAR max

Mix of civic, dining, shopping, recreation, residential, and other pedestrian oriented uses

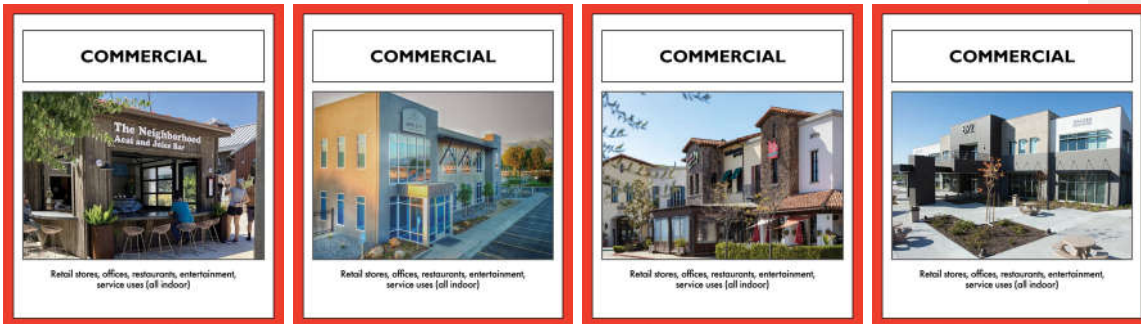


# PLACETYPES

## COMMERCIAL

0.6 FAR max

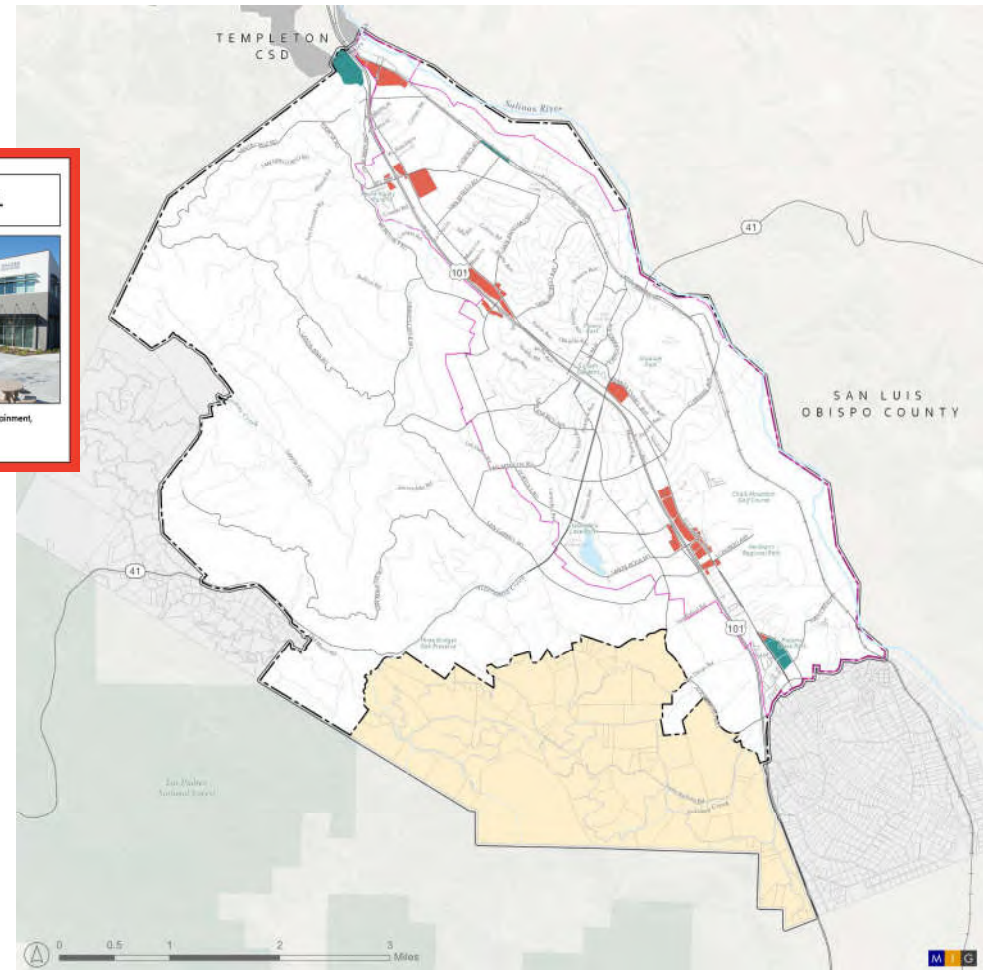
Retail stores, offices, restaurants, entertainment, service uses



## COMMUNITY RECREATION

0.3 FAR max

Privately developed and managed recreation and community-serving uses





# PLACETYPES

## INNOVATION/FLEX

0.6 FAR max

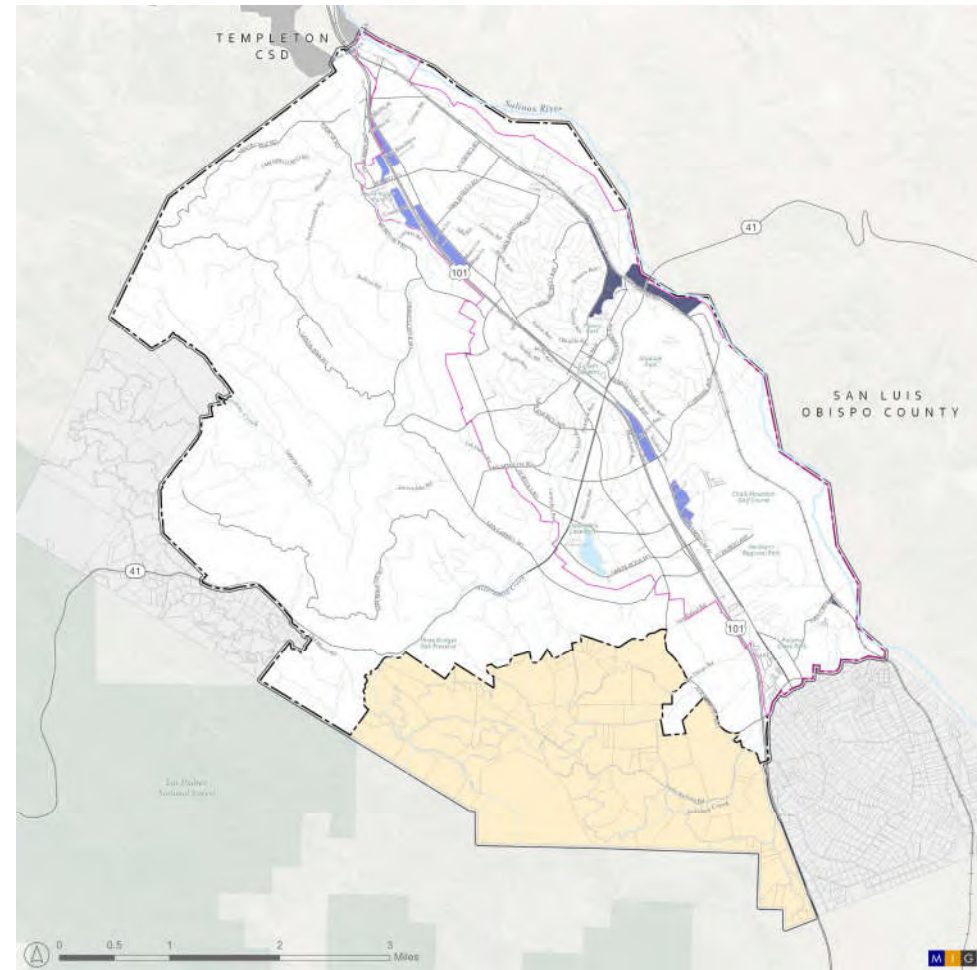
R&D, light manufacturing, creative industries, and dining



## INDUSTRIAL

0.8 FAR max

Manufacturing, materials processing, assembly, and equipment and more intensive service uses than other commercial areas



# PLACETYPES

## CONSERVATION/PARKS/OPEN SPACE

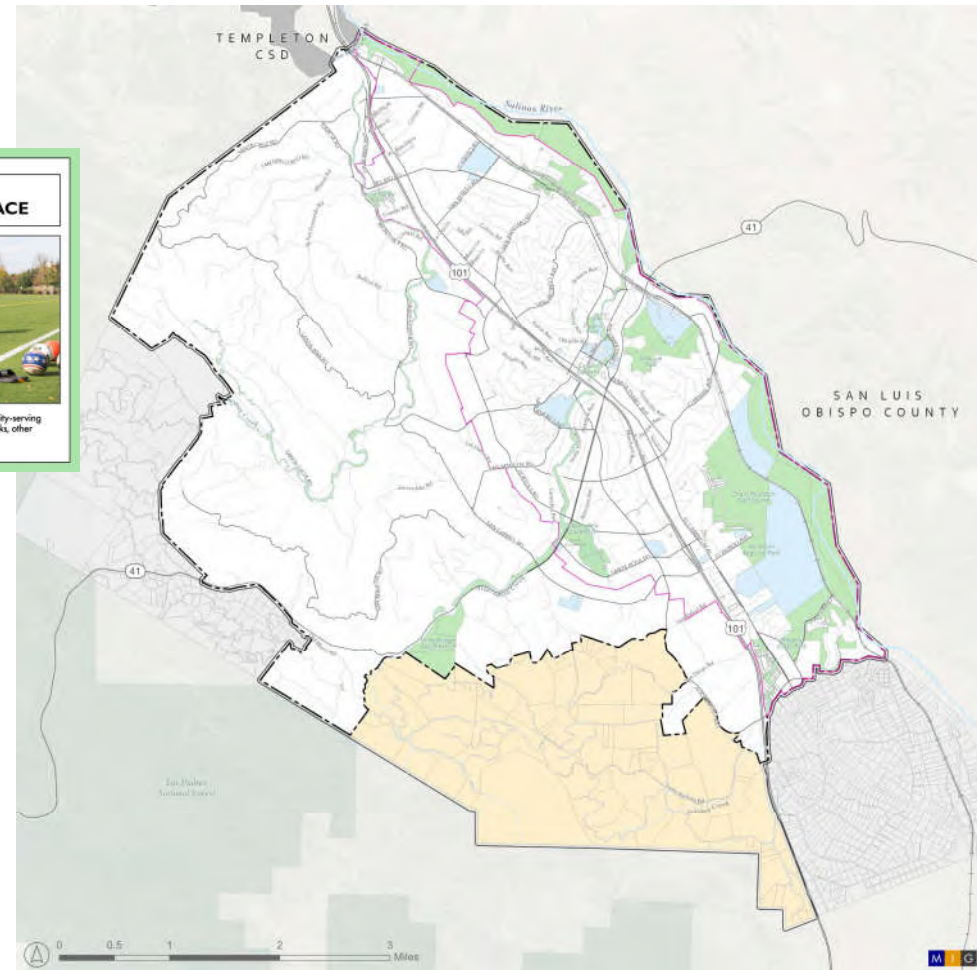
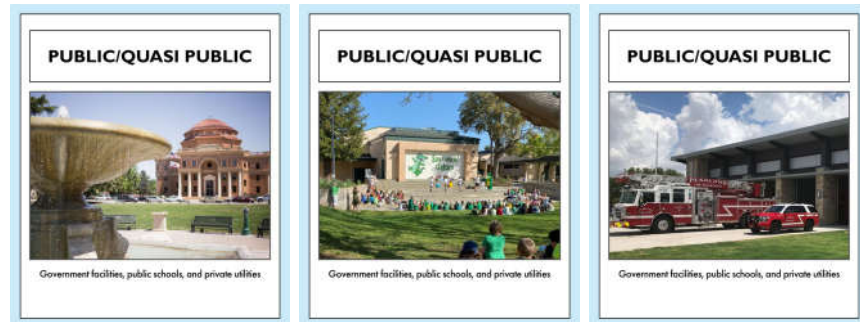
Parks and recreation and community-serving uses, habitat preserves, rivers and creeks, other protected lands



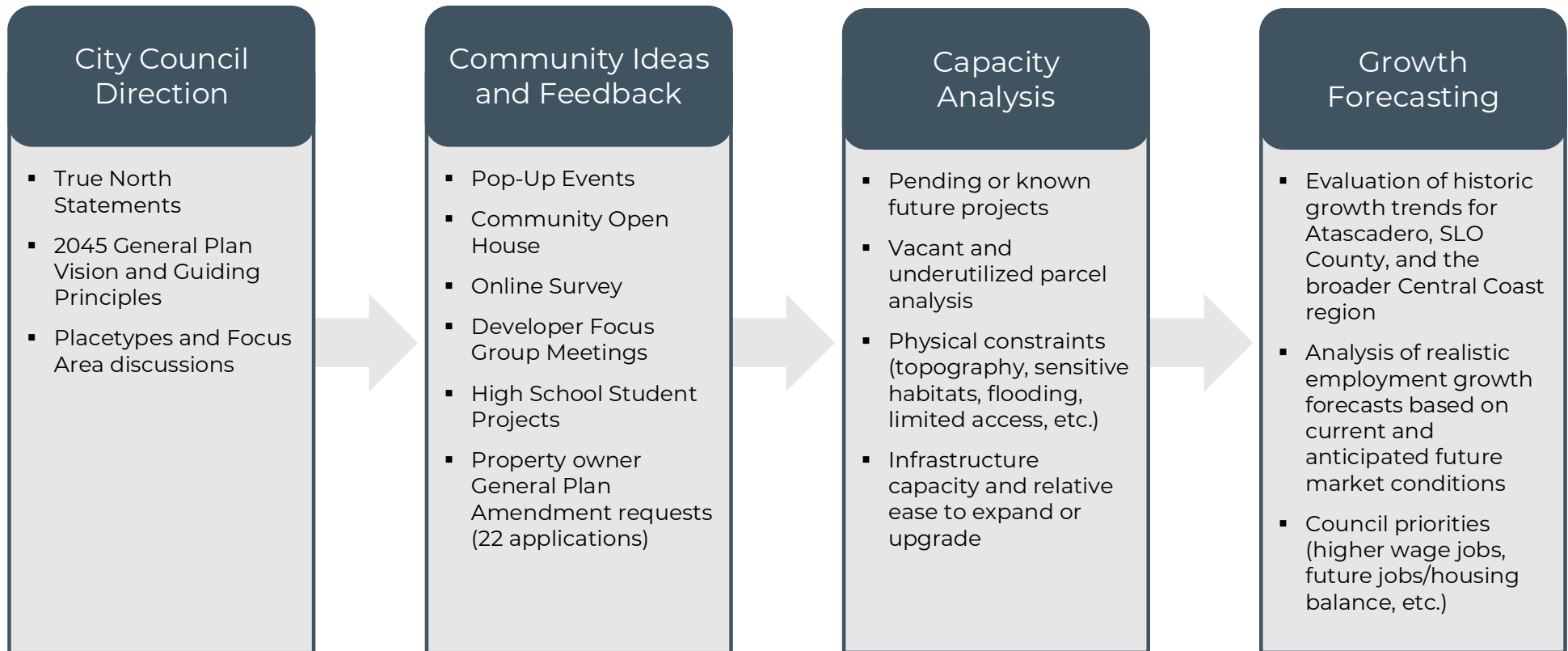
## PUBLIC/QUASI PUBLIC

0.8 FAR max

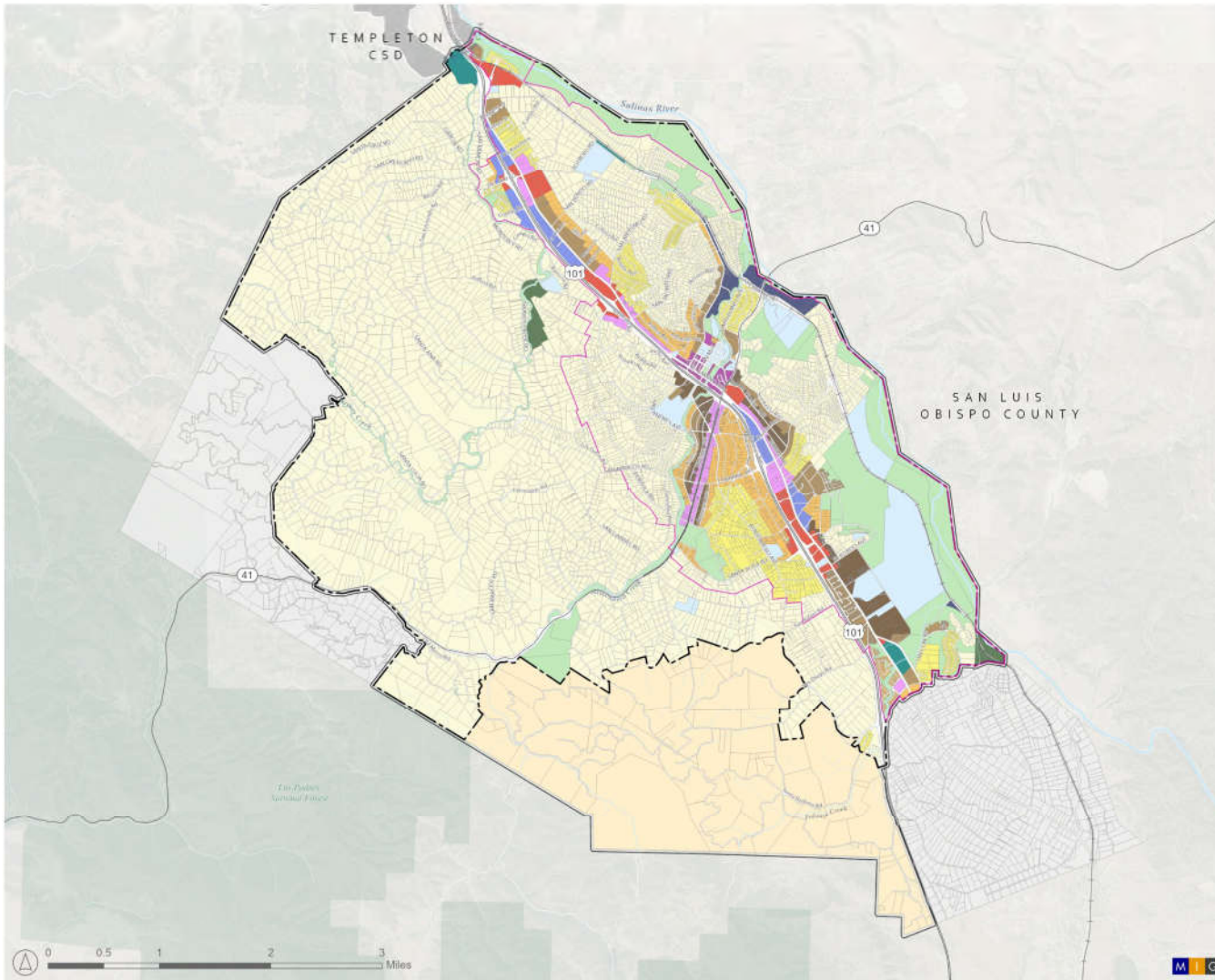
Government facilities, public schools, and private utilities



## 2045 CITYWIDE DIAGRAM | Methodology







Emerging Preferred  
 Alternative  
 DRAFT | March 2024

Basemap Features

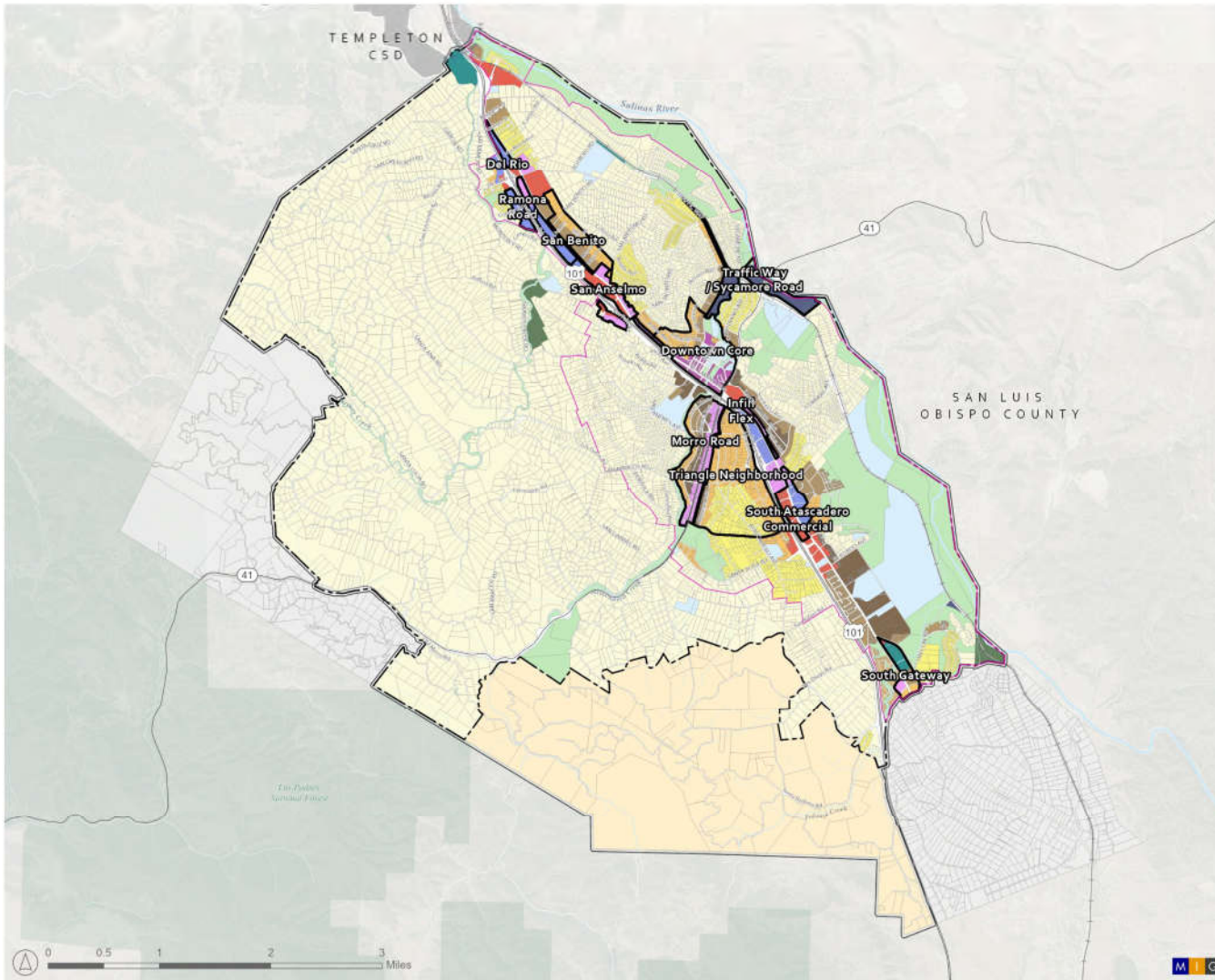
- Atascadero City Limits
- Atascadero Planning Area
- Urban Services Line

Future Placetypes

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac\_1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac\_3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

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





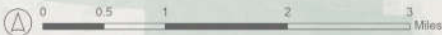
Emerging Preferred  
 Alternative  
 DRAFT | March 2024

Basemap Features

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

Future Placetypes

- Rural Residential (0.1-0.4 du/ac)
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- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated



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

## FOCUS AREAS

The Focus Areas represent **primary opportunity areas** for new buildings, uses, activities, and investments based on Council, Commission, STAC, and community input.

Each Focus Area is envisioned to have a **distinctive set of land uses, community amenities, and other features.**



## FOCUS AREAS

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





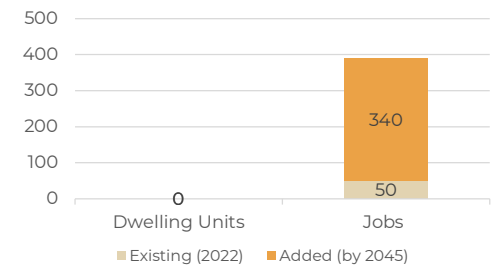
# A. Ramona Road Focus Area



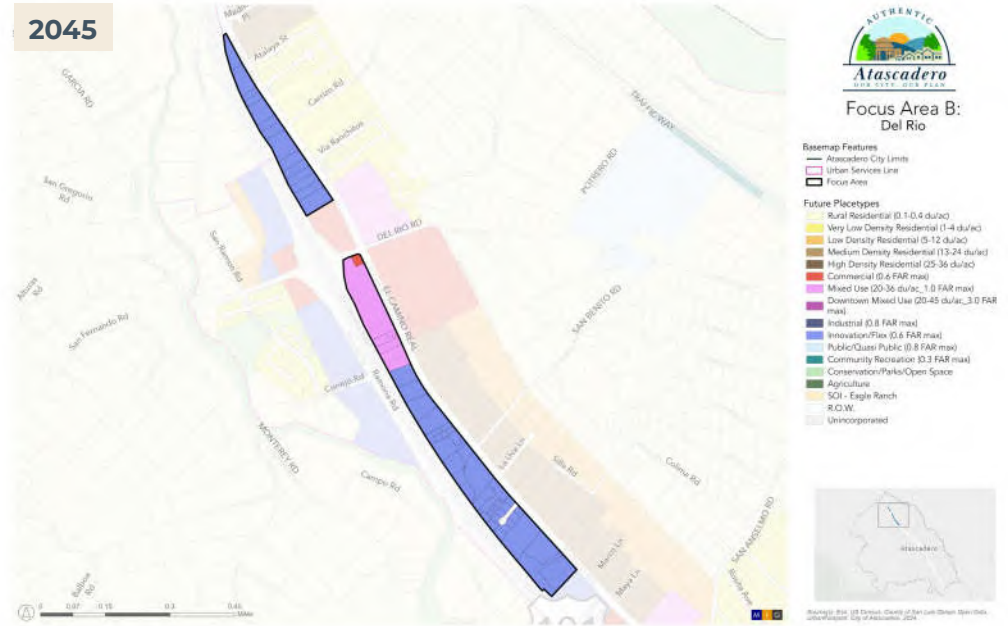
## Key New Concepts and Changes

- Create a light industrial and business park zone from the Public District that abuts Ramona Road and Highway 101 south of Del Rio Road.

**Dwelling Units and Jobs**



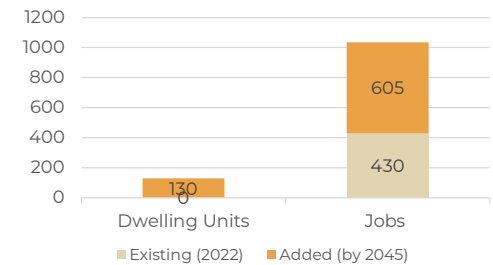
# B. Del Rio Focus Area



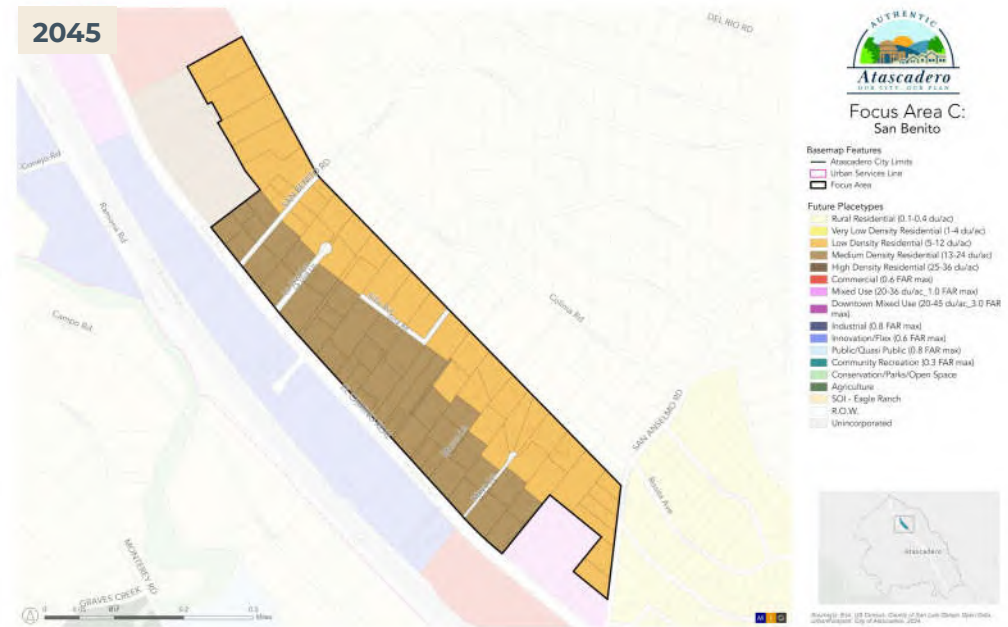
## Key New Concepts and Changes

- Designate retail and tourist-serving uses at the Del Rio Road/El Camino Real intersection.
- Expand light industrial uses along El Camino Real on smaller parcels fronting Highway 101.

## Dwelling Units and Jobs



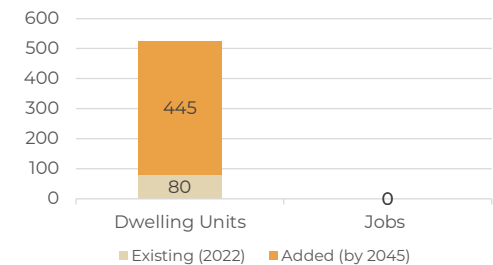
# C. San Benito Focus Area



## Key New Concepts and Changes

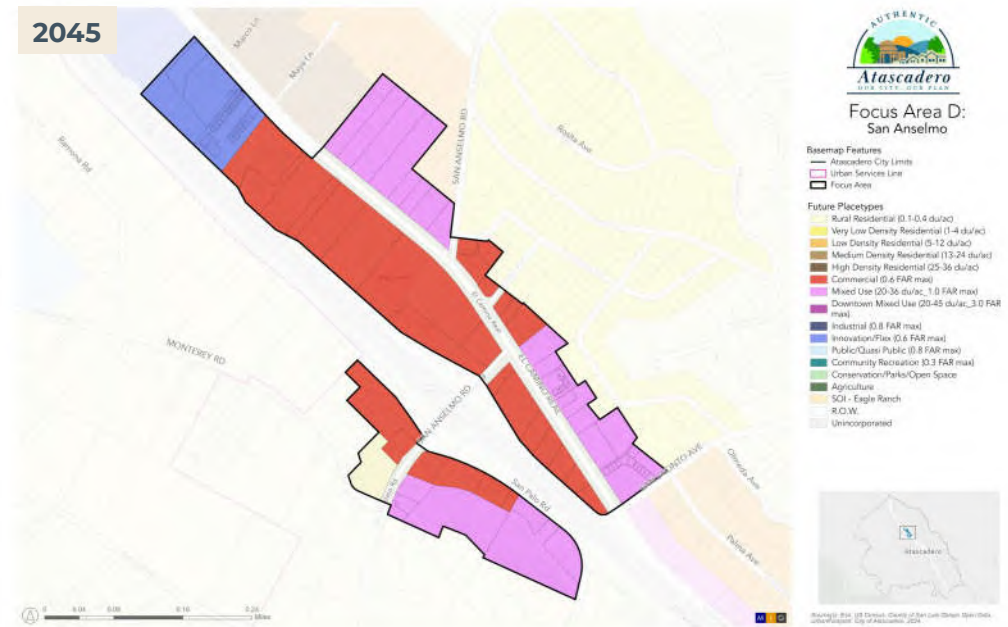
- Explore opportunities for higher density housing and cottage-court type development east of El Camino Real.
- Create a transition in density of development on large parcels moving back from El Camino Real.

**Dwelling Units and Jobs**



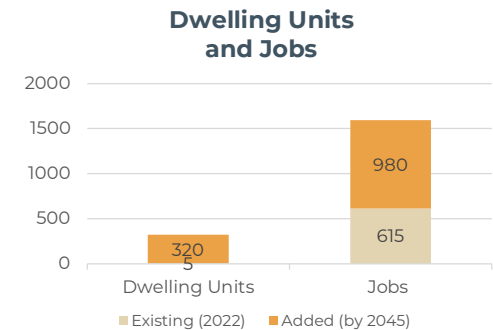


# D. San Anselmo Focus Area

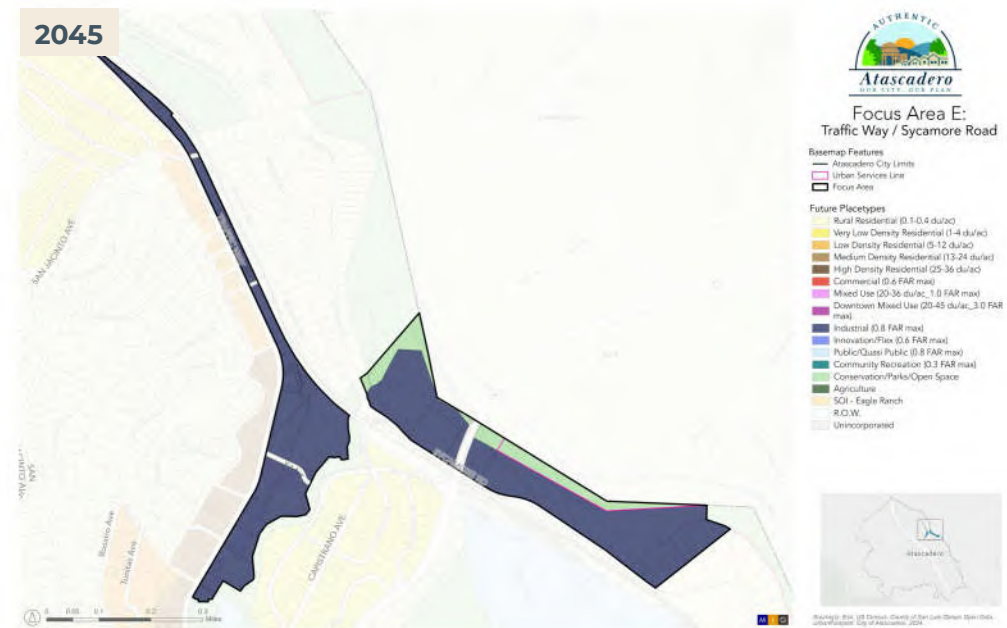
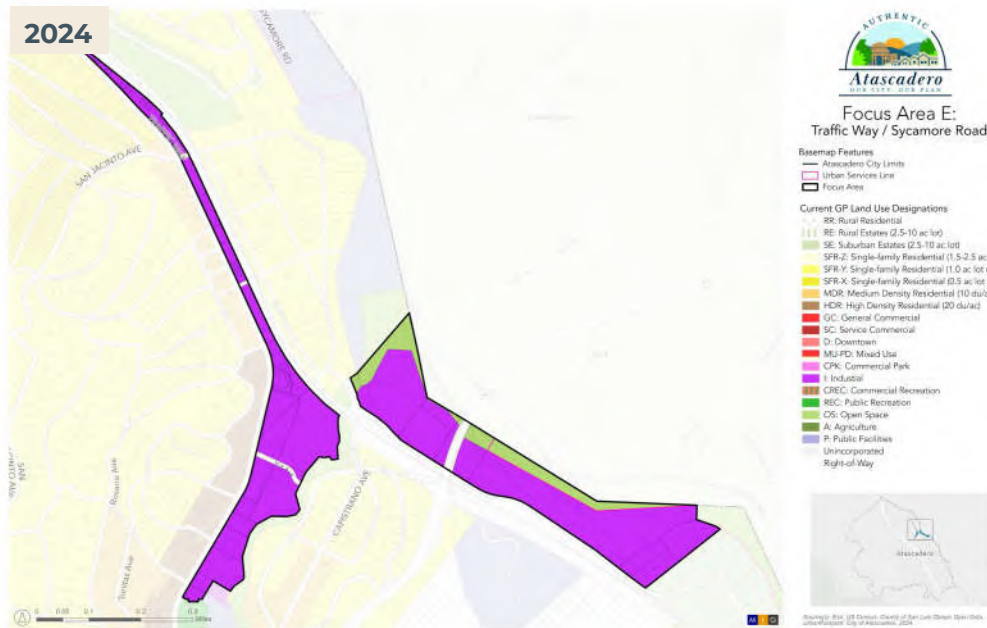


## Key New Concepts and Changes

- Create a research & development area along El Camino Real on parcels fronting Highway 101.
- Allow additional higher density residential and mixed-use opportunities on the east side of El Camino Real.
- Refine land uses to focus on job growth and clarify circulation patterns on the west side of Highway 101.



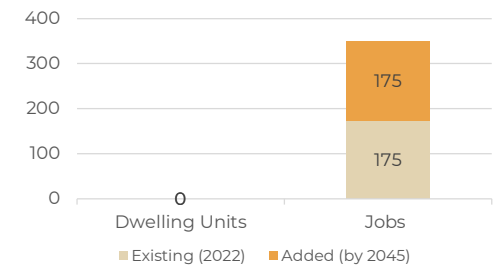
# E. Traffic Way / Sycamore Road Focus Area



## Key New Concepts and Changes

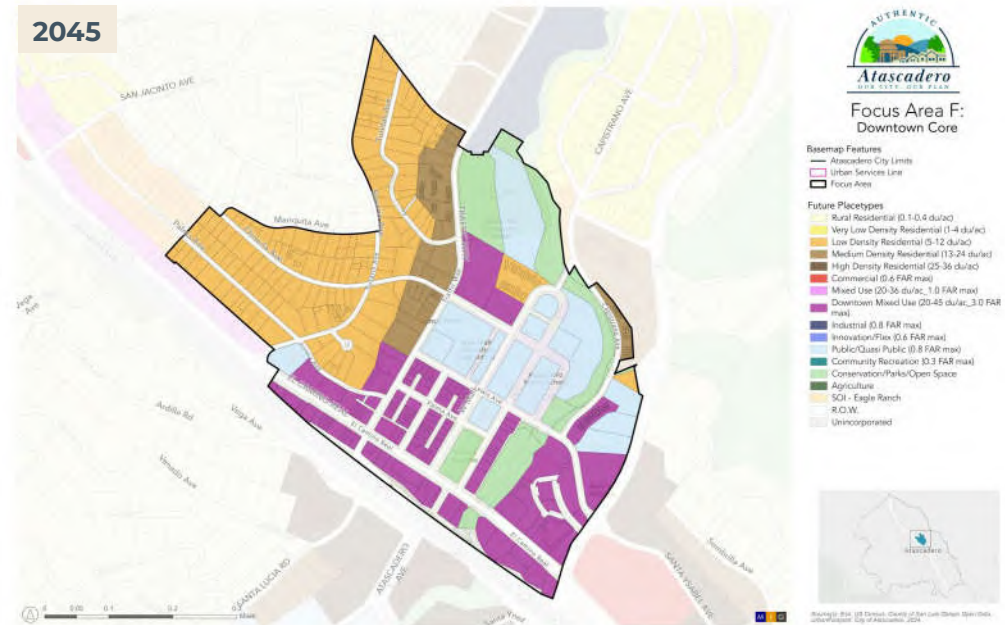
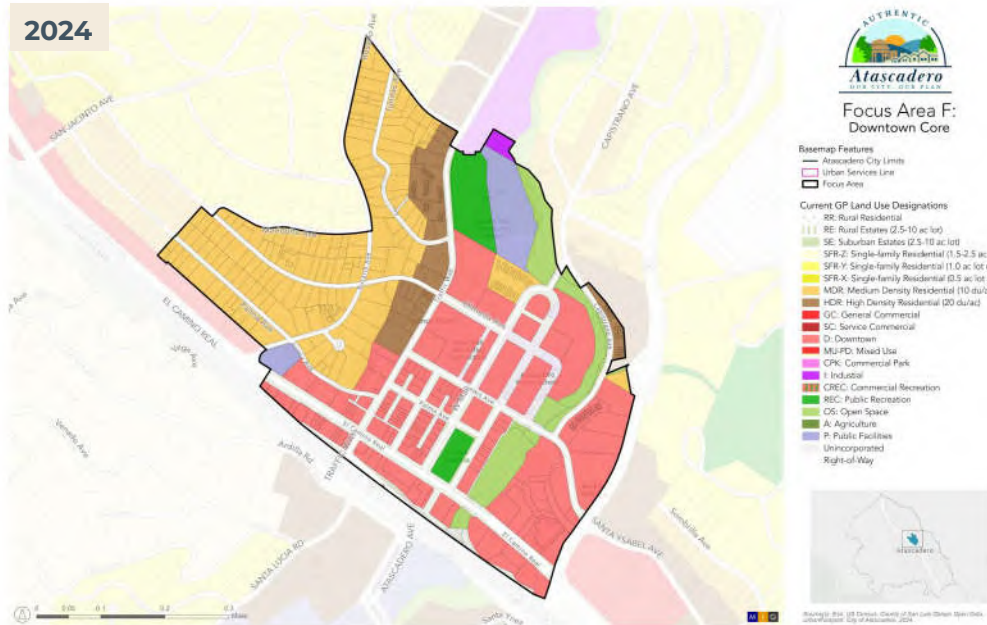
- Transition away from heavy industrial and storage uses in favor of light industrial and research & development uses.
- Create a business park character where industrial zones consider adjacent residential areas (and create buffers/transitions).
- Consider expanding the light industrial area south along Sycamore Road.

Dwelling Units and Jobs





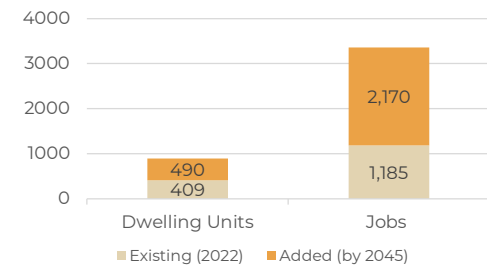
# F. Downtown Core Focus Area



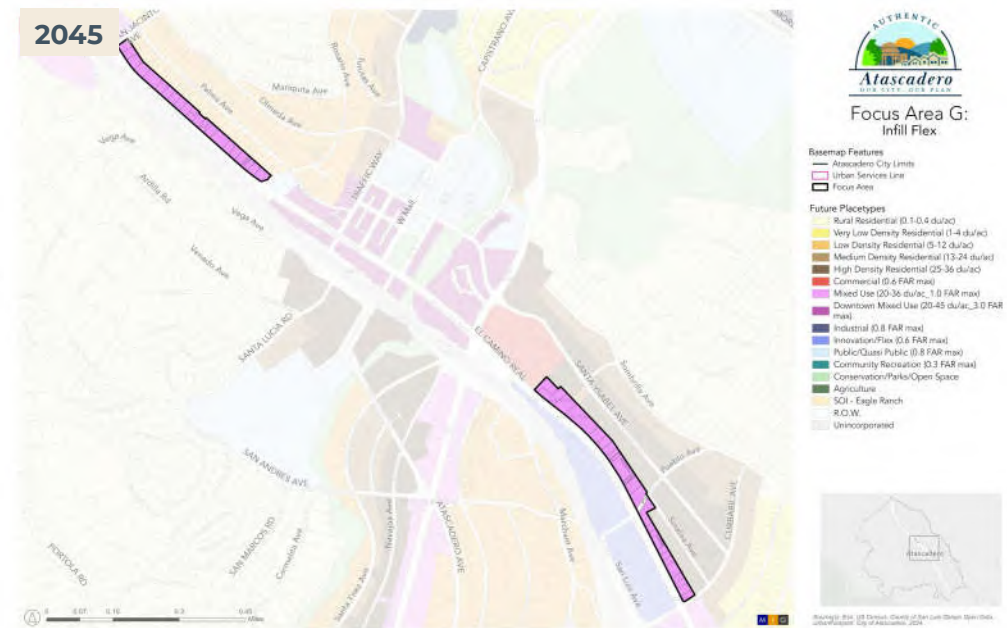
## Key New Concepts and Changes

- Expand restaurants, community retail, and larger mixed-use projects to contribute vitality to the City's core.
- Incentivize non-retail businesses in Downtown to relocate to the Highway 41 corridor.
- Support infill multi-family and missing middle development in surrounding neighborhoods where sewer service is available.

## Dwelling Units and Jobs



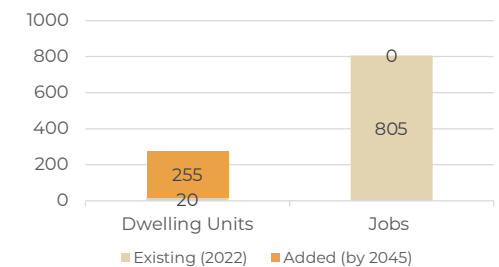
# G. Infill Flex Focus Area



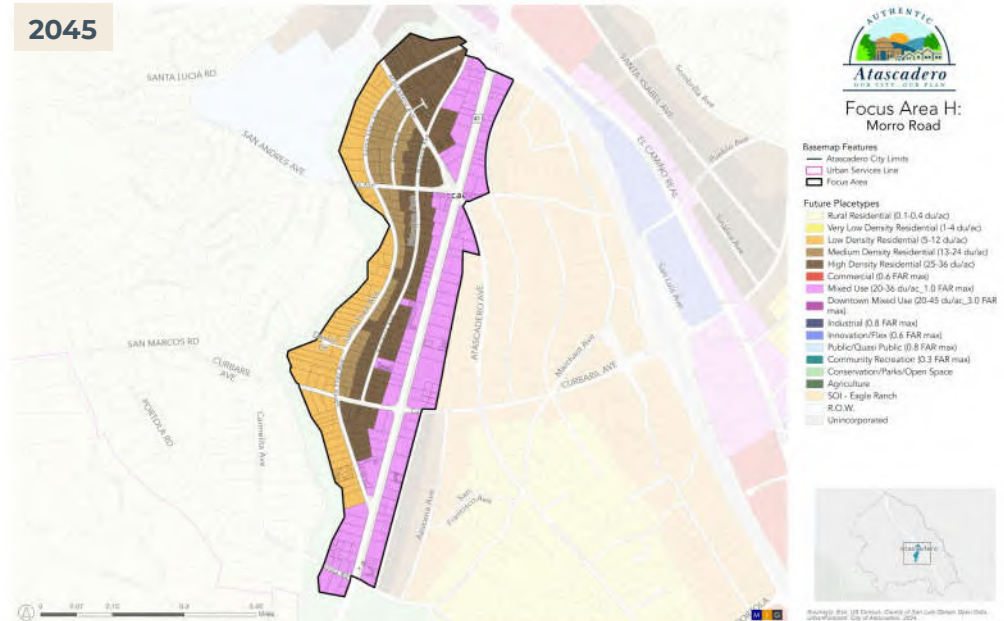
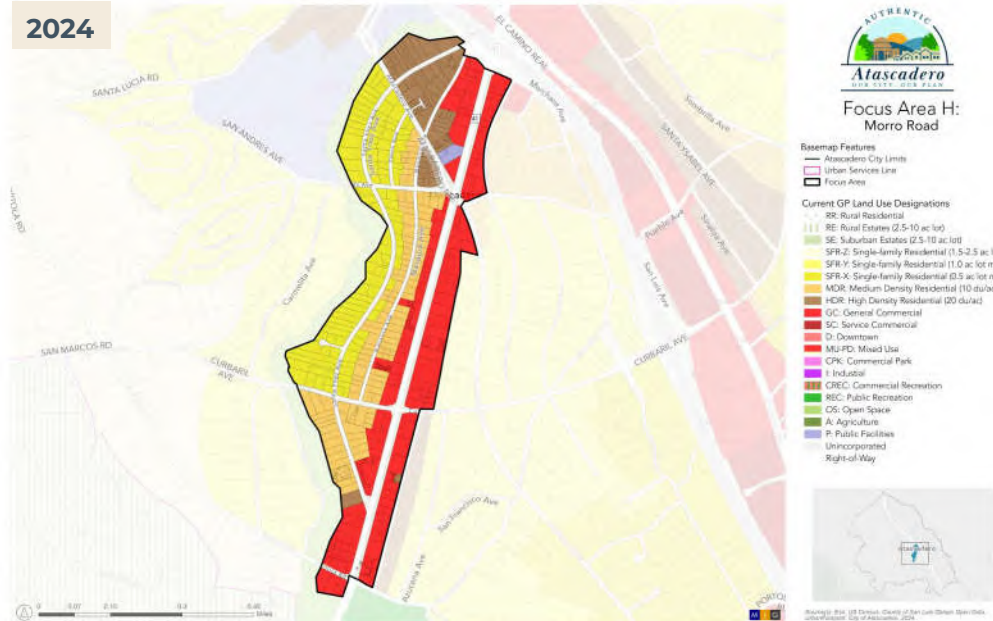
## Key New Concepts and Changes

- Establish a flexible land use pattern on shallow lots on the east side of El Camino Real (between San Jacinto and Rosario and between the Vons center and Curbaril) that can accommodate both high density residential and commercial uses.
- Encourage infill residential development at mid-block locations along El Camino Real.
- Encourage focused commercial at major intersections and key nodes.

## Dwelling Units and Jobs



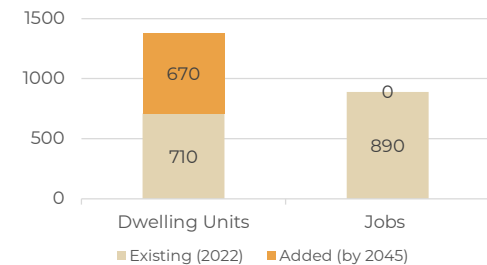
# H. Morro Road Focus Area



## Key New Concepts and Changes

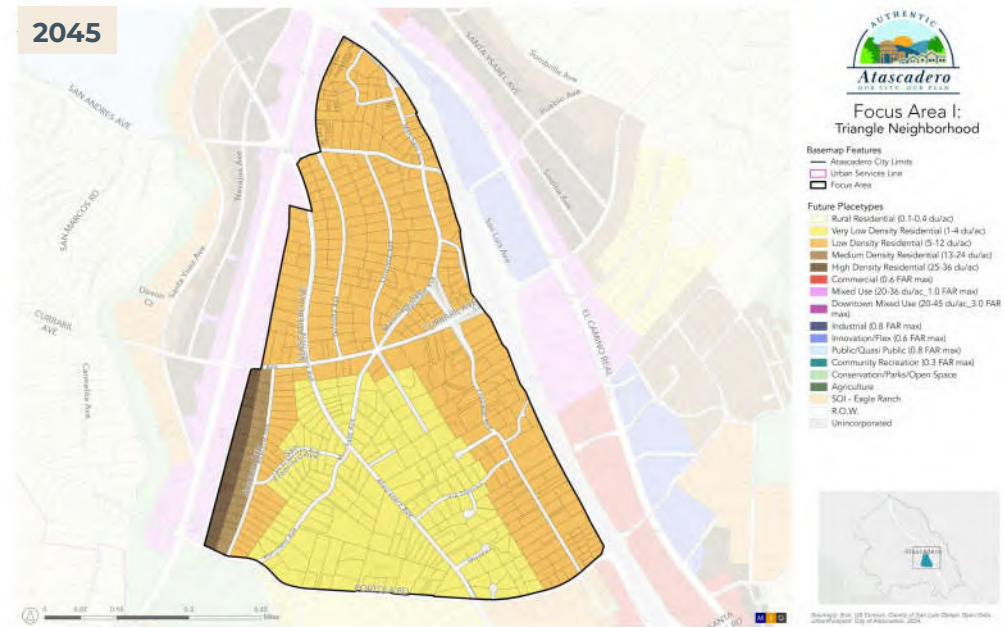
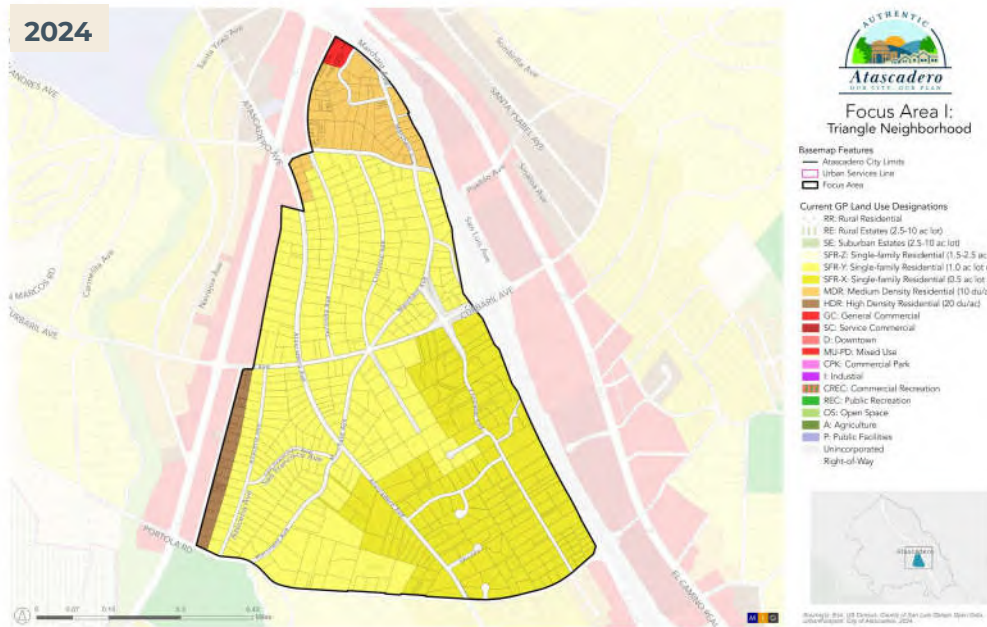
- Create a new professional office, retail, and employment area focused on (but not limited to) the medical industry, including research & development uses.
- Support higher density multi-family and missing middle infill housing in the neighborhood north of Highway 41 to Atascadero Creek.

## Dwelling Units and Jobs



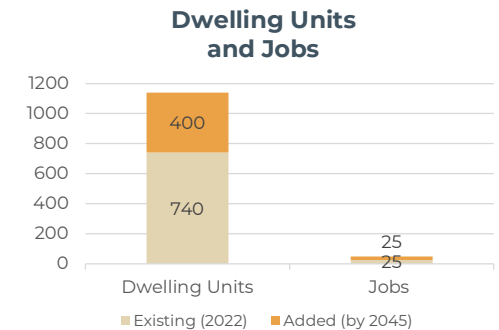


# I. Triangle Neighborhood Focus Area



## Key New Concepts and Changes

- Support multi-family infill housing, including missing middle and small-lot subdivisions in the neighborhood bordered by Highway 47, Portola Road, and Highway 101.



# J. South Atascadero Commercial Focus Area



**Authentic Atascadero**  
2024  
Focus Area J:  
South Atascadero Commercial

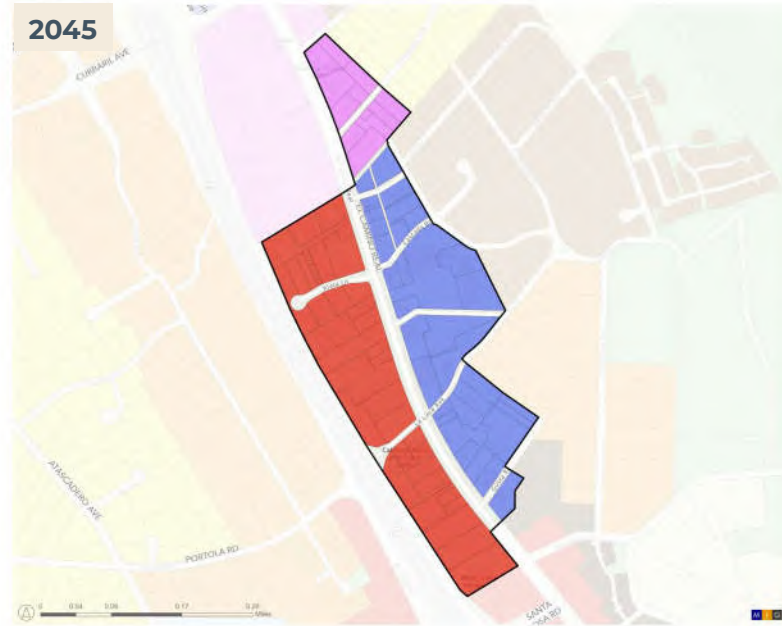
**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
- SFR-2: Single-family Residential (1.5-2.5 ac lot)
- SFR-Y: Single-family Residential (1.0 ac lot min)
- SFR-X: Single-family Residential (0.5 ac lot min)
- MOR: Medium Density Residential (10 du/ac)
- HDR: High Density Residential (20 du/ac)
- GC: General Commercial
- SC: Service Commercial
- DT: 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

Basemap Data: US Census, County of San Luis Obispo, Spatial Data, City of Atascadero, 2024



**Authentic Atascadero**  
2045  
Focus Area J:  
South Atascadero Commercial

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

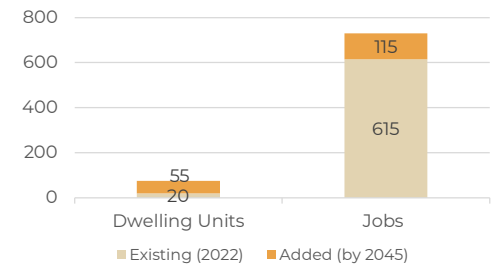
- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0-6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (I) (8 FAR max)
- Innovation/Flex (IF) (8 FAR max)
- Public/Quasi-Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOH - Single Ranch
- R.O.W.
- Unincorporated

Basemap Data: US Census, County of San Luis Obispo, Spatial Data, City of Atascadero, 2024

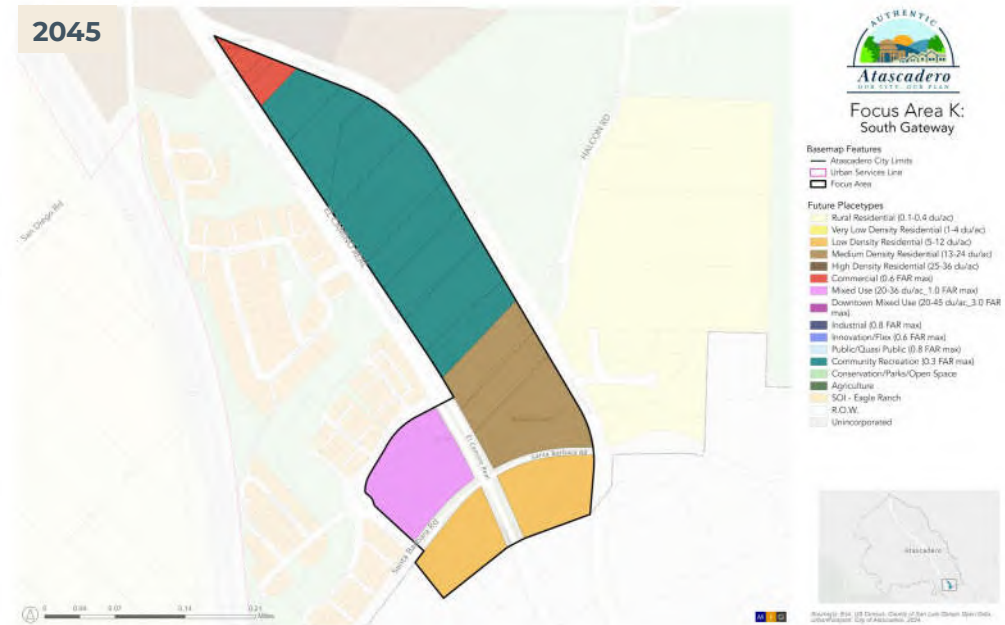
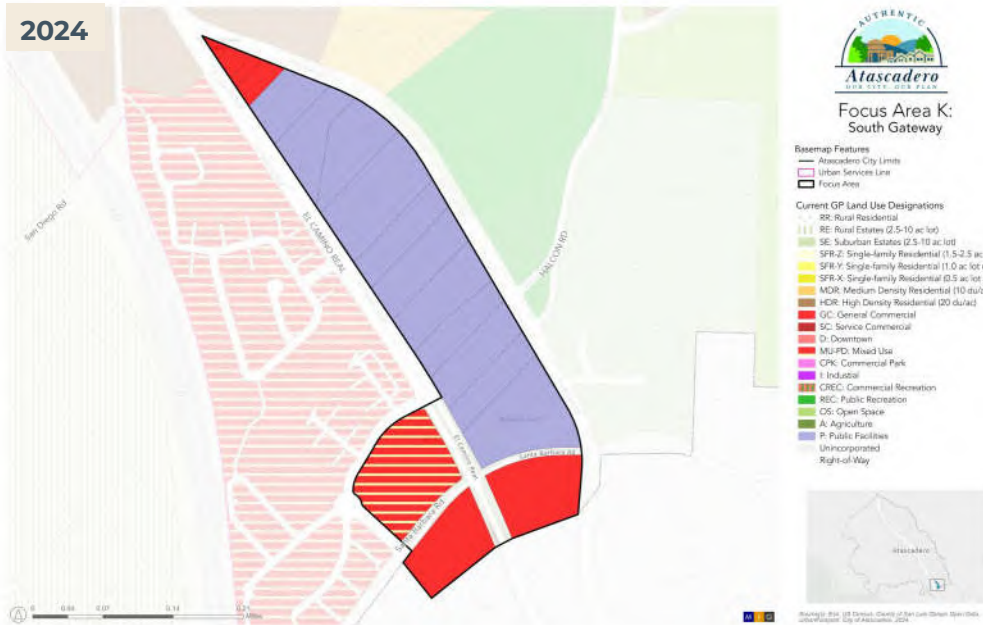
## Key New Concepts and Changes

- Create a light industrial and business park zone south of the Curbaril Avenue and El Camino Real commercial node.

**Dwelling Units and Jobs**



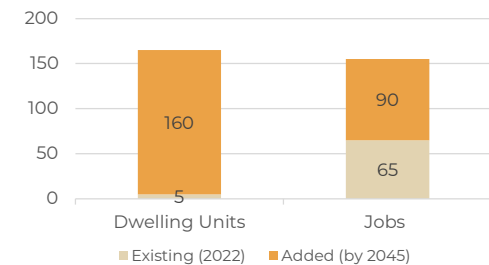
# K. South Gateway Focus Area



## Key New Concepts and Changes

- 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.

## Dwelling Units and Jobs



# 2045 GENERAL PLAN GROWTH FORECASTS

## Dwelling Units 2022 vs. 2045

| Residential<br>(Dwelling Units) | Existing <sup>1</sup><br>(2022) |
|---------------------------------|---------------------------------|
| Single-family                   | 9,231                           |
| Multifamily                     | 3,056                           |
| <b>Total</b>                    | <b>12,287</b>                   |

| Residential<br>(Dwelling Units) | General Plan<br>Horizon<br>(2045) |
|---------------------------------|-----------------------------------|
| Rural Residential               | 5,264                             |
| Very Low Density Residential    | 1,513                             |
| Low Density Residential         | 1,932                             |
| Medium Density Residential      | 2,230                             |
| High Density Residential        | 2,183                             |
| Mixed Use                       | 1,923                             |
| Downtown Mixed Use              | 567                               |
| <b>Total</b>                    | <b>15,612</b>                     |

## Jobs 2022 vs. 2045

| Non-Residential<br>(Jobs) | Existing <sup>1</sup><br>(2022) |
|---------------------------|---------------------------------|
| Commercial                | 5,438                           |
| Industrial                | 419                             |
| Civic/Institutional       | 2,936                           |
| Other                     | 8                               |
| <b>Total</b>              | <b>8,805</b>                    |

| Non-Residential<br>(Jobs) | General Plan<br>Horizon<br>(2045) |
|---------------------------|-----------------------------------|
| Mixed Use                 | 2,340                             |
| Downtown Mixed Use        | 3,201                             |
| Commercial                | 3,765                             |
| Innovation/Flex           | 2,018                             |
| Industrial                | 193                               |
| Community Recreation      | 79                                |
| Public/Quasi-Public       | 2,546                             |
| <b>Total</b>              | <b>14,142</b>                     |

## Forecasted Growth Summary

|                         | Existing<br>(2022) | GP<br>Horizon<br>(2045) | Net<br>Change<br>(2022-2045) |
|-------------------------|--------------------|-------------------------|------------------------------|
| Dwelling Units          | 12,287             | 15,612                  | <b>+3,325</b>                |
| Population <sup>2</sup> | 29,857             | 37,937                  | <b>+8,080</b>                |
| Jobs                    | 8,805              | 14,142                  | <b>+5,337</b>                |

## Jobs/Housing Ratio

| Existing<br>(2022) | General Plan<br>Horizon<br>(2045) |
|--------------------|-----------------------------------|
| 0.72               | 0.91                              |

### Sources

City of Atascadero GIS (2023), SLO County Assessor (2022), Urban Footprint (2024), California DOF (2023), EPS (2024), and MIG (2024).

### Notes

- Existing land use represents what is currently "on the ground" in 2022. It is based on a combination of County Assessor information, data from UrbanFootprint, and review of recent aerials.
- Population estimates assume a 2.43 person per household ratio, based on demographic trends.





# ***Atascadero City Council***

## ***Staff Report – Community Development Department***

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### **General Plan & Housing Element Annual Progress Report 2023 (CPP 24-0020)**

#### **RECOMMENDATION:**

Council review and accept the Annual General Plan and Housing Element Progress Reports for 2023.

#### **DISCUSSION:**

##### Background

The State of California requires cities to file an Annual General Plan Progress Report to the Office of Planning and Research (OPR) 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 the City's General Plan policies, particularly policy implementation that involves the production of housing. A copy of the Annual General Plan and Housing Element Progress reports are attached for reference.

##### Analysis

The primary purpose of the annual progress 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 Atascadero. 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 additional housing units that must be accommodated in each jurisdiction's land use plan. SLOCOG has completed the Regional Housing Needs Allocation (RHNA) and 843 total units have been allocated to the City of Atascadero for this RHNA cycle (2020-2028). 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 the entirety 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 Planning Department.

One substantial component for this RHNA cycle is that the City can include Accessory Dwelling Units (ADUs) in our RHNA allocation. However, the City does not require deed restrictions on ADUs to ensure long-term affordability. Instead, the City assumes the affordability is built in due to the design of an ADU and the fact that it shares a property with a primary residence. This is supported by the State’s justification for the adoption and expansion of ADU laws as well as a countywide study completed in 2020 which shows the affordability of ADUs in the moderate to low range.

In 2023, the City issued permits to construct 115 new residential units. These include:

- 67 deed-restricted low-income units.
- 8 deed-restricted moderate-income units.
- 24 new ADUs with 12 qualifying as low-income units, and 12 as moderately affordable units.
- 9 units that qualify as affordable-by-design to moderate-income households based on size and product type.
- The remainder of the units (8) are considered above moderate, or “market rate” units.

ADUs are included in our RHNA 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 and the other 50% as moderate-income. 12 of the issued moderate-income units and 12 of the completed moderate-income units are accessory dwelling units allowed per the regional rental study. The remaining are considered affordable by design based on State laws passed related to housing affordability and infill development (SB 9 in particular).

|                    | Ext/Very Low | Low        | Mod        | Mkt rate   | TOTAL      |
|--------------------|--------------|------------|------------|------------|------------|
| 2020               |              | 5          | 4          | 36         | 45         |
| 2021               | 3            | 13         | 54         | 66         | 136        |
| 2022               |              | 11         | 29         | 13         | 53         |
| 2023               |              | 79         | 28         | 8          | 115        |
| <b>RHNA</b>        | <b>207</b>   | <b>131</b> | <b>151</b> | <b>354</b> | <b>843</b> |
| 2019 -2020 credits |              | 5          | 4          | 36         | 45         |
| Remaining Balance  | 204          | 18         | 32         | 195        | 449        |

Based on the City’s recently adopted Housing Element land inventory, there is sufficient land to continue to meet the 6th Cycle RHNA allocation, even with the recent development of identified sites that did not develop at the low-income target rate. Newly adopted State laws require that cities now monitor the development of all sites identified to meet RHNA goals and take proactive action to rezone properties as needed should those identified sites not develop at full density or provide the number of affordable units anticipated by the Housing Element.

2023 Permits in the Pipeline

There are several existing approved multifamily residential entitlements and permits that have been issued in 2023 that will add to the City’s housing stock as these projects move forward. Notable projects include:

| Project Name                             | Address              | Housing Type                          | Number of Units (remaining Entitlement) | Number of Units (Construction or complete)           | Number of affordable or accessible units                           |
|--|----------------------|---------------------------------------|---|--|--|
| Grand Oaks Micro-Community               | 4711 El Camino Real  | Detached Single-Family / Live-work    | 4                                       | 10 complete, 16 under construction                   | 3 deed-restricted, 27 affordable by design (moderate)              |
| Emerald Court                            | 2505 El Camino Real  | Residential Multifamily               | 11                                      | Construction expected to begin mid-2024              | 1 very low   |
| Emerald Ridge                            | 2605 El Camino Real  | Residential Multifamily               | 172                                     | 36 complete, phase 2 expected to begin in early 2025 | 0  |
| Curbaril Mixed-Use                       | 8045 Curbaril Avenue | Residential Multifamily               | 53 units                                |  | 53 low   |
| Del Rio Ridge/People’s Self-Help Housing | 2455 El Camino Real  | Residential Multifamily               | 42 units                                |  | 42 very low and low  |
| Ten850                                   | 10850 El Camino Real | Attached single-family / multi-family |   | 75 units (under construction)                        | 15 (potential for more as affordable by design - moderate)         |
| California Manor II                      | 10165 El Camino Real | Apartment                             |   | 76 units (under construction)                        | 75 deed-restricted (67-low, 8 - moderate), 1-moderate manager unit |
| La Moda Downtown Mixed-Use               | 5730 El Camino Real  | Residential Multifamily               | 9                                       |  | 1 deed-restricted (1 – very low)                                   |

These projects are expected to result in approximately **442 units** that will be completed or under construction by the end of 2024 with additional entitlements remaining for Emerald Ridge into 2025.

### 2023 Planning Division Applications & Entitlements

The attached 2023 Annual General Plan Report highlights the residential and commercial applications and entitlements that were processed last year. Provided below are a few highlights that support the City's RHNA goals.

#### **The Planning Division Highlights**

- 65 applications in process in 2023.
- Affordable Housing Development Impact Fee Deferral Ordinance.
- CEQA/Development Process Streamlining.
- Objective Design Standards/Small-lot Subdivision Standards.
- Paseo Paloma (People's Self-Help Housing) – 72-unit affordable multifamily housing on Atascadero State Hospital Surplus Land (El Camino Real and Musselman Drive).

#### **The Building Division Highlights**

- 72 new Junior ADU, ADU, single-family, and multifamily residential building permits were "finaled" or completed in 2023.
- Received and processed 2,205 building permit applications (up from 2,106 in 2022 and a record year).
- In 2023, City inspectors made 1,667 construction and safety-related inspections associated with building permit activity.
- The Building Division "finaled" or completed 1,303 building permits (up from 1,279 in 2022 and a record year).

#### **FISCAL IMPACT:**

None.

#### **ATTACHMENTS:**

1. 2023 HCD Annual Progress Report
2. 2023 Annual General Plan Progress Report

|                                 |            |                         |
|---------------------------------|------------|-------------------------|
| Jurisdiction                    | Atascadero |                         |
| Reporting Year                  | 2023       | (Jan. 1 - Dec. 31)      |
| Housing Element Planning Period | 6th Cycle  | 01/01/2021 - 12/31/2028 |

| Building Permits Issued by Affordability Summary |                     |              |
|--|---------------------|--------------|
| Income Level                                     |                     | Current Year |
| Very Low   | Deed Restricted     | 0            |
|  | Non-Deed Restricted | 0            |
| Low  | Deed Restricted     | 67           |
|  | Non-Deed Restricted | 12           |
| Moderate   | Deed Restricted     | 8            |
|  | Non-Deed Restricted | 20           |
| Above Moderate                                   |                     | 8            |
| Total Units                                      |                     | 115          |

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

| Units by Structure Type    | Entitled  | Permitted  | Completed |
|----------------------------|-----------|------------|-----------|
| Single-family Attached     | 0         | 0          | 0         |
| Single-family Detached     | 0         | 15         | 1         |
| 2 to 4 units per structure | 0         | 0          | 0         |
| 5+ units per structure     | 76        | 76         | 0         |
| Accessory Dwelling Unit    | 0         | 24         | 6         |
| Mobile/Manufactured Home   | 0         | 0          | 0         |
| <b>Total</b>               | <b>76</b> | <b>115</b> | <b>7</b>  |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill                                    | 32            | 107   |
| Not Indicated as Infill                                | 8             | 8     |

| Housing Applications Summary                           |     |
|--|-----|
| Total Housing Applications Submitted:                  | 12  |
| Number of Proposed Units in All Applications Received: | 168 |
| Total Housing Units Approved:                          | 93  |
| Total Housing Units Disapproved:                       | 0   |

| Use of SB 35 Streamlining Provisions - Applications |   |
|---|---|
| Number of SB 35 Streamlining Applications           | 0 |
| Number of SB 35 Streamlining Applications Approved  | 0 |

| <b>Units Constructed - SB 35 Streamlining Permits</b> |               |                  |              |
|---|---------------|------------------|--------------|
| <b>Income</b>   | <b>Rental</b> | <b>Ownership</b> | <b>Total</b> |
| Very Low  | 0             | 0                | 0            |
| Low   | 0             | 0                | 0            |
| Moderate  | 0             | 0                | 0            |
| Above Moderate  | 0             | 0                | 0            |
| <b>Total</b>  | <b>0</b>      | <b>0</b>         | <b>0</b>     |

| <b>Streamlining Provisions Used - Permitted Units</b> | <b># of Projects</b> | <b>Units</b> |
|---|----------------------|--------------|
| SB 9 (2021) - Duplex in SF Zone                       | 0                    | 0            |
| SB 9 (2021) - Residential Lot Split                   | 0                    | 0            |
| AB 2011 (2022)  | 0                    | 0            |
| SB 6 (2022)   | 0                    | 0            |
| SB 35 (2017)  | 0                    | 0            |

| <b>Ministerial and Discretionary Applications</b> | <b># of Applications</b> | <b>Units</b> |
|---|--------------------------|--------------|
| Ministerial                                       | 5                        | 89           |
| Discretionary                                     | 7                        | 79           |

| <b>Density Bonus Applications and Units Permitted</b>                |    |
|--|----|
| Number of Applications Submitted Requesting a Density Bonus          | 2  |
| Number of Units in Applications Submitted Requesting a Density Bonus | 81 |
| Number of Projects Permitted with a Density Bonus                    | 0  |
| Number of Units in Projects Permitted with a Density Bonus           | 0  |

| <b>Housing Element Programs Implemented and Sites Rezoned</b> | <b>Count</b> |
|---|--------------|
| Programs Implemented  | 40           |
| Sites Rezoned to Accommodate the RHNA                         | 0            |

|                 |            |                         |
|-----------------|------------|-------------------------|
| Jurisdiction    | Alascadero |                         |
| Reporting Year  | 2023       | (Jan. 1 - Dec. 31)      |
| Planning Period | 6th Cycle  | 01/01/2021 - 12/31/2026 |

**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  |  |  |   |                             |
| 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 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 |             |                      |  |                                |  |                            |   |                                 |                                     |                            |                                |                                 |                                     |                                 |                                    |                                 |                                    |   |   |  |  |   |                             |
|                                     | 056-162-048 | 10200 West Front Rd  | Mannon Residence #2  | DEV23-0017                     | SFD                                      | R                          | 1/20/2023   | 0                               | 0                                   | 0                          | 1                              | 0                               | 0                                   | 1                               | 2                                  | 2                               | 0                                  | NONE  | No  | No   | Approved                                       | Discretionary   | New SFD and ADU locate      |
|                                     | 055-161-031 | 10890 Vista Rd       | Ward Residence   | DEV23-0047                     | SFD                                      | O                          | 5/8/2023  | 0                               | 0                                   | 0                          | 0                              | 0                               | 0                                   | 1                               | 1                                  | 1                               | 0                                  | NONE  | No  | No   | Approved                                       | Discretionary   | Development on slopes ex    |
|                                     | 030-251-022 | 5205 Venado Ave      | Riddle Residence   | DEV23-0087                     | SFD                                      | O                          | 7/13/2023   | 0                               | 0                                   | 0                          | 0                              | 0                               | 1                                   | 0                               | 1                                  | 0                               | 0                                  | NONE  | No  | No   | Pending  | Discretionary   | Development on slopes ex    |
|                                     | 045-331-014 | 11600 El Camino Real | Dove Creek Commercial Mixed Use                                  | DEV23-0079                     | 5+                                       | O                          | 8/2/2023  | 0                               | 0                                   | 0                          | 0                              | 0                               | 71                                  | 0                               | 71                                 | 0                               | 0                                  | NONE  | No  | No   | Pending  | Discretionary   |                             |
|                                     | 055-161-020 | 10835 Vista Rd       | Saul Residence   | DEV23-0100                     | SFD                                      | O                          | 9/26/2023   | 0                               | 0                                   | 0                          | 0                              | 0                               | 0                                   | 2                               | 2                                  | 0                               | 0                                  | NONE  | No  | No   | Pending  | Discretionary   | Development on slopes ex    |
|                                     | 054-151-056 | 8165 San Gabriel Rd  | Cooks Residence  | DEV23-0101                     | SFD                                      | O                          | 9/27/2023   | 0                               | 0                                   | 0                          | 0                              | 0                               | 0                                   | 1                               | 1                                  | 1                               | 0                                  | NONE  | No  | No   | Approved                                       | Discretionary   | Site contained sensitive hg |
|                                     | 030-292-048 | 6350 Marchant Ave    | Marchant RMF   | PRE23-0049                     | 2 to 4                                   | R                          | 5/12/2023   | 0                               | 0                                   | 0                          | 0                              | 0                               | 4                                   | 0                               | 4                                  | 4                               | 0                                  | NONE  | No  | No   | Approved                                       | Ministerial   |                             |
|                                     | 031-182-009 | 7850 Navajoa Ave     | Navajoa Residential Units  | PRE23-0084                     | 2 to 4                                   | R                          | 8/14/2023   | 0                               | 0                                   | 0                          | 0                              | 0                               | 0                                   | 3                               | 3                                  | 3                               | 0                                  | NONE  | No  | No   | Approved                                       | Ministerial   |                             |
|                                     | 030-181-055 | 5730 El Camino Real  | La Moda Downtown Mixed Use                                       | PRE23-0109                     | 5+                                       | R                          | 11/9/2023   | 1                               | 0                                   | 2                          | 0                              | 0                               | 6                                   | 0                               | 9                                  | 9                               | 0                                  | NONE  | Yes   | Yes  | Approved                                       | Ministerial   |                             |
|                                     | 029-253-016 | 5705 Olmeda Ave      | Residential Care Facility  | USE23-0072                     | ADU                                      | R                          | 7/12/2023   | 0                               | 1                                   | 0                          | 0                              | 0                               | 0                                   | 0                               | 1                                  | 1                               | 0                                  | NONE  | No  | No   | Approved                                       | Discretionary   | ADU is a manufactured ho    |
|                                     | 045-461-003 | 10331 El Camino Real | Paseo Paloma - State Surplus Land Act Affordable Housing Project | PRE23/24                       | 5+                                       | R                          | 12/4/2023   |                                 |                                     | 72                         |                                |                                 |                                     |                                 | 72                                 | 72                              |                                    | NONE  | Yes   | Yes  | Pending  | Ministerial   | State Surplus Land Act      |
|                                     | 056-261-051 | 8388 Santa Rosa Rd   | SB9 Lot Split - AT 23-0009                                       | SB9DV23-0102                   | SFD                                      | O                          | 9/28/2023   |                                 |                                     |                            |                                |                                 | 1                                   |                                 | 1                                  |                                 | 0                                  | SB 9 (2021) - Residential Lot Split   | No  | No   | Approved                                       | Ministerial   |                             |



|                 |            |                         |
|-----------------|------------|-------------------------|
| Jurisdiction    | Atascadero |                         |
| Reporting Year  | 2023       | (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                               | 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    | -    | -    | -    | -    | -    | -    | -    | -                   | 3                               | 204                                  |
|   | Non-Deed Restricted |                                 | -   | -    | -    | -    | -    | -    | -    | -    | -    | -                   |                                 |                                      |
| Low   | Deed Restricted     | 131                             | -   | 1    | -    | 67   | -    | -    | -    | -    | -    | -                   | 110                             | 21                                   |
|   | Non-Deed Restricted |                                 | 7   | 12   | 11   | 12   | -    | -    | -    | -    | -    | -                   |                                 |                                      |
| Moderate  | Deed Restricted     | 151                             | 1   | 1    | -    | 8    | -    | -    | -    | -    | -    | -                   | 118                             | 33                                   |
|   | Non-Deed Restricted |                                 | 6   | 53   | 29   | 20   | -    | -    | -    | -    | -    | -                   |                                 |                                      |
| Above Moderate  |                     | 354                             | 100                                       | 66   | 13   | 8    | -    | -    | -    | -    | -    | -                   | 187                             | 167                                  |
| Total RHNA  |                     | 843                             |   |      |      |      |      |      |      |      |      |                     |                                 |                                      |
| Total Units   |                     |                                 | 114                                       | 136  | 53   | 115  | -    | -    | -    | -    | -    | -                   | 418                             | 425                                  |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). |                     |                                 |   |      |      |      |      |      |      |      |      |                     |                                 |                                      |
|   |                     | 5                               |   |      |      |      |      |      |      |      |      |                     | 6                               | 7                                    |
| Extremely low-Income Need   |                     |                                 | 2021                                      | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |      | Total Units to Date | Total Units Remaining           |                                      |
| Extremely Low-Income Units*   |                     | 104                             | -   | -    | -    | -    | -    | -    | -    | -    | -    | -                   | -                               | 104                                  |



**ANNUAL ELEMENT PROGRESS REPORT  
 Housing Element Implementation**

| Jurisdiction   |  | Atascadero  |   |
|--|--|---|---|
| Reporting Year   |  | 2023  | (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  |
| <b>Program 1.A: Adequate Sites</b>   | <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> | <p><i>Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State</i></p>  | <p>2023 represents the third year of the City's 6th RHNA cycle. The City remains on track to provide sites adequate for affordable housing. Insert statement justification...</p> |
| <b>Program 1.B: No Net Loss</b>  | <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>  | <p><i>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</i></p> | <p>The City has not processed any applications for sites identified in the Housing element that do not align with Housing element goals and policies.</p>                         |

**Program 1.C: Mixed-Use Development**

(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.

*Ongoing; identification of mixed-use opportunity areas as part of a comprehensive General Plan update (to be initiated in 2021)*

The City continues to allow and supports mixed-use development within the Commercial Retail, commercial Professional, and Commercial Neighborhood zoning districts.

**Program 1.D: Accessory Dwelling Units**

(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.

(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.

The City Has adopted its ADU ordinance and was funded under the REAP program to design and pre-review 6 stock plans for ADUs ranging in size from 320sf to 1,000 sf. The ADU stock plan program streamlines the review process and provides design cost savings to homeowners. The city also anticipates expanding use of these plans for UDU development and multi-family infill. . The City has permitted the following number of ADUs by year: 2021: 15, 2022: 20, 2023: 24.

**Program 1.E: Special Needs Housing**

( 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.

*Ongoing*

The City has approved an expansion to California Manor for 76 senior units. Permits have been issued and the project is under construction with completion slated for late 2024. The city also approved an expansion of a transitional housing development for low income foster youth.

**Program 1.F: Housing for Persons with Disabilities**

(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 at libraries, and on the City

*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*

**Program 2.A: Density Bonus**

(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.

*Updated density bonus ordinance adoption - within two years of Housing Element adoption; reviewing ordinance for compliance with State law - ongoing*

**Program 2.B: Inclusionary Housing Ordinance**

(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.

*Review the City's current inclusionary housing policy within two years of Housing Element adoption*

**Program 2.C: Affordable Housing In-Lieu funds**

(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 extremely low-income households and totally and permanently disabled persons.

*Affordable Housing In-Lieu funds policy evaluation within two years of Housing Element adoption; identify funding sources annually*

**Program 2.D: Affordable Housing Technical Assistance**

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.

*Ongoing and annual consultation*

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 rehabed units. The City actively supports the SLO Non-Profit Housing Corporation in securing grant funding for this project.

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 developmetns and higher density residential formats have resulted in 2 low income units and 1 very low income unit (The Block, Atascadero Ave Apartments, Emerald Court). In addition, the City has approved 4 non-profit projects that would target low income individuals that would add 152 low income units to the City's housing stock if funding can be obtained. These projects (Empire, Macadero, Cal Manor 2, and Del Rio Ridge) utilized the State Density Bonus for development incentives as well as some bonus units). The City is also updating our Municipal Code for consistency with new State Density Bonus Law with adoption expected in 2024 in conjunction with Objective Design Standards.

The City is in the process of reviewing options for an updated affordable housing strategy. As the strategy has been developed, program options have been discussed by the community and Council as the program is refined. Further Council and community input will take place during the Citywide General Plan Update proccess.

The City will evaluate fund options once an affordable housing strategy is identified and adopted. The City has pledged \$400,000 of our curemnt fund to Del Rio Ridge, a 42 unit non-profit low income project awaiting full funding opportunities.

The City continues to provide pre-app consultation for all projects to determine feasibility and building and fire code standards. Recently, the City has coordianted with Del Rio Ridge, California Manor 2, and expansion of a non-profit transitional home for low income foster youth.

|  |  |  |
|--|--|--|
| <p><b>Program 2.E: Affordable Housing Development Incentives</b></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 style="text-align: right;"><i>Ongoing</i></p>  | <p>The City currently provides deferred impact fee payments for housing development deferring payment until permit final. Other incentives are being considered as part of the Inclusionary/affordable housing program noted above, including an impact fee deferral and loan program to further assist the financing projects targeted to lower-income households. The deferral and loan program was adopted in 2023.</p> |
| <p><b>Program 2.F: Mixed-Use Standards</b></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 style="text-align: right;"><i>Within two years of Housing Element adoption</i></p> | <p>The City received grant funding to develop objective design standards that include mixed-use development standards. The project is expected to be complete in 2024.</p>   |
| <p><b>Program 2.G: Specific Plans</b></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 style="text-align: right;"><i>Ongoing</i></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><b>Program 2.H: Resources to Address Homelessness</b></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 style="text-align: right;"><i>Ongoing</i></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.</p>   |
| <p><b>Program 2.I: Single-Room Occupancy Units (SROs)</b></p>        | <p>Review and, if necessary, revise siting regulations for single-room occupancy units (SROs) to comply with State law.</p> <p style="text-align: right;"><i>Within three years of Housing Element adoption as part of a future Zoning Regulations update</i></p>  | <p>Staff has not yet begun this process. It is anticipated that SRO's will be analyzed as part of the City's comprehensive General Plan update.</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

**Program Development Streamlining** **3.A: Process** 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

*Ongoing; SB 35 informational material within two years of Housing Element adoption*

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 developmetns and multi0-family infill to increase housing options, streamline the process, and reduce project costs.

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.

**Program 3.B: Objective Design Standards**

*Within two years of Housing Element adoption*

The City received grant funding to adopt objective design standards. The project is expected to be completed in late 2024.

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.

**Program 3.C: Multi-Family Housing Permitting**

*Modify CUP requirement within two years of Housing Element adoption in conjunction with adoption of objective design standards; monitor approval process for housing development - ongoing*

The City will review CUP triggers with the adoption of objective design standards.

|  |   |  |  |
|--|---|--|--|
| <p><b>Program 3.D: RMF Zone Height</b></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>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>Completed - the City updated the zoning regulations in 2021 to remove the number of stories restriction and increase height for architectural features.</p>                                       |
| <p><b>Program 3.E: Small Lot Subdivisions</b></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><i>Ongoing; review small lot subdivisions as part of a Comprehensive General Plan and Zoning Regulations Update</i></p>   | <p>The City received grant finding and is expected to adopt regulations with the adoption of the General Plan Update in early 2024.</p>  |
| <p><b>Program 3.F: Rural Residential Development Standards</b></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 development of a variety of housing types.</p>   | <p><i>Within three years of Housing Element adoption as part of a Comprehensive General Plan update</i></p>  | <p>The City will review all zoning districts as part of the comprehensive General Plan Update and will adopt revisions as needed.</p>  |
| <p><b>Program 3.G: Emergency Shelter (ES) Overlay Zone</b></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><i>Within two years of housing element adoption</i></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.</p> |
| <p><b>Program 3.H: Special Needs Housing Laws</b></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><i>Within two years of adoption of the Housing Element</i></p>  | <p>The City will be reviewing zoning districts and uses with the upcoming General Plan Update.</p>   |

|  |   |   |
|--|---|---|
| <p><b>Program 3.I: Housing Financing Constraints</b></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>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><b>Program 3.J: Non-Governmental Constraints</b></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>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, limited funding for streets, roads, and other City infrastructure that drive up permit costs and fees, PG&amp;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><b>Program 3.K: Capital Facility Fees</b></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>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.</p>   |
| <p><b>Program 3.L: Water and Sewer Service Providers</b></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>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><b>Program 3.M: Energy Conservation</b></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&amp;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 style="text-align: right;"><i>Ongoing</i></p> | <p>The City continues to comply with this program</p>  |
| <p><b>Program 3.N: Definition of Immediate Family</b></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 style="text-align: right;"><i>Within two years of Housing Element adoption</i></p>   | <p>This update was completed with our annual zoning update in 2022</p>   |
| <p><b>Program 3.O: Farmworker Housing in RS Zone</b></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 style="text-align: right;"><i>Within two years of Housing Element adoption</i></p>  | <p>Updates to the RS zone have been completed n 2022.</p>  |
| <p><b>Program 4.A: Housing Rehabilitation and Preservation</b></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 style="text-align: right;"><i>Ongoing</i></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.</p> |
| <p><b>Program 4.B: Community Development Block Grant</b></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 style="text-align: right;"><i>Ongoing</i></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 funds are utilized for minor accessibility improvements to aid pedestrian access near housing and transit.</p>  |

|  |  |   |
|--|--|---|
| <p><b>Program 4.C: Affordable Housing Preservation and Development</b></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"> <li>☑ Contact potential affordable housing developers <i>Annual meetings, during preparation of annual</i></li> <li>☑ Assist non-profits and other housing advocates in preparing applications for funding opportunities and financings <i>review of the Housing Element, to discuss funding opportunities, vacant and</i></li> <li>☑ Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing <i>opportunity sites, and status of affordable housing projects; ongoing collaboration</i></li> </ul> | <p>Local non-profit organizations regularly look at grant finding opportunities to expand and rehabilitate existing lower income housing development. 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 households. City Staff assists with grant applicaitons when needed.</p> |
| <p><b>Program 4.D: Affordable Housing at Risk of Conversion</b></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 style="text-align: right;"><i>Contact owners/operators annually and ongoing</i></p>  | <p>The City does this as part of our annual affordable hosing verification outreach.</p>  |
| <p><b>Program 4.E: Housing Choice Vouchers</b></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 style="text-align: right;"><i>Ongoing</i></p>  | <p>The City continues to support this program</p>   |
| <p><b>Program 4.F: Historic Building Conservation</b></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 style="text-align: right;"><i>Ongoing</i></p>  | <p>The City currently maintains a database of historic homes and continues to encourage use of the Secretary of Interior's standards. The City is in the process of preparing a historic preservation ordinance to codify policies with expected adoption in late 2023.</p>   |
| <p><b>Program 4.G: Condominium Conversion</b></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 style="text-align: right;"><i>Ongoing</i></p>  | <p>The City continues to enforce the condo conversion ordinance</p>   |

**Program Infrastructure** 4.H: Prioritize street and infrastructure improvement projects to benefit high-need areas, including existing high-density residential areas.

*Ongoing*

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 will be analyzed as part of the 2045 General Plan Update. 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.

**Program Housing Services** 5.A: Fair 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.

*Ongoing; online fair housing information to be available within one year of Housing Element adoption*

The City provides information and has brochures available at our front counter and on-line

**Program Affirmatively Further Fair Housing** 5.B: 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:

- ☐ 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.

*Ongoing*

The City continues to support and work with groups to further fair housing and access to public meetings.

# 2023 Annual General Plan and Housing Element Progress Report





**“Dedicated to enhancing, and preserving Atascadero’s character and safety by helping people plan, and build quality projects.”**



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## Section 1 – Introduction

### 1.1 Introduction

Every year, the City produces a report on the status of its General Plan and Annual Housing Progress (APR) to provide an overview of actions taken to implement this comprehensive plan during the past year, consistent with California Government Code section 65400, subdivision (a)(2). This report is provided to the City Council, Planning Commission, and other interested parties to assist in gauging the progress the City is making on the programs related to the General Plan and housing production. The annual report fulfills State law requirements and evaluates the number of housing units that have been approved and completed. The Housing APR, along with a General Plan Progress report, must be reported to the Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).

## Section 2 – General Plan Activities

### 2.1 General Plan Activities

The General Plan states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). As a policy document, the General Plan establishes goals and policies for decision-makers. Using these policies, City staff, the City Council, and the Planning Commission take steps toward achieving the larger goals of the City. The City focuses on implementation programs contained in the General Plan through daily operations of the City.

The City's General Plan was adopted in June 2002. The City's last major update of the General Plan was undertaken in 2020 with the City's adoption and certification of the 2021-2028 Housing Element Update. The City began its comprehensive General Plan Update process in early 2021 and is expected to adopt a new General Plan by the end of 2024 that will provide a city blueprint through 2045.

## Section 3 – Planning & Building Yearly Activities

### 3.1 2023 Planning Division Applications & Entitlements

#### The Planning Division Highlights

- 65 applications in process in 2023





- Paseo Paloma (People’s Self-Help Housing) – 72-unit affordable multifamily housing on Atascadero State Hospital Surplus Land (El Camino Real and Musselman Drive)

## 2023 Planning Projects

| 2023 Major Planning Projects                                 |                     |                      |                         |
|--|---------------------|----------------------|-------------------------|
| Project Name   | Status              | Address              | Project Type            |
| Affordable Housing Development Impact Fee Deferral           | Adopted             | Citywide             | Citywide Policy Plan    |
| CEQA/Development Process Streamlining                        | In Process          | Citywide             | Citywide Policy Plan    |
| Objective Design Standards / Small-lot subdivision standards | In Process          | Citywide             | Citywide Policy Plan    |
| Barrel Creek   | Approved early 2023 | 6005 Del Rio Road    | Development Plan        |
| Marketplace  | Under Construction  | 1905 El Camino Real  | Development Plan        |
| Cal Manor Affordable Housing project                         | Under Construction  | 10165 El Camino Real | DRC Review              |
| TEN850   | Under Construction  | 10850 El Camino Real | Final Map - Subdivision |
| Del Rio Ridge (People’s Self-Help Housing)                   | In Process          | 2455 El Camino Real  | DRC Review              |
| The Edge   | Approved            | 2470 El Camino Real  | DRC Review              |
| La Moda Downtown Mixed-Use                                   | Approved            | 5730 El Camino Real  | DRC Review              |
| Dove Creek Commercial Mixed Use                              | In Process          | 11600 El Camino Real | Development Plan        |
| Citywide General Plan Update                                 | In Process          | Citywide             | General Plan Amendment  |

### 3.2 2023 Building Division Applications & Inspections

#### 2023 Highlights

- Received and processed 2,205 building permit applications (up from 2,106 in 2022 and a record year)
- In 2023, City inspectors made 1,667 construction and safety-related inspections associated with building permit activity (down from 1,759 in 2022).
- The Building Division “finalized” or completed 1,303 building permits (up from 1,279 in 2022 and a record year)



### **3.3 Housing & Residential Growth**

The California Census data estimates that the City’s population in 2023 is 29,684 residents, which is relatively stable from 2022 and remains slightly below the reported 2021 population. 2023 was a record year for building permit processing, issuance, and final/completion. While housing production was less than in 2022, where we saw an increase from the limited growth in 2020 due to COVID, 2023 has remained similar to previous years in terms of housing growth. The City adopted an updated Housing Element in late 2020 and began progress toward the 6<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA). The City has also commenced a citywide comprehensive General Plan Update slated to be completed in late 2024.

The following table shows residential projects of significance under construction or entitled in 2023, along with the number of affordable units in the project.

| <b>Major Residential (Development Review and/or Construction) Activity in 2023</b> |                      |                                       |  |  |  |
|--|----------------------|---------------------------------------|--|--|--|
| <b>Project Name</b>  | <b>Address</b>       | <b>Housing Type</b>                   | <b>Number of Units (remaining Entitlement)</b> | <b>Number of Units (Construction or Finaled)</b> | <b>Number of affordable or accessible units</b>            |
| Grand Oaks Micro-Community   | 4711 El Camino Real  | Detached Single-Family / Live-work    | 4 units  | 10 finaled, 16 under construction                | 3 deed restricted, 27 affordable by design (moderate)      |
| Emerald Court  | 2505 El Camino Real  | Residential Multifamily               | 11 units                                       |  | 1 very low   |
| Emerald Ridge  | 2605 El Camino Real  | Residential Multifamily               | 172 units                                      | 36 finaled                                       | 0  |
| Curbaril Mixed-Use   | 8045 Curbaril Avenue | Residential Multifamily               | 53 units                                       |  | 53 low   |
| Del Rio Ridge/People’s Self Help Housing   | 2455 El Camino Real  | Residential Multifamily               | 42 units                                       |  | 42 very low and low  |
| Ten850   | 10850 El Camino Real | Attached single-family / multi-family |  | 75 (under construction)                          | 15 (potential for more as affordable by design - moderate) |



|                            |                      |                         |         |                               |  |
|----------------------------|----------------------|-------------------------|---------|-------------------------------|--|
| California Manor II        | 10165 El Camino Real | Apartment               |         | 76 units (under construction) | 75 deed restricted (67- low, 8 - moderate), 1- moderate manager unit |
| La Moda Downtown Mixed-Use | 5730 El Camino Real  | Residential Multifamily | 9 units | 9                             | 3 deed restricted (1- very low, 2 low)                               |

**RHNA 2020-2028**

State housing law requires that each municipality establish quantified objectives for their fair share of regional housing needs by income group. Deed-restricted affordable housing counts towards meeting the quantified objectives. The quantified objectives are for the period of 2020-2028. The City adopted our 6<sup>th</sup> Cycle Housing Element with a RHNA of 843 total units. The City has made strides toward meeting its RHNA obligation in each income category. Grant funding opportunities will be key to achieving the low and very-low allocation.

|                     | Ext/Very Low | Low        | Mod        | Mkt rate   | TOTAL      |
|---------------------|--------------|------------|------------|------------|------------|
| 2020                |              | 5          | 4          | 36         | 45         |
| 2021                | 3            | 13         | 54         | 66         | 136        |
| 2022                |              | 11         | 29         | 13         | 53         |
| 2023                |              | 79         | 28         | 8          | 115        |
| <b>RHNA</b>         | <b>207</b>   | <b>131</b> | <b>151</b> | <b>354</b> | <b>843</b> |
| 2019 – 2020 Credits |              | 5          | 4          | 36         | 45         |
| Remaining Balance   | 204          | 81         | 32         | 195        | 449        |

**3.4 Non-Residential Development**

The following table shows significant non-residential permits ranked by project valuation provided as a part of building permit issuance in 2023. La Plaza was completed in 2022 and continues to add significant commercial opportunities to the downtown core.



| <b>2023 Non-Residential Building Permits Issued and Processing</b> |                        |                                   |                                      |                  |
|--|------------------------|-----------------------------------|--------------------------------------|------------------|
| <b>Business Name</b>   | <b>Permit Status</b>   | <b>Address</b>                    | <b>Project Type</b>                  | <b>Valuation</b> |
| Arco Gas Station   | Finalled               | 9590 El Camino Real               | New Construction                     | \$ 1,026,593.61  |
| Taco Bell  | Finalled in early 2023 | 7835 El Camino Real               | New Construction                     | \$ 1,300,000     |
| Sonic  | Under Construction     | 4500 San Palo Road                | Conversion/ Major Tenant Improvement | \$ 300,000       |
| Coastal Pit Stop   | Under Construction     | 1860 El Camino Real               | New Construction                     | \$ 979,607.88    |
| Coast Hills Credit Union   | Under Construction     | 8900 Pueblo Avenue                | Major Tenant Improvement             | \$ 1,200,000     |
| Stafford Mixed-Use   | Under Construction     | 3710 El Camino Real (3 buildings) | New Construction                     | \$ 2,122,824.50  |
| Valley Fresh Market  | Under Construction     | 1905 El Camino Real               | New Construction                     | \$ 2,500,000     |
| Marketplace Retail   | Under Construction     | 1905 El Camino Real               | New Construction                     | \$ 1,008,333.30  |





# ***Atascadero City Council***

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## ***Staff Report - City Manager***

### **Consideration of Sales Tax Measure**

#### **RECOMMENDATIONS:**

Council:

1. Direct staff to prepare a Draft Resolution and Ordinance for City Council consideration at the June 11, 2024, meeting to place a ½-cent local sales tax override measure on the November 2024 ballot.
2. Provide staff direction on what should be included in the Draft Ordinance.

#### **REPORT-IN-BRIEF:**

The maintenance, funding, and condition of the City's infrastructure, particularly roads, has been a top priority of the City Council for many years. Addressing critical infrastructure needs was a strategic priority of the City Council for the 2013-2015 budget cycle and Measure F-14, a one-half cent (0.5%) sales tax increase to fund infrastructure repairs, was placed on the November 2014 ballot. The measure passed with over 58% voter approval and went into effect in April 2015, generating approximately \$3 million per year. Although Measure F-14 is a general tax (meaning it can legally be used for a general government purpose), the tax was intended to fund the City's street repair, maintenance, and rehabilitation projects.

The Measure F-14 funds are specifically earmarked for the improvements of neighborhood roads and over 80 neighborhood roadway segment projects have been completed since June 30, 2023. Without these funds it is unlikely any local road segments would have been completed and very few collector road projects would have been funded. Measure F-14 will sunset on March 31, 2027, unless renewed by voters. Should a tax measure not be taken to voters to continue the 0.5% sales tax, there will be little to no funding for the 26 neighborhood roadway segments contingently programmed after April 2027, and it is anticipated that no additional neighborhood road projects would be programmed or completed.

#### **DISCUSSION:**

##### Measure F-14

The City of Atascadero owns and maintains approximately 145 centerline miles of public roadway. This extensive system is the backbone of housing, commerce, and recreation within the community, and its repair and maintenance is a top priority. Funding the

needed maintenance, repair, and replacement of these roadways had been a concern for the City of Atascadero since before incorporation. The City had some success in procuring grants and other funding sources for roads and was able to slow the overall deterioration of roads; however, the City continued to slip backward and was facing the gradual nationwide reduction of general road funding and state and grant funding drying up. In addition to the reduced availability of these past funding sources, state and federal agencies began looking to local jurisdictions to contribute more for repairs to state routes through their jurisdictions. Knowing that these factors had and would continue to increase the speed at which roads are deteriorating, the City Council began to look for alternative solutions.

Leading into the 2013-2015 Budget Cycle, the City Council began investigating the potential of a sales tax measure. Through education and outreach efforts, the Council was able to receive input from and gauge citizen's interest in a sales tax measure for roads. There was strong community interest in a sales tax measure and as a result of that interest, and to secure funding for infrastructure needs such as repair and maintenance of neighborhood roads and other aging roadways, a sales tax measure was placed on the November 2014 ballot. In November 2014, Atascadero voters approved Sales Tax Measure F-14, increasing the City sales tax rate by one-half cent (0.5%). These additional revenues, approximately \$3 million annually, were earmarked for the repair and maintenance of neighborhood roads and other roadways. A nine-member Citizens Oversight Committee reviews revenues, expenditures, and the annual road report detailing the receipt, expenditure, and projects funded for the previous fiscal year.

In addition to the Measure F-14 monies, the City also receives funding from Gas Tax, the State's Road Maintenance and Rehabilitation Program (commonly known as SB 1), as well as federal/state grants. From sources other than Measure F-14, the City spends an average of about \$1.7 million each year in street repair, maintenance, and rehabilitation projects. However, in preparation for Measure F-14, an analysis of the City's streets and their pavement condition index (PCI) demonstrated that, in order to just maintain existing conditions, investment in street repair, maintenance, and rehabilitation should total more than \$4.8 million per year. The City has not done an updated analysis, but based on current construction costs, it is estimated this amount would be even greater. While the other funding sources are utilized by the City to conduct routine maintenance on City roadways and maintain and improve arterial roadways, funds approved under Measure F-14 are specifically earmarked for the improvements of neighborhood roads and other roadways (classified as local and collector roads).

What does road "repairing and maintaining" mean? Road repair projects are typically larger road projects that repair or rehabilitate the road to address a structural issue or other deficiency in the road pavement. These projects may include cold in-place recycling, hot-mix asphalt overlays and isolated, partial and/or full-depth road reconstruction. Road maintenance projects are also typically large projects that are designed to preserve or resurface those roads that are in good or fair condition (non-structural issues). These projects may include asphalt crack sealing, chip sealing, slurry or micro-surfacing. In this case, "repairing and maintaining" would not include routine maintenance such as isolated



pothole repair, shoulder maintenance, vegetation control, striping only projects, street crew staffing costs or routine sign replacement. Nor would it typically include betterment projects to significantly widen or increase the capacity of roads, bikeways, trails, or sidewalks. However, drainage improvements and culvert pipe replacement work may be included with repair and rehabilitation projects if a culvert pipe below the road pavement fails and needs replacement. Drainage improvements will correct standing water on pavement that creates safety issues for traveling motorists and decreases pavement life and performance.

What does “neighborhood roads and other roadways” mean? All City roads are classified into three categories—local, collectors, and arterials:

- Local roads typically only serve those lots directly fronting the road and not through traffic. These would be considered neighborhood roads and include such roads as Tunitas Avenue, Palomar Avenue, Nogales Avenue, and Carmelita Road.
- Collector roads funnel local traffic from neighborhood roads to arterial streets. These roads would be considered “other roadways” and would include such roads as Graves Creek Road, Dolores Avenue, and Capistrano Avenue.
- Arterial roads carry the largest amount of traffic and would also be considered “other roadways”. Arterials include such roads as El Camino Real and Traffic Way.

#### Measure F-14 Success

Over the past nine years, the City has completed over 13 projects totaling \$17.2 million in neighborhood road repairs, with an additional \$19.2 million committed towards uncompleted projects. 80 neighborhood road segments equaling 52 centerline miles have been addressed with the funds received from this measure and the overall pavement condition index (PCI) in the City has raised by 2 points since the measure was passed. This 2-point increase in PCI (47 to 49) is a significant improvement from the estimated 17 point decrease (PCI of 30) expected had Measure F-14 not passed. Furthermore, the PCI was also expected to drop to 40 over this 10-year period (2014-2024) even with the additional Measure F-14 funding, but the PCI has held relatively steady during this period. This success is related to higher-than-expected Measure F-14 revenue, utilizing Critical Point Management (CPM) for selecting road projects, value engineering during design, and favorable bidding and construction management.

In 2015, a nine-member Citizens Oversight Committee was established and meets annually to review revenues and expenditures from the collection of the Measure F-14 tax, reviews the Annual Road Report prepared by the City, and submits the Committee’s findings and conclusions to the City Council. Additionally, the City produces and mails to all properties in Atascadero an annual Community Road Report providing information on Measure F-14, including where the revenues are being spent, projects completed during the previous fiscal year, and those projects slated to be funded by Measure F-14 in the current fiscal year.

Measure F-14 will sunset on March 31, 2027. To keep the City’s PCI steady and address the 26 roadway segment projects contingent upon funds generated by a sales tax

measure, and to have necessary funding for additional neighborhood road projects, continuation of the 0.5% sales tax increase is necessary.

### Sales Tax Measure Process

Because Measure F-14 will sunset, a new tax measure increase must be approved by the voters to continue the collection of the current 0.5% sales tax increase. Regarding increases to the sales tax rate, to make a change to any general tax rate, the change must be approved by the voters. The City Council does not have the authority to raise taxes, only to put a measure on the ballot. To place a tax measure on the November 5, 2024, ballot, it takes a 2/3 vote of the City Council (at least 4 members). If passed by the Council and the electorate, the tax would be effective no sooner than the first day of the first calendar quarter of 2027. Therefore, the tax would be effective no sooner than April 1, 2027, and would be a seamless transition from the Measure F-14 sunset to the implementation of the new tax measure. To be clear, this measure would not be a 0.5% sales tax on top of the current Measure F-14 0.5% sales tax—it would supplant Measure F-14 once that measure sunsets.

Proposition 218, approved in 1996, now requires that all City tax election measures be placed on the same election when City Council Members are selected unless a financial emergency is declared. The next Council election is scheduled for November 5, 2024. Subsequent Council elections are held every two years.

To place the local sales tax measure on the next ballot, the Council needs to act prior to August 2024. In order to provide staff enough time to submit the proper paperwork and related resolutions and ordinances a decision must be made at the June 11, 2024, Council meeting.

### Sales Tax Options

If the City Council decides to move forward with a sales tax measure, and in order to draft the measure, decisions on the following key issues will need to be made:

- Amount of Increase  
Staff recommends that the current one-half cent (0.5%) be continued as the local sales tax override amount. Significant neighborhood roadway work has been completed with the funds collected from Measure F-14 and more work remains in the pipeline and waiting to be programmed upon approval of a new measure. Staff believes that the City needs the 0.5% to continue to address neighborhood roadway repair and maintenance and to maintain, and potentially incrementally increase, the City's overall PCI.
- Citizens Oversight Committee  
Citizen committees can also be popular with the electorate. The City's Measure F-14 and Measure D-20 sales taxes have a Citizens Oversight Committee that reviews, annually, how the funds are spent and reports to the Council and the community annually on where the funds are spent. Staff is recommending the continuation of a Citizens Oversight Committee.

- Annual Road Report

It is important that the public be able to see where the funds are being spent in order to give assurance that they are being spent properly. Because the tax is a general sales tax, any proceeds from the sales tax will have to be deposited into the City's general fund. Because of this, the revenues and expenditures from this sales tax measure may be more difficult to discern in the large standard financial reports that the City currently produces. For Measure F-14, the ordinance contains language that states that the City shall produce an annual road report that shows the fiscal year revenues from the tax, fiscal year expenditures of the tax, and any remaining balances to be carried over into the next fiscal year. The report is reviewed by the Citizen Oversight Committee and forwarded to the City Council along with any findings or recommendations made by the Oversight Committee. The report is also widely distributed to the public, through such means as the website, mailers and/or other methods. Staff recommends the continuation of the Annual Road Report.

- Advisory Measure

An advisory question is a type of ballot measure in which citizens vote on a non-binding question. While this offers voters an opportunity to say how they would like the additional revenues to be spent, the advisory measure is not legally binding on the City. Advisory Measures were an industry trend in 2014 and their use has fallen out of favor in subsequent election cycles. An Advisory Measure will increase staff time as well as the cost of placing the measure on the ballot. Council priorities include transparency and good fiscal management and, since an Advisory Measure is not binding on the Council, the Council can and has previously taken specific actions to ensure additional tax revenue is being spent as the voters desired. For Measure F-14, Council directed and staff produces the annual Community Roads Report, separately tracks and manages the tax measure's revenues and expenditures, and continues to provide public education and outreach/promotion of the purpose and results of the tax measure's revenues. Bearing in mind increased costs, and Council's commitment to transparency, good fiscal management, and the intent to continue to use funds for road rehabilitation and maintenance, staff does not recommend an Advisory Measure.

- Sunset Clause

Sunset clauses state that a tax measure ends or "sunset" after a certain period of time. They are particularly popular when the tax will be used for a project of limited duration or to fund one-time expenditures. In this case, the need for the tax is an ongoing need – repair and maintenance of the City's roads and infrastructure. Given the success of Measure F-14 and the need to continue maintaining and potentially incrementally increasing the City's overall PCI, it would not make sense to project future tax revenues to program out the continued repair and maintenance of neighborhood roads, only to have to abandon those future projects once the tax measure sunsets. Because a sunset clause severely reduces future funding for neighborhood roadway projects, needing to return to the voters time and again to request renewal of an otherwise successfully programmed and managed tax measure takes significant staff time and resources, and there are measurable

costs associated with placing a measure on the ballot, staff is not recommending that a sunset clause be added to the measure.

As part of the process for placing a measure on the ballot, it is recommended that the City invest in an educational and outreach program to engage citizens and businesses on the success of Measure F-14, the ballot measure process, and the purpose and implementation date of the new measure. Legally, the City is required to take a new sales tax measure to the electorate and cannot simply “renew” Measure F-14. Since this would appear on the ballot as a new measure (for example Measure X-24), which would begin at the termination of Measure F-14 in April 2027, it is important for voters to understand that this is not an additional 0.5% on top of what is currently being collected in Atascadero, rather this will allow for a seamless continuation of the collection of the 0.5% approved by voters in 2014.

### **Conclusion**

The current sales tax increase, Measure F-14, has been used successfully since its passage in 2014 to fund neighborhood roadway repair and maintenance projects on 36% of the City’s maintained roadways. Measure F-14 will sunset on March 31, 2027. While the City does have other funding sources for roadway projects, these sources are constrained, programmed for those roadway projects not covered by Measure F-14, and the City would not be able to use these other funding sources to supplement the loss of Measure F-14 funds. A new sales tax measure is needed to continue the good work that has been accomplished as a result of the passage of Measure F-14.

Council must decide whether there is enough interest to move forward in placing a measure on the November ballot. If Council wants to move forward, Council should direct staff to bring back an item at the June 11 meeting to provide ample time to gather and submit all required documentation to the County. At the June 11 meeting, Council must decide whether to ask the community if they want to continue with the current ½ cent on taxable sales to be used to maintain neighborhood roads in the City. The Council will never be voting on whether the sales tax should be continued; but rather whether the voters should be given the opportunity to decide if continuing the additional ½ cent sales tax is the right thing for the community.

If Council decides to move forward, the Council will also need to decide on:

- Should the amount remain at one-half cent (0.5%) per dollar of taxable sales
- Should an Advisory Measure be included?
- Should the measure include a sunset clause?
- Should the Citizens Oversight Committee be included in the ordinance?
- Should the requirement for an Annual Road Report be included in the ordinance?
- Should the City invest in an educational and outreach program?
- Are there other considerations that Council would like to see in the draft ordinance?

Because June 11 is the last day that Council can adopt the necessary resolutions and ordinance, and Council has additional priorities that staff continues to work on, it is

important that Council give staff clear direction on what they expect to see in the ordinance as there may not be time to come back at a later Council date.

**FISCAL IMPACT:**

The total cost of placing the measure on the ballot and engaging in an educational and outreach program is estimated to be \$45,000 of budgeted General Funds and would involve staff time. If the Council later votes to put the tax measure on the ballot, the proposed sales tax measure would generate an estimated \$3 million annually in additional revenue beginning April 2027.

**ALTERNATIVES:**

1. Council may not pursue an increase to the sales tax rate.
2. Council may ask staff for additional information.