



CITY OF ATASCADERO CITY COUNCIL AGENDA

MEETING INFORMATION:

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

HOW TO OBSERVE THE MEETING REMOTELY:

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

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

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

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

AMERICAN DISABILITY ACT ACCOMMODATIONS:

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

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

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



CITY OF ATASCADERO CITY COUNCIL

AGENDA

Tuesday, June 25, 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: Mayor Moreno

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

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

1. City Council Draft Minutes – June 11, 2024, Regular Meeting

- Recommendation: Council approve the June 11, 2024, Draft City Council Regular Meeting Minutes. [City Clerk]

2. May 2024 Accounts Payable & Payroll

- Fiscal Impact: \$4,611,545.51.
- Recommendation: Council approve certified accounts payable, payroll and payroll vendor checks for May 2024. [Administrative Services]

3. Atascadero Transit Driver Services Contract Award

- Fiscal Impact: Awarding a contract with MV Transportation would result in an estimated contract amount of \$229,635 for FY24/25. Atascadero DAR is funded through fare box revenue and state and federal transit funds.
- Recommendation: Council award a contract with MV Transportation, Inc. to provide Atascadero Dial-A-Ride transit driver services for \$229,635 for FY24/25 contract term with four optional one-year extensions. [Public Works]

4. Ballot Measures – Ordinances Second Reading

- **Fiscal Impact:** The proposed sales tax measure, extending Measure F-14, would generate an estimated \$3 million in annual revenue. The total cost of placing the measures on the ballot is estimated to be approximately \$12,000 of budgeted General Funds.
- **Recommendation:** Council:
 1. Adopt on second reading, by title only, Draft Ordinance A amending Title 3, Chapter 17 of the Atascadero Municipal Code, extending a transactions and use tax to be administered by the California Department of Tax and Fee Administration.
 2. Adopt on second reading, by title only, Draft Ordinance B amending Title 2, Chapters 4, 7, 14, and 20 of the Atascadero Municipal Code, stating that the City Treasurer is appointive and authorizing the City Manager to appoint the City Treasurer, subject to adoption by the electorate.
 3. Adopt Draft Resolution amending Resolution Nos. 2024-036, 2024-037, 2024-038, and 2024-039 to add a ballot measure title and further clarify the ballot question for added transparency. [City Clerk]

5. Objective Design Standards – Ordinance Second Reading

- **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 Title 9: Planning and Zoning, to adopt objective design standards and other related amendments for consistency.” [Community Development]

6. Labor Agreements and Salary Schedules

- **Fiscal Impact:** For Fiscal Year 2024-2025, it is estimated that salary adjustments will cost approximately \$430,000, about \$90,000 of which is already budgeted. Fiscal Years 2025-2026 and 2026-2027 are expected to cost an additional \$1.7 million combined. Additional costs for the workers’ compensation coverage will be about \$76,500.
- **Recommendation:** Council:
 1. Approve the Memorandum of Understanding for Service Employees International Union Local 620.
 2. Adopt Draft Resolution for Non-Represented Professional and Management Workers and Confidential Employees.
 3. Approve the Side Letter of Agreement for Atascadero Police Association
 4. Approve the Salary Schedule for Fiscal Years 2024-2025, 2025-2026, and 2026-2027.
 5. Authorize the Director of Administrative Services to appropriate \$225,000 in General Fund Reserves, \$15,000 in Gas Tax Funds, \$60,000 in Wastewater Funds, \$10,000 in Building Maintenance and Replacement Funds and \$30,000 in Technology Funds for the salary adjustments for Fiscal Year 2024-2025.
 6. Authorize the Director of Administrative Services to appropriate \$76,500 in General Fund Reserves for the workers’ compensation insurance for Fiscal Year 2024-2025. [City Manager]

7. Design Engineer Contract Amendment for the ECR Project (El Camino Real Downtown Infrastructure Enhancement Project)

- **Fiscal Impact:** Approving staff's recommendation will result in estimated expenditures of \$80,280 from the El Camino Real Downtown Infrastructure Enhancement Project budgeted funds. At the May 28, 2024, Council meeting when the construction contract was awarded, the estimated expenditures for Design Engineering Construction Support was \$50,000, or a net difference of \$30,280 from the construction contingency of \$528,186.
- **Recommendation:** Council authorize a contract amendment with Wallace Group for \$80,280 to perform additional work associated with construction phase engineering support, survey monument perpetuation, and preparation of final construction as-builts for the El Camino Real Downtown Infrastructure Enhancement Project (Project No. C2017T01). [Public Works]

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

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

B. PUBLIC HEARINGS:

1. Dove Creek Mixed-use Project

- **Fiscal Impact:** The proposed project is expected to generate revenue through Transient Occupancy Tax (TOT) from the hotel units and sales tax from the retail commercial uses. Based on City policy, this project is required to annex into the established Community Facilities District (CFD) to offset the cost of City services for the new residential units.
- **Recommendation:** Planning Commission recommends Council:
 1. Introduce for first reading, by title only, a Draft Ordinance amending Title 9 of the Atascadero Municipal Code by approving text amendments to the Planned Development #12 Overlay Zone, based on findings.
 2. Adopt a Draft Resolution approving a Conditional Use Permit (DEV23-0079) to amend the Dove Creek Master Plan of Development (CUP 2003-0099) for the Dove Creek commercial parcel, modify the parking requirement and hotel development standards, and approve Vesting Tentative Tract Map (TR 3229) for a lot and condominium airspace subdivision and find that the project is consistent with the previously certified Mitigated Negative Declaration (EDN 2004-0026) prepared for the Dove Creek Development Project, based on findings and subject to conditions of approval. [Community Development]

2. Apple Valley Assessment District

- Fiscal Impact: Annual assessments for 2024/2025 will total \$38,500 for road/drainage system maintenance and \$63,000 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Apple Valley. Contributions of \$11,000 for half the cost of the park will be made from the City's General Fund, and an equal revenue source will be recognized from contributions made by the developer.
- Recommendation: Council:
 1. Adopt Draft Resolution A, approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto for Fiscal Year 2024/2025.
 2. Adopt Draft Resolution B, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Street and Storm Drain Maintenance District No. 01 (Apple Valley).
 3. Adopt Draft Resolution C, approving the final Engineer's Report regarding the Landscaping and Lighting District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto in Fiscal Year 2024/2025.
 4. Adopt Draft Resolution D, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Landscaping and Lighting District No. 01 (Apple Valley). [Administrative Services]

3. De Anza Assessment District

- Fiscal Impact: Annual assessments for 2024/2025 will total \$30,562 for road/drainage system maintenance and \$15,875 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in De Anza Estates. The City General Fund will contribute \$1,400 for the Fiscal Year 2024/2025 for half of the maintenance costs of the trails and open space.
- Recommendation: Council:
 1. Adopt Draft Resolution A, approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto for Fiscal Year 2024/2025.
 2. Adopt Draft Resolution B, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Street and Storm Drain Maintenance District No. 03 (De Anza Estates).
 3. Adopt Draft Resolution C, approving the final Engineer's Report regarding the Landscaping and Lighting District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto in Fiscal Year 2024/2025.
 4. Adopt Draft Resolution D, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Landscaping and Lighting District No. 03 (De Anza Estates). [Administrative Services]

4. Las Lomas (Woodridge) Assessment District

- **Fiscal Impact:** Annual assessments for 2024/2025 will total \$101,506 for road/drainage system maintenance and \$76,014 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Las Lomas (Woodridge). The City General Fund will contribute \$2,600 for the Fiscal Year 2024/2025 for 25% of the maintenance costs of the trails and open space.
- **Recommendation:** Council:
 1. Adopt Draft Resolution A, approving the final Engineer’s Report regarding the Street and Storm Drain Maintenance District No. 02 (Las Lomas [Woodridge]), and the levy and collection of annual assessments related thereto for Fiscal Year 2024/2025.
 2. Adopt Draft Resolution B, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Street and Storm Drain Maintenance District No. 02 (Las Lomas [Woodridge]).
 3. Adopt Draft Resolution C, approving the final Engineer’s Report regarding the Landscaping and Lighting District No. 02 (Las Lomas [Woodridge]), and the levy and collection of annual assessments related thereto in Fiscal Year 2024/2025.
 4. Adopt Draft Resolution D, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Landscaping and Lighting District No. 02 (Las Lomas [Woodridge]). [Administrative Services]

5. Adopting Sewer Service Charges to be Added to the 2024-2025 Property Tax Rolls

- **Fiscal Impact:** The City estimates it will collect approximately \$4,783,551 in sewer service charges for Fiscal Year 2024-25. Revenue from sewer service charges is paid to the City twice each year. An additional two dollars are added to each property on the tax roll to cover the County fee to administer the levy process.
- **Recommendation:** Council:
 1. Conduct a public hearing to receive verbal testimony regarding the proposed sewer service charges to be levied onto property tax rolls.
 2. Adopt Draft Resolution approving sewer service charges to be added to the 2024-2025 property tax rolls. [Public Works]

C. MANAGEMENT REPORTS: None.

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, June 11, 2024

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

<u>City Council Closed Session:</u>	5:30 P.M.
<u>City Council Regular Session:</u>	6:00 P.M.

Mayor Moreno called the City Council Meeting to order at 5:31 P.M.

Prior to Roll Call, Mayor Moreno noted that Council Member Newsom was appearing remotely.

Council Member Newsom requested, due to emergency circumstances, to appear remotely pursuant to the provisions of AB 2449 and noted that there were no other adults present in the room with her.

There was Council consensus to proceed with Council Member Newsom's remote participation.

ROLL CALL:

Present: Council Members Bourbeau, Dariz, Newsom (by teleconference), Mayor Pro Tem Funk, and Mayor Moreno

Absent: None

Others Present: None

Staff Present: City Manager James R. Lewis, Deputy City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman, and HR Manager Rachel Hunter.

CITY COUNCIL CLOSED SESSION:

Mayor Moreno called the Closed Session Meeting to order at 5:32 P.M.

1. **CLOSED SESSION — PUBLIC COMMENT: None**
2. **COUNCIL LEAVES CHAMBERS TO BEGIN CLOSED SESSION**
3. **CLOSED SESSION — CALL TO ORDER**
 - a. **Conference with Labor Negotiators (Gov. Code Sec. 54957.6)**

Agency designated representatives: James R. Lewis, City Manager
Employee organizations: Service Employees International Union, Local 620;
 Mid-Management/Professional Employees; Non-Represented Professional
 and Management Workers and Confidential Employees

4. CLOSED SESSION — ADJOURNMENT

5. COUNCIL RETURNS

6. CLOSED SESSION — REPORT, if any

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

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

Mayor Moreno called the meeting to order at 6:02 P.M. and Council Member Bourbeau led the Pledge of Allegiance.

ROLL CALL:

Present: Council Members Bourbeau, Dariz, Newsom (by teleconference), Mayor Pro Tem Funk, and Mayor Moreno

Absent: None

Others Present: Treasurer Sibbach (by teleconference)

Staff Present: City Manager James R. Lewis, Deputy City Manager/City Clerk Lara Christensen, Deputy Administrative Services Director Cindy Chavez, Fire Chief Casey Bryson, Police Chief Dan Suttles, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Community Services & Promotions Director Terrie Banish, City Attorney Dave Fleishman, Deputy City Manager – IT Luke Knight, Deputy Director of Economic & Community Development Loreli Cappel, and Planning Manager Kelly Gleason.

A. CONSENT CALENDAR:

1. City Council Draft Minutes – May 28, 2024, Regular Meeting

- Recommendation: Council approve the May 28, 2024, Draft City Council Regular Meeting Minutes. [City Clerk]

2. Fiscal Year 2024-2025 Appropriations Limit (Gann)

- Fiscal Impact: None.
- Recommendation: Council adopt Draft Resolution, establishing the annual spending limit for fiscal year 2024-2025. [Administrative Services]

3. Public Safety Labor Agreements

- Fiscal Impact: For fiscal year 2024-2025, it is estimated that salary adjustments will cost approximately \$315,000. Fiscal years 2025-2026 and 2026-2027 are expected to cost an additional \$1,500,000.
- Recommendation: Council:
 1. Approve the Memorandum of Understanding for the Atascadero Police Association.
 2. Approve the Memorandum of Understanding for the Atascadero Professional Firefighters Local 3600.

3. Authorize the Director of Administrative Services to appropriate \$315,000 in General Fund reserves for the salary adjustments for fiscal year 2024-2025. [City Manager]
4. **Adopting List of Projects for Fiscal Year 2024-2025 Funded by SB 1: The Road Repair and Accountability Act of 2017**
 - Fiscal Impact: Approval of the Draft Resolution adopting the list of projects for SB 1 funding will allow the City to receive an estimated \$797,214 in 2024-2025 SB 1 funding.
 - Recommendation: Council adopt Draft Resolution, adopting a list of projects to be funded with Road Maintenance and Rehabilitation Account revenues from SB 1 (The Road Repair and Accountability Act of 2017) for Fiscal Year 2024-2025. [Public Works]
5. **Authorizing Temporary Road Closures for 2024 Hot El Camino Cruise Nite and Colony Days Parade Routes**
 - Fiscal Impact: None.
 - Recommendation: Council:
 1. Adopt Draft Resolution A, authorizing temporary road closures and restrictions on August 16, 2024, for the Hot El Camino Cruise Nite.
 2. Adopt Draft Resolution B, authorizing temporary road closures and restrictions on October 5, 2024, for the Colony Days Parade.
[Public Works]

PUBLIC COMMENT:

Mayor Moreno opened the Public Comment period.

The following persons spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION BY: Bourbeau
SECOND BY: Funk

1. **Approve Consent Calendar (#A-2: Resolution No. 2024-030) (#A-3: Contract Nos. 2024-007 and 2024-008) (#A-4: Resolution No. 2024-031) (#A-5: Resolution Nos. 2024-032 and 2024-033).**

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

Passed 5-0

UPDATES FROM THE CITY MANAGER:

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

COMMUNITY FORUM:

The following persons spoke by telephone or through the webinar: Barbara Combs, Nadia Levine, Josh Cross, Thom Waldman, Geoff Auslen, Sadie Joy, Taylor-Anne Vaughan, Samuel Weissman, Michael Massey, and Will Ampschaed.

Mayor recessed the meeting at 6:48 P.M. while the virtual/teleconference functionality was disconnected, requiring Council Member Newsom to leave the meeting, pursuant to the requirements of AB 2449.

Council Member Newsom rejoined the meeting at 6:53 P.M. after the virtual/teleconference functionality was reconnected.

B. PUBLIC HEARINGS:

1. Objective Design Standards

- Fiscal Impact: None.
- Recommendation: Planning Commission recommends Council introduce, for first reading, by title only, Draft Ordinance to establish objective design standards for multifamily and mixed-use developments and update existing development standards in Title 9 for consistency. [Community Development]

Ex-Parte: None.

Community Development Director Dunsmore and Senior Planner Gleason gave the report and answered questions from Council. Genevieve Sharrow with MIG also answered questions from Council.

PUBLIC COMMENT:

Mayor Moreno opened the Public Comment period.

The following persons spoke on this item: Geoff Auslen, David Ledger, and Michael Massey.

Mayor Moreno closed the Public Comment period.

Mayor Moreno recessed the meeting at 8:14 P.M.

Council Member Newsom left the meeting at 8:14 P.M.

Mayor Moreno reconvened the meeting at 8:26 P.M. with all other Council Members present

MOTION BY: Funk

SECOND BY: Dariz

1. Introduce, on first reading, by title only, Draft Ordinance to establish objective design standards for multifamily and mixed-use developments and update existing development standards in Title 9 of the Atascadero Municipal Code for consistency, with the following changes:

- **Amend Section 9-3.262(c)(4)(i)(c) – Property Development Standards - RMF as follows:**

~~Public art or interactive art~~, Art installation, such as sculpture, murals, or water features. A mural must measure at least one-hundred twenty (120) square feet; sculptures (including any decorative base) and water features must have a minimum cumulative footprint of twenty-five (25) square-feet and must be part of a communal amenity space.

- **Amend Section 9-4.106(b)(1)(i-ii) – Street Setbacks as follows:**

~~(b) RMF Zones and Residential Uses in Commercial and Industrial Zones (excluding DC and DO Zones).~~

~~(1) All residential units must have a minimum setback of fifteen (15) feet.~~

~~(2) All garages or covered parking areas oriented toward the street must have a minimum setback of twenty (20) feet from the street to which it is oriented.~~

~~(3) All other accessory structures associated with the residential use must comply with 9-4.106(b)(1).~~

(1) Primary Street Setbacks.

(i) El Camino Real and Morro Road. For properties with street frontage on El Camino Real, all residential units must have a setback of fifteen (15) feet.

Section 9-4.106(g) does not apply for any street frontage on El Camino Real or Morro Road.

(ii) All Other Primary Street Frontages. For properties with street frontage on all other streets besides El Camino Real or Morro Road, all residential units must have a minimum primary setback of twelve (12) feet.

- **Amend Section 9-4.125(a)(5) – Landscape Standards as follows:**

(5) Street Trees. Minimum fifteen (15)-gallon street trees shall be provided along all public and private street frontages. Number of trees shall be determined based on property frontage and required spacing. Rounding of non-whole numbers shall be per Section 9-1.109(b)(4).

c. Accent Trees. Accent Trees shall be planted within an unpaved planting area and in compliance with Section 9-4.126 as follows:

1. Within a maximum spacing of twenty-five (25) feet on center between trees;
2. With a three (3)-foot minimum distance from back of sidewalk; and
3. With a five (5)-foot minimum distance to buildings on all sides.
4. Encroachment with flatwork for outdoor amenity spaces may occur provided that a minimum ~~6-foot by 6-foot~~ 4-foot by 4-foot open planter area is maintained.

- **Amend Section 9-4.159(b) as follows:**

(b) Where Required. Within the urban services line, concrete curb, gutter, and sidewalk is required with any project in the following areas:

- (1) In all commercial zones, except in commercial areas oriented to highway travel unless pedestrian, vehicular and use characteristics of the project and surrounding area indicate a need for the improvements.
- (2) In the RMF Zones, except where the right-of-way is not of sufficient width to accommodate sidewalks on both sides, the City Engineer may allow alternative improvements to accommodate pedestrian walking surface on one side of the street and parking on the other side of the street.
- (3) In all industrial zones, except that sidewalks may not be required unless pedestrian, vehicular and use characteristics of the project and surrounding area indicate a need for the improvements.
- (4) In areas designated by any Curb, Gutter and Sidewalk Plan adopted by the City Council.
- (5) In Planned Developments except where an alternative pedestrian path system is proposed and accepted by the City Engineer.
- (6) Along El Camino Real.
- (7) Along Morro Road (Capistrano Avenue to San Gabriel Road).

- **Amend Section 9-9.102 to add the following definitions:**

Abutting/Adjoining. Contiguous to; having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Adjacent. The condition of being near to or close to but not necessarily having a common dividing line. Two properties that are separated by an alley, public or private right-of-way, street, public access easement, or creek, river, stream, or other natural or artificial waterway shall be considered as adjoining one another. See also “Abutting/Adjoining.”

Open Space, Common. Open space that is accessible to all dwelling units on the site in the form of courtyards, landscaping, pedestrian paths, and recreational facilities.

Open Space, Private. Open space that is accessible directly from the living area of a dwelling unit in the form of a fenced yard or patio, a deck, or balcony.

Open Space, Usable. Areas designed and intended to support residents' passive or active use and located on the same parcel as the dwelling units for which it is required, or development where shared access and use is provided. Usable open space shall not include any portion of parking areas, streets, driveways, sidewalks, or turnaround areas. Usable open space shall be measured horizontally (vertical landscape elements shall not be considered usable open space).

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

Passed 4-0

2. Economic Development Subsidy – Restaurant Incentive Loan Program

- **Fiscal Impact:** This program will use \$1,000,000 in General Funds for the loans and third-party loan administration; all interest income will be put back into the program.
- **Recommendation:** Council:
 1. Conduct a public hearing to receive public testimony on the Economic Development Subsidy for the City's Restaurant Incentive Loan Program.
 2. Receive and file the information on the Subsidy required pursuant to Government Code Section 53083. [Community Development]

Ex-Parte: None.

Deputy Director of Economic & Community Development Cappel gave the report and answered questions from Council.

PUBLIC COMMENT:

Mayor Moreno opened the Public Comment period.

The following persons spoke on this item: Geoff Auslen.

Mayor Moreno closed the Public Comment period.

The Economic Development Subsidy information was received and filed.

3. Downtown Parking and Business Improvement Area (DPBIA) Confirmation of Annual Assessment for Fiscal Year 2024-2025

- **Fiscal Impact:** Adopting the staff recommendation will result in the collection of approximately \$14,500 and expenditure of \$14,500 in budgeted DPBIA funds.
- **Recommendation:** Council adopt Draft Resolution, confirming the annual assessment for the Downtown Parking Business Improvement Area (DPBIA) for Fiscal Year 2024-2025. [Community Services & Promotions]

Ex-Parte: None.

Community Services & Promotions Director Banish gave the report and answered questions from Council.

PUBLIC COMMENT:

Mayor Moreno opened the Public Comment period.

The following persons spoke on this item: Josh Cross.

Mayor Moreno closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Bourbeau

1. Adopt Draft Resolution, confirming the annual assessment for the Downtown Parking Business Improvement Area (DPBIA) for Fiscal Year 2024-2025.

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

Passed 4-0

4. Atascadero Tourism Business Improvement District (ATBID) Confirmation of Annual Assessment for Fiscal Year 2024-2025

- Fiscal Impact: Annual assessments are expected to be approximately \$422,400, and expenditures are budgeted at \$432,470 for fiscal year 2024-2025.
- Recommendation: Council adopt Draft Resolution, confirming the annual assessment for the Atascadero Tourism Business Improvement District (ATBID) for Fiscal Year 2024-2025. [Community Services & Promotions]

Ex-Parte: None.

Community Services & Promotions Director Banish ~~Administrative Services Director Rangel~~ gave the report and answered questions from Council.

PUBLIC COMMENT:

Mayor Moreno opened the Public Comment period.

The following persons spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION BY: Bourbeau
SECOND BY: Funk

1. Adopt Draft Resolution, confirming the annual assessment for the Atascadero Tourism Business Improvement District (ATBID) for Fiscal Year 2024-2025.

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

Passed 4-0

C. MANAGEMENT REPORTS:

1. General Municipal Election – November 5, 2024

- Fiscal Impact: \$74,130 in General Funds.
- Recommendation: Council:
 1. Introduce, for first reading, by title only, Draft Ordinance A amending Title 3, Chapter 17 of the Atascadero Municipal Code, extending a transactions and use tax to be administered by the California Department of Tax and Administration.

2. Introduce, for first reading, by title only, Draft Ordinance B amending Title 2, Chapters 4, 7, 14, and 20 of the Atascadero Municipal Code, stating that the City Treasurer is appointive and authorizing the City Manager to appoint the City Treasurer, subject to adoption by the electorate.
3. Adopt the following Draft Resolutions for the purpose of electing a Mayor, two members to the City Council, and to submit ballot measures to the voters:
 - a) Draft Resolution A, calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 5, 2024, for the election of certain officers, approving ballot measure text related to the extension of Measure F-14, and submission to the voters a question relating to the City Treasurer position; and
 - b) Draft Resolution B, requesting the Board of Supervisors of the County of San Luis Obispo to consolidate a General Municipal Election to be held on November 5, 2024; and
 - c) Draft Resolution C, setting priorities for filing written arguments regarding the City measures and directing the City Attorney to prepare an impartial analysis; and
 - d) Draft Resolution D, providing for the filing of rebuttal arguments for City measures submitted at Municipal Elections.
4. Authorize the Director of Administrative Services to appropriate \$31,000 of General Fund reserves in fiscal year 2024-2025 to the City Clerk budget for the November 5, 2024, General Municipal Election. [City Clerk]

Deputy City Manager/City Clerk Christensen gave the report and answered questions from Council.

PUBLIC COMMENT:

Mayor Moreno opened the Public Comment period.

The following persons spoke on this item: Geoff Auslen and Josh Cross.

Mayor Moreno closed the Public Comment period.

MOTION BY: Bourbeau
SECOND BY: Dariz

1. Introduce, on first reading, by title only, Draft Ordinance A amending Title 3, Chapter 17 of the Atascadero Municipal Code, extending a transactions and use tax to be administered by the California Department of Tax and Administration.
2. Introduce, on first reading, by title only, Draft Ordinance B amending Title 2, Chapters 4, 7, 14, and 20 of the Atascadero Municipal Code, stating that the City Treasurer is appointive and authorizing the City Manager to appoint the City Treasurer, subject to adoption by the electorate.
3. Adopt the following Draft Resolutions for the purpose of electing a Mayor, two members to the City Council, and to submit ballot measures to the voters:
 - a) Draft Resolution A, calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 5, 2024, for the election of certain officers, approving ballot measure text related to the extension of Measure F-14, and submission to the voters a question relating to the City Treasurer position; and

- b) Draft Resolution B, requesting the Board of Supervisors of the County of San Luis Obispo to consolidate a General Municipal Election to be held on November 5, 2024; and
 - c) Draft Resolution C, setting priorities for filing written arguments regarding the City measures and directing the City Attorney to prepare an impartial analysis; and
 - d) Draft Resolution D, providing for the filing of rebuttal arguments for City measures submitted at Municipal Elections.
4. Authorize the Director of Administrative Services to appropriate \$31,000 of General Fund reserves in fiscal year 2024-2025 to the City Clerk budget for the November 5, 2024, General Municipal Election.

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

Passed 4-0

D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

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

Mayor Moreno

- 4. SLO Council of Governments (SLOCOG)
- 5. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Funk

- 3. Homeless Services Oversight Council

Council Member Bourbeau

- 3. Integrated Waste Management Authority (IWMA)
- 4. SLO County Water Resources Advisory Committee

Council Member Dariz

- 1. Air Pollution Control District
- 5. Visit SLO CAL Advisory Committee

E. INDIVIDUAL DETERMINATION AND / OR ACTION: None.

ADJOURNMENT

MINUTES PREPARED BY:

Lara K. Christensen
 City Clerk

APPROVED:



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A2

Department: Administrative Services
Date: 6/25/24
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: CINDY CHAVEZ, DEPUTY DIRECTOR OF ADMINISTRATIVE SERVICES
PREPARED BY: KRYS CLARK, ACCOUNTING SPECIALIST

SUBJECT May 2024 Accounts Payable and Payroll

RECOMMENDATION:

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

DISCUSSION:

Attached for City Council review and approval are the following:

PAYROLL

Dated	5/9/24	Checks # 36057-36069	\$	8,795.32
		Direct Deposits		372,146.38
Dated	5/23/24	Checks # 36070-36080		9,324.75
		Direct Deposits		363,045.76

ACCOUNTS PAYABLE

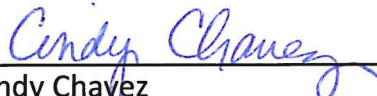
Dated	5/1/24-5/31/24	Checks # 177905 - 178289 & EFTs 5143-5173		3,858,233.30
		TOTAL AMOUNT	\$	4,611,545.51

FISCAL IMPACT:

Total expenditures for all funds is \$ 4,611,545.51

CERTIFICATION:

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


Cindy Chavez
Deputy Director of Administrative Services

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT:

May 2024 Eden Warrant Register in the amount of \$ 3,858,233.30

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
5143	05/01/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	200.00
177905	05/01/2024	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	223,765.70
177907	05/02/2024	GIS BENEFITS	Payroll Vendor Payment	16,134.50
177909	05/03/2024	GIS BENEFITS	Payroll Vendor Payment	16,314.87
177910	05/03/2024	13 STARS MEDIA	Accounts Payable Check	597.60
177911	05/03/2024	2 MEXICANS, LLC	Accounts Payable Check	1,191.00
177912	05/03/2024	A & T ARBORISTS & VEGETATION	Accounts Payable Check	3,200.00
177913	05/03/2024	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	1,138.88
177914	05/03/2024	JOHN ALLCHIN	Accounts Payable Check	250.00
177915	05/03/2024	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	185.00
177916	05/03/2024	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	2,689.70
177917	05/03/2024	MICHAEL J. ARRIOLA	Accounts Payable Check	1,850.00
177918	05/03/2024	AT&T	Accounts Payable Check	805.11
177919	05/03/2024	AT&T	Accounts Payable Check	29.12
177920	05/03/2024	AT&T	Accounts Payable Check	756.07
177921	05/03/2024	ATASCADERO HAY & FEED	Accounts Payable Check	2,808.03
177923	05/03/2024	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	14,961.90
177924	05/03/2024	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	388.43
177925	05/03/2024	TERRIE BANISH	Accounts Payable Check	300.00
177926	05/03/2024	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	626.43
177927	05/03/2024	BATTERY SYSTEMS, INC.	Accounts Payable Check	827.24
177928	05/03/2024	KEITH R. BERGHER	Accounts Payable Check	1,586.25
177929	05/03/2024	BERRY MAN, INC.	Accounts Payable Check	1,139.95
177930	05/03/2024	BOUND TREE MEDICAL, LLC	Accounts Payable Check	1,146.84
177931	05/03/2024	BRANCH SMITH PROPERTIES	Accounts Payable Check	398.00
177932	05/03/2024	BURKE, WILLIAMS, & SORENSON LLP	Accounts Payable Check	2,745.00
177933	05/03/2024	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	103.75
177934	05/03/2024	KRYSTAL CARLON	Accounts Payable Check	447.02
177935	05/03/2024	CASH	Accounts Payable Check	200.00
177936	05/03/2024	CENTRAL FLORIDA ZOOLOGICAL PAR	Accounts Payable Check	429.85
177937	05/03/2024	CHARTER COMMUNICATIONS	Accounts Payable Check	4,346.33
177938	05/03/2024	DAVID S. CHOCK	Accounts Payable Check	850.00
177939	05/03/2024	LARA CHRISTENSEN	Accounts Payable Check	26.66
177940	05/03/2024	CLEVER CONCEPTS, INC.	Accounts Payable Check	125.00
177941	05/03/2024	COASTAL COPY, INC.	Accounts Payable Check	535.16
177942	05/03/2024	HOLLY R. COLLINS	Accounts Payable Check	30.00
177943	05/03/2024	COLOR CRAFT PRINTING	Accounts Payable Check	191.32
177944	05/03/2024	CONSOR NORTH AMERICA, INC.	Accounts Payable Check	2,055.46
177945	05/03/2024	GREG C. CUNNINGHAM	Accounts Payable Check	90.00
177946	05/03/2024	COLIN W. DEAN	Accounts Payable Check	1,900.00

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
177947	05/03/2024	NICHOLAS DEBAR	Accounts Payable Check	404.00
177948	05/03/2024	DEPARTMENT OF TRANSPORTATION	Accounts Payable Check	7,042.70
177949	05/03/2024	DOOMSDAY SKATE, LLC	Accounts Payable Check	762.00
177950	05/03/2024	PHILIP DUNSMORE	Accounts Payable Check	300.00
177951	05/03/2024	CARLOS D. DURAN	Accounts Payable Check	1,800.00
177952	05/03/2024	EXECUTIVE JANITORIAL	Accounts Payable Check	4,089.00
177953	05/03/2024	FENCE FACTORY ATASCADERO	Accounts Payable Check	490.50
177954	05/03/2024	FGL ENVIRONMENTAL	Accounts Payable Check	973.00
177955	05/03/2024	FIESTA MAHAR MANUFACTURNG CORP	Accounts Payable Check	391.00
177956	05/03/2024	FORNIDA LLC	Accounts Payable Check	679.69
177957	05/03/2024	GAS COMPANY	Accounts Payable Check	868.61
177958	05/03/2024	GHS PARTS, INC.	Accounts Payable Check	102.22
177959	05/03/2024	GRAINGER	Accounts Payable Check	6.92
177960	05/03/2024	HAMON OVERHEAD DOOR CO, INC.	Accounts Payable Check	230.10
177961	05/03/2024	HART IMPRESSIONS PRINTING	Accounts Payable Check	966.80
177962	05/03/2024	RYAN HAYES	Accounts Payable Check	104.00
177963	05/03/2024	HIGH COUNTRY OUTDOOR, INC.	Accounts Payable Check	450.00
177964	05/03/2024	BRADLEY L. HILL	Accounts Payable Check	500.00
177966	05/03/2024	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	3,404.91
177967	05/03/2024	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	154.29
177968	05/03/2024	JEFF & TONY'S DSD, LLC	Accounts Payable Check	662.54
177969	05/03/2024	JK'S UNLIMITED, INC.	Accounts Payable Check	1,765.10
177970	05/03/2024	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
177971	05/03/2024	KNECHT'S PLUMBING & HEATING	Accounts Payable Check	21,850.51
177972	05/03/2024	KW CONSTRUCTION	Accounts Payable Check	4,045.00
177973	05/03/2024	L.N. CURTIS & SONS	Accounts Payable Check	3,440.85
177974	05/03/2024	HANNA LANDIS	Accounts Payable Check	15.54
177975	05/03/2024	COLETTE LAYTON	Accounts Payable Check	95.00
177976	05/03/2024	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	1,428.00
177977	05/03/2024	JAMES R. LEWIS	Accounts Payable Check	300.00
177978	05/03/2024	LIFE ASSIST, INC.	Accounts Payable Check	2,540.03
177979	05/03/2024	LINDE GAS & EQUIPMENT INC.	Accounts Payable Check	69.30
177980	05/03/2024	MARIACHI MEXICANISIMO	Accounts Payable Check	2,400.00
177981	05/03/2024	YANET MERINO	Accounts Payable Check	87.00
177982	05/03/2024	MID-COAST FIRE PROTECTION, INC	Accounts Payable Check	3,349.82
177983	05/03/2024	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	121.66
177984	05/03/2024	MINER'S ACE HARDWARE	Accounts Payable Check	684.30
177985	05/03/2024	KATIE MULDER	Accounts Payable Check	81.56
177986	05/03/2024	MV TRANSPORTATION, INC.	Accounts Payable Check	12,061.59
177987	05/03/2024	PAUL NETZ	Accounts Payable Check	100.00

City of Atascadero
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 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
177988	05/03/2024	NEW TIMES	Accounts Payable Check	117.00
177989	05/03/2024	NOWDOCS INTERNATIONAL, INC.	Accounts Payable Check	465.45
177990	05/03/2024	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	138.42
177991	05/03/2024	RON OVERACKER	Accounts Payable Check	787.76
177992	05/03/2024	PACIFIC CNTRL COAST HLTH CTRS	Accounts Payable Check	150.00
177993	05/03/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	20,460.97
177994	05/03/2024	PASO ROBLES CHEVROLET	Accounts Payable Check	819.06
177995	05/03/2024	ANEL PEREZ	Accounts Payable Check	65.46
177996	05/03/2024	PERRY'S PARCEL & GIFT	Accounts Payable Check	16.88
177997	05/03/2024	DARCY PRICE	Accounts Payable Check	40.00
177998	05/03/2024	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	366.32
177999	05/03/2024	PRP COMPANIES	Accounts Payable Check	280.51
178000	05/03/2024	GERALD D. PURIFY JR.	Accounts Payable Check	1,200.00
178001	05/03/2024	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	6,892.00
178002	05/03/2024	JERI RANGEL	Accounts Payable Check	300.00
178003	05/03/2024	RICK ENGINEERING COMPANY	Accounts Payable Check	51,696.17
178004	05/03/2024	BRIAN S. RICKS	Accounts Payable Check	30.00
178005	05/03/2024	SAMUEL RODRIGUEZ	Accounts Payable Check	730.94
178006	05/03/2024	ROLSON MUSIC & SOUND	Accounts Payable Check	1,920.00
178007	05/03/2024	CORBIN J. ROSSI	Accounts Payable Check	120.00
178008	05/03/2024	SAFARI LTD.	Accounts Payable Check	332.22
178009	05/03/2024	ENRIQUE M. SANTOS	Accounts Payable Check	2,400.00
178010	05/03/2024	ALBERT SANUDO JR.	Accounts Payable Check	90.00
178011	05/03/2024	SCHINDLER ELEVATOR CORP	Accounts Payable Check	490.11
178012	05/03/2024	SECURITAS TECHNOLOGY CORPORATN	Accounts Payable Check	348.18
178013	05/03/2024	SENSATIONS APPAREL	Accounts Payable Check	2,143.77
178014	05/03/2024	SERVPRO OF SLO & ATASCADERO	Accounts Payable Check	1,806.15
178015	05/03/2024	CHAYSE L. SIMS	Accounts Payable Check	60.00
178016	05/03/2024	SLO COUNTY HEALTH AGENCY	Accounts Payable Check	40,423.50
178017	05/03/2024	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	4,107.96
178018	05/03/2024	IAN TYLER SMITH	Accounts Payable Check	717.22
178019	05/03/2024	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	813,883.48
178020	05/03/2024	STATE WATER RES CONTROL BOARD	Accounts Payable Check	150.00
178021	05/03/2024	STATE WATER RESOURCES CONTL BD	Accounts Payable Check	2,985.00
178022	05/03/2024	STEVEN STUCKY	Accounts Payable Check	103.10
178023	05/03/2024	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	1,650.00
178024	05/03/2024	WILLIAM L. TEDONE	Accounts Payable Check	120.00
178025	05/03/2024	TESCO CONTROLS, LLC	Accounts Payable Check	522.00
178026	05/03/2024	CHRISTOPHER DANIEL THOMAS	Accounts Payable Check	120.00
178027	05/03/2024	TOWNSEND PUBLIC AFFAIRS, INC.	Accounts Payable Check	8,000.00

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178028	05/03/2024	UNITED STAFFING ASSC., INC.	Accounts Payable Check	1,082.99
178029	05/03/2024	VAN BEURDEN INSURANCE SVC, INC	Accounts Payable Check	11,877.98
178030	05/03/2024	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	13,760.82
178031	05/03/2024	REESE VARGUES	Accounts Payable Check	128.00
178032	05/03/2024	VERIZON WIRELESS	Accounts Payable Check	993.99
178033	05/03/2024	VINO VICE, INC.	Accounts Payable Check	493.50
178034	05/03/2024	WALLACE GROUP	Accounts Payable Check	16,793.94
178035	05/03/2024	WE SAY NO SCHOOL TOUR, INC.	Accounts Payable Check	750.00
178036	05/03/2024	WEX BANK - BUSINESS UNIVERSAL	Accounts Payable Check	12,854.10
178037	05/03/2024	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	9,512.66
178038	05/03/2024	YEH AND ASSOCIATES, INC.	Accounts Payable Check	1,525.00
5144	05/09/2024	MCGRIFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	1,402.94
5145	05/09/2024	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	16,741.67
5146	05/10/2024	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	283.84
5147	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	20,294.04
5148	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	36,363.18
5149	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,951.98
5150	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,837.45
5151	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,358.34
5152	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	11,360.14
5153	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	14,947.42
5154	05/10/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	26,842.73
178039	05/10/2024	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,376.75
178040	05/10/2024	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,151.80
178041	05/10/2024	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	13,641.00
178042	05/10/2024	EMPOWER ANNUITY INS CO	Payroll Vendor Payment	8,476.18
178043	05/10/2024	IAFF MERP	Payroll Vendor Payment	1,900.00
178044	05/10/2024	MISSIONSQUARE	Payroll Vendor Payment	8,328.42
178045	05/10/2024	MISSIONSQUARE RETIREMENT	Payroll Vendor Payment	125.00
178046	05/10/2024	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	845.11
5155	05/13/2024	SEIU LOCAL 620	Payroll Vendor Payment	904.23
5156	05/14/2024	RABOBANK, N.A.	Payroll Vendor Payment	66,535.30
5157	05/14/2024	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	20,849.93
5158	05/14/2024	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	3,101.50
178047	05/17/2024	13 STARS MEDIA	Accounts Payable Check	199.20
178048	05/17/2024	A & T ARBORISTS & VEGETATION	Accounts Payable Check	13,225.00
178049	05/17/2024	ACCESS PUBLISHING	Accounts Payable Check	889.00
178050	05/17/2024	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	388.50
178051	05/17/2024	AGM CALIFORNIA, INC.	Accounts Payable Check	136.00
178052	05/17/2024	AGP VIDEO, INC.	Accounts Payable Check	2,380.00

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178053	05/17/2024	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	404.73
178054	05/17/2024	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	150.00
178055	05/17/2024	ALPHA ELECTRIC SERVICE	Accounts Payable Check	537.05
178056	05/17/2024	ALTHOUSE & MEADE, INC.	Accounts Payable Check	1,758.49
178057	05/17/2024	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	984.48
178058	05/17/2024	ANTECH DIAGNOSTICS	Accounts Payable Check	369.79
178059	05/17/2024	KELLY AREBALO	Accounts Payable Check	150.00
178061	05/17/2024	AT&T	Accounts Payable Check	1,456.84
178062	05/17/2024	ATASCADERO HAY & FEED	Accounts Payable Check	1,282.16
178063	05/17/2024	AVILA TRAFFIC SAFETY	Accounts Payable Check	216.63
178064	05/17/2024	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	208.81
178065	05/17/2024	BATTERY SYSTEMS, INC.	Accounts Payable Check	379.09
178066	05/17/2024	BERRY MAN, INC.	Accounts Payable Check	801.30
178067	05/17/2024	BRANCH SMITH PROPERTIES	Accounts Payable Check	398.00
178068	05/17/2024	BRENDLER JANITORIAL SERVICE	Accounts Payable Check	785.00
178069	05/17/2024	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	206.00
178070	05/17/2024	CANNON	Accounts Payable Check	32,640.28
178071	05/17/2024	KRYSTAL CARLON	Accounts Payable Check	58.63
178072	05/17/2024	CAROLLO ENGINEERS, INC.	Accounts Payable Check	65,424.21
178073	05/17/2024	CASEY PRINTING, INC.	Accounts Payable Check	8,646.59
178074	05/17/2024	CDCE, INC.	Accounts Payable Check	3,738.20
178075	05/17/2024	CHARTER COMMUNICATIONS	Accounts Payable Check	1,970.47
178076	05/17/2024	DAVID S. CHOCK	Accounts Payable Check	125.00
178078	05/17/2024	CINTAS	Accounts Payable Check	1,801.82
178079	05/17/2024	CLEATH-HARRIS GEOLOGISTS, INC.	Accounts Payable Check	1,815.50
178080	05/17/2024	COASTAL COPY, INC.	Accounts Payable Check	531.50
178081	05/17/2024	COLOR CRAFT PRINTING	Accounts Payable Check	309.94
178082	05/17/2024	CRYSTAL CRIMBCHIN	Accounts Payable Check	194.12
178083	05/17/2024	CSG CONSULTANTS, INC.	Accounts Payable Check	6,298.04
178084	05/17/2024	CUESTA POLYGRAPH & INVEST. LLC	Accounts Payable Check	900.00
178085	05/17/2024	CULLIGAN SANTA MARIA	Accounts Payable Check	997.58
178086	05/17/2024	GREG C. CUNNINGHAM	Accounts Payable Check	150.00
178087	05/17/2024	SHARON J. DAVIS	Accounts Payable Check	136.50
178088	05/17/2024	EL CAMINO VETERINARY HOSP	Accounts Payable Check	693.47
178089	05/17/2024	ESCROW CLEANING SERVICE	Accounts Payable Check	100.00
178090	05/17/2024	FGL ENVIRONMENTAL	Accounts Payable Check	742.00
178091	05/17/2024	FILIPPIN ENGINEERING, INC.	Accounts Payable Check	39,797.87
178092	05/17/2024	GAS COMPANY	Accounts Payable Check	302.32
178093	05/17/2024	GHS PARTS, INC.	Accounts Payable Check	228.78
178094	05/17/2024	TRISTAN M. GUILLORY	Accounts Payable Check	120.00

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178095	05/17/2024	H. GALE KYLE, INC.	Accounts Payable Check	761.11
178096	05/17/2024	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	14,960.00
178097	05/17/2024	HART IMPRESSIONS PRINTING	Accounts Payable Check	361.84
178098	05/17/2024	KELLIE K. HART	Accounts Payable Check	54.60
178099	05/17/2024	HARTZELL GEN. ENG. CONTRACTOR	Accounts Payable Check	693,823.00
178101	05/17/2024	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	4,416.67
178102	05/17/2024	INFORMATION TECHNOLOGY	Accounts Payable Check	1,196.89
178103	05/17/2024	JEFF & TONY'S DSD, LLC	Accounts Payable Check	386.35
178104	05/17/2024	JK'S UNLIMITED, INC.	Accounts Payable Check	687.76
178105	05/17/2024	KEY TERMITE & PEST CONTROL,INC	Accounts Payable Check	14,688.00
178106	05/17/2024	KPRL 1230 AM	Accounts Payable Check	620.00
178107	05/17/2024	KSBY COMMUNICATIONS	Accounts Payable Check	3,910.00
178108	05/17/2024	KW CONSTRUCTION	Accounts Payable Check	3,733.39
178109	05/17/2024	LENOVO (UNITED STATES) INC.	Accounts Payable Check	1,558.38
178110	05/17/2024	JAMES R. LEWIS	Accounts Payable Check	1,016.27
178111	05/17/2024	LIN LI	Accounts Payable Check	252.00
178112	05/17/2024	LIFE ASSIST, INC.	Accounts Payable Check	105.08
178113	05/17/2024	MADRONE LANDSCAPES, INC.	Accounts Payable Check	406.00
178114	05/17/2024	MARBORG INDUSTRIES	Accounts Payable Check	73.05
178115	05/17/2024	MEDINA LIGHT SHOW DESIGNS	Accounts Payable Check	4,981.00
178116	05/17/2024	ADAM MEDINA	Accounts Payable Check	96.00
178117	05/17/2024	MEDSTOP URGENT CARE CENTER	Accounts Payable Check	219.00
178118	05/17/2024	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	10,073.81
178119	05/17/2024	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	100.16
178120	05/17/2024	MINER'S ACE HARDWARE	Accounts Payable Check	325.77
178121	05/17/2024	ADAM MONTIEL	Accounts Payable Check	500.00
178122	05/17/2024	NATURE PLANET, INC.	Accounts Payable Check	250.56
178123	05/17/2024	NEW TIMES	Accounts Payable Check	751.00
178124	05/17/2024	NORTH COAST ENGINEERING INC.	Accounts Payable Check	600.00
178125	05/17/2024	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	1,090.57
178127	05/17/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	57,454.32
178128	05/17/2024	PORTER CONSTRUCTION, INC.	Accounts Payable Check	19,915.00
178129	05/17/2024	PROCARE JANITORIAL SUPPLY,INC.	Accounts Payable Check	1,634.87
178130	05/17/2024	PYRO SPECTACULARS, INC.	Accounts Payable Check	2,650.00
178131	05/17/2024	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	1,949.89
178132	05/17/2024	RECOGNITION WORKS	Accounts Payable Check	429.56
178133	05/17/2024	RICHARDS, WATSON & GERSHON	Accounts Payable Check	13,113.90
178134	05/17/2024	BRIAN S. RICKS	Accounts Payable Check	90.00
178135	05/17/2024	CORBIN J. ROSSI	Accounts Payable Check	180.00
178136	05/17/2024	ALBERT SANUDO JR.	Accounts Payable Check	180.00

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178137	05/17/2024	SCOTT O'BRIEN FIRE & SAFETY CO	Accounts Payable Check	55.00
178138	05/17/2024	CHAYSE L. SIMS	Accounts Payable Check	30.00
178139	05/17/2024	SITEONE LANDSCAPE SUPPLY, LLC	Accounts Payable Check	482.11
178140	05/17/2024	RANDY D. SMART, JR.	Accounts Payable Check	150.00
178141	05/17/2024	SOUTH COAST FIRE EQUIPMENT	Accounts Payable Check	282.05
178142	05/17/2024	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	160,503.83
178143	05/17/2024	SP MAINTENANCE SERVICES, INC.	Accounts Payable Check	400.00
178144	05/17/2024	SPEAKWRITE, LLC.	Accounts Payable Check	1,002.26
178145	05/17/2024	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	890.53
178146	05/17/2024	SUN BADGE COMPANY	Accounts Payable Check	235.57
178147	05/17/2024	SUPERION, LLC	Accounts Payable Check	90.00
178148	05/17/2024	SWCA, INC.	Accounts Payable Check	2,988.75
178149	05/17/2024	MADELINE M. TAYLOR	Accounts Payable Check	278.10
178150	05/17/2024	WILLIAM L. TEDONE	Accounts Payable Check	180.00
178151	05/17/2024	TESCO CONTROLS, LLC	Accounts Payable Check	2,912.50
178152	05/17/2024	CHRISTOPHER DANIEL THOMAS	Accounts Payable Check	90.00
178153	05/17/2024	THOMSON REUTERS - WEST	Accounts Payable Check	212.09
178154	05/17/2024	KARL O. TOERGE	Accounts Payable Check	144.00
178155	05/17/2024	TOMMY'S AUTO & PERFORMANCE INC	Accounts Payable Check	916.43
178162	05/17/2024	U.S. BANK	Accounts Payable Check	42,679.20
178163	05/17/2024	U.S. BANK	Accounts Payable Check	3,503.00
178164	05/17/2024	U.S. POSTAL SERVICE	Accounts Payable Check	3,000.00
178165	05/17/2024	ULTREX BUSINESS PRODUCTS	Accounts Payable Check	46.84
178166	05/17/2024	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	10,955.41
178167	05/17/2024	GREG J. VEGHER	Accounts Payable Check	120.00
178168	05/17/2024	VERDIN	Accounts Payable Check	20,237.33
178169	05/17/2024	VERIZON WIRELESS	Accounts Payable Check	1,743.81
178170	05/17/2024	VINO VICE, INC.	Accounts Payable Check	223.25
178171	05/17/2024	WE SAY NO SCHOOL TOUR, INC.	Accounts Payable Check	250.00
178172	05/17/2024	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	1,205.00
178173	05/17/2024	WINE COUNTRY BALANCE	Accounts Payable Check	590.00
178174	05/17/2024	KAREN B. WYKE	Accounts Payable Check	851.70
178175	05/17/2024	YOUTH EVOLUTION SOCCER	Accounts Payable Check	3,420.00
5159	05/23/2024	MCGRUFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	1,402.94
5160	05/23/2024	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	12,301.67
178176	05/23/2024	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,376.75
178177	05/23/2024	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,151.80
178178	05/23/2024	EMPOWER ANNUITY INS CO	Payroll Vendor Payment	8,480.61
178179	05/23/2024	IAFF MERP	Payroll Vendor Payment	1,900.00
178180	05/23/2024	MISSIONSQUARE	Payroll Vendor Payment	8,754.09

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178181	05/23/2024	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	870.98
5161	05/24/2024	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	283.84
5162	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	20,294.04
5163	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	35,334.42
5164	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,756.82
5165	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,837.45
5166	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,358.34
5167	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	11,374.69
5168	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	15,478.45
5169	05/24/2024	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	26,670.73
5170	05/28/2024	SEIU LOCAL 620	Payroll Vendor Payment	922.12
5171	05/28/2024	RABOBANK, N.A.	Payroll Vendor Payment	62,569.96
5172	05/28/2024	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	18,761.54
5173	05/28/2024	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	3,101.30
178182	05/31/2024	13 STARS MEDIA	Accounts Payable Check	1,100.00
178183	05/31/2024	A.P.S. AUTOMOTIVE	Accounts Payable Check	145.97
178184	05/31/2024	ALLAN HANCOCK COLLEGE	Accounts Payable Check	540.00
178185	05/31/2024	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	150.00
178186	05/31/2024	ALLTECH SERVICES, INC.	Accounts Payable Check	195.00
178187	05/31/2024	ALPHA ELECTRIC SERVICE	Accounts Payable Check	896.42
178188	05/31/2024	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	545.27
178189	05/31/2024	KELLY AREBALO	Accounts Payable Check	247.88
178190	05/31/2024	AT&T	Accounts Payable Check	805.11
178191	05/31/2024	AT&T	Accounts Payable Check	404.39
178192	05/31/2024	AT&T	Accounts Payable Check	760.93
178193	05/31/2024	ATASCADERO HAY & FEED	Accounts Payable Check	466.47
178194	05/31/2024	ATASCADERO UNIFIED SCHOOL DIST	Accounts Payable Check	3,200.00
178195	05/31/2024	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	474.44
178196	05/31/2024	BATTERY SYSTEMS, INC.	Accounts Payable Check	129.18
178197	05/31/2024	BELLA VISTA INVESTIGATIVE SERV	Accounts Payable Check	5,325.00
178198	05/31/2024	BERRY MAN, INC.	Accounts Payable Check	1,430.20
178199	05/31/2024	JOHN R. BLEDSOE	Accounts Payable Check	2,236.00
178200	05/31/2024	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	103.00
178201	05/31/2024	CASEY BRYSON	Accounts Payable Check	248.15
178202	05/31/2024	BURKE, WILLIAMS, & SORENSON LLP	Accounts Payable Check	23,465.19
178203	05/31/2024	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	423.74
178204	05/31/2024	CAL-COAST MACHINERY, INC	Accounts Payable Check	18,143.85
178205	05/31/2024	JIM CAMPANA	Accounts Payable Check	107.67
178206	05/31/2024	KRYSTAL CARLON	Accounts Payable Check	59.43
178207	05/31/2024	CENTRAL COAST CIDER ASSC.	Accounts Payable Check	7,500.00

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178208	05/31/2024	CHARTER COMMUNICATIONS	Accounts Payable Check	4,346.33
178209	05/31/2024	CO OF SAN LUIS OBISPO SART PRG	Accounts Payable Check	3,982.00
178210	05/31/2024	CONSOR NORTH AMERICA, INC.	Accounts Payable Check	5,327.40
178211	05/31/2024	CRISP IMAGING	Accounts Payable Check	193.86
178212	05/31/2024	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
178213	05/31/2024	CULLIGAN SANTA MARIA	Accounts Payable Check	295.76
178214	05/31/2024	GREG C. CUNNINGHAM	Accounts Payable Check	90.00
178215	05/31/2024	EL CAMINO VETERINARY HOSP	Accounts Payable Check	1,964.26
178216	05/31/2024	ESCUELA DEL RIO	Accounts Payable Check	2,880.00
178217	05/31/2024	EXECUTIVE JANITORIAL	Accounts Payable Check	3,500.00
178218	05/31/2024	FENCE FACTORY ATASCADERO	Accounts Payable Check	712.67
178219	05/31/2024	CODY FERRIS	Accounts Payable Check	95.00
178220	05/31/2024	FORNIDA LLC	Accounts Payable Check	8,443.50
178221	05/31/2024	GAS COMPANY	Accounts Payable Check	1,321.77
178222	05/31/2024	GHS PARTS, INC.	Accounts Payable Check	5.26
178223	05/31/2024	SCOTT GROOMER	Accounts Payable Check	400.00
178224	05/31/2024	TRISTAN M. GUILLORY	Accounts Payable Check	90.00
178225	05/31/2024	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	14,698.50
178226	05/31/2024	HART IMPRESSIONS PRINTING	Accounts Payable Check	642.12
178227	05/31/2024	RYAN HAYES	Accounts Payable Check	79.00
178228	05/31/2024	HIGH COUNTRY OUTDOOR, INC.	Accounts Payable Check	450.00
178229	05/31/2024	BRADLEY L. HILL	Accounts Payable Check	500.00
178230	05/31/2024	INTERWEST CONSULTING GROUP INC	Accounts Payable Check	45,067.54
178231	05/31/2024	J5 INFRASTRUCTURE PARTNERS LLC	Accounts Payable Check	138.31
178232	05/31/2024	JIFFY LUBE	Accounts Payable Check	231.25
178233	05/31/2024	JK'S UNLIMITED, INC.	Accounts Payable Check	3,214.08
178234	05/31/2024	JOANN HEAD LAND SURVEYING	Accounts Payable Check	8,417.40
178235	05/31/2024	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
178236	05/31/2024	L.N. CURTIS & SONS	Accounts Payable Check	246.86
178237	05/31/2024	COLETTE LAYTON	Accounts Payable Check	369.16
178238	05/31/2024	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	3,621.21
178239	05/31/2024	LIEBERT CASSIDY WHITMORE	Accounts Payable Check	261.00
178240	05/31/2024	LIFE ASSIST, INC.	Accounts Payable Check	405.69
178241	05/31/2024	LINDE GAS & EQUIPMENT INC.	Accounts Payable Check	67.50
178242	05/31/2024	ANNETTE MANIER	Accounts Payable Check	242.95
178243	05/31/2024	MESA AUTOBODY	Accounts Payable Check	1,523.90
178244	05/31/2024	MID-COAST FIRE PROTECTION, INC	Accounts Payable Check	1,631.99
178245	05/31/2024	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	301.92
178246	05/31/2024	MIG	Accounts Payable Check	21,475.17
178247	05/31/2024	MINER'S ACE HARDWARE	Accounts Payable Check	494.13

City of Atascadero
Disbursement Listing
 For the Month of May 2024

Check Number	Check Date	Vendor	Description	Amount
178248	05/31/2024	MATTHEW J. MIRANDA	Accounts Payable Check	472.19
178249	05/31/2024	NEW TIMES	Accounts Payable Check	351.00
178250	05/31/2024	NORTH CO SEPTIC SERVICE, INC.	Accounts Payable Check	2,925.00
178251	05/31/2024	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	124.11
178252	05/31/2024	ON DUTY HEALTH, PLLC	Accounts Payable Check	11,487.00
178253	05/31/2024	PACIFIC CNTRL COAST HLTH CTRS	Accounts Payable Check	495.00
178254	05/31/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	3,000.00
178255	05/31/2024	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	3,065.59
178256	05/31/2024	PERRY'S ELECTRIC MOTORS & CTRL	Accounts Payable Check	1,302.67
178257	05/31/2024	PERRY'S PARCEL & GIFT	Accounts Payable Check	162.09
178258	05/31/2024	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	822.54
178259	05/31/2024	PRP COMPANIES	Accounts Payable Check	378.63
178260	05/31/2024	RICHARDS, WATSON & GERSHON	Accounts Payable Check	13,498.90
178261	05/31/2024	RICK ENGINEERING COMPANY	Accounts Payable Check	94,467.65
178262	05/31/2024	KIRK ROLES	Accounts Payable Check	93.00
178263	05/31/2024	CORBIN J. ROSSI	Accounts Payable Check	90.00
178264	05/31/2024	ALBERT SANUDO JR.	Accounts Payable Check	90.00
178265	05/31/2024	SCHAAF & WHEELER	Accounts Payable Check	12,995.00
178266	05/31/2024	SECURITAS TECHNOLOGY CORPORATN	Accounts Payable Check	652.89
178267	05/31/2024	CHAYSE L. SIMS	Accounts Payable Check	120.00
178268	05/31/2024	SLO COUNTY HEALTH AGENCY	Accounts Payable Check	93,685.00
178269	05/31/2024	RANDY D. SMART, JR.	Accounts Payable Check	60.00
178270	05/31/2024	JENNIFER L. SPOTTEN	Accounts Payable Check	792.00
178271	05/31/2024	SUN BADGE COMPANY	Accounts Payable Check	495.85
178272	05/31/2024	SUNBELT RENTALS, INC.	Accounts Payable Check	4,802.99
178273	05/31/2024	TESCO CONTROLS, LLC	Accounts Payable Check	2,687.50
178274	05/31/2024	CODY THOMPSON	Accounts Payable Check	250.00
178275	05/31/2024	T-MOBILE USA, INC.	Accounts Payable Check	115.00
178276	05/31/2024	TOWNSEND PUBLIC AFFAIRS, INC.	Accounts Payable Check	4,000.00
178277	05/31/2024	UBEO BUSINESS SERVICES	Accounts Payable Check	275.00
178278	05/31/2024	REESE VARGUES	Accounts Payable Check	173.95
178279	05/31/2024	GREG J. VEGHER	Accounts Payable Check	60.00
178280	05/31/2024	VERIZON WIRELESS	Accounts Payable Check	1,824.70
178281	05/31/2024	VINO VICE, INC.	Accounts Payable Check	235.00
178282	05/31/2024	WALLACE GROUP	Accounts Payable Check	131,796.74
178283	05/31/2024	WCJ PROPERTY SERVICES	Accounts Payable Check	1,125.00
178284	05/31/2024	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	45.00
178285	05/31/2024	WESTERN JANITOR SUPPLY	Accounts Payable Check	293.58
178286	05/31/2024	GEORGE P. WILLIAMS	Accounts Payable Check	400.00
178287	05/31/2024	XO PANDORA	Accounts Payable Check	18.75

City of Atascadero

Disbursement Listing

For the Month of May 2024

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
178288	05/31/2024	DANIEL YORK	Accounts Payable Check	217.49
178289	05/31/2024	ZOO MED LABORATORIES, INC.	Accounts Payable Check	534.45
				\$ 3,858,233.30



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A3

Department: Public Works
Date: 6/25/24
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER

FROM: NICK DE BAR, PUBLIC WORKS DIRECTOR/CITY ENGINEER

PREPARED BY: ANEL PEREZ, ADMINISTRATIVE ASSISTANT

SUBJECT: Atascadero Transit Driver Services Contract Award

RECOMMENDATIONS:

Council award a contract with MV Transportation, Inc. to provide Atascadero Dial-A-Ride transit driver services for \$229,635 for FY24/25 contract term with four optional one-year extensions.

DISCUSSION:

Background:

Atascadero Dial-A-Ride (DAR) has been providing transportation service to the residents of Atascadero since the City's incorporation in 1979. The service is a curb-to-curb, demand response public transit system serving seniors, individuals with disabilities, school children, and people with low incomes. The Atascadero DAR fleet is comprised of four transit vehicles. Three Ford F450 Allstar Cutaway vehicles, each with a passenger capacity of 18 plus 1 wheelchair, and one (1) Mobility Trans van with the passenger capacity of 7 passengers plus 1 wheelchair. Each transit is equipped with front wheelchair lifts, backup camera, two-way radios, and Android tablets with dispatching software. Two vehicles are in service daily with one spare ratio reserve and one backup.

The City employs two part-time transit dispatchers and contracts with a private firm to provide qualified transit bus drivers. There are many State and Federal requirements and mandates for employing bus drivers, including licensing, drug testing, DOT logs, and periodic training – which would not be economical for the City to oversee. The City has contracted transit driver services with MV Transportation for the past 11 years. The term of the current contract and its optional extensions over the past five years is set to expire on June 30, 2024.

The City issued a Request for Proposals (RFP) on April 1, 2024, to solicit transit driver services from qualified firms for Atascadero DAR. The RFP required bidders to provide a proposal that included fully supervised, trained, and certified drivers to perform these services in a safe and efficient manner. The bidders were required to provide a comprehensive hourly rate based on an estimated 4,300 hours annually for five years beginning FY24/25. Two bid proposals were received for consideration by the May 1, 2024, deadline.

Bid Analysis:

Proposals were received from Ventura Transit System and MV Transportation. All proposals were deemed complete and demonstrated the ability of the firms to provide the requested services. The proposals were scored independently by a review team based on seven components. Hourly rates ranged from \$65.61 to \$88.00 for FY24/25 and increased to \$75.18 to \$106.96 for FY28/29. MV Transportation was determined to be the lowest responsive bidder and received the highest ranking based upon experience operating Atascadero DAR and similar systems, organizational capabilities and resources and, finally, the lowest cost.

The hourly rates in MV Transportation's proposal range from \$65.61 for FY24/25 to \$75.18 for FY28/29. Based upon 3,500 estimated annual hours, the estimated annual cost for their proposal ranges from \$229,635 to \$263,130 over this same period.

While the hourly rate cost proposal received from MV Transportation was the lowest of the two bidders, it is a significant increase over their current contract with the City awarded in 2019. The hourly rate for the expiring 2023/24 contract is \$50.45 per hour and the proposed hourly rate for the new contract is \$65.61 for 2024/2025, which is a 30% increase. However, the current FY2023/24 rate was proposed five years ago in 2019 and did not likely anticipate new laws passed during that time.

Although the hourly rate has increased, the estimated annual cost is expected to decrease with the new contract from the 2023/24 annual contract amount of \$237,115 to an anticipated \$229,635 for 2024/25 - a decrease of \$7,480. The decrease in estimated annual cost is primarily related to the decrease of contract revenue hours from 4,300 to 3,500 that is a result of the COVID-19 pandemic and lower ridership numbers. Compensation for driver services is based on actual hours of driving time, not estimated hours, and will fluctuate slightly from year to year. Actual revenue hours billed have ranged from 2,931 (2022/23) to 2,456 (2023/24) over the last two fiscal years.

Conclusion:

Staff recommends awarding a contract to MV Transportation for a 12-month initial term beginning July 1, 2024, to June 30, 2025, with the option of four (4) additional one-year term contract extensions at proposed bid prices upon mutual agreement. The contract will include cancellation provisions should the City decide to discontinue the service or need to reduce costs in future budgets.

FISCAL IMPACT:

Awarding a contract with MV Transportation would result in an estimated contract amount of \$229,635 for FY24/25. Atascadero DAR is funded through fare box revenue and state and federal transit funds.

ALTERNATIVES:

None recommended.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A4

Department: City Clerk
Date: 6/25/24
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: LARA K. CHRISTENSEN, CITY CLERK
PREPARED BY: LARA K. CHRISTENSEN, CITY CLERK

SUBJECT: Ballot Measures – Ordinances Second Reading

RECOMMENDATIONS:

Council:

1. Adopt on second reading, by title only, Draft Ordinance A amending Title 3, Chapter 17 of the Atascadero Municipal Code, extending a transactions and use tax to be administered by the California Department of Tax and Fee Administration.
2. Adopt on second reading, by title only, Draft Ordinance B amending Title 2, Chapters 4, 7, 14, and 20 of the Atascadero Municipal Code, stating that the City Treasurer is appointive and authorizing the City Manager to appoint the City Treasurer, subject to adoption by the electorate.
3. Adopt Draft Resolution amending Resolution Nos. 2024-036, 2024-037, 2024-038, and 2024-039 to add a ballot measure title and further clarify the ballot question for added transparency.

DISCUSSION:

The City Council directed the City Clerk in March and May 2024 to bring back to Council at the June 11 meeting, the resolutions to place ballot measures on the November ballot related to the extension of a local transaction and use tax (Measure F-14) and a question related to the City Treasurer position. At the June 11 meeting, the City Council voted in favor of placing the measures on the ballot and introduced the Draft Ordinances necessary to amend the Atascadero Municipal Code, if approved by voters at the November 5, 2024, General Municipal Election. The final action necessary is second reading and adoption of the Draft Ordinances.

Because Measure F-14 will sunset, a new tax measure increase must be approved by the voters to continue the collection of the current ½ cent per dollar sales tax increase. The City Council does not have the authority to establish or raise taxes, only to put a measure on the ballot for voter approval. Revenue and Taxation Code requires that that the Council approve Draft Ordinance A in order to place the item on the ballot. The attached Draft Ordinance A would then become the full text of the sales tax measure. If adopted at this meeting, the ordinance would not take effect unless and until approved by the voters at the November 5 election.

In light of the requirement that an ordinance be approved by Council for the sales tax measure mentioned above, the ordinance updates for the City Treasurer position, if changed to appointed rather than elected, was also brought to Council for introduction and now, adoption. If approved by the electorate, Draft Ordinance B would then replace those Chapters of the AMC related to the City Treasurer position as elected. However, it would not go into effect unless and until approved by the voters at the November 5 election.

After continued review of sales tax ballot measures being proposed across the state and in further consultation with the City’s community engagement consultant, staff is requesting the Council to amend the Election resolutions approved at the June 11, 2024 meeting (Resolution Nos. 2024-036 through 2024-039) to add a ballot measure title and further clarify the ballot measure question. This amendment aligns with best practices for transparency of ballot question text and is important to give voters a clear understanding of the question being asked. The addition of a title allows the voter to identify the measure by providing a visually distinct heading that becomes the short name of the question. Clarifying the ballot question text better informs the voters what they are being asked to vote on.

The specific language of the questions that will be presented to the voters as required by the Elections Code is as follows:

<u>BALLOT MEASURE #</u>	
ATASCADERO LOCAL ROADS AND VITAL SERVICES FUNDING EXTENSION MEASURE. To provide funding that cannot be seized by Sacramento, and that will be used locally for such things as repair of neighborhood roads, aging infrastructure along with other vital general government needs, shall the City extend its current ½ cent per dollar sales tax (Measure F-14), providing approximately \$3,000,000 annually, until ended by voters; with citizen committee oversight, published annual reporting and independent financial audits?	Yes
	No

<u>BALLOT MEASURE #</u>	
Shall the office of City Treasurer be appointive?	Yes
	No

If passed by the Council and the electorate, the sales tax measure would become effective April 2027 at the time Measure F-14 sunsets and the Atascadero Municipal Code would be updated to remove any references to the City Treasurer position as elected.

In order for the Measures to be submitted to the voters, the attached Draft Ordinances must be adopted. Draft Ordinance A, extending Measure F-14, requires a 2/3 vote of the City Council (at least 4 members).

FISCAL IMPACT:

The proposed sales tax measure, extending Measure F-14, would generate an estimated \$3 million in annual revenue. The total cost of placing the measures on the ballot is estimated to be approximately \$12,000 of budgeted General Funds.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director and the City Attorney.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT(S):

1. Draft Ordinance A
2. Draft Ordinance B
3. Draft Resolution

DRAFT ORDINANCE A

ORDINANCE OF THE PEOPLE OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING TITLE 3, CHAPTER 17 OF THE ATASCADERO MUNICIPAL CODE EXTENDING A TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

WHEREAS, one of the primary roles of City government is to provide vital public services such as maintaining and repairing neighborhood roads and aging infrastructure and other vital City needs; and

WHEREAS, the cost to provide these vital services continues to escalate and exceeds the amount of funds and revenues generated from all other sources of income available for such purposes; and

WHEREAS, the City is fiscally challenged and addressing critical infrastructure needs, particularly roads, has been a top priority of the City Council and Measure F-14, a transaction and use tax was placed on the November 2014 ballot; and

WHEREAS, Measure F-14, a ½ cent per dollar transactions and use tax increase, passed with over 58% voter approval and since it went into effect in April 2015, funds from F-14 have been targeted towards the improvements of neighborhood roads and local and collector roads; and

WHEREAS, Measure F-14 has made a significant impact on the maintenance, repair and rehabilitation of neighborhood and other roadways in the City, allowing the City to address 80 neighborhood road segments, equaling 52 centerline miles, for a total of \$17.2 million dollars; and

WHEREAS, Measure F-14 will sunset on March 31, 2027, unless renewed by voters and without this additional tax revenue, there will be little to no funding for the 26 neighborhood roadway segments contingently programmed after April 2027; and

WHEREAS, the extension of the transactions and use tax (Measure F-14) is necessary for the City to program or complete any additional neighborhood road projects following the sunset of Measure F-14; and

WHEREAS, without the extension of Measure F-14, the City will have to either generate additional revenue to continue to repair such things as neighborhood roads and aging City infrastructure or begin making cuts to other vital City services; and

WHEREAS, the proceeds from the extended transactions and use tax cannot not be seized by Sacramento and will stay in Atascadero to be spent on the repair of neighborhood roads and aging infrastructure along with other vital City needs; and

WHEREAS, revenues from this transaction and use tax, like all City revenues, are subject to annual independent audits with public review of the City's budget being widely available, including at City Hall, and online, and will have published annual reporting, and subject to citizen committee oversight; and

WHEREAS, under applicable law, to renew the transactions and use tax, the City Council of the City of Atascadero must approve the Transactions and Use Tax Ordinance and the voters of the City of Atascadero must also adopt it upon majority vote at an election.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ATASCADERO HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. The above findings are true and correct.

SECTION 2. Title and Text. This ordinance shall be known as the Transactions and Use Tax Ordinance, the full text of which is set forth in Attachment “A,” attached hereto and incorporated herein by reference.

SECTION 3. Approval by City Council. Pursuant to California Revenue Taxation Code Section 7285.9, this ordinance was duly introduced on June 11, 2024, and approved upon second reading for placement on the ballot by a two-thirds (2/3) supermajority of all members of the City Council on _____, 2024.

SECTION 4. Approval by the Voters. Pursuant to California Elections Code Section 9217, this Ordinance shall be deemed adopted and take effect only if approved by a majority of the eligible voters of the City of Atascadero voting at the Regular Election on November 5, 2024, and shall be deemed adopted and take effect ten days after the City Council has certified the results of that election by resolution.

SECTION 5. Operative Date. “Operative Date” for the Transactions and Use Tax adopted by this ordinance means the first day of the first calendar quarter commencing more than eight hundred and forty (840) days after the effective date of this ordinance, as set forth in Section 3, above.

SECTION 6. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 7. Summary. The title and a summary of the Ordinance, along with the names of the City Council Members voting for and against the Ordinance, shall be published twice in a newspaper of general circulation in the City of Atascadero.

SECTION 8. Publication. The City Clerk shall certify to the adoption of this Ordinance no later than fifteen (15) days following the passage of this Ordinance and shall cause this ordinance to be published by title and summary.

APPROVED and **ADOPTED** by the City Council of the City of Atascadero, California, at a regular meeting held on the _____ day of _____ 2024, by a vote of at least two-thirds of the City Council.

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Dave Fleishman, City Attorney

PASSED and **ADOPTED** by the People of the City of Atascadero this 5th day of November 2024.

ATTEST:

Lara K. Christensen, City Clerk

ATTACHMENT A

CHAPTER 3-17 TRANSACTIONS AND USE TAX

Sections:

- 3-17.010 Title.
- 3-17.020 Operative Date.
- 3-17.030 Purpose.
- 3-17.040 Contract with State.
- 3-17.050 Transaction Tax Rate.
- 3-17.060 Place of Sale.
- 3-17.070 Use Tax Rate.
- 3-17.080 Adoption of Provisions of State Law.
- 3-17.090 Limitations on Adoption of State Law and Collection of Use Taxes.
- 3-17.100 Permit Not Required.
- 3-17.110 Exemptions and Exclusions.
- 3-17.120 Amendments.
- 3-17.130 Enjoining Collection Forbidden.
- 3-17.140 Severability.
- 3-17.150 Effective Date.
- 3-17.160 Termination and Repeal.
- 3-17.170 Independent Annual Financial Audit.
- 3-17.180 Citizens' Oversight Committee.
- 3-17.190 Annual Road Report.

3-17.010 Title.

This chapter is designated and shall be known as the Atascadero Transactions and Use Tax Ordinance. The City of Atascadero hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

3-17.020 Operative Date.

As to adoption of the transaction and use tax pursuant to Ordinance No. 581 approved by voters in November 2014, "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the adoption of Ordinance No. 581.

Otherwise, "Operative Date" means the first day of the first calendar quarter commencing more than 840 days after the adoption of this chapter, the date of such adoption being as set forth below.

3-17.030 Purpose.

This chapter is intended to achieve the following, among other purposes, and shall be interpreted liberally in order to accomplish all of its lawful purposes:

- A. To impose a retail transactions and use tax to be applied throughout the entire territory of the City to the fullest extent permitted by law and in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this chapter.

E. To provide transaction and use tax revenue for unrestricted general revenue purposes, and not for specific purposes. All of the proceeds from the tax imposed by this chapter shall be placed in the City's general fund and be available for any legal municipal purposes.

3-17.040 Contract with State.

Prior to the operative date, the City shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this chapter; provided that, if the City shall not have contracted with the California Department of Tax and Fee Administration prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

3-17.050 Transaction tax rate.

For the privilege of selling tangible personal property at retail, a tax is imposed upon all retailers in the incorporated territory of the City at the rate of 0.5% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date.

3-17.060 Place of sale.

For the purposes of this chapter, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the California Department of Tax and Fee Administration.

3-17.070 Use tax rate.

An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date for storage, use or other consumption in the territory of the City at the rate of 0.5% of the sales price of the property. The sales

price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

3-17.080 Adoption of provision of State law.

Except as otherwise provided in this chapter and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this chapter as though fully set forth herein.

3-17.090 Limitations on adoption of State law and collection of use taxes.

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of the City of Atascadero shall be substituted. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, State Board of Control, State Department of Tax and Fee Administration, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this chapter;

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from the taxes of this chapter with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property, which would not be subject to tax by the State under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

3-17.100 Permit not required.

If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this chapter.

3-17.110 Exemptions and exclusions.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or

county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this chapter.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a

contract entered into prior to the operative date of this ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

3-17.120 Amendments.

All amendments subsequent to the effective date of this chapter to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this chapter, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this chapter. The City Council may amend this chapter to comply with applicable law or as may be otherwise necessary in order to further the chapter's stated purposes.

However, as required by Article XIII C of the California Constitution, voter approval is required for any amendment that would increase the rate of any tax levied pursuant to this Chapter. The people of the City of Atascadero affirm that the following actions shall not constitute an increase of the rate of a tax:

A. The restoration of the rate of the tax to a rate that is no higher than that set by this Chapter, if the City Council has acted to reduce the rate of the tax;

B. An action that interprets or clarifies the methodology of the tax, or any definition applicable to the tax, so long as interpretation or clarification (even if contrary to some prior interpretation or clarification) is not inconsistent with the language of this Chapter; or

C. The collection of the tax imposed by this Chapter even if the City had, for some period of time, failed to collect the tax.

3-17.130 Enjoining collection forbidden.

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this chapter, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

3-17.140 Severability.

If any provision of this chapter or its application to any person or circumstance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall not effect on any other provision of this chapter or the application of this chapter to any other person or circumstance and, to that end, the provisions hereof are severable.

3-17.150 Effective date.

This chapter relates to the levying and collecting of the City transactions and use taxes and shall take effect ten days after the November 2024 election results are declared by the City Council (CA Elections Code §9217). The operative date (Section 3-17.020) will be the first day of the first calendar quarter commencing more than 840 days after the adoption of this ordinance, which will be April 1, 2027.

3-17.160 Termination and repeal.

The authority to levy a retail transaction and use tax shall be in effect until and unless repealed by the voters of the City in the manner provided by law.

3-17.170 Independent annual financial audit.

The amount generated by this general purpose revenue source and how it was used shall be included in the annual audit of the City's financial operations by an independent certified public accountant.

3-17.180 Citizens' oversight committee.

There shall be a permanent citizens' advisory committee called the "Citizens' Oversight Committee" (hereafter "Committee") which shall annually review revenues and expenditures from the collection of the tax. The committee shall have 9 members. Seven members shall be appointed to the committee by individual Atascadero community groups. Two members shall be appointed by the City Council. Appointees shall be residents of the City; however, no member of the Committee shall be an elected official.

3-17.190 Annual road report.

An Annual Road Report shall be prepared by the City no later than the last day of the sixth month following the end of each City fiscal year. The Report shall be submitted to the Citizens' Oversight Committee for review. The Committee will submit their findings and conclusions to the City Council. The Report will also be made available to the public. The Annual Road Report shall detail the prior fiscal year's activities related to the retail transaction and use tax. The Report shall include revenues generated by the Transaction and Use Tax, expenditures (in summary form), funds carried over from

previous fiscal years, and any remaining funds to be carried over for expenditure in subsequent fiscal years.

DRAFT ORDINANCE B

ORDINANCE OF THE PEOPLE OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING TITLE 2, CHAPTERS 4, 7, 14 AND 20 OF THE ATASCADERO MUNICIPAL CODE, STATING THE CITY TREASURER IS APPOINTIVE AND AUTHORIZING THE CITY MANAGER TO APPOINT THE CITY TREASURER

The People of the City of Atascadero, California do ordain as follows:

SECTION 1. The following findings are true and correct.

- A. The office of the City Treasurer has been an elected position since the City of Atascadero's incorporation in 1979 and the trend of cities throughout the State has been to convert to the use of appointive rather than elected city treasurers.
- B. The City Treasurer position necessitates the Treasurer be current and well versed with highly technical professional standards, laws, regulations, and management systems however, the only qualifications needed to serve in the City Treasurer position are to be 18 years of age, a resident of Atascadero, and a registered voter of Atascadero.
- C. An appointive City Treasurer ensures the City is able to appoint an individual with the necessary qualifications and expertise, eliminates the potential for unqualified individuals to be elected to the position, and removes the position from political pressures in performing the required duties and responsibilities.
- D. California Government Code 36508 states that the City Council may submit to the electors the question whether the elective officers, except Council Members, shall be appointed.
- E. The Atascadero City Council placed on the November 2024 election ballot, a ballot measure asking the voters if the City Treasurer position should be appointive.
- F. Chapters 4, 7, 14, and 20 of the Atascadero Municipal Code will need to be updated to reflect the position of City Treasure as appointive and authorize the City Manager to appoint the position.

SECTION 2. Section 2-4.28 of the Atascadero Municipal Code shall be added as follows:

2-4.28 Delegation of Authority to Appoint City Treasurer.

As a result of the November 2024 General Election, the voters decided to have the office of the City Treasurer appointed. The position will remain elected until the end of term, December 2026, or sooner if there is a vacancy. Once a vacancy occurs, the City Council authorizes the City Manager to appoint the City Treasurer, pursuant to Government Code Section 36510.

SECTION 3. Section 2-7.01 of the Atascadero Municipal Code shall be amended as follows:

2-7.01 Creation and Functions.

- (a) The office of the City Treasurer is confirmed as provided in Sections 36501 and 36502 of the Government Code of the State. As a result of the November 2024 General Election, the office shall be appointive. The City Treasurer shall perform such duties as are prescribed by Sections 41001 through 41007 of the Government Code of the State. The City Treasurer shall perform such other duties consistent with this Code as may be required of them by the Council.
- (b) The principal functions of the City Treasurer shall be to receive and safely keep all public funds coming into their hands as treasurer, and to comply with all laws governing the deposit and securing of public funds and the handling of trust funds in their possession.

SECTION 4. Section 2-7.03 of the Atascadero Municipal Code shall be amended as follows:

2-7.03 Compensation.

The elected City Treasurer shall receive a salary of \$400 per calendar month. Once the position is appointed by the City Manager, the four hundred dollars (\$400.00) monthly salary will end.

SECTION 5. Section 2-14.02 of the Atascadero Municipal Code shall be amended as follows:

2-14.02 Elected Positions.

- (a) The electors shall elect a Mayor and four (4) City Councilmembers.
- (b) The term of office of the Mayor shall be two (2) years. The term of the office of the Councilmembers shall be four (4) years

SECTION 6. Section 2-20.01 of the Atascadero Municipal Code shall be amended as follows:

2-20.01 Elected Officials Designated.

Elected officials in the City of Atascadero are the Mayor and City Councilmembers.

SECTION 7. Effective Date

If this ordinance is approved by a majority of the electors voting on the issue at the November 5, 2024, general municipal election, pursuant to Elections Code Section 9217, the ordinance shall become effective ten (10) calendar days after the City Council accepts the certified results of the election.

SECTION 8. The title and a summary of this ordinance, along with the names of the Council Members voting for and against the ordinance, shall be published twice: at least five days prior to its final passage in a newspaper of general circulation in the City of Atascadero, and; before the expiration of fifteen (15) days after its final passage, in a newspaper of general circulation in the City of Atascadero. A copy of the full text of this ordinance shall be on file in the City Clerk's Office on and after the date following introduction and passage and shall be available to any interested member of the public.

APPROVED AND ADOPTED by the City Council of the City of Atascadero, California, at a regular meeting held on the _____ day of _____ 2024, by a vote of a majority of the City Council.

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

David M. Fleishman, City Attorney

PASSED and **ADOPTED** by the People of the City of Atascadero this 5th day of November 2024.

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING RESOLUTION NOS. 2024-036, 2024-037, 2024-038, AND 2024-039 TO ADD A BALLOT TITLE AND FURTHER CLARIFY THE BALLOT QUESTION FOR THE SUBMISSION TO THE QUALIFIED ELECTORS OF A MEASURE RELATING TO THE EXTENSION OF A LOCAL TRANSACTION AND USE TAX (MEASURE F-14)

WHEREAS, the City Council of the City of Atascadero called a General Municipal Election to be held on November 5, 2024, for the purpose of the election of a Mayor and two Members of the City Council by Resolution No. 2024-036; and

WHEREAS, the City Council proposes to continue the existing sales tax measure (Measure F-14) in the City to fund, enhance, and maintain important City services, with the rate set at one-half cent per dollar; and

WHEREAS, the City Council desires to extend the levy of a Transaction and Use Tax for general purposes, to be known as the “Atascadero Transactions and Use Tax Ordinance”; and

WHEREAS, the City Council adopted Resolution Nos. 2024-036 and 2024-037 submitting the extension of the Transactions and Use Tax measure to the voters of the City at the General Municipal Election to be held on Tuesday, November 5, 2024, and to be consolidated with any other election to be held on that date; and

WHEREAS, the City Council now desires to amend all Resolutions regarding the General Municipal Election to be held on November 5, 2024, adopted on June 11, 2024 (Resolution Nos. 2024-036 through 2024-039) containing the question approved to be submitted to the voters, to add a ballot title and further clarify the ballot question in relation to the extension of the Transaction and Use Tax measure.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. That the Election Resolutions approved on June 11, 2024 (Resolution Nos. 2024-036, 2024-037, 2024-038, and 2024-039) are hereby amended to include a ballot title and to further clarify the ballot question as follows:

<u>BALLOT MEASURE #</u>	
ATASCADERO LOCAL ROADS AND VITAL SERVICES FUNDING EXTENSION MEASURE. To provide funding that cannot be seized by Sacramento, and that will be used locally for such things as repair of neighborhood roads, aging infrastructure along with other vital general government needs, shall the City extend its current ½ cent per dollar sales tax (Measure F-14), providing approximately \$3,000,000 annually, until ended by voters; with citizen committee oversight, published annual reporting and independent financial audits?	Yes
	No

SECTION 3. That the City Clerk is authorized, instructed and directed to update Resolution Nos. 2024-036, 2024-037, 2024-038, and 2024-039 to include the amended ballot measure title and question as indicated above in Section 2.

SECTION 4. That the City Clerk is hereby directed to file a certified copy of the updated Resolutions with the Board of Supervisors and the County Election Department of the County of San Luis Obispo.

SECTION 5. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED at a regular meeting of the City Council held on the ____th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A5

Department: Community Development
Date: 6/25/24
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER

FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR

PREPARED BY: KELLY GLEASON, PLANNING MANAGER

SUBJECT: Objective Design Standards – Ordinance Second Reading

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 Title 9: Planning and Zoning, to adopt objective design standards and other related amendments for consistency.”

DISCUSSION:

The Objective Design Standards (ODS) project establishes a set of quantifiable design criteria for multi-family residential projects, including mixed-use developments within commercial districts. These standards are intended to make the requirements that apply to residential projects predictable and clearly defined to streamline the process for decision-makers, City staff, applicants, and members of the public. Qualifying projects that can follow the standards will be processed with a construction permit without the need for a use permit or DRC review. Projects that are not consistent with the design standards would be subject to a conditional use permit instead of the streamlined review offered by these standards. These standards are being established in response to several recent State laws that require streamlined review for certain residential projects as well as to provide community consistency.

Any multi-family or mixed-use development project with 2 or more residential units would be subject to ODS. Existing development standards are also being updated for consistency with the proposed objective design requirements. The adoption of ODS aims to:

- **Develop objective standards:** Transform *subjective* context-based design criteria into *objective* design standards to help create clearer expectations for both developers and City decision-makers.
- **Streamline review processes:** Eliminating the discretionary process for qualifying projects.
- **Impress local influence:** Allow Atascadero to create tailored standards to ensure quality projects that reflect our community.

The City Council heard the item at the June 11, 2024, meeting and introduced the draft ordinance for first reading. At that meeting, the following changes were made and have been incorporated into the attached ordinance for final adoption.

1. Modification of multi-family residential setback standards to eliminate the street setback for multi-family unit in a mixed-use building and clarify that this setback refers to the primary street setback. (9-4.106(b))
2. Clarifications to the street tree section regarding measurement of frontage and rounding in relation to number of trees required. (9-4.125(a)(5))
3. Clarification to Tier 1 open space amenities related to art installations. (9-3.262(c)(4)(i)(c))
4. Modification to multi-family primary street setbacks to maintain a 15-foot minimum setback adjacent to Morro Rd and El Camino Real but modify the setback for other frontages to 12-feet. (9-4.106(b)(1))
5. Modification to the street tree standards for accent trees to reduce the minimum planter area to 4'x4'. (9-4.125(a)(5)(iii)(c)(4))
6. Clarification to the open space definitions that minimum square-footage requirements relate to horizontal spaces, not vertical elements. (9-9.102)

FISCAL IMPACT:

None.

REVIEWED BY OTHERS:

This item has been reviewed by the City Attorney, the Community Development Director and the Planning Commission at their May 7, 2024, hearing.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENTS:

1. Draft Ordinance
 - 1A. Objective Design Standards
 - 1B. Title 9 Amendments

DRAFT ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING TITLE 9: PLANNING & ZONING, TO ADOPT OBJECTIVE DESIGN STANDARDS AND OTHER RELATED AMENDMENTS FOR CONSISTENCY

OBJECTIVE DESIGN STANDARDS (CPP21-0053)

WHEREAS, the 2021-2028 6th Cycle Housing Element was adopted by the City Council on November 10, 2020, and found by the California Department of Housing and Community Development to be in substantial compliance with State housing element law; and

WHEREAS, on November 10, 2020, the City Council authorized application for and entering into agreement for the Regional Early Action Planning (REAP) Grant Program funds with the San Luis Obispo Council of Governments (SLOCOG) and Association of Monterey Bay Area Governments (AMBAG); and

WHEREAS, the REAP Grant Program is focused on helping jurisdiction implement programs to the accelerate housing production and meet 6th Cycle Housing Element Regional Housing Needs Allocation (RHNA) requirements; and

WHEREAS, the City of Atascadero was awarded REAP Grant Program funds to implement activities identified in the 6th Cycle Housing Element, including Objective Design Standards; and

WHEREAS, State law defines objective design and development standards as those that involve no personal or subjective judgement by a public official, and are uniformly verifiable by reference to an external and uniform benchmark and criterion available and knowable by both the development applicant or proponent and public official; and

WHEREAS, the Housing Accountability Act (HAA), Government Code section 65589.5, limits a municipality's ability to deny, reduce the density of, or make infeasible a housing development project (2 or more units), emergency shelter, or transitional/Supportive housing that are consistent objective design and development standards; and

WHEREAS, California Senate Bill 35, Government Code section 65913.4, and Assembly Bill 2011, Government Code section 65912.110-140 require that qualifying multi-unit residential or mixed-use projects be ministerially approved if in compliance with objective design and development standards; and

WHEREAS, the City of Atascadero (6500 Palma Avenue, Atascadero, CA 93422), is considering Zone Change Text Amendments to Title 9 to adopted Objective Design Standards; and

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

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

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

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

SECTION 1. Planning Commission Recommendation. The Planning Commission of the City of Atascadero held a timely and properly noticed Public Hearing upon the subject Title 9 Atascadero Municipal Code amendments on May 7, 2024 at which hearing evidence, oral and documentary, was admitted on behalf of said amendments and the Planning Commission recommended that the City Council approve the proposed text amendments.

SECTION 2. Public Hearing. The City Council of the City of Atascadero, at a Public Hearing held on June 11, 2024, considered testimony and reports from staff and the public and introduced for first reading, by title only, an Ordinance amending Title 9 of the Atascadero Municipal Code.

SECTION 3. Facts and Findings. The City Council makes the following findings and determinations for approval of the proposed text amendments:

A. Findings for Zone Text Amendment:

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

FACT: The proposed zoning code text updates are consistent with the General Plan.

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

FACT: The proposed text establishes objective design standards for multi-family and mixed-use developments, consistent with State law, and makes other minor modifications to Title 9 for consistency.

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

FACT: The proposed text amendment establishes design standards consistent with State law and will not result in an environment impact.

SECTION 4. CEQA. Because of the facts set forth in Section 3, the proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(5), 15061(b)(3).

SECTION 5. Approval. The City Council of the City of Atascadero adopts the proposed text amendments to Atascadero Municipal Code, as shown in the following exhibits:

Exhibit A: Objective Design Standards (Establishment of AMC section 9-4.130)

Exhibit B: Title 9 Amendments

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

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

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

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

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

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

INTRODUCED at a regular meeting of the City Council held on June 11, 2024, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on June 25, 2024.

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Dave Fleishman, City Attorney

ATASCADERO OBJECTIVE DESIGN STANDARDS

EXHIBIT A: Objective Design Standards (establishment of AMC 9-4.130)

Title 9 Planning and Zoning

Section 9-4.130 Multifamily and Mixed-use Building Design Standards

- (a) **Purpose.** This Section establishes objective design standards (ODS) intended to facilitate high-quality site planning and building design and to accelerate housing production through the clear communication of design objectives and efficient permitting process for qualifying residential and mixed-use development projects.
- (b) **Applicability.** This Section applies to:
 - (1) New multifamily residential development consisting of two or more units and mixed-use development pursuant to any provision of state law which references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4, as may be amended from time to time; and
 - (2) The following remodels and additions to multifamily residential or mixed-use development:
 - (i) Any upper story addition;
 - (ii) An addition of more than forty percent (40%) of the existing floor area or greater than five thousand (5,000) square-feet, whichever is less;
 - (iii) Remodels where alterations remove more than fifty percent (50%) of the exterior walls or remove more than fifty percent (50%) of the roof framing; and
 - (iv) Conversion of existing nonresidential space to a residential use.
- (c) **Alternative Review Process.** Projects that elect to deviate from the objective design standards in this Section shall be subject to the approval of a Conditional Use Permit.
- (d) **Relationship to Other Standards and Requirements.** Development projects subject to this Section shall also comply with all other applicable standards and requirements of Title 9 (Planning and Zoning) for the zoning district in which a proposed project is located. Where a conflict exists between the objective design standards set forth in this Section and other Title 9 requirements, these provisions shall apply.
- (e) **Building Types.** The objective design standards establish regulations for the following general building types within a multifamily or mixed-use development: Mixed-use, Duplex, Triplex, Fourplex, Multiplex (5+ units), and Cottage Cluster. Where these regulations do not state which standards apply to a particular building type, the standards shall apply to all building types.

Table 9.4.130-1: Allowable Building Type by Zoning District

Zoning Districts that Allow Multifamily Residential	Allowable Building Types
Downtown Commercial (DC)	Mixed-use
Downtown Office (DO)	
Commercial Neighborhood (CN)	
Commercial Professional (CP)	
Commercial Retail (CR)	
Commercial Service (CS)	

ATASCADERO OBJECTIVE DESIGN STANDARDS

Table 9.4.130-1: Allowable Building Type by Zoning District

Zoning Districts that Allow Multifamily Residential	Allowable Building Types
RMF-24 – High-Density Residential Multifamily	Duplex / Triplex / Fourplex Multiplex (5+ units)
RMF-10 – Medium Density Residential Multifamily	Duplex / Triplex / Fourplex Multiplex (5+ units) / Cottage Cluster

(f) **Building Design and Articulation.**

- (1) **Number of Strategies Required by Building Type.** All buildings shall incorporate the number of design strategies indicated in Table 9-4.130-2. Where “all” is indicated, all design strategies in that Subsection must be incorporated. Where a number is indicated, projects must include that number of design strategies, choosing from the design strategy options listed in respective Subsections (3), (4), and (5) below.

Table 9-4.130-2: Minimum Required Number of Design Strategies by Building Type

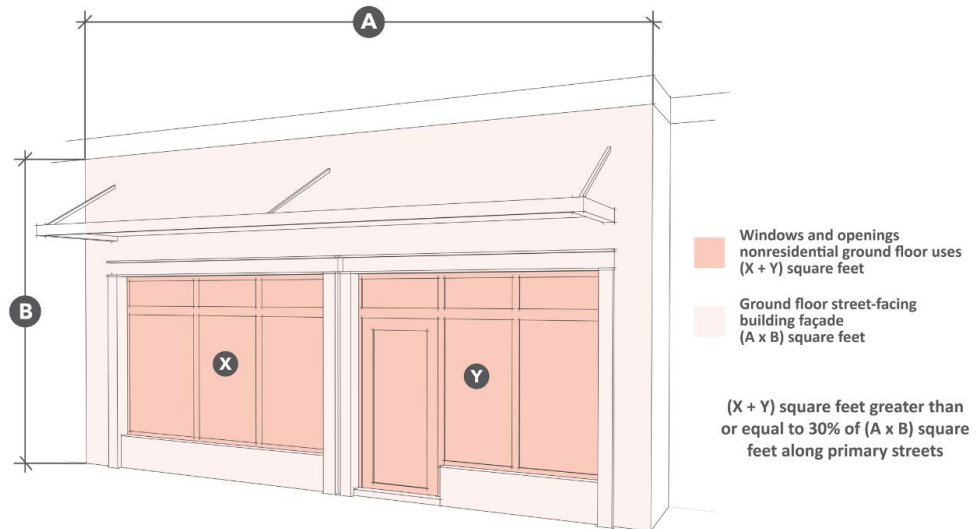
Building Type	Minimum Number of Required Design Strategies Incorporated			
	Tier 1	Tier 2	Tier 3	Tier 4
Mixed-use in Commercial Zones:				
Buildings 25 ft or less in width	All	0	3	1
Buildings between 25 ft - 50 ft in width	All	1	3	1
Buildings more than 50 ft in width	All	2	3	2
Mixed Use in DC or DO Zones				
Buildings 25 ft or less in width	All	0	3	1
Buildings between 25 ft - 50 ft in width	All	1	3	1
Buildings more than 50 ft in width	All	2	3	1
Multiplex (5+ units):				
Buildings 50 ft or less in width	All	1	3	2
Buildings more than 50 ft in width	All	2	3	2
Duplex, Triplex, Fourplex, or Cottage Cluster	All	0	2	1

- (2) **Tier 1 Design Strategies: Required Components.** Projects shall comply with all standards listed in this Subsection, as required by Table 9.4.130-2.
- (i) **Minimum Ground Floor Height in Nonresidential Zoning Districts.**
 - a. **Ground Floor Height.** The minimum floor-to-unfinished ceiling height of ground floor spaces shall be ten (10) feet.
 - b. **Measured.** Floor-to-ceiling height shall be measured from the top of the finished floor to the bottom of the ceiling joists.
 - (ii) **Transparencies.** All façades that face streets or pedestrian plazas shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses as follows:
 - a. **Nonresidential Ground-Floor Uses.**

ATASCADERO OBJECTIVE DESIGN STANDARDS

1. Windows and openings of nonresidential uses on the ground floor facing primary streets shall constitute a minimum of thirty percent (30%) of the ground floor street-facing building façade.
2. Windows and openings of nonresidential uses on the ground floor facing a street other than a primary street shall constitute a minimum of twenty percent (20%) of the ground floor street-facing building façade.

Figure 4-a: Transparencies



3. Windows shall provide a clear and transparent view into ground-floor nonresidential uses, or shall display merchandise to reinforce a pedestrian scale. See Section 9-4.130(i)(2)(ii) regarding allowed tinting.
4. The ground floor street-facing building façades shall be measured from the ground floor of the first story to the finished floor of the second story.
 - b. Nonresidential Upper-Floor Uses. Windows and openings of nonresidential uses on upper floors that face streets shall constitute a minimum of fifteen percent (15%) of upper floor street-facing building façades. Upper-floor street-facing building façades shall be measured from the finished floor of the second story to the finished ceiling of the uppermost story.
 - c. Residential Uses. Windows and openings of residential uses shall constitute a minimum of fifteen percent (15%) of all street-facing and common area facing building façades.
- (iii) Windows. A minimum of eighty percent (80%) of windows (based on window square footage) shall be inset by at least two (2) inches from face of glass to face of trim (or to face of exterior wall if there is no trim).
- (iv) Blank Walls. The maximum length of any blank wall that is visible to adjacent properties or rights of way, (meaning without a window, opening, or other massing

ATASCADERO OBJECTIVE DESIGN STANDARDS

break), shall be limited to twenty (20) feet in length, applicable to each story of any development.

- (v) Corner Treatments. For mixed-use projects, the corner(s) of a building located at the intersection of two streets (or a street and a public plaza) shall incorporate at least two (2) of the features listed below within twenty-five (25) feet of the corner of the building:
 - a. An entry to ground floor retail or primary building entrance.
 - b. Change in material from the rest of the façade, applied to a minimum of eighty (80) percent of the building height. See Section 9-4.130(i)(1).
 - c. Change in color from the rest of the façade, applied to a minimum of eight (80) percent of the building height. Colors shall be returned at least four (4) feet from exterior corners or dead end into a projecting or recessed massing break on the perpendicular wall, whichever is less. (This option may not be chosen as one of the two required features if a change in material is chosen as the other required feature.)
 - d. Change in fenestration pattern from the rest of the façade, applied to a minimum of eight (80) percent of the building height.
 - e. A three-dimensional tower element, which extends between three (3) and six (6) feet in height above the top of the adjacent building façades or a change in height of at least four (4) feet above or below the height of the abutting adjacent façade; and/or
 - f. A different roof type from the roof type associated with the abutting adjacent façade. (see section **9-4.130(g)(3)**)

- (3) **Tier 2 Articulation/Design Strategies: Wall Plane Variation.** All façades facing the public right-of-way shall include variation that cumulatively equals at least twenty-five percent (25%) of the total façade plane area that faces the public right-of-way. To achieve the twenty-five percent (25%) wall plane variation, projects shall incorporate, at a minimum, the number of design strategies identified in Table 9.4.130-2 for Tier 2, choosing from the list of design strategies in Subsection (f)(3)(i).

- (i) Menu of Wall Plane Variation Design Strategy Options.
 - a. Plaza or forecourt. Provide a plaza or forecourt framing the entrance. The minimum dimensions of a plaza or forecourt shall be a minimum of twelve (12) feet in depth by twenty percent (20%) in length, measured as a percentage of the building façade's length.
 - b. Upper story stepback. Provide an upper story (top-most or all stories above ground floor) front stepback, a minimum of eight (8) feet in depth by at least fifteen percent (15%) in length of the primary street-facing building façade.
 - c. Balconies. Provide balconies in compliance with Section 9-4.130[g][2]), which may be recessed or projected.
 - d. General Massing Break. Provide a general massing break (recessed or projected) with minimum dimensions of one (1) foot in depth by three (3) feet in length by eight (8) feet in height.

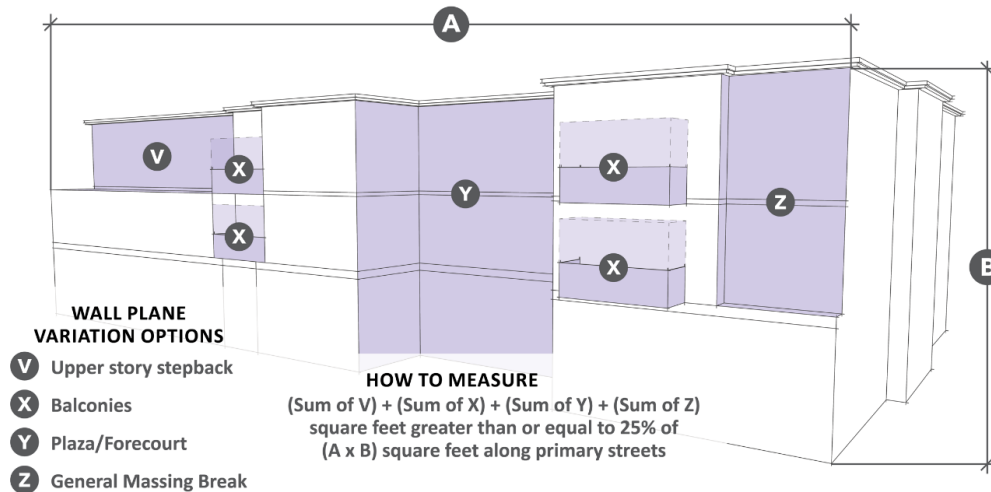
ATASCADERO OBJECTIVE DESIGN STANDARDS

- e. Full Brick Façade. Brick or brick veneer shall cover at least ninety percent (90%) of the total nontransparent façade, allowing ten percent (10%) for trim and accents. For building facades less than fifty (50) feet in length, if all façades fronting the public right-of-way are finished with brick or brick veneer, the project is exempt from the twenty-five percent (25%) wall plane variation requirement indicated in Subsection 9-4.130(f)(3). See also Subsection 9-4.130(i)(1)(ii) regarding returning materials at corners.

Figure 4-b: Wall Plane Variation Options



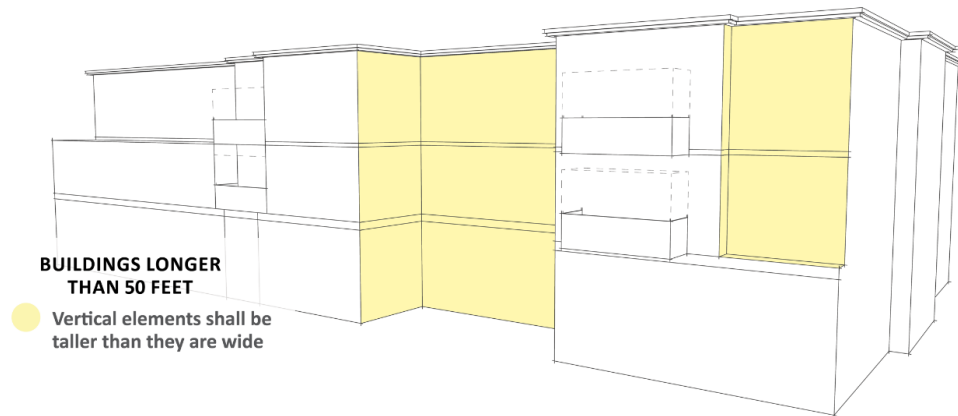
Figure 4-c: How to Measure Wall Plane Variation



ATASCADERO OBJECTIVE DESIGN STANDARDS

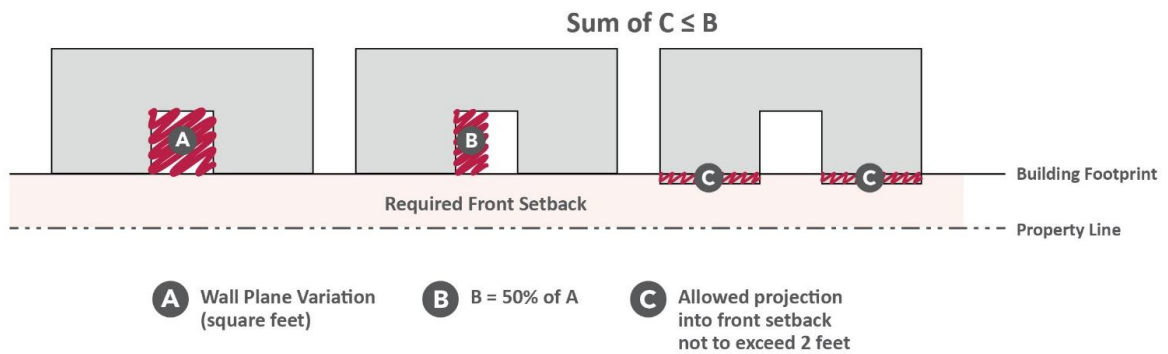
- (ii) Vertical Elements on Horizontal Buildings. Buildings wider than fifty (50) feet shall include at least one (1) Tier 2 design strategy that adds a vertical element to offset the horizontal width of the building. The vertical element shall be taller than it is wide.

Figure 4-d: Vertical Elements



- (iii) Wall Plane Variation Projections into Front Setbacks. Up to fifty percent (50%) of the wall plane variation requirement shall be allowed to encroach into a required front setback two (2) feet or more beyond the required front setback. However, in no case shall a building encroach into the public right-of-way.

Figure 4-e: Projections into Front Setbacks



- (iv) Measurement. Wall plane variations shall be measured from the building’s ground-floor footprint, regardless of the setback.
- (4) **Tier 3 Articulation/Design Strategies: Fenestration and Materials.** Projects shall incorporate, at a minimum, the number of design strategies identified in Table 9.4.130-2 for Tier 3, choosing from the following list of design strategies:

ATASCADERO OBJECTIVE DESIGN STANDARDS

- (i) For nonresidential uses, provide awnings with a minimum three-foot (3) depth, covering at least seventy-five percent (75%) of windows and doors on the ground floor (see Section 9-4.130[g][1]) on street facing façades.
- (ii) Exceed all applicable minimum transparency requirements (per Section 9-4.130[f][2][ii]) by an additional five (5) percentage points on façades facing streets and common open space areas.
- (iii) Window trim, with a minimum width of three and a half (3½) inches and depth of three-quarters (¾) of an inch, applied to one hundred percent (100%) of all windows on façades facing streets and common open space areas.
- (iv) Window frame material that is not white vinyl (all windows).
- (v) Lintels applied over at least fifty percent (50%) of all window and door openings on façades facing streets and common open space areas.
- (vi) Windowsills projecting a minimum of two (2) inches beyond the building façade, applied to at least fifty percent (50%) of all window openings on façades facing streets and common open space areas.
- (vii) Decorative trim materials applied to define a façade plane change between stories (not at the roof level) such as molding, cornice, corbeled end beams, and/or rafter tails, projecting a minimum of 18 inches beyond the building façade and running the length of the façade plane change, which shall be applied to no less than 50 percent of the street-facing façade length.

Figure 4-f: Decorative Trim



- (viii) Post and beam supports, with a minimum dimension of six inches, applied under all balconies.

ATASCADERO OBJECTIVE DESIGN STANDARDS

Figure 4-g: Post and Beam Supports



- (ix) Use of a secondary cladding material that is different from the primary cladding material as follows (see Section 9-4.130[i][1] for materials requirements):
 - a. Duplex, Triplex, Fourplex, or Cottage Cluster. Secondary cladding material applied for a minimum of ten percent (10%) of any street-facing façade area (excluding windows and doors), or four (4) feet of cladding along the base for the full width of the street-facing façade.
 - b. Multiplex and Mixed Use. Secondary cladding material applied for a minimum of twenty-five percent (25%) of any street-facing façade area (excluding windows and doors), or the first story of the street-facing façade (measured from the finished floor of the first story to the finished floor of the second story).
- (5) **Tier 4 Articulation/Design Strategies: Roofs.** Development projects subject to this Section shall implement the number of components listed in Table 9.4.130-2 (Minimum Required Number of Articulation/Design Strategies by Building Type) for Tier 4 (Roofs), choosing from the following list of strategies:
 - (i) Eaves and rakes, with an eighteen-inch (18) minimum projection, on all roof sections.
 - (ii) Corbeled end beams or rafter tails at eaves, projecting a minimum of sixteen (16) inches beyond the building façade and placed at a distance of between two (2) and three (3) feet between each corbeled end beam/rafter tail, for the length of each roof eave.
 - (iii) A cornice either:
 - a. Projecting a minimum of one (1) inch and a maximum of eight (8) inches, extending the length of the building except for areas with a continuous vertical feature; or
 - b. On an all brick building, a soldier row.
 - (iv) Variation in the roof profile, by either:

ATASCADERO OBJECTIVE DESIGN STANDARDS

- a. Varying the height of the same roof type by at least eighteen (18) inches in height for one (1) to three (3) unit exposed on that elevation;
- b. Varying the pitch of the same roof type by fifteen percent (15%);
- c. Adding gables, equal to at least forty percent (40%) of the façade length.

Figure 4-h: Gables



- (v) Combining more than one roof type; the secondary roof type shall represent at least fifteen percent (15%) of the total roof line. See Section 9.4-130[g][3] for roof standards. Implementation of this option may also be used to comply with Section 9-4.130(f)(2)(v)(f) if applied at a corner.
 - (vi) Dormers applied to at least fifty percent (50%) of the windows of a street-facing upper floor, but no less than two (2) windows.
- (g) **Requirements for All Awnings, Balconies, Roofs, Mechanical Equipment, and Detached Accessory Structures.** The following standards shall apply to all awnings, balconies, roofs, mechanical equipment, and detached accessory structures:
- (1) **Awnings.**
 - (i) Awnings shall be a minimum of five percent (5%) larger than the width of the opening to emphasize building proportions.
 - (ii) Awnings shall be aligned with awnings on adjacent buildings within plus or minus one (1) foot in height unless the ground-floor elevation is more than plus or minus one (1) foot from other buildings due to topography changes.
 - (iii) Awnings shall be constructed of canvas, wood, or metal.
 - (iv) Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within two (2) feet from the face of a curb. Any awning that

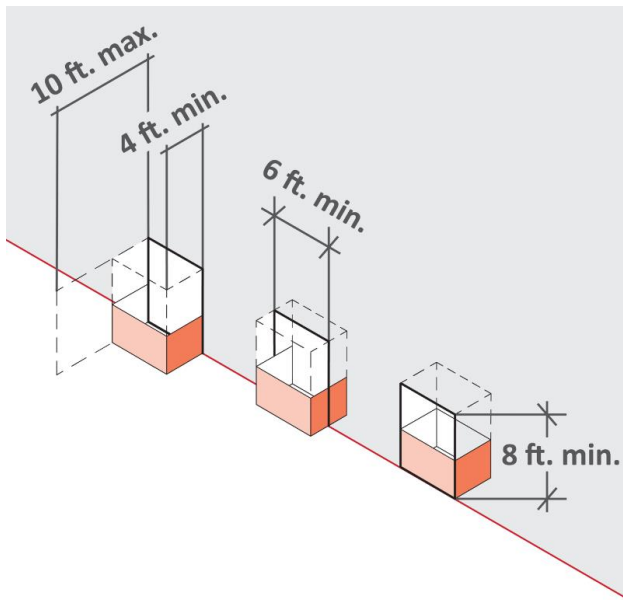
ATASCADERO OBJECTIVE DESIGN STANDARDS

encroaches into the public right-of-way shall maintain a minimum vertical clearance above the sidewalk of eight (8) feet as measured from grade.

(2) Balconies.

- (i) When private balconies project from a building façade, the maximum depth shall be ten (10) feet, measured from the building's ground-floor footprint.
- (ii) To count toward required open space, balconies shall be a minimum of six (6) feet in width and four (4) feet in depth, and eight (8) feet in height. Balconies that do not meet these minimum dimensions may still be used as a design strategy to meet Tier 2 minimum requirements per Table 9-4.130.2.
- (iii) When balconies project into the public right-of-way, such balconies shall maintain a minimum vertical clearance above the sidewalk of sixteen (16) feet.

Figure 4-i: Balcony Project/Recess

**(3) Roofs.**

- (i) Allowed Roof Types. Roofs shall be one of the following types:
 - a. Gable;
 - b. Flat;
 - c. Shed; or
 - d. Hipped.
- (ii) Regulations for Flat Roofs. Flat roofs, applied as either a primary or secondary roof type, are allowed provided they incorporate at least one of the following:
 - a. A cornice, projecting a minimum of four (4) inches and a maximum of eight (8) inches, extending the length of the flat roof.

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- b. Eaves with an eighteen (18) inch minimum projection, extending the length of the flat roof.
- c. For buildings with a full brick façade in compliance with Section 9.4-130(f)(3)(i)(e), use of a soldier course on the topmost row (perpendicular to the rest of the field), as a border treatment.
- (iii) Regulations for Gable Roofs. Where the nonvertical side of a gable roof faces the street or a common area, additional gables equal to at least twenty-five percent (25%) of the façade length are required along the street-facing or common area facing side. If no additional gables are provided, the vertical side of a gable shall be oriented toward the street.
- (iv) Regulations for Shed Roofs. Shed roof types, applied as either a primary or secondary roof type, shall be subject to the following standards:
 - a. A pitch of at least two (2) in twelve (12); and
 - b. Eaves with a two (2) foot minimum projection, extending the length of the shed roof.
- (v) Prohibited Roof Types. Mansard roof types are prohibited.
- (4) **Mechanical Equipment.** Mechanical equipment shall be screened pursuant to Section 9-4.128 (Fencing and screening).
- (5) **Detached Accessory Structures.** Detached accessory structures shall be designed to be consistent with the architecture of the main building, using the same materials and colors.
- (h) **Entryway Standards.**
 - (1) **Allowable Entryway Types by Building Type.**
 - (i) All building designs shall incorporate at least one (1) of the entryway types allowed for that building type, as identified in Table 9.4.130-3 and described in Subsections (2) and (3) below.

Table 9.4.130-3: Allowed Entryway Types by Building Type

Building Type	Entryway Type		
	Shopfront	Arcade	Stoop/Porch
Mixed-use	Allowed	Allowed	--
Multiplex (5+ units)	--	Allowed	Allowed
Duplex, Triplex, Fourplex, or Cottage Cluster	--	--	Allowed

- (2) **Requirements for All Entryway Types.**
 - (i) Entries associated with individual ground-floor dwelling units or a lobby entrance serving several units shall be oriented toward a street or internal pathway/courtyard.
 - (ii) Within vertical mixed-use buildings, pedestrian access to the residential uses shall be separate from access points to commercial uses, such as via a lobby.
- (3) **Standards for Individual Entryway Types.**
 - (i) Shopfront Entryway Requirements.

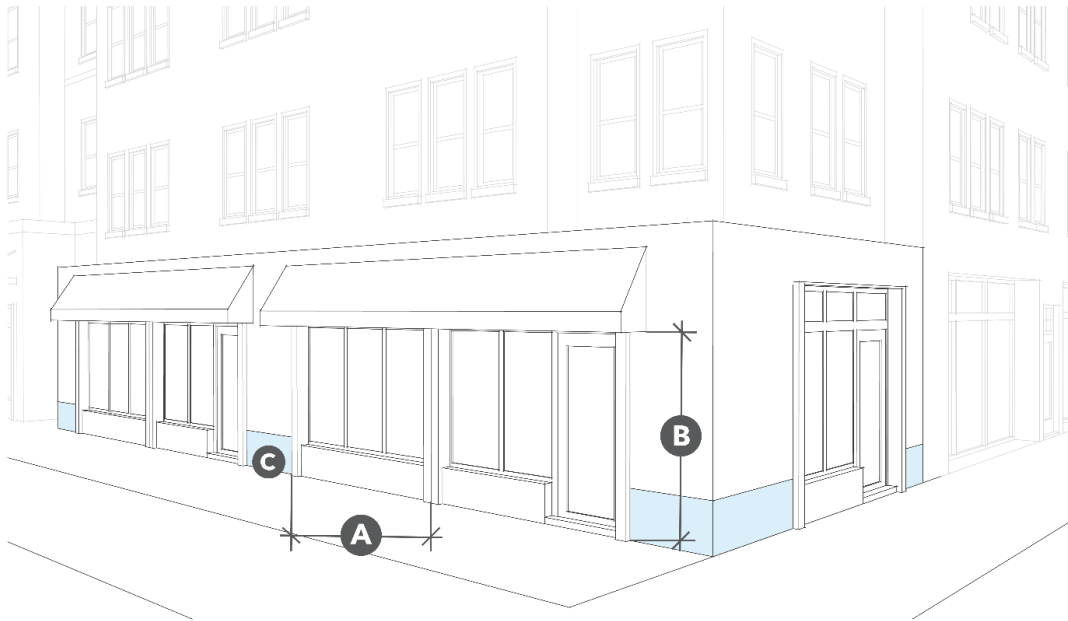
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Table 9.4.130-4: Shopfront Entryway Elements

Shopfront Element	Minimum
A Width of storefront bay(s)	6 feet
B Height to bottom of awning/canopy (clear)	8 feet
C Height of bulkhead	2 feet

- a. A shopfront entry may be recessed or in line with building footprint.
- b. Storefront glass must be clear without reflective coating and must comply with Section 9-4.130(i)(2)(ii).
- c. Glass in transom and clerestory windows may be clear, stained glass, or frosted glass.
- d. Doors shall use the same materials and design as display windows and framing.
- e. Bulkheads, where used, may include any of the following materials: ceramic tile, wood panels, polished stone, or glass tile.
- f. Awnings shall comply with Section 9-4.130(g)(1).

Figure 4-j: Shopfront Entry



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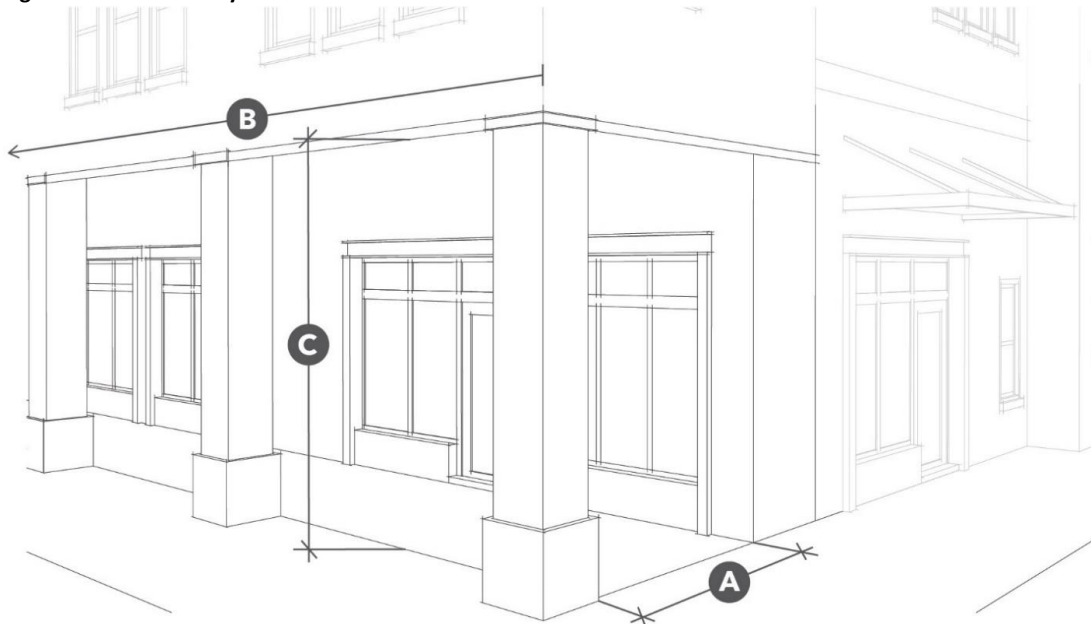
(ii) Arcade Entryway Requirements.

Table 9.4.130-5: Arcade Entryway Elements

Arcade Element	Minimum
A Depth - façade to interior column face	8 feet
B Length along frontage - percent of building façade width	75%
C Height - sidewalk to ceiling	12 feet

- a. Along primary frontages, arcade column spacing shall correspond to building entries.
- b. Column height shall be between four (4) to six (6) times the column width. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
- c. If applied to a stand-alone residential building, an arcade’s elevated walkway shall not count as a design strategy to meet the wall plane variation requirements of Section 9-4.130(f)(3).

Figure 4-k: Arcade Entry



(iii) Porch Entryway Requirements.

Table 9.4.130-6: Porch Frontage Elements

Frontage Element	Cottage Cluster, Duplex/Triplex/Fourplex		Multiplex	
	Minimum	Maximum	Minimum	Maximum
A Depth (not including stairs)	4 feet	--	7 feet	--
B Width	6 feet	--	12 feet	--

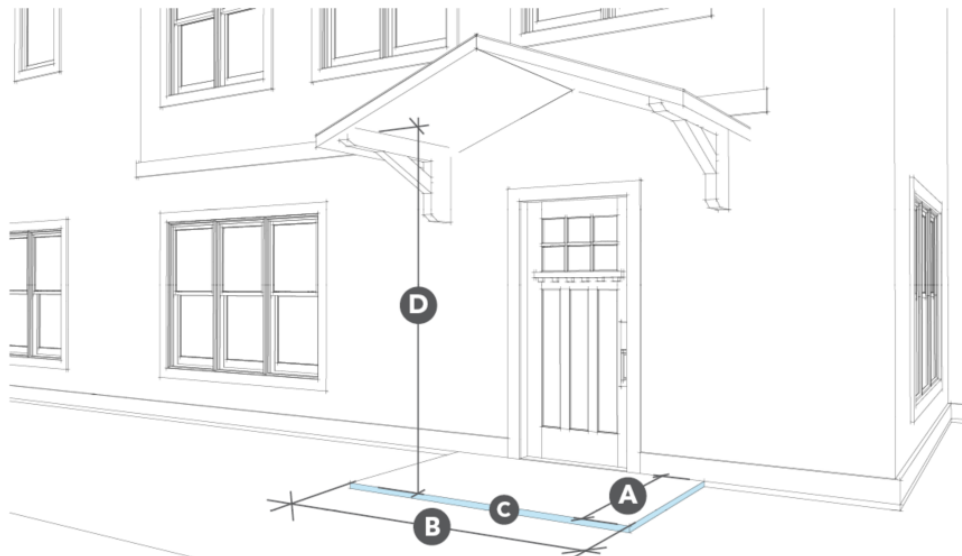
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Table 9.4.130-6: Porch Frontage Elements

Frontage Element	Cottage Cluster, Duplex/Triplex/Fourplex		Multiplex	
	Minimum	Maximum	Minimum	Maximum
C Floor Height (measured from adjacent finished grade)	--	5 feet	--	4 feet
D Height (measured from porch floor to ceiling)	8 feet	12 feet	9 feet	12 feet

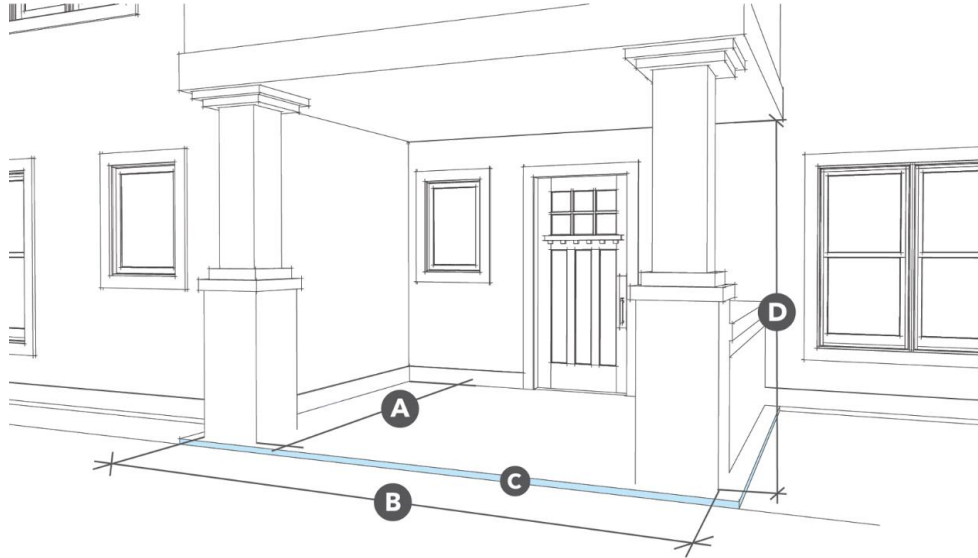
- a. Porches shall correspond directly with the building entry(s) to which the porch provides access. Porches may include a gabled entry, distinct change in roof line or columns, or have some other significant architectural distinction to define the entryway.
- b. Exterior stairs leading to the porch may be perpendicular or parallel to the adjacent sidewalk.
- c. Landscaping shall be planted to the sides of the landing, either at grade or in raised planters. For porches greater than six (6) feet in width, landscaping may be provided next to the porch or on the porch landing, either at grade or in raised planters.
- d. For projecting porches, porch depth shall be measured between the wall and the outside column face. Porch width shall be measured from the outside of corner columns. Where no columns exist (in the case of a cantilever or half wall), porch width and depth shall be measured from the edge of any stoop and the inside edge of any half wall.
- e. For recessed porches, porch depth shall be measured between the recessed portion of the wall and the ultimate building façade. Porch width shall be measured between the walls, with no point being less than the required minimum width.

Figure 4-I: Projecting Porch Entry



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Figure 4-m: Recessed Porch Entry



(i) Building Materials and Colors.

(1) Exterior Wall Building Materials.

(i) Allowed and Prohibited Exterior Wall Materials. Table 9-4.130-7 identifies allowed and prohibited exterior building wall materials.

Table 9-4.130-7: Exterior Wall Building Materials

Wall Materials	Standard	Additional Regulations
Brick (including brick veneer)	P	
Stone (unpainted)	P	Veneer (not panels)
Stucco	P	Fine sand or hand troweled only
Finished wood, wood veneer, engineered wood, wood siding	P	
Fiber cement siding and panels	P	
Plaster (rated for outdoor use)	P	
Metal (standing seam, coreten, or corrugated)	P	If colored, must be factory powder coated and not applied after market.
Exterior Insulation Finishing System (EIFS)	P	
Concrete (poured in place or precast)	S	
Ceramic tile	S	
Glass (transparent spandrel)	A	
Glass (block)	A	
Vinyl	N	
Plastic	N	
Gloss tiles	N	
T-111 Plywood	N	
Rough stucco	N	

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Table 9-4.130-7: Exterior Wall Building Materials

Wall Materials	Standard	Additional Regulations
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P: Primary or secondary material

S: Secondary or accent material only

A: Accent material only

N: Not allowed/prohibited

- (ii) Veneers and Secondary Cladding Materials. Veneers and secondary cladding materials shall be returned at least four (4) feet from exterior corners or dead end into a projecting or recessed massing break on the perpendicular wall, whichever is less.
 - (iii) Application Requirement. Detailed drawings shall indicate how sheet or panelized materials will be joined, and how lines formed by control joints related to other architectural details shall be provided.
- (2) **Windows and Doors.**
- (i) Mirrored glass is prohibited.
 - (ii) Dark tinted glazing is prohibited; lightly tinted glazing that is less than fifteen percent (15%) and low emissivity is acceptable.
 - (iii) Simulated divided lites are prohibited.
- (3) **Cornices.** Exterior decorative molding and cornices constructed with polyurethane foam are prohibited.
- (4) **Color Variety.**
- (i) The number of colors appearing on the entire building wall exterior shall be at least two (2) and not more than four (4) (or four (4) tones of the same color), including trim and accent colors. A different color roof shall not count as a different color for the purposes of this subsection.
 - (ii) Certain materials (such as brick or stone) have distinct coloring in their natural state and shall count as an element of color, to be incorporated into the overall design.
- (j) **Transition to Abutting Rural and Single Family Uses.** Where the side or rear property line abuts a property in the RR, RS, RSF, or LSF zoning districts, the following standards shall apply.
- (1) **Minimum Setback.** Multiplex (5+ units) and Mixed-Use with five units or more shall be setback at least ten (10) feet from the abutting RR, RS, RSF, or LSF zoning district property line.
 - (2) **Upper Story Stepback/Building Setback.** Multiplex (5+ units) and Mixed-Use with five units or more shall comply with one of the following:
 - (i) Upper Story Stepback. For buildings within fifteen (15) feet of an abutting RR, RS, RSF, or LSF zoning district, a minimum six-foot (6) stepback shall be provided on any of the portions of the building above 25 feet, applied to the façade of the building that faces the abutting RR, RS, RSF, or LSF zoning district; or
 - (ii) Building Setback. Alternatively, the entire building may be set back at least fifteen (15) feet from the abutting RR, RS, RSF, or LSF zoning district property line.

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Figure 4-n: Upper Story Stepback

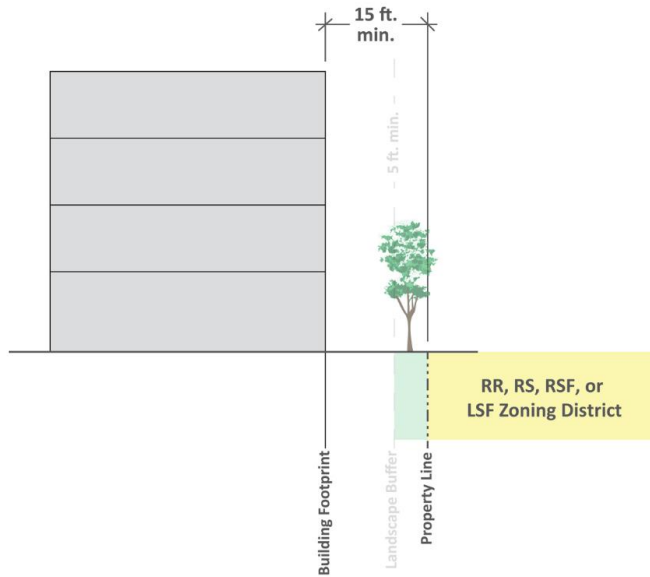
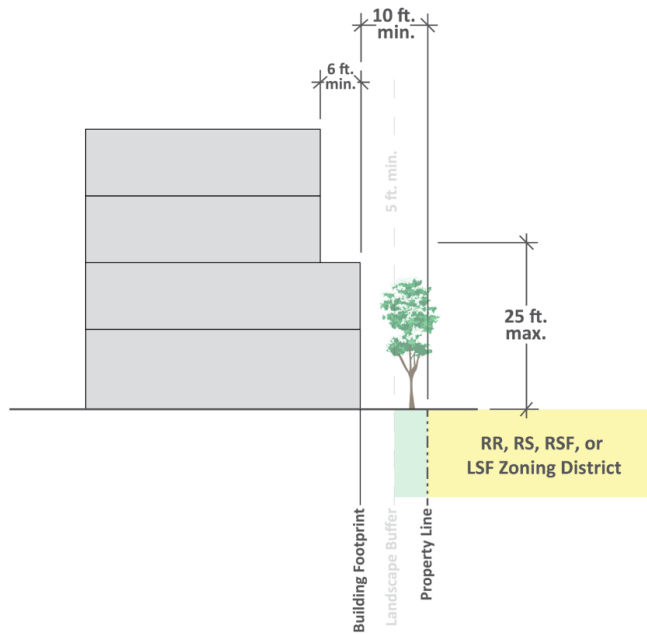


Figure 4-o: Building Setback



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- (3) **Balcony Orientation.** Balconies on buildings visible from and within 30 feet of the adjacent RR, RS, RSF, or LSF zoning district shall not be oriented toward the adjacent RR, RS, RSF, or LSF zoning district property line.
 - (4) **Landscape Buffer.** A minimum five-foot-wide (5) landscape buffer (clear of any wall footings) shall be provided adjacent to a RR, RS, RSF, or LSF zoning district. Evergreen screening trees shall be:
 - (i) Planted at a minimum interval of fifteen feet (15) along interior property lines abutting an RS, RSF, or LSF zoning district;
 - (ii) Consist of species that attain a twenty-foot (20) minimum height at maturity; and
 - (iii) Minimum fifteen-gallon (15) size at time of planting.
 - (5) **Screening Wall.** A solid wall or fence not less than six (6) feet in height shall be placed and maintained on interior lot lines abutting property zoned for single-family residential use.
- (k) **Additional Standards for Mixed-use**
- (1) **Ground Floor Space.** Ground floor residential-serving spaces shall be limited to essential residential amenities including lobbies, mail areas, access to units, bicycle storage, and mechanical equipment, and shall not include gyms or other common interior gathering or recreation areas.
 - (2) **Mailboxes.** In mixed-use developments, separate mailboxes and package delivery/pick-up areas shall be provided for the residential and commercial components of a project.
- (l) **Additional Standards for Cottage Clusters**
- (1) **Applicability.** All detached dwelling units, including attached single-family duplex units, constructed in multifamily zoning districts shall comply with this Section. Any housing project seeking a small lot subdivision must meet all of the following standards:
 - (2) **Site Planning.**
 - (i) A single cottage cluster must contain a minimum of three (3) and a maximum of twelve (12) cottages. A cottage cluster project may include more than one (1) cluster with more than one (1) associated common courtyard. There is no limit to how many cottage clusters are permitted on a single lot.
 - (ii) All cottages within a single cottage cluster, with five (5) or more units, must share a common courtyard. Four (4) or fewer cottages within a cottage cluster are not required to provide a common courtyard.
 - (iii) Garages and carports (whether shared or individual) shall not abut more than twenty-five percent (25%) of a common courtyard's perimeter.
 - (iv) Allowed building types include single units and duplexes.
 - (v) Where the parent parcel frontage is less than 100-feet, access shall be consolidated with one driveway serving all units, with the exception of existing access to an existing unit proposed to remain where that access cannot be designed to become the shared accessway.
 - (3) **Setbacks.**
 - (i) The setbacks from adjacent property lines along the perimeter of the cottage cluster development shall be the same as required by the underlying zoning district.

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- (ii) Cottage structures (comprised of either individual units or duplexes) shall be separated by a minimum distance of six (6) feet between walls.
- (4) **Maximum Footprint.** The footprint of each cottage shall not exceed eight hundred (800) square feet for a single detached unit and one thousand (1,000) square feet for a duplex. A communal garage or parking structure is permitted and is not subject to the maximum footprint requirements for cottages. The building footprint shall be measured by calculating the total square foot area of a building, when viewed directly from above, that covers a portion of a lot, except that the following structures or parts of structures shall themselves not be included in calculating building footprint:
- (i) Any part of a structure without a roof.
 - (ii) Roof eaves.
 - (iii) Carports, porches, and balconies that are open at least 50 percent of their respective sides.
 - (iv) Detached garages or accessory buildings.
- (5) **Open Space.** All cottage cluster developments shall comply with Section 9-3.262(c) requirements for outdoor recreation or gathering areas, except cottage cluster developments with five (5) or more units shall have a common open space area (courtyard) to be shared by residents, subject to the following standards:
- (i) The common courtyard shall be at least fifteen (15) feet wide at its narrowest point and no less than four hundred (400) square feet.
 - (ii) Each cottage within a cluster must either:
 - f. Abut the common courtyard;
 - g. Have a main entrance facing the common courtyard; or
 - h. Be within ten (10) feet from a pedestrian path connecting to the common courtyard, measured from the façade of the cottage, to the nearest edge of the pedestrian path. A pedestrian path may include a common driveway crossing with alternative paving.
 - (iii) The common courtyard shall be developed with a mix of landscaping, passive recreation area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed seventy-five percent (75%) of the total common courtyard area.
 - (iv) Construction and installation of common area amenities shall be completed prior to approval of the final building permit for any unit abutting the courtyard.
- (6) **Fences.**
- (i) Exterior Fences Delineating the Original Project Boundary. Fences located along the original project boundary's front, side, and rear property lines shall comply with Section 9-4.128(c)(1)(ii).
 - (ii) Interior Fences Delineating Private Yards and Common Open Spaces.
 - a. Fencing located within the interior of the original project site perimeter used to delineate private yards and common open space areas:
 - 1. Shall not exceed forty-two (42) inches in height;

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2. Shall be at least fifty percent (50%) transparent; and
 3. Shall not consist of solid (e.g., board, cinder block), chicken wire, or white vinyl fencing (examples of allowed fencing material include split rail and framed welded wire fencing).
 - b. Exception: Fencing used to delineate private yards within 10 feet of the original project boundary's side and rear property lines may choose to instead comply with Section 9-4.128(c)(1)(ii).
- (7) **Pedestrian Access.**
- (i) A pedestrian path shall be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard (for clusters of five or more units)
 - b. Shared parking areas;
 - c. Sidewalks; and
 - d. Public rights-of-way abutting the site.
 - (ii) The pedestrian path must be hard-surfaced (concrete, asphalt, or pavers) and a minimum of three (3) feet wide.
- (8) **Existing Structures.** An existing single-family dwelling and accessory uses and buildings on a lot to be used for a cottage cluster project may remain within the cottage cluster project area provided the structures comply with the standards in Subsections i – iii below.
- (i) The existing dwelling may remain and be nonconforming with respect to the requirements of Section 9-4.130(l) (Additional Standards for Cottage Clusters).
 - (ii) The existing dwelling may be altered or expanded up to the allowed maximum height and maximum building footprint per Section 9-4.130(l)(4) (Maximum Footprint). Existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.
 - (iii) The existing dwelling shall be excluded from the calculation of maximum average dwelling size of a cottage cluster, per Section 9-3.331(g).
- (9) **Small Lot Subdivisions.** For housing developments pursuing subdivision under the provisions of this Section, the following shall also be required:
- (i) All small-lot subdivisions within a multifamily zoning district must meet the cottage cluster standards (Section 9-4.103(l)) in addition to all applicable objective design standards for multi-family development (Section 9-4.130).
 - (ii) A Master Plan of Development (approved in the form of a Conditional Use Permit) of the site shall be approved in accordance with applicable objective design standards set forth in Section 9-4.130. All construction and development shall be completed in conformance with the approved Master Plan of Development.
 - (iii) No subsequent tentative parcel or tract map shall be approved unless found to be consistent with the approved Master Plan of Development.
 - (iv) Deed covenants and easements for shared amenities shall be recorded prior to recordation of the final map.

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(iv) Alternative Compliance. For projects that meet the definition of a “small home lot development” pursuant to Government Code Section 66499.40, where a conflict exists between this Section and Government Code Section 66499.40, Government Code Section 66499.40 shall prevail.

(m) Definitions

1. Abut. Contiguous to having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).
2. Arcade. An Entryway Type where the facade is a colonnade on the ground floor that overlaps a walkway parallel to the front elevation of a building.
3. Articulation. The breaking up of a flat and uniform building façade by using recessed wall areas, indents, projections, changes in building materials, and detailed projecting features such as stoops, bay windows, awnings, canopies, and/or balconies.
4. Bay Window. A window or series of windows projecting from the outer wall of a building and forming a recess within.
5. Building Footprint. The area of the ground surface occupied by an existing or proposed structure, measured from exterior wall to exterior wall at the base of the structure.
6. Cornice. A molded and projecting horizontal feature that crowns a façade.
7. Cottage Cluster. A grouping of no fewer than three detached dwellings.
8. Duplex. A residential building with two units.
9. Dormer. A vertical window that projects from a sloping roof, which may be gabled or hipped.
10. Façade. Any exterior face or wall of a building.
11. Flat Roof. A roof without any sloped sides, with a pitch of ten (10) degrees or less.
12. Forecourt. Open area in front of a building’s entrance surrounded by walls on at least three sides.
13. Fourplex. A residential building with four units.
14. Gable Roof. A roof with two slopes joining at a single ridge line and a gable at each end.
15. General Massing Break. See “Massing Break.”
16. Hipped Roof. A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two of the sides are trapezoidal in shape, while the remaining two sides are triangular, and thus meet the ridge at its endpoints.
17. Lintel. A horizontal element over an opening, often found spanning doors or windows. Lintels can be structural/load bearing or ornamental.
18. Mansard Roof. A roof with two slopes on each of four sides, the lower steeper than the upper, or culminating in a flat roof at the ridge line.
19. Massing. The three-dimensional bulk of a structure: height, width, and depth.
20. Massing Break. Recess/projection measured from the building footprint with minimum dimensions of one (1) foot in depth by three (3) feet in length by eight (8) feet in height.
21. Mixed-use. A development that has a vertical separation of commercial and residential land uses in a building. Residential units within a commercial district are subject to compliance with allowed density and shall not be located on the ground floor.

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22. Multiplex (5+ units). A residential building with five or more units.
23. Occupied Space. An enclosed space in a building intended for human activities, including bathrooms and circulation, but not including vehicle parking or space for other building functions such as storage, solid waste storage, building equipment, or computer servers.
24. Plaza. A public square or open space accessible to the public.
25. Porch. An Entryway Type, usually with outdoor steps, stairs, and/or a raised platform, where an entry door and corresponding landing area (entrance) are provided on the front elevation of a building on the ground floor, for the purpose of providing pedestrian access from the outdoor ground elevation to a building interior. A porch can be recessed or projected, but must be covered.
26. Public Realm. The area outside a building accessible or visible to the public, including public right-of-way, sidewalk easement, and publicly accessible open space.
27. Shed Roof. A roof shape having only one (1) sloping plane.
28. Stepback. The required or actual placement of a building a specified distance away from a road, property line, or other structure at a level above the first floor.
29. Street. A public or private right-of-way.
30. Transparency. The ability of a building or structure to visually transmit light, allowing for a clear view of the interior or exterior spaces via doors and windows.
31. Triplex. A residential building with three (3) units.
32. Unoccupied Space. An enclosed space in a building not intended for human activities but only for building services, such as storage, trash, equipment, building utilities.
33. Wall Plane Variation. Change in condition, character, or form of a continuous exterior wall implemented through one or more options outlined Section 9-4.130(f)(3)(ii).

EXHIBIT B: Proposed Municipal Code Text Amendment – Title 9

9-2.107 Design Review Committee.

- (a) Purpose. The Design Review Committee is established to implement the goals and policies of the General Plan. The intent is to ensure that the physical design of new development meets the following objectives:
- (1) Maintaining the rural character and identity of Atascadero;
 - (2) Enhancing the appearance and character of the City by reviewing the architecture and site plans for commercial, office, industrial, single-family residential subject to CEQA, and multifamily or mixed-use residential projects that are requesting a discretionary approval or exception;
 - (3) Ensuring that development is compatible with surrounding uses and improvements by requiring building designs that provide appropriate visual appearance and site plans to mitigate neighborhood impacts.
- (b) Design Review Committee—Composition. The City Council shall appoint the Design Review Committee. The Design Review Committee shall consist of the following:
- (1) Two (2) members of the City Council;
 - (2) Two (2) members of the Planning Commission;
 - (3) One (1) at large member resident of the City. This at large member shall be a resident of the City. The Council shall choose an at large member that best fits the intent of the Design Review Committee.
- (c) Terms of Service. The Design Review Committee members from the City Council and Planning Commission shall serve a two (2) year term. This service term shall commence at the date of appointment. The at large member resident shall have a service term of two (2) years. This term shall begin at the date of appointment by the City Council.
- (d) Authority. The Design Review Committee has the authority to approve and make recommendations to the review authority (Director, Planning Commission, or City Council, depending on the project) in regards to the architectural appearance, signage, site plan, and landscape plan of the following projects:
- (1) All multifamily residential and mixed-use projects that do not comply with Section 9-4.130 (Multifamily and Mixed-use Building Design Standards) or that require discretionary action;
 - (2) All nonresidential projects, including commercial, office, and industrial, unless determined to be minor and incidental by the Community Development Director;
 - (3) Public facility projects and buildings located in a highly visible area;
 - (4) Development in an open space zoning district;
 - (5) Development projects requiring a conditional use permit, zone change (including requests for a planned development overlay zone), or general plan amendment.
- (e) Meeting. The Design Review Committee shall convene as needed. This meeting shall be open to the public and consist of a quorum of the Committee, the Community Development Director or their designee, and pertinent City staff members.
- (f) Appearance Review Approval. The Design Review Committee shall take into consideration the following criteria in either approving or endorsing the design of a project, or making recommendations for projects that require Planning Commission and/or City Council approval. The Design Review Committee may require or recommend additional conditions of approval. The following is a list of criteria that the Design Review Committee shall take into consideration:

- (1) Project design consistency with the goals and policies established by the General Plan;
 - (2) Project design consistency with the guidelines and standards for development set forth in the Atascadero Municipal Code and by the Appearance Review Manual;
 - (3) Finding that the proposed development plan is compatible with, and is not detrimental to, surrounding land uses, and improvements provide appropriate visual appearance.
- (g) Determination.
- (1) The Community Development Director shall provide the applicant with correspondence regarding the outcome of the meeting, including any additional recommendations or conditions of approval that are required or recommended by the Committee.
- (h) Compliance. All requirements imposed by the Design Review Committee shall be incorporated into a building permit and completed prior to permit final, unless altered by the decision-making body. Failure to comply with the requirements of the Design Review Committee for projects over which they have approval authority constitutes a violation of this code.
- (i) Appeals. Appeals of final decisions from the Design Review Committee, where the committee acts as the decision-making body, shall be made to the Planning Commission and filed within fourteen days (14) days of the Design Review Committee's decision. Any additional appeals shall be consistent with Section 9-1.111 of this chapter. If the Design Review Committee cannot reach a decision on a design review issue, the Committee may refer this issue to the Planning Commission.

9-2.109 Precise plan.

- (a) Precise plan approval is required when a development or use of land is listed in a particular zoning district as an allowable use and when it is determined by the Community Development Director that the development project, or the establishment of a use of land which is not a development project, is not eligible for a categorical exemption pursuant to Public Resources Code Section 21084 and the State EIR Guidelines. Precise plans consider the greater effects such uses may have upon their surroundings, and the characteristics of adjacent uses which could have detrimental effects upon a proposed use. The preparation and processing of a precise plan shall be as follows:
- (b) Precise Plan Content. Precise plan applications shall include, as may be necessary, site plans, written descriptions of activities to be conducted, technical studies of site characteristics, and any other materials set forth on the application form or otherwise prescribed by City policy.
- (c) Review and Approval. The Community Development Director shall approve a precise plan application at the end of the public notice period when the proposed project or use satisfies all applicable provisions of this title. The approval shall become effective for the purpose of issuance of a building or grading permit, or establishment of a use not involving construction, fourteen (14) days after approval, unless an appeal is filed with the Planning Department as set forth in subsection (d) of this section.
- (d) Appeal of Precise Plan Decision. Any person may appeal a decision on a precise plan application as set forth in Section 9-1.111.

9-2.110 Conditional use permit.

- (a) The conditional use permit is the process used to review land use proposals of a nature or magnitude which could significantly affect their surroundings. Such land use proposals include:
 - (1) Uses that are shown as conditional uses in a particular zoning district; or
 - (2) Multifamily and mixed-use residential developments, even if such a development is listed as an allowed use in a particular zoning district, if the proposed development is not compliant with

- Section 9-4.130 (Multifamily and Mixed-use Building Design Standards), and/or if the project includes fifty (50) or more dwelling units.
- (3) Nonresidential development containing fifty thousand (50,000) square feet or more of building footprint area, even if such a development is listed as an allowable use in a particular zoning district; or
 - (4) Outdoor commercial and industrial sales and storage developments as defined by Section 9-9.102 of ten thousand (10,000) square feet or more, even if such a development is listed as an allowable use in a particular zoning district.
- (b) Because of the intensity or specific characteristics of such uses, public review and input into decisions on whether to approve such proposals is needed. That input is given in a public hearing before the Planning Commission. The conditional use permit is a discretionary approval and the Planning Commission may approve or disapprove a conditional use permit or may adopt additional conditions of approval. Conditional use permit applications may be denied by the Planning Commission because of specific findings identified through public hearing testimony or because of provisions of this title. When conditional use permit approval is required, preparation and processing of the application shall be as follows:
- (1) Conditional Use Permit Content. Applications shall be made to the Community Development Department in the form prescribed by the Community Development Director or their designee, including, as may be necessary, site plans, written descriptions of activities to be conducted, technical studies of site characteristics, and any other materials set forth on the application form or otherwise prescribed by City policy.
 - (2) Approval. The authority to take final action on a conditional use permit as set forth in this subsection is assigned to the Planning Commission, provided that such decisions may be appealed to the City Council (Section 9-1.111, Appeal), and unless combined with other applications requiring City Council approval.
 - (i) Conditions of Approval. After the conclusion of a public hearing, the Planning Commission may approve, conditionally approve, or disapprove the conditional use permit. In conditionally approving a conditional use permit, the Planning Commission shall designate such conditions to satisfy any requirements of CEQA, and to:
 - a. Secure compliance with the objectives and requirements of this title and the General Plan; and
 - b. Designate time limits or phasing schedules other than those specified in Section 9-2.112 for the completion of projects when deemed appropriate.
 - (ii) Additional Conditions. In addition to the conditions of Section 9-2.110(b)(3)(i), the Planning Commission may adopt other conditions, including, but not limited to:
 - a. Requiring that security be provided to guarantee performance and/or compliance with conditions of approval, as set forth in Section 9-2.121;
 - b. Requiring installation of specific on-site or off-site improvements;
 - c. Requiring periodic review or limiting the permit to a specified period of time;
 - d. Requiring that the permit be personal to the applicant or be applicable to the property;
 - e. Any other conditions as are judged by the Planning Commission to be necessary to achieve compatibility between the proposed use and its site, its immediate surroundings, and the community
 - (iii) Effect of Conditions. Whenever a conditional use permit approval is granted or amended subject to conditions, use or enjoyment of the conditional use permit approval in violation,

or without observance of any conditions shall constitute a violation of this title. In the event of such a violation, the approval may be revoked or modified as provided in Section 9-8.105. The duration of conditions is established in Section 9-2.118. Any change in the conditions of approval of a conditional use permit shall only be allowed after following all procedures undertaken for the original approval.

- (iv) Required Findings. The following findings must be made to approve a Conditional Use Permit:
- a. The proposed project or use is consistent with the General Plan; and
 - b. The proposed project or use satisfies all applicable provisions of this title; and
 - c. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
 - d. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
 - e. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and
 - f. The proposed project is in compliance with any pertinent city policy or criteria adopted by ordinance or resolution of the city council; and
 - g. Any additional findings deemed necessary or listed within specific code sections.
 - h. For a project that is defined as a “Housing Development Project” by the Housing Accountability Act (California Government Code Section 65589.5(h)(2)), the reviewing body must approve or conditionally approve the project unless it makes one of the following findings supported by a preponderance of the evidence in the record:
 1. The project does not comply with all applicable objective General Plan, Zoning Regulations, Subdivision, and development standards including objective design review standards.
 2. The project would result in a specific adverse impact to public health and safety that cannot be feasibly mitigated without denying the project or reducing its density. As used in this Section, a “specific, adverse impact” is defined by California Government Code Section 65589.5(j) and means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
 3. Effective Date. The approval of a conditional use permit shall become final and effective for the purposes of issuing a construction permit or establishing a nonstructural use fourteen (14) days following the Planning Commission approval unless prior to that time an appeal to the decision is filed as set forth in Section 9-1.111(b).
 4. Types of Conditional Use Permits. The City has established three levels of use permit review related to project scale: Minor, Standard, and Major, with fees established for each by resolution of the City Council. Each type of conditional use permit shall follow the review process outlined in this Subsection 9-2.110(b).

9-2.122 Housing Accountability Act Streamlined Review

- (a) Projects defined as “housing development projects” by Government Code Section 65589.5(h)(2) are subject to unique regulations, including review timeframes, a limit on the number of public meetings, and specific findings in case of denial or a reduction in density. If conflicts occur between other procedures in Title 9 and the procedures of Government Code Section 65589.5(h)(2), Government Code Section 65589.5(h)(2), as it may be amended from time to time, control.

9-3.245 Minimum lot size—RMF Zone.

The minimum lot size in the Residential Multiple-Family Zone shall be one-half (1/2) acre. Smaller lot sizes may be allowed for planned residential developments, including condominiums and mobilehome developments, provided that the overall density within the project conforms with Section 9-3.252. There shall be no minimum lot size for lots designed consistent with the small lot subdivision standards as set forth in Subsection 9-4.130(I)(9) (Small Lot Subdivisions).

9-3.252 Density—RMF Zone.

The allowable base density in the Residential Multiple-Family Zone shall be designated on the official zoning maps as provided by Section 9-3.104(c) and be consistent with the General Plan for new residential subdivisions as follows, provided that no minimum density is required for parcels of one-half acre or less:

- (a) Areas Designated Low Density Multiple-Family Residential. The minimum number of dwelling units per net acre is two (2). The maximum number of dwelling units per net acre is ten (10).
- (b) Areas Designated High Density Multiple-Family Residential.
- (1) Base Density. The minimum number of dwelling units per net acre is twenty (20). The maximum number of dwelling units per net acre is twenty-four (24).
- (2) To encourage smaller units that are affordable by design, maximum density may be calculated based on unit size.
- (c) Fractional Density. To encourage smaller units that are affordable by design, maximum density may be calculated based on unit size. Fractional density shall not be used to determine minimum density.
- (1) Calculation. The following density unit value attributed to unit sizes may be used for the purpose of calculating multi-unit maximum development density allowed on a high-density multifamily zoned parcel:
- (i) Units up to six hundred (600) square feet = one half (0.50) unit
 - (ii) Units of six hundred one (601) square feet up to one thousand (1,000) square feet = two thirds (0.66) unit
 - (iii) Units over one thousand (1,000) square feet = one (1) unit
- (2) Rounding. Maximum residential development potential shall be the net lot area (in whole and fractional acres), multiplied by the maximum density allowed. The resulting number (in density units, carried out to the nearest one hundredth [0.01] unit) shall be the maximum residential development potential. For example, when a calculation results in a density of 4.74 units, up to nine (9) units that are less than six hundred (600) square feet in size would be permitted; when a calculation results in a density of 4.75 units, up to ten (10) units less than six hundred (600) square feet in size would be permitted). Any combination of dwelling types and numbers may be developed, so long as their combined density unit values do not exceed the maximum potential. The rules of rounding stated in this section for fractional density shall supersede the rules of rounding stated in Section 9-1.109(b)(4).

- (3) For all regulations other than maximum density, (e.g., parking requirements, minimum density etc.), regulations shall be based on the number of units, not based on the number of fractional density units.
- (d) Hillside Density Standards. The densities permitted by subsections (a), (b), and (c) of this section shall be modified to the following base densities (prior to any fractional density calculation) based on site topography, as follows:

Average Slope	Low Density Multiple-Family (units/acre)	High Density Multiple-Family (units/acre)	
		Minimum	Maximum
0—10.99%	10	20	24
11—15.99%	7	14	17
16—20.99%	5	10	12
21—25.99%	3	6	7
26—30.0%	2	4	5
> 30%	1	2	2

- (e) For medical extended care services, where residents are primarily non-ambulatory, the following maximum bed/net acre densities may be permitted:

RMF-10 District	34 beds/net acre
RMF-24 District	55 beds/net acre

Such approval shall require a finding that the average daily traffic generated by the project would not exceed that of a multifamily project. The project must also meet all property development standards and objective design standards of this code pertaining to multifamily developments and all pertinent code sections.

- (f) Sewer Service. Sewer service and the inclusion of property within the urban services line (USL) shall be a prerequisite to developing multiple-family projects to the density standards of the RMF zone.
- (g) Density Bonus. A density bonus and/or development concessions or waivers may be granted consistent with Sections 9-3.801 through 9-3.806.

9-3.262 Property development standards—RMF.

In addition to the standards specified in Chapter 4 of this title, General Site Design and Development Standards, the following development standards shall apply to all residential projects of two or more units, including those projects that utilize modular units, mobile homes, or stock plans:

- (a) Reserved.
- (b) Enclosed Storage – Accessible from Exterior. Each dwelling unit must be provided a minimum of one hundred thirty (130) cubic feet of enclosed storage space, exclusive of closets located within units. Enclosed storage must provide an exterior entrance and may be located in either a principal or accessory building. Storage space for each unit or a portion thereof may be combined for the provision of bicycle parking and storage. All bicycle parking/storage must meet the following standards:

- (1) Bicycle parking/storage must be enclosed, lockable, and located within the residential or accessory building on the ground floor unless the building includes elevator access to upper floors.
 - (2) Bicycle parking/storage must provide a minimum of one 110-volt electrical outlet and an additional outlet per ten bicycle parking spaces for charging electric bicycles.
 - (3) Bicycle parking/storage racks must be designed to allow the user to lock the bicycle to the rack and keep at least one bicycle wheel on the ground or provide a means for the user to roll the bicycle onto a rack and lift it up to a second level.
- (c) Outdoor Recreation or Gathering Areas.
- (1) Size and Type of Open Space. Outdoor recreational or gathering open space must be provided at a ratio of two (200) square feet per unit.
 - (i) Two-, three-, or four-unit projects must provide outdoor space as: (1) a private amenity designed for exclusive use of a dwelling unit; or (2) as common open space provided that no individual common open space area is less than four hundred (400) square feet; or (3) a combination of private and common open space provided no individual common open space is less than four hundred (400) square feet.
 - (ii) For developments of five (5) to nine (9) dwelling units, outdoor space must be provided as common open space or a combination of private and common areas, provided no more than 50 percent of the open space is private and no common open space is less than eight hundred (800) square feet.
 - (iii) For developments of ten (10) or more dwelling units, outdoor open space shall be provided as common open space or a combination of private and common areas, provided no more than 50 percent of the open space is private and no common open space is less than one thousand (1,000) square feet. Open space may include upper floor private or common gathering spaces.
 - (2) Private Open Space Standards. Any private outdoor open space used to satisfy Section 9-3.262(c)(1) must meet the following standards:
 - (i) Minimum dimensions must be six (6) feet (width and depth) in any direction.
 - (ii) The private open space must be adjacent to, and directly accessible from, the residential unit being served.
 - (3) Common Open Space Standards. Any common open space areas used to satisfy Section 9-3.262(c)(1) must meet the following standards:
 - (i) Minimum dimensions must be ten (10) feet (width and depth) in any direction.
 - (ii) May be located at grade, on an upper floor terrace or courtyard, or a building rooftop, in the form of a roof deck.
 - (iii) May not be located in drainage basins with a depth of two (2) feet or greater, areas without a flat bottom, and/or areas not accessible via pedestrian paths or trails to the units being served.
 - (4) Common Open Space – Required Amenities. All projects shall incorporate the number of common open space amenities indicated in Table 9-3.262-1, choosing from the options listed in respective Subsections (i), (ii), and (iii) below.

Table 9-3.262-1: Minimum Number of Required Common Open Space Amenities by Project Size			
Project Size	Tier 1	Tier 2	Tier 3

2-4 units	1	1	1
5-9 units	1	2	1
10+ units	1	2	2

- (i) Tier 1 Amenities. Projects must incorporate, at a minimum, the number of open space amenities identified in Table 9-3.262-1 for Tier 1, choosing from the following list of amenities:
- a. Open space that is designed as a courtyard entry for three (3) or more units that is physically separated from the parking area and directly accessible from, and oriented towards, a public street with a pedestrian pathway. For flag lots, the courtyard and pedestrian connection must be oriented to a shared parking lot.
 - b. Shade covering a minimum of fifty percent (50%) of the outdoor common open space, which must include at least one canopy tree and may also be supplemented with shade covers.
 - c. Art installation, such as sculpture, murals, or water features. A mural must measure at least one-hundred twenty (120) square feet; sculptures (including any decorative base) and water features must have a minimum cumulative footprint of twenty-five (25) square-feet and must be part of a communal amenity space.
 - d. Preservation of an on-site native tree, heritage tree, as defined in Chapter 11 (Native Tree Regulations), or other healthy, mature tree, defined as a non-protected tree with a diameter-at-breast-height (DBH) of 12 inches or greater.
- (ii) Tier 2 Amenities. Projects must incorporate, at a minimum, the number of open space amenities identified in Table 9-3.262-1 for Tier 2, choosing from the following list of amenities:
- a. Fixed or movable seating or outdoor dining areas such as picnic-style tables, at a ratio of no less than one seat per unit with a maximum of 15 seats per project.
 - b. An enclosed, off-leash dog run/relief/wash area that includes signage, pet waste bag, and disposal receptacle(s), and potable water connection for dog bowl refilling and dog wash capabilities.
 - c. Children’s play area, subject to the following:
 - (1) Projects of less than three (3) units: at least one (1) piece of permanent play equipment designed for children of all abilities and ages.
 - (2) Projects of five (5) to nine (9) units: at least two (2) pieces of permanent play equipment designed for children of all abilities and ages, or the equivalent in size, scale, and recreation diversity.
 - (3) Projects of ten (10) or more units: at least four (4) pieces of permanent play equipment designed for children of all abilities and ages, or the equivalent in size, scale, and recreation diversity.
 - d. Sports court or other outdoor activity stations (ping pong, etc.).
 - e. Pool or spa.
 - f. Outdoor kitchen, subject to the following:
 - (1) Equipment must be located at least twenty (20) feet from adjacent existing or proposed residential units.
 - (2) Barbeque with a permanent natural gas line installed

- (3) A sink with waste line must be provided
 - (4) An electrical outlet must be provided within the gathering space
 - g. Fire pit with permanent natural gas line installed located at least twenty (20) feet from adjacent existing or proposed residential units surrounded by hardscape that allows for seating.
 - h. Patio area with a minimum one hundred fifty (150) square feet and minimum dimension of ten (10) feet in any direction, constructed with decorative pavers or stamped/colored concrete without steps or grade changes more than five percent (5%). Up to fifty (50) square feet of the required area may be occupied by plantings and landscaping either in ground or potted.
 - i. Preservation of twenty-five percent (25%) of existing mature tree canopy over the entirety of the project site based on recommendations of a qualified arborist.
 - (iii) Tier 3 Amenities. Projects must incorporate, at a minimum, the number of open space amenities identified in Table 9-3.262-1 for Tier 3, choosing from the following list of amenities:
 - a. Vertical landscaping, either climbing or cascading vines or plants.
 - b. Community garden, which must include the following:
 - (1) At least one (1) potable water connection and irrigation to all gardening areas;
 - (2) One (1) potting station, including a table no less than two (2) feet by four (4) feet;
 - (3) One (1) compost bin; and
 - (4) One (1) tool storage structure that is either designed to match the main structure's appearance or is placed behind a principal building and designed and constructed with agrarian appearance, and sized adequately to contain gardening tools.
 - c. Flowering plants or edible landscape.
 - d. One hundred percent (100%) native, drought-tolerant plants and habitat, unless combined with edible landscape, in which case at least seventy-five percent (75%) must be native, drought-tolerant plants, with the remainder edible landscape.
 - e. Interpretive or educational information about geography, history, ecology, or indigenous history.
 - f. Nature trail measuring no less than one quarter (1/4) mile in length, defined as a path through undeveloped (no buildings, pavement, or utilities), vegetated areas, used for walking and seeing plants and wildlife.
- (5) Open Space Area – Additional Standards and Restrictions. Private and common open space areas intended to comply with Section 9-3.262(c)(1) must meet the following standards:
- (i) Except for trails, required open space areas must be located in a flat or terraced area of six percent slope (6%) or less;
 - (ii) Required open space areas must not be met with areas designed primarily as walkways to doors, or other areas that cannot accommodate people gathering and/or are meant for a different purpose (such as a passageway); and
 - (iii) If located in a primary, secondary, or corner street setback, open space use areas must be set back at least five (5) feet from the property line/edge of right-of-way.

- (d) Open Space Reductions. Open space requirements may be reduced as follows:
- (1) Up to twenty-five percent (25%) of the required open space (Section 9-3.262(c)(1)) may be reduced if the project site is located within one thousand (1,000) feet of a publicly accessible park, or up to fifty percent (50%) if located within five hundred (500) feet of a publicly accessible park.
 - (2) For developments of fifty (50) units or more, up to twenty-five percent (25%) of the open space area may be satisfied with an indoor recreation area measuring at least two thousand (2,000) square feet and directly accessible to an outdoor common area.
- (e) Transition Zones Adjacent to Single Family. See 9-4.130(j) (Transition to Abutting Rural and Single Family Uses).
- (f) Laundry Facilities. Laundry facilities must be provided in the form of either: (1) laundry hook-ups within each individual dwelling unit; or (2) a shared laundry facility equipped with washers and dryers at a ratio of one (1) washer and dryer for every six (6) units.
- (g) Maintenance Requirement. The site must be maintained and kept clear of any debris or storage including construction debris, unless part of an active, approved construction permit. All finishes, structures, paved areas, and landscaping must be repaired or replaced as needed. Any dead or non-thriving landscaping must be immediately replaced. All landscaping required for screening of any use, structure, or utility/mechanical equipment must be maintained at a height and density to achieve maximum screening while appearing groomed and orderly. Irrigation systems must be maintained to ensure long-term viability of the planted areas. All site lighting must remain in good working order. Movable furniture or amenities must be replaced by the owner when damaged. All frontage or on-site trees must be maintained in a manner that allows the tree to grow to its full natural height and natural canopy. No growth suppressants are permitted that result in stunting or modifying the natural growth pattern of the tree. Should such trees be maintained contrary to this condition, the owner will be responsible for replacement.
- (l) RMF-24 properties identified in the Housing Site Inventory of the General Plan Housing Element shall be permitted “by right” and will not be subject to conditional use permit. Proposed planned development projects or other relief from property development standards on these parcels shall be subject to discretionary review per the requirements of the municipal code.

9-3.330 Nonresidential district allowable land uses.

Table 3-2 identifies the uses of land allowed by this Zoning Code in each nonresidential district, and the entitlement required to establish each use, in compliance with Chapters 9-1 and 9-2 of this code. Where the last column in the tables (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this article may also apply.

**Table 3-2 – Nonresidential Use Table
Allowed Land Uses and Permit Requirements**

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required <input type="checkbox"/> Not Permitted										Special Regulation(s)
	Permitted Uses By Zones										
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Mixed-Use	CUP ¹	CUP ¹	CUP ¹	CUP ¹			A ¹	A ¹			9-3.331
Multifamily Dwelling	CUP ²	CUP ²	CUP ²	CUP ²							9-3.262

9-3.331 Mixed-use residential requirements.

- (a) Mixed-Use Development. Mixed-Use developments are defined as developments that have a vertical separation of commercial and residential land uses in a building, with commercial uses on the ground floor and residential uses above.
- (b) Density and Fractional Density.
 - (1) Mixed-use developments have a maximum base density of twenty-four (24) dwelling units per acre.
 - (2) To encourage smaller units that are affordable by design, the City authorizes fractional density units wherein maximum density may be calculated based on unit size in mixed-use developments.
 - (i) The following density unit value attributed to unit sizes may be used for the purpose of calculating multi-unit maximum development density allowed on a parcel:
 - (A) Units up to six hundred (600) square feet = one half (0.50) units
 - (B) Units of six hundred one (601) square feet up to one thousand (1,000) square feet = two thirds (0.66) unit
 - (C) Units over one thousand (1,000) square feet = one (1) unit
 - (ii) Maximum residential development potential is the gross lot area (in whole and fractional acres), multiplied by the maximum density allowed. The resulting number (in density units, carried out to the nearest one hundredth unit) will be the maximum residential development potential. For example, when a calculation results in a density of 4.74 units, up to nine units that are less than 600 square feet in size would be permitted; when a calculation results in a density of 4.75 units, up to 10 units less than 600 square feet in size would be permitted). Any combination of dwelling types and numbers may be developed, so long as their combined density unit values do not exceed the maximum potential. The rules of rounding stated in this section for fractional density supersede the rules of rounding stated in Section 9-1.109(b)(4).
 - (iii) For all regulations other than maximum density, (e.g., parking requirements, minimum density etc.), regulations shall be based on the number of units, not based on the number of fractional density units.
- (c) Building Design Standards. See Section 9-4.130 (Multifamily and Mixed-use Building Design Standards).
- (d) Mechanical equipment. Mechanical equipment must be set back no less than five feet from property lines, may not be visible from a public right-of-way, and must comply with Section 9-4.128 (Fencing and screening).

- (e) Storage. Each dwelling unit must be provided a minimum of one hundred thirty (130) cubic feet of enclosed storage space, which do not include closets accessed from the interior of units. Storage space for each unit or a portion thereof may be combined for the provision of bicycle parking and storage. All bicycle parking/storage must meet the following standards:
 - (1) Long-term bicycle parking spaces must be enclosed, lockable, and located within the residential building on the ground floor unless the building includes elevator access to upper floors
 - (2) Long-term bicycle parking spaces must provide a minimum of one 110-volt electrical outlet and an additional outlet per ten bicycle parking spaces for charging electric bicycles.
 - (3) Long-term bicycle parking racks must be designed to allow the user to lock the bicycle to the rack and keep at least one bicycle wheel on the ground or provide a means for the user to roll the bicycle onto a rack and lift it up to a second level.
- (f) Transitions Zones Adjacent to Single Family. See 9-4.130(j) (Transition to Abutting Rural and Single Family Uses).
- (g) Downtown Maximum Average Unit Size. The maximum average size of all dwelling units within a new mixed-use project in the Downtown districts (DO or DC) must be no greater than 1,200 square feet. Any existing units that comply with zoning use standards (are located on upper floors with commercial space below) may be excluded from this calculation.
- (h) Common and Private Open Space Requirements.
 - (1) Size and Type of Open Space. Recreational or gathering open space (that is separate from the living space of a unit) must be provided at a ratio of thirty (30) square feet per unit.
 - (i) Exemption. Projects with four or fewer units within commercial zones, or developments of 10 or fewer units within the Downtown Zoning districts (DO or DC) are exempt from open space requirements.
 - (ii) For non-exempt developments with forty-nine (49) dwelling units or less, recreational or gathering open space may be provided as private open space, common open space, or a combination of private and common space.
 - (iii) For developments of fifty (50) or more dwelling units, recreational or gathering open space must be provided as common open space or a combination of private and common areas, provided no more than fifty (50) percent of the open space is private.
 - (2) Private Open Space Standards. Any private outdoor open space used to satisfy Section 9-3.331(h)(1) must meet the following standards:
 - (i) Minimum dimensions must be five (5) feet (width and depth) in any direction.
 - (ii) The private open space must be adjacent to, and directly accessible from, the residential unit being served.
 - (3) Common Open Space Standards. Any common outdoor open space used to satisfy Section 9-3.331(h)(1) must meet the following standards:
 - (i) Minimum dimensions shall be ten (10) feet (width and depth) in any direction.
 - (ii) Common open space areas must be at least seven hundred fifty (750) square feet.
 - (iv) May be located at grade, on an upper floor terrace or courtyard, or a building rooftop, in the form of a roof deck, except it may not be located at grade within the Downtown Districts nor adjacent to a public street unless in the form of a publicly accessible plaza.
 - (v) May not be located in drainage basins with a depth of two (2) feet or greater and/or areas not accessible via pedestrian paths or trails to the units being served.

- (vi) Required open space areas must not be met with areas designed primarily as walkways to doors, or other areas that cannot accommodate people gathering and/or are meant for a different purpose (such as a passageway).

9-3.340 Property development standards.

New subdivisions, land uses, structures, and alterations to existing land uses and structures shall be designed, constructed and established in compliance with the Sections 9-3.62 and 9-3.341 through 9-3.444, in addition to applicable standards (e.g., landscaping, parking, fencing, etc.) in Chapter 9-4, and Special Land Use Regulation in Chapter 9-6 of this title.

9-3.341 CN Zone.

The following are property development standards for the CN in addition to those found in Chapters 9-3, 9-4, 9-6, and other special use regulations found in this title:

- (a) Lot Size. The minimum lot size in the Commercial Neighborhood Zone shall be one-half (1/2) acres. Smaller lot sizes may be allowed for planned commercial and industrial developments, including condominiums, where the Planning Commission determines that such smaller lot sizes will not be detrimental to the purpose and intent of the Commercial Neighborhood Zone.
- (b) Multifamily Dwellings. Multifamily dwellings are permitted with a minor conditional use permit when located on the second floor or above.
- (c) Fire Backflow Devices. Fire backflow devices are required to be integrated into the site or building design, are prohibited in any public right-of-way, and must also be accessible to Fire Department and Water Company personnel at all times.
- (d) Fire Connection Devices. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7 of the California Fire Code.

9-3.342 CP Zone.

The following are property development standards for the CP in addition to those found in Chapters 9-3, 9-4, 9-6, and other special use regulations found in this title:

- (a) Lot Size. The minimum lot size in the Commercial Professional Zone shall be one-half (1/2) acre. Smaller lot sizes may be allowed for planned commercial and industrial developments, including condominiums, where the Planning Commission determines that such smaller lot sizes will not be detrimental to the purpose and intent of the Commercial Professional Zone.
- (b) Fire Backflow Devices. Fire backflow devices are required to be integrated into the site or building design, are prohibited in any public right-of-way, and must also be accessible to Fire Department and Water Company personnel at all times.
- (c) Fire Connection Devices. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7 of the California Fire Code.

9-3.343 CR Zone.

The following are property development standards for the CR in addition to those found in Chapters 9-3, 9-4, 9-6, and other special use regulations found in this title:

- (a) Lot Size. The minimum lot size in the Commercial Retail Zone shall be one-half (1/2) acre. Smaller lot sizes may be allowed for planned commercial and industrial developments, including

condominiums, where the Planning Commission determines that such smaller lot sizes will not be detrimental to the purpose and intent of the Commercial Retail Zone.

- (b) **Parking.** Parking areas designated to have vehicles facing El Camino Real or the freeway shall be screened with a landscaped berm a minimum of thirty (30) inches in height.
- (c) **Setback.** A minimum freeway setback of ten (10) feet shall be provided. Said setback area shall be landscaped.
- (d) **Utilities.** All new and existing utilities shall be installed underground.
- (e) **Fire Backflow Devices.** Fire backflow devices are required to be integrated into the site or building design, are prohibited in any public right-of-way, and must also be accessible to Fire Department and Water Company personnel at all times.
- (f) **Fire Connection Devices.** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7 of the California Fire Code.

9-3.344 CS Zone.

The following are property development standards for the CS in addition to those found in Chapters 9-3, 9-4, 9-6, and other special use regulations found in this title:

- (a) **Lot Size.** The minimum lot size in the Commercial Service Zone shall be one (1) acre. Smaller lot sizes may be allowed for planned commercial and industrial developments, including condominiums, where the Planning Commission determines that such smaller lot sizes will not be detrimental to the purpose and intent of the Commercial Service Zone.
- (b) **Fire Backflow Devices.** Fire backflow devices are required to be integrated into the site or building design, are prohibited in any public right-of-way, and must also be accessible to Fire Department and Water Company personnel at all times.
- (c) **Fire Connection Devices.** Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7 of the California Fire Code.

9-3.347 DC/DO Zone.

The following are property development standards for both the DC and DO zoning districts, in addition to those found in Chapters 9-4, 9-6, and other special use regulations found in this title.

Development Feature	Requirement by Zoning District	
	DC	DO
	Downtown Commercial	Downtown Office
Minimum lot size	No minimum	
Setbacks	<i>Minimum and maximum setbacks required. See Section 9-4.103 for setback requirement, allowed projections into setbacks, and exceptions to setbacks.</i>	
Primary Street	None allowed, except for building insets designed to accommodate outdoor eating and seating areas, and except for East Mall between El Camino Real and Palma Avenue, where a minimum of 20 feet is required.	As required by Section 9-4.106 when adjacent to a residential zone, none required otherwise.
Sides (each)	None required	
Rear	None required	
Creek	To be determined through Design Review	
Height limit	45 feet; 18 feet on the west side of El Camino Real between Atascadero Creek and the lot line common to Lots 19 and 20, Block H-B, Atascadero Colony Map.	35 feet
Landscaping	As required by Section 9-4.124 et seq. (Landscaping, screening and fencing)	
Off-street parking	None required, except as required by Section 9-4.114 for hotels, motels, residential uses, offices, government offices and facilities, and health care services, and for all development east of Atascadero Creek.	As required by Section 9-4.114 et seq.
Signs	See Chapter 9-15	
Density	24 dwelling units/acre maximum See also Section 9-3.331(b) (Density and Fractional Density).	24 dwelling units/acre maximum See also Section 9-3.331(b) (Density and Fractional Density).
Fire backflow devices	(a) Fire Backflow Devices. Fire backflow devices are required to be integrated into the site or building design, are prohibited in any public right-of-way, and must also be accessible to Fire Department and Water Company personnel at all times. (b) Fire Connection Devices. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7 of the California Fire Code.	

Article 30. Density Bonus

9-3.801 Purpose.

The purpose of this Article is to establish a program in accordance with California Government Code Section 65915 through 65918 (State Density Bonus Law) to provide both density increases and other incentives to encourage the creation of housing affordable to moderate-, low-, and very low-income households, seniors, and other qualifying households under State law.

9-3.802 Applicability.

- (a) **General.** All proposed housing developments that qualify under California Government Code Section 65915 for a density increase and other incentives, and any qualified land transfer under California Government Code Section 65915 shall be eligible to apply for a density bonus (including incentives and/or concessions) consistent with the requirements, provisions and obligations set forth in California Government Code Section 65915, as it may be amended from time to time.
- (b) **Compliance.** The applicant shall comply with all requirements stated in California Government Code Sections 65915 through 65918. The requirements of California Government Code Section

65915 through 65918, and any amendments thereto, shall prevail over any conflicting provision of this Code.

- (c) **Excluded development.** An applicant shall not receive a density bonus or any other incentive or concession if the housing development would be excluded under California Government Code Section 65915.
- (d) **Interpretation.** The provisions of this subdivision shall be interpreted to implement and be consistent with the requirements of California Government Code Section 65915. Any changes to California Government Code Section 65915 shall be deemed to supersede and govern over any conflicting provisions contained herein. If any portion of this Article conflicts with State Density Bonus Law or other applicable State law, State law shall supersede this Section. Any ambiguities in this Section shall be interpreted to be consistent with State Density Bonus Law.
- (e) **Replacement Housing Requirement.** Pursuant to subdivision (c)(3) of California Government Code Section 65915, an applicant will be ineligible for a density bonus or other incentives unless the applicant complies with the replacement housing requirements therein, including in the following circumstances:
 - (1) The housing development is proposed on any parcel(s) on which rental dwelling units are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income;
 - (2) The housing development is proposed on any parcel(s) on which rental dwelling units that were subject to a recorded covenant, ordinance, or law that restricted rents to levels affordable to persons and families of lower or very low income have been vacated or demolished in the five-year period preceding the application;
 - (3) The housing development is proposed on any parcel(s) on which the dwelling units are occupied by lower- or very low-income households; or
 - (4) The housing development is proposed on any parcel(s) on which the dwelling units that were occupied by lower- or very low-income households have been vacated or demolished in the five-year period preceding the application.

9-3.803 Density Increase and Other Incentives.

- (a) **General.** If a qualifying affordable housing project or land transfer/cash payment meets the criteria of California Government Code Section 65915 et seq., the project shall be granted a density bonus, the amount of which shall be as specified in California Government Code Section 65915 et seq., and incentives or concessions also as described in California Government Code Section 65915 et seq.
- (b) **Density Bonus Units.** Except as otherwise required by California Government Code Section 65915, the density bonus units shall not be included when calculating the total number of housing units that qualifies the housing development for a density bonus.
- (c) **Market-rate senior citizen housing developments.** Market-rate senior citizen housing developments that qualify for a density bonus shall not receive any other incentives or concessions, unless California Government Code Section 65915 is amended to specifically require that local agencies grant incentives or concessions for senior citizen housing developments.

9-3.804 Physical Constraints and Parking Waivers.

- (a) **Physical Constraints.** Except as restricted by California Government Code Section 65915, the applicant for a density bonus may submit a proposal for the waiver or reduction of development standards that have the effect of physically precluding the construction of a housing development incorporating the density bonus and any incentives or concessions granted to the applicant. A request for a waiver or reduction of development standards shall be accompanied by documentation demonstrating that the waiver or reduction is physically necessary to construct the housing development with the additional density allowed pursuant to the density bonus and incorporating any incentives or concessions required to be granted. The City shall approve a waiver or reduction of a development standard, unless it finds that:
 - (1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;
 - (2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;
 - (3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or
 - (4) The waiver or reduction of the development standard would be contrary to state or federal law.
- (b) **Parking.** The applicant may request, and the City may grant, a reduction in parking requirements in accordance with California Government Code Section 65915(p), as that section may be amended from time to time.
- (c) **Order of Election of Development Standard Waivers/Reductions.** Applications for waivers and reductions to development standards shall be approved for all other development standards prior to the waiver or reduction in required open space or additional parking reductions beyond 9-3.804(b).

9-3.805 Retention of Density Bonus Units.

Consistent with the provisions of California Government Code Section 65915 et seq., prior to a density increase or other incentives being approved for a project, the City of Atascadero and the applicant shall agree to an appropriate method of ensuring the continued availability of the density bonus units.

9-3.806 Application procedure for Density Increase or Other Incentives.

- (a) **Application Requirements.** An application for a density increase or other incentives under this Article for a housing development shall be submitted in writing to the Planning Division to be processed concurrently with all other entitlements of the proposed housing development. The application for a housing development shall contain information sufficient to fully evaluate the request under the requirements of this Article, and in connection with the project for which the request is made, including, but not limited to, the following:
 - (1) A brief description of the proposed housing development;
 - (2) The total number of housing units and/or shared housing units (as defined in California Government Code Section 65915(o)(6)) proposed in the development project, including unit sizes and number of bedrooms;
 - (3) The total number of units proposed to be granted through the density increase and incentive program over and above the otherwise maximum density for the project site;

- (4) The total number of units to be made affordable to or reserved for sale, or rental to, very low-, low- or moderate-income households, or senior citizens, or other qualifying residents;
 - (5) The zoning, general plan designations, and assessor's parcel number(s) of the project site;
 - (6) A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveway(s) and parking layout;
 - (7) The proposed method of ensuring the continued availability of the density bonus units; and
 - (8) Within zones that rely on a form-based code, a base density study that identifies the density feasible on the site without incentives, concessions or density bonuses;
 - (9) A list of any concession(s) or incentive(s) being requested to facilitate the development of the project, and a description of why the concession(s) or incentive(s) is needed.
- (b) **Application Processing.** The application shall be considered by the Planning Commission and/or the City Council at the same time each considers the project for which the request is being made. If the project is not to be otherwise considered by the Planning Commission or the City Council, the request being made under this Article shall be considered by the Community Development Director or designee, separately. The request shall be approved if the applicant complies with the provisions of California Government Code Section 65915 et seq.

9-4.102 Applicability of the standards.

The standards of this chapter apply to all new land uses which are required to have a zoning approval pursuant to this title, except where the standards of Chapter 9-6 or Chapter 9-3 conflict with the provisions of this chapter, the more restrictive provisions prevail.

9-4.106 Street setbacks.

A street setback is measured at right angles from the nearest point on the property line to the building line. Setback landscaping and fencing standards are in Sections 9-4.125(a) and 9-4.128 of this chapter, respectively.

- (a) A, RS, RSF, and LSF Zones. All residential uses shall have a minimum primary street setback of twenty-five (25) feet, except as follows:
 - (1) Shallow Lots. The primary street setback shall be a minimum of twenty (20) feet for any lot less than ninety (90) feet deep.
 - (2) Flag Lots and Lots without Street Frontage. Determination of that portion of the site to constitute the required front yard within the flag shall be at the discretion of the applicant. The front setback of the flag of the lot shall be a minimum of ten (10) feet. The front setback within the accessway shall be as in subsection (a) of this section.
 - (3) Sloping Lot Adjustment. Where the elevation of the natural grade on a lot at a point fifty (50) feet from the centerline of the adjacent street right-of-way is seven (7) feet above or below the elevation of the centerline, a private garage may be located, at the discretion of the applicant, as close as five (5) feet to the street property line, subject to the approval of an administrative use permit (Section 9-1.112 of this title), provided that portions of the dwelling other than the garage shall be established at the setback otherwise required.
 - (4) Variable Setback Block. Where a residential block is partially developed with single-family dwellings having less than the required primary street setbacks and no uniform setback is established, the primary street setback may be adjusted by approval of an administrative use permit (Section 9-1.112 of this title) at the option of the applicant, as follows:

- (i) Prerequisites for Adjustment. Adjustment may be granted only when twenty-five percent (25%) of the lots on the block with the same frontage are developed and the entire block is within a single zone.
 - (ii) Allowed Adjustment. The normally required minimum primary street setback is to be reduced to the average of the primary street setbacks of the existing dwellings, which include attached garages but not detached garages, to a minimum of ten (10) feet.
- (5) The Design Review Committee (DRC) may grant an exemption to the primary street setback requirement based on neighborhood compatibility for structures that meet the following criteria:
 - (i) Structures are no greater than ten (10) feet in height;
 - (ii) Structures do not exceed primary street setback area coverage of more than fifty percent (50%);
 - (iii) Structures do not impair sight distances for vehicular traffic as reviewed by the City Engineer.
- (b) RMF Zones.
 - (1) Primary Street Setbacks.
 - (i) El Camino Real and Morro Road. For properties with street frontage on El Camino Real or Morro Road, all residential units must have a setback of fifteen (15) feet. Section 9-4.106(g) does not apply for any street frontage on El Camino Real or Morro Road.
 - (ii) All Other Primary Street Frontages. For properties with street frontage on all other streets besides El Camino Real or Morro Road, all residential units must have a minimum primary setback of twelve (12) feet.
 - (2) Garages and Accessory Structures Street Setbacks.
 - (i) All garages or covered parking areas oriented toward the street must have a minimum setback of twenty (20) feet from the street to which it is oriented.
 - (ii) All other accessory structures associated with the residential use must comply with 9-4.106(b)(1).
- (c) CN, CP, CR, CS, CT, CPK, IP and I Zones. No primary or secondary street setbacks are required.
- (d) L, LS and P Zone. A minimum ten (10) foot primary street setback is required, provided that residential uses are subject to the setback requirements of subsection (a) of this section.
- (e) Flag Lots. Any accessway adjacent to a public street shall be subject to the front setback requirements of subsections (a), (b), (c), and (d) of this section. Determination of that portion of the site to constitute the required front yard within the flag shall be at the discretion of the applicant. The front setback of the flag of the lot shall be subject to the side setback requirements of Section 9-4.107 of this chapter.
- (f) Double Frontage Lots.
 - (1) Selecting the Setback Location. Where double frontage setback locations are not specified by subdivision requirements or other applicable regulations, the applicant may select the front setback street unless fifty percent (50%) of the lots on a double frontage block are developed with the same front yard orientation. In that case, all remaining lots are to orient their front setbacks with the majority.
 - (2) Double Frontage Setback Requirements. A full-front setback is to be provided adjacent to one frontage, and a setback of one-half (1/2) the required front setback depth adjacent to the other frontage.
- (g) Corner Street Setback (Corner Street Frontage). The primary street setback on the street side of a corner lot is to be a minimum of 10 feet from the property line.

- (h) Establishment of Front Setback on Zoning Map. The Planning Commission may establish greater front setbacks than those required in this section by delineating the setback on the zoning map. Procedures specified by Section 9-1.115 of this title shall be followed in establishing such setbacks.

9-4.107 Side setbacks.

The side setback is measured at right angles to the side property line to form a setback line parallel to the side property line, which extends between the front and rear setback areas. The minimum side setback is to be as follows:

- (a) A, RS, RSF, LSF and RMF Zones and Residential Uses in Commercial and Industrial Zones. All residential uses must have a minimum side setback of five (5) feet, unless built as a common wall or zero lot line development. Exceptions:
 - (1) Access Easements. All access easements shall have a minimum setback of five (5) feet, measured from the edge of the easement.
 - (2) Transition to Adjacent Rural and Single Family Uses. Where the side property line abuts a property in a RR, RS, RSF, or LSF zoning district, Section 9-4.130 (Transition to Adjacent Rural and Single Family Uses) applies.
- (b) CN, CP, CR, CS, CT, CPK, IP, I and P Zones. No side setbacks are required, unless adjacent to property in the RR, RS, RSF, LSF zoning districts, in which case Section 9-4.130 (Transition to Adjacent Rural and Single Family Uses) applies. Ground floor residential uses are subject to the setback requirements of subsection (a) of this section.
- (c) L and LS Zones. A minimum five (5) foot side setback is required.

9-4.108 Rear setbacks.

The rear setback is measured at right angles to the rear property line to form a setback line parallel to the rear property line.

- (a) A, RS, RSF, LSF, and RMF Zones and Permitted Ground Floor Residential Uses in Commercial and Industrial Zones. All residential uses except for second story dwellings over commercial and industrial uses shall have a minimum rear setback of ten (10) feet, except as follows:
- (b) CN, CP, CR, CS, CT, CPK, IP and I Zones. No rear setback is required in commercial or industrial zones, except as follows:
 - (1) Adjacent to an Alley. The rear setback shall be a minimum of five (5) feet, except where the alley provides vehicular access to the interior of the building, in which case the setback shall be ten (10) feet.
 - (2) Adjacent to Residential Use Zone. Where the rear property line abuts a residential zone, no rear setback is required for buildings or portions of buildings which do not exceed twelve (12) feet in height within ten (10) feet of the rear property line, except for the landscape buffer required by Section 9-4.130(j)(4). The rear setback must be a minimum of ten (10) feet for buildings or portions of buildings that exceed twelve (12) feet in height, unless adjacent to property in the RR, RS, RSF, LSF zoning districts, in which case Section 9-4.130 (Transition to Adjacent Rural and Single Family Uses) applies.
- (c) L, LS and P Zones. A minimum of ten (10) foot rear setback is required.

9-4.109 Interior setbacks and open areas.

Detached buildings located on the same site are to be separated as follows:

- (a) Non-Habitable Structures. Minimum (5) foot setback required for enclosed structures. No minimum setback for open-sided structures.
- (b) Habitable Structures. Minimum six (6) foot setback required.
- (c) Exemptions. The following structures are exempt from the provisions outlined in this section:
 - (1) Decks;
 - (2) Patio covers and landscape structures;
 - (3) Structures under one hundred twenty (120) square feet when exempt from a building permit based on the adopted Building Code and consistent with the standards set forth in Section 9-6.106(b)(3);
 - (4) Similar accessory structures as determined by the Community Development Director.

9-4.110 Projections into required setbacks.

- (a) Uncovered Decks. When constructed with a height more than thirty (30) inches above the surrounding finish grade, a wood deck may extend into required setbacks as follows (decks less than thirty (30) inches high are exempt from these requirements). See Section 9-4.104(a):
 - (1) Front Setback. A deck is not to be located therein.
 - (2) Side Setback. As determined by the Uniform Building Code.
 - (3) Rear Setback. A deck may occupy up to thirty percent (30%) of a required rear setback, but is to extend no closer than three (3) feet to the rear property line.
- (b) Fire Escapes. A ladder or stairs designed to be used exclusively as an upper floor fire escape may project into a required setback only as provided by the Uniform Building Code.
- (c) Roof and Wall Features. Cantilevered and projecting architectural features including chimneys, bay windows, balconies, cornices, eaves, rain gutter, signs (where allowed), display windows, and solar collectors may project into a required setback only as allowed by the Uniform Building Code.
- (d) Porches.
 - (1) Front Porch. A covered front porch may project up to six (6) feet into a required primary street setback (Section 9-4.106), provided that the floor level of the porch is to be no higher than the ground level of the building. An unenclosed front porch is not limited on its projection, provided it is one hundred (100) square feet or less in area.
 - (2) Side Porch. A porch and/or outside stairway may be located in a required side setback provided the porch is not roofed or enclosed below the steps and does not extend into the side setback more than allowed by the Uniform Building Code.
 - (3) Rear Porch. A porch in the required rear setback is subject to the same limitations as a deck, pursuant to subsection (a)(3) of this section.
- (e) Flag Lots. Six (6) foot fences shall be allowed within the front yard setback area, but in no case shall a six (6) foot fence be allowed within an area connecting the required front yard setback areas for any adjoining lots. Trash enclosures may encroach into the front yard setback area but shall maintain a five (5) foot setback from adjoining property lines and shall not be located within the access strip.

9-4.112 Measurement of height.

- (a) Buildings and Structures. The height of a building or structure is to be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the finish grade.
- (b) Fences, Walls, and Hedges. The measurement of heights for fencing, walls, arbors or hedges shall be subject to Section 9-4.128.

9-4.113 Height limitations.

The maximum height for new structures is as follows:

(a) Limitation by Zone.

Zone	Maximum Height
A, RS, RSF, LSF	30 feet
CN, CP, CR, CS, CT	35 feet
CPK, IP, I	45 feet
LS, L, P	35 feet
RMF	35 feet

(b) Exceptions to Height Limitations.

- (1) Planning Commission Waiver. The height limitations of this section may be modified through conditional use permit approval, provided the Planning Commission first finds the project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.
- (2) Height Adjustment. The height limitations specified by subsection (a) of this section may be adjusted for a single-family residential building in a single family residential zoning district to allow additional height. , to a maximum of thirty-five (35) feet, provided that the required side and rear setbacks are increased one (1) foot in width for each foot of height over thirty (30) feet. Additional height up to forty (40) feet may be granted by the approval of an administrative use permit (Section 9.1-112), provided that the required side and rear setbacks are increased one (1) foot in width for each foot of height over thirty (30) feet.
- (3) Downhill Lot. Where the average front-to-back slope of a lot is greater than one (1) foot of fall in seven (7) feet of distance from the centerline of the street to the rear face of the proposed building, up to ten (10) feet may be added to the rear building face, which is to be excluded from the height measurement (Section 9-4.112).
- (4) Uninhabited Structures. The height limits specified in subsection (a) of this section do not apply to the following structures (measurement of height is to be from the ground, as set forth in Section 9-4.112):
 - (i) Radio and television receiving antennas of the type customarily used for home radio and television receivers, when fifty (50) feet or less in height.
 - (ii) Transmitting antennas used by licensed amateur (ham) radio operators when fifty (50) feet or less in height.
 - (iii) Flagpoles fifty (50) feet or less in height.
 - (iv) Grain elevators, silos, water tanks, windmills, wind generators, and all other similar structures not containing residential uses and located in the A, RS, CR, CS, CPK, IP and I Zones.
 - (v) Chimneys no more than one hundred (100) feet in height located in the CPK, IP and I Zones and all other chimneys and roof vents extending no more than two (2) feet above the height limit specified in subsection (a) of this section.
 - (vi) Industrial towers, nonportable equipment and other uninhabited structures no more than sixty (60) feet in height located in the CPK, IP and I Zones.

- (vii) All portable construction equipment.
 - (viii) Public utility poles and structures for providing electrical and communications services.
 - (ix) Solar collectors not more than five (5) feet above the height limit specified in subsection (a) of this section.
 - (x) Satellite receiving and similar communication dishes and devices in commercial and industrial zones, when no more than ten (10) feet above the maximum height in the zone.
- (5) Architectural Projections/Features and Mechanical Equipment. The following structures and structural features for multifamily residential and mixed-use structures may exceed the height limits of this section provided the added features do not block solar access to adjacent properties, as follows:
- (i) Nonhabitable architectural features. Nonhabitable architectural features may be allowed to exceed maximum heights by ten (10) feet including, but not limited to, varied roof forms, tower elements, and cupolas with the intent of encouraging creative building design, provided the feature is an integral part of the structure's architecture, materials, and style.
 - (ii) Rooftop Mechanical Equipment. Rooftop mechanical equipment and associated architectural screening may exceed maximum height limits by up to five (5) feet provided the screening uses the same architectural style and materials as the primary structure, the screening does not use temporary materials, such as lattice, and the enclosure and equipment is set back a minimum of ten (10) feet from the building's edge or integrated into the building roof form.
 - (iii) Elevator Shafts and Stairways. An elevator or stairway to a rooftop deck/upper story open space may exceed the maximum height limits by up to ten (10) feet.

9-4.115 Off-street parking required.

All uses requiring an entitlement shall be provided off-street parking as set forth in this section, except parking lots in the following situations:

- (a) Compact Car Spaces. Lots with twenty (20) or more spaces may substitute compact car spaces for up to twenty percent (20%) of the total number of spaces. Compact car spaces shall be a minimum of eight (8) by fourteen (14) feet in size. Compact spaces shall be designated by painting the word "compact" or similar, on the surface of the space.
- (b) Motorcycle Parking. Lots with twenty (20) or more spaces may replace regular spaces with motorcycle spaces at a ratio of one (1) motorcycle space for each twenty (20) spaces. Motorcycle spaces shall be a minimum size of three (3) by six (6) feet. Motorcycle spaces shall be designated by painting the word "motorcycle," or similar, on the surface of the space.
- (c) Bicycle Spaces. Lots with twenty (20) or more spaces may substitute a bicycle rack providing space for at least five (5) bicycles at a ratio of one (1) bicycle rack for each twenty (20) spaces. It is recommended that all shopping centers provide some bicycle spaces in the project.
- (d) Parking District. Parking requirements may be modified within a parking district where the district provides adequate parking within the limits of the district and the parking requirements of a new use are accommodated by the parking district.
- (e) Shared On-Site Parking Adjustment. Where two (2) or more nonresidential uses are on a single site, the number of parking spaces may be reduced through administrative use permit approval (Section 9-1.112) at a rate of five percent (5%) for each separate use, up to a maximum of twenty percent (20%); as long as the total number of spaces is not less than required for the use requiring the largest number of spaces.

- (f) **Shared Peak-Hour Parking.** In addition to the reduction of required parking allowed by subsection (e) of this section, where two (2) or more uses have distinct and differing peak traffic usage periods (for example, a theater and a bank), the required number of parking spaces may be reduced through conditional use permit approval, provided that the parking lots of each use are located within three hundred (300) feet of each other (as measured along the most direct pedestrian path). The amount of reduction may be up to seventy-five percent (75%) of the amount of spaces required for the most intensive of the two (2) or more uses sharing the parking.
- (g) **On-Street Parking Adjustment.**
 - (1) Subject to approval of an administrative use permit, multifamily residential and mixed-use developments may meet a portion of required guest parking with on-street parking along the site frontage. Where on-street parking is not marked, twenty-two (22) lineal feet of curb space constitutes an on-street parking space. Where an on-street parking space is adjacent to multiple lots, the credit is given to the development on the lot whose frontage contains more than fifty percent (50%) of the parking space length.
 - (2) Where a proposed driveway from a street to a new parking area would eliminate on-street parking spaces equal to or greater in number than the off-street spaces required, the requirement for off-street spaces may be eliminated through administrative use permit approval (Section 9-1.112 of this title) where the access or proposed building cannot reasonably be redesigned to avoid a net loss of parking.
- (h) **Planning Commission Modification.** The parking standards of this title may be modified through conditional use permit approval based upon specific findings of fact that the characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this title and that reduced parking will be adequate to accommodate on the site all parking needs generated by the use.

9-4.116 Location of parking on a site.

Required parking spaces may be located as needed on a proposed site, subject to the design and construction standards of Sections 9-4.117 and 9-4.119 of this chapter and the following:

- (a) **Use of Primary Street Setback.** Required parking spaces are not to be located within the required primary street setback (Section 9-4.106).
- (b) **Parking Between Front Property Line and Residential Buildings.** For residential-only and mixed-use residential projects, parking spaces must not be located between the residential structures and the front property line. However, this configuration may be allowed with administrative use permit approval, provided the parking is constructed of pavers or integral color stamped concrete and based on a finding that superior outdoor common open space results from the parking configuration.
- (c) **Use of Side and Rear Setbacks.** Side and rear setbacks may be used for vehicle parking. A minimum of five (5) feet of landscaping is required on the street side of a corner lot between the property line and the parking area. This can be reduced to three (3) feet when decorative concrete (integral color and stamped) or pavers are utilized, consistent with Section 9-4.125(b)(6).
- (d) **Garages for Multifamily Uses.** Individual garages attached to and serving an individual residential unit are allowed as follows:
 - (1) Each garage must be no more than fourteen (14) feet wide and the garage door must be recessed five (5) feet from the adjacent façade, with the following exception:

(i) First floor garages with units above are permitted to be up to a 2-car garage (maximum interior dimensions of 24-feet by 24-feet) providing that garage doors face a parking lot and the unit entries face a shared amenity space or pedestrian sidewalk/walkway.

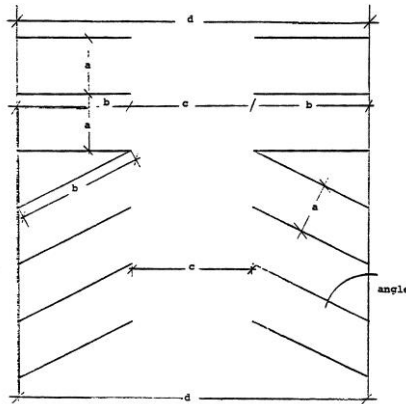
(2) Other required parking spaces, including required parking for the unit and guest parking, must be provided in a shared parking area.

9-4.117 Parking design standards.

All off-street parking areas shall be designed and improved as set forth in this section.

(a) Parking Space and Aisle Dimensions. All off-street automobile parking spaces are to be a minimum of nine (9) by eighteen (18) feet in size, except for compact car spaces, handicapped spaces, motorcycle spaces, and bicycle spaces (Section 9-4.115). Parking lot aisles shall be as follows:

(1) Angle Parking. The aisle dimensions for angle parking are to be based upon the angle and width of the parking space as set forth in the following chart. The use of a wider parking space enables reducing the aisle width, as shown.



Angle	Space Width (a)	Space to Curb (b)	Aisle ¹ (c)	Tier ² Width (d)
90 degree	8' — 0" ³	14' — 0"	20' — 0"	52' — 0"
	9' — 0"	18' — 0"	24' — 0"	60' — 0"
	10' — 0"	18' — 0"	22' — 0"	58' — 0"
60 degree	8' — 0" ³	16' — 0"	14' — 0"	48' — 0"
	9' — 0"	20' — 0"	18' — 0"	58' — 0"
	10' — 0"	20' — 8"	16' — 0"	57' — 4"
45 degree	8' — 0" ³	15' — 6"	12' — 0"	43' — 0"
	9' — 0"	19' — 0"	16' — 0"	54' — 0"
	10' — 0"	20' — 0"	14' — 0"	54' — 0"

Notes:

- 1 Aisle widths for 45 degree and 60 degree spaces are one-way only.
- 2 Tier means 2 rows of parking spaces, plus an aisle.
- 3 Compact car spaces only, see Section 9-4.115(a) of this chapter.

- (2) Parallel Parking. Space dimensions are to be nine (9) by twenty-two (22) feet. Aisle dimensions for parallel parking are to be twelve (12) feet for one-way aisles, and twenty-four (24) feet for two-way aisles.
- (3) Access Drive Location. A driveway from a street to a parking area with two (2) or more spaces is to be located and designed as follows:
 - (i) Distance from Street Corner. Parking area driveways are to be located a minimum of fifty (50) feet from the nearest street intersection, as measured from the centerline of the driveway to the nearest travel lane of the intersecting street.
 - (ii) Number of Driveways. Entrance and exit driveways crossing the street property line of a single site are to be limited to two (2) along the frontage of any single street except properties in excess of five hundred (500) feet of frontage may have one additional drive for each two hundred fifty (250) feet. One-way driveways on the same non-single-family property are to be separated by a minimum of sixty (60) feet. Two-way driveways on the same non-single-family property must be separated by a minimum of one hundred forty-five (145) feet if located on an arterial street and ninety-five (95) feet if on a non-arterial street. Distance is measured from the centerline of the driveway(s).
 - (iii) Driveway Design. Driveways shall be designed to provide for entrance and exit in a forward direction and to avoid backing directly into public streets.
 - (iv) Reciprocal Access Driveways. Driveways that provide access to more than one (1) residential or mixed-use residential project must provide a reciprocal access easement and may waive the landscaping required by Section 9-4.125(a)(6).
- (4) Drop-Off Points Required. Parking areas for public assembly facilities shall include a designated on-site location for dropping off passengers at an entrance to the facility in advance of parking the vehicle. Drop-off points are to be provided for: hotels and motels; schools with fifty (50) or more students; churches with a capacity of one hundred (100) or more; restaurants with a capacity of fifty (50) or more customers; public transportation terminals; places of public assembly; public buildings; and offices larger than five thousand (5,000) square feet.
- (5) Tandem Parking. Each space in a parking lot, area or garage is to be individually accessible, except that automobiles may be parked in tandem in the following situations:
 - (i) In a parking area serving a single-family dwelling or individual mobilehome where the tandem parking is not more than two (2) cars in depth; provided that both spaces are for the same dwelling, and are not located in a required front setback.
 - (ii) In a public garage or public parking area where all parking is performed by attendants at all times, or for public assembly facilities and temporary events where user arrivals and departures are simultaneous and where parking is attendant-directed.
 - (iii) For all-day employee parking lots restricted to employee use, provided that required aisle widths are maintained, and no more than fifty (50) percent of the employee spaces are designed for tandem use.
- (b) Residential Garage and Carport Standards.
 - (1) Interior Dimensions.
 - a. Single Car Garages and Carports. Parking spaces in a single-car garage or carport must have a minimum width of twelve (12) feet and a minimum length of twenty (20) feet.
 - b. Multi Car Garages and Carports. All parking spaces in a garage or carport intended for more than one (1) vehicle must have a minimum width of ten (10) feet and a

minimum length of twenty (20) feet for each parking space. If the garage or carport sides are enclosed, one (1) additional foot is required on each enclosed side.

- c. Measurement. The minimum width and length must be measured from within the interior dimensions of the garage or carport.
- (2) Single-car garage doors must have a minimum clearance width of nine (9) feet, and double-car garage doors must have a minimum clearance width of sixteen (16) feet. No chain link doors or walls will be permitted.
- (3) Garages for Multifamily uses. See Section 9-4.116(d).

Amend 9-4.118 section (a) to read as follows:

- (a) Use of Charts. The charts in subsection (c) of this section determine the number of parking spaces required for each use of land, as follows:
 - (1) Uses Not Listed. For uses not specifically listed in this subsection that do not have parking requirements set by Chapter 9-6, the same parking and loading space is required as for the most similar use of equivalent intensity; except where a use not listed requires conditional use permit approval, in which case the amount of parking and loading space required shall be as determined by the Planning Commission.
 - (2) Parking and Loading Intensity. Parking lot and loading bay intensity describes the rate of vehicle turnover in parking and loading areas. Turnover factors are assigned to each use by the charts in subsection (c) of this section. High intensity areas have rapid turnover; medium intensity areas are those where vehicles are parked from two (2) to four (4) hours; low intensity areas have minimum turnover and few repeat users, such as long-term and employee parking lots. Loading bay intensity is used in Section 9-4.121.
 - (3) Mixed Use Sites. Where a site contains more than one principal land use (such as a shopping center), the amount of parking required shall be the total of that required for each individual use, except as otherwise provided by Section 9-4.115.
 - (4) Mixed Function Buildings. Where a building occupied by a single use contains several functions, such as sales, office and storage areas, parking shall be as required for the principal use for the gross floor area (total area of all internal functions); except that when storage areas are larger than two thousand (2,000) square feet, the parking requirement is to be determined separately for those areas, as specified for warehousing.
 - (5) Assigned parking. For projects where a parking reduction is granted, assigned parking spaces are prohibited unless approved by the Community Development Director in conjunction with a parking management plan.
 - (6) Terms Used in Charts.
 - (i) Active Use Area. All developed areas of a site and buildings except storage, parking and landscaping.
 - (ii) Floor Area. Gross floor area within buildings.
 - (iii) Site Area. Gross site area.
 - (iv) Use Area. All developed areas of a site and buildings, except parking and landscaping.
 - (v) Number of Spaces. Where subsection (c) sets parking requirements based on building area (square footage), site or use area, the number of spaces is to be as set forth for each footage increment specified or fraction thereof.

9-4.119 Parking lot construction standards.

All parking areas containing three (3) or more off-street parking spaces are to be improved as follows, except as otherwise provided by this section.

- (a) Surfacing. All parking areas are to be surfaced with an asphalt, concrete, chip seal, or crushed rock surface, or similar, as specified in the following chart or as required by property development standards listed in this Code. Where concrete or asphalt is required, brick or other masonry paving units may be substituted, including turf block. Where surfacing is intended to function as both emergency vehicle access and open space with appropriate amenities, surface must include pavers, integral color stamped concrete, masonry, brick, or permeable paving units.

**Minimum Required Surface
Parking Lot Turnover**

Location	High	Medium	Low
Inside urban services line	Asphalt or concrete	Asphalt or concrete	Asphalt or concrete
Outside urban services line	Asphalt or concrete	Asphalt or concrete	Crushed rock or chip seal

- (b) Lining and Marking. Parking spaces in paved parking areas shall be marked with paint striping, a minimum of two (2) inches in width. Parking spaces in other types of lots may be identified by wheel stop barriers.
- (c) Wheel Stops. Wheel stops or continuous concrete or asphalt curbing are required in all parking lots to define the perimeter of the parking area and to protect landscaping from vehicle encroachment. In addition, wheel stops are required for each parking space in a high turnover parking lot. Wheel stops shall be provided as follows:
 - (1) Materials and Installation. Wheel stops shall be constructed of concrete, continuous concrete curbing, asphalt, timber, or other durable material not less than six (6) inches in height, or an approved functional equivalent. Wheel stops are to be securely installed and maintained as a safeguard against damage to adjoining vehicles, machinery or abutting property.
 - (2) Setback. Wheel stops or other vehicle barriers shall be located approximately three (3) feet from the front of the parking space.
 - (3) Functional Equivalent. Wherever possible, functional equivalents in the form of raised sidewalks or curbs surrounding planters or similar may be used in lieu of wheel stops.
- (d) Vertical Clearance. Covered parking spaces are to have a vertical clearance of at least seven (7) feet six (6) inches above the parking lot surface for all uses, except residential.
- (e) Slope. The finished grade of a parking lot is not to exceed five percent (5%) slope, unless approved by an administrative use permit (Section 9-1.112 of this title).
- (f) Landscaping. Shade trees are to be provided at a maximum spacing of thirty-five (35) feet along parking rows, except shade trees are not required where solar panel covered carports are located. These landscaping requirements do not apply to parking lots that are underground or within buildings.
- (g) Screening.
 - (1) From Residential Areas. Parking lots that abut a residential zone shall be separated from such property by a landscaping strip with a minimum width of five (5) feet and a six (6) foot high solid fence or wall.

- (2) From Streets. Parking lots abutting a public street shall be separated from the street right-of-way by a landscaping strip with a minimum width of ten (10) feet; and, where parking spaces are arranged to head toward the street, by a minimum three (3) foot high solid fence decorative wall or landscape equivalent located on the parking lot side of the landscaping strip.

9-4.124 Landscaping, screening and fencing.

The purposes of landscaping, screening, and fencing standards are to: provide areas on sites which can absorb rainfall to assist in reducing storm water runoff; control erosion; reduce glare and noise; enhance the appearance of structures and property; provide visual privacy; consider the native flora and fauna; provide shade and reduce heat island effect; and screen buildings and associated non-structural site elements to the extent practicable. Landscaping, screening and fencing standards are organized in the following sections:

- 9-4.125 Landscape standards.
- 9-4.126 Standards for landscaping materials.
- 9-4.127 Landscaping plans.
- 9-4.128 Fencing and screening.
- 9-4.129 Solid waste collection and disposal.

9-4.125 Landscape standards.

- (a) Where Required. The sites of all projects requiring approval, except for single family dwellings, are to be landscaped as follows:
 - (1) Setbacks. All setback areas required by Section 9-4.103 or Chapter 9-6 of this title, except where enclosed as a private yard and except where a required setback is traversed by a driveway or sidewalk;
 - (2) Unused Areas. All areas of a building site not identified on a site plan intended for a specific use or purpose, except enclosed private yards;
 - (3) Parking Areas. As required by subsections (f) and (g) of Section 9-4.119 of this chapter;
 - (4) Trash Enclosures. All trash enclosures shall be screened with landscaping unless built into the building or built in compliance with Section 9-4.129 (Solid waste collection and disposal);
 - (5) Street Trees. Minimum fifteen (15)-gallon street trees shall be provided along all public and private street frontages. Number of trees shall be determined based on property frontage and required spacing. Rounding of non-whole numbers shall be per section 9-1.109(b)(4).
 - (i) Street Tree Defined. Street trees shall be those trees planted between buildings and public rights of way, as part of a required landscape plan.
s and public rights of way, as part of a required landscape plan.
 - (ii) Downtown street trees shall be planted in accordance with adopted downtown streetscape standards.
 - (iii) Menu of Options. All projects shall provide street trees along street frontages between the public right of way and building face. Any street trees within the public right-of-way must be approved by the City Engineer. Projects may choose one of the options listed in Subsection a, b, or c to fulfill this requirement. Trees within the below listed tree size categories shall be those trees listed in the City's Engineering standard list, or as otherwise approved by the City based on similar size characteristics (height and spread) and appropriateness for urban planting.
 - a. Large Trees. Large Trees shall be planted within an unpaved planting area and in compliance with Section 9-4.126 as follows:

1. With a maximum spacing of seventy (70) feet on center between trees;
 2. With a three (3)-foot minimum distance from back of sidewalk; and
 3. With a twelve (12)-foot minimum distance to buildings on all sides.
 4. Encroachment with flatwork for outdoor amenity spaces may occur provided that a minimum 6-foot by 6-foot open planter area is maintained.
- b. Medium Trees. Medium Trees shall be planted within an unpaved planting area and in compliance with Section 9-4.126 as follows:
1. Within a maximum spacing of forty (40) feet on center between trees;
 2. With a three (3)-foot minimum distance from back of sidewalk; and
 3. With an eight (8)-foot minimum distance to buildings on all sides.
 4. Encroachment with flatwork for outdoor amenity spaces may occur provided that a minimum 6-foot by 6-foot open planter area is maintained.
- c. Accent Trees. Accent Trees shall be planted within an unpaved planting area and in compliance with Section 9-4.126 as follows:
1. Within a maximum spacing of twenty-five (25) feet on center between trees;
 2. With a three (3)-foot minimum distance from back of sidewalk; and
 3. With a five (5)-foot minimum distance to buildings on all sides.
 4. Encroachment with flatwork for outdoor amenity spaces may occur provided that a minimum 4-foot by 4-foot open planter area is maintained.
- (iv) Tree Species. Tree species shall be consistent with the City's Engineering standard. Another comparable tree not on the City's Engineering standard list may be allowed, subject to the approval of the City Engineer and Community Development Director.
- (v) Location. Street trees shall be planted outside of the public right of way unless approved by the Public Works Department.
- (vi) Groupings. Naturalized tree groupings that total the same number of trees indicated in Subsections 9-4.125(a)5.i.a.1 and 9-4.125(a)5.i.b.1 may be allowed for Large and Medium Trees where warranted by unique site conditions, subject to the approval of the City Engineer and Community Development Director.
- (vii) Installation. All trees within 10-feet of a public sidewalk or road surface shall be installed with a root barrier and deep root watering system.
- (viii) Maintenance. Maintenance responsibilities shall be per AMC 4-6.04. All street trees must be maintained in a manner that allows the tree to reach its natural height and spread. The use of growth inhibiting substances or pruning practices is prohibited.
- (ix) Removal and Replacement. Damaged or failing street trees may be removed provided replacements are provided within 8 weeks of removal, unless otherwise approved by the Community Development Director.
- (6) Special Use Sites. As required by Chapter 9-6 of this title for specific land uses, for the purposes of screening, buffering or general landscaping;

- (7) Where Required by Conditions of Approval. As set forth in conditions of approval adopted pursuant to Section 9-2.110(b)(3)(ii);
 - (8) A minimum five (5) foot landscape strip must be provided within the side yard setback of all commercial and multifamily project sites, except in locations where a reciprocal access easement exists with the adjacent lot or commercial building is located (see Section 9-4.117[a][3][iv]). This side yard width may be reduced to three (3) feet if decorative concrete pavement is utilized.
- (b) Exceptions to Required Landscaping.
- (1) Agricultural Use. Except where required for a special use by Chapter 9-6 of this title, setback and unused area landscaping is not required where such areas are cultivated or maintained in native vegetation in association with agricultural uses.
 - (2) Planning Commission Modification. Where conditional use permit approval is required, the Planning Commission may modify the landscaping requirements of this section. If landscaping is decreased from the requirements listed above, findings must be made as follows:
 - (i) Existing vegetation, topography, or structural arrangement preclude the need for landscaping.
 - (ii) Use of decorative pavement material such as pavers or colored stamped concrete has been incorporated over a minimum of twenty-five percent (25%) of the paved area of the site;
 - (iii) The project includes installation of a variety of tree and plant materials, including ornamental species and native trees;
 - (iv) Minimum 15-gallon trees and shrubs are used throughout the project site.
 - (v) For multi-family developments, the project meets the minimum open space requirements of Section 9-3.262

9-4.126 Standards for landscaping materials.

Materials used and their installation and maintenance is subject to the following provisions, except single-family residences within a single-family residential zone:

- (a) Allowable Materials. Landscaping shall include some combination of the following materials, where appropriate to achieve the intended or required purpose of the landscaping (e.g., screening, etc.) and must meet all Wildland Urban Interface (WUI) standards, as applicable:
 - (1) Trees (minimum fifteen (15)-gallon size), shrubs (minimum one (1)-gallon size), groundcover, non-invasive vines, flowers or lawns (drought-resistant plantings are preferred in order to minimize water use for landscaping).
 - (2) Nonliving landscaping materials, including but not limited to decorative pavement, mulch, decorative boulders, or other decorative materials in accordance with landscape coverage standards listed in Section 9-4.125 of this chapter;
 - (3) Natural features such as rock outcrops;
 - (4) Structural features, including fountains, ponds, walls, and fences.
 - (5) For multifamily residential projects, a pedestrian entry feature may be installed that exceeds the fence height standards but shall not exceed a maximum height of nine feet, width of eight feet, and depth of four feet.
- (b) Excluded Materials. Landscaping proposed to satisfy the requirements of this title shall not include any plant materials which:
 - (1) Have root structures that in their mature state may damage or interfere with the normal use of existing public or private underground electrical lines, cables, or conduits, pipes or other

- underground structures; or public or private sidewalks, curbs, gutters or paved parking and turnaround areas, drainage improvements, or adjacent structures, foundations or landscape materials. For residential projects of two units or more, landscaping and planting plan must demonstrate landscaped area can accommodate proposed plant palette at full maturity;
- (2) Will have diminished potential for survival because of proposed locations or grouping that does not satisfy the needs of the plant material necessary for healthy growth;
 - (3) Because of proposed location and type, will create a potential hazard of wildfire;
 - (4) Will obstruct the vision of vehicle operators or pedestrians at points of intersection between pedestrian and vehicular traffic (refer to engineering standard: Minimum Sight Distance for Driveways and Intersecting Roads with Stop Control);
 - (5) Are identified on California Department of Food and Agriculture list as noxious or invasive;
- (c) Proper Maintenance Required. All required plantings shall be maintained in good growing condition, and in any case where a required planting has not survived, shall be replaced with new plant materials. All landscaping on-site or planted along street frontage shall be maintained in a manner that allows trees to grow to their full natural height and natural canopy. No growth suppressants shall be permitted that result in stunting or modifying the natural growth pattern of the tree. A maintenance agreement may be recorded against the property in a form approved by the Community Development Director.

9-4.127 Landscaping plans.

The purpose of a landscaping plan is to identify the placement and type of plant materials as features of project design. By detailing the plantings and method of irrigation proposed, a landscaping plan provides an effective means for evaluating whether chosen plant materials will: survive in the climate and soils of a given site; satisfy the functional objectives of landscaping (such as erosion control, screening, recreational opportunities, and shade) within a reasonable time; and whether a proposed irrigation system will adequately support landscaping while conserving water. Landscaping plans shall be prepared, processed, and used as follows:

- (a) Where Required. Landscaping plans are required for all commercial, mixed-use, and multi-family projects, except for Agricultural uses not involving buildings and agricultural accessory buildings.
- (b) Landscaping Plan Content. Landscaping plans are to be neatly and accurately drawn, at an appropriate scale, that will enable ready identification and recognition of information submitted. Where a project covers only a portion of a site, the landscaping plan need show only the areas where existing soil contours and vegetation will be disturbed by construction or use, or other areas where landscaping is required. Landscaping plans shall show the following details, in accordance with the applicable design standards:
 - (1) The location of all trees existing in or within fifty (50) feet of areas proposed for grading or other construction. Trees proposed to be removed are to be identified (refer to Section 9-11.105 for tree removal standards);
 - (2) Any shrubs or plants identified as rare, endangered or critical by the San Luis Obispo County Native Plant Society;
 - (3) Proposed landscaping details, including the location, species, container size, and number of trees, shrubs and groundcover, and provisions for irrigation;
 - (4) Details and location of proposed fencing, entries, trash collection areas and freestanding signs;
 - (5) Walkways, plazas and sitting areas, play areas, including related street furniture and permanent outdoor equipment;

- (6) Outdoor light fixtures, including their location, height and wattage;
- (7) Irrigation system details, where an automatic irrigation system is proposed or required. Irrigation plan details shall include:
 - (i) A plan and schedule of equipment, including gate valve, backflow preventer, control valves, piping, sprinkler heads, meter size and location,
 - (ii) Water source, including type, size of service connection, flow in gallons per minute (GPM), static water pressure in pounds per square inch (PSI), and maximum pressure in PSI required to operate the irrigation circuit with the greatest pressure loss in the system.

9-4.128 Fencing and screening.

Standards for fencing and screening are established by this section to protect certain uses from intrusion, to protect the public from uses that may be hazardous, and to increase compatibility between different land uses by visual screening. Fencing is the enclosure of an area by the materials identified in subsection (c) of this section. Screening is the enclosure of an area by a visual barrier, which may include solid fencing or other materials, as specified in subsection (c) of this section.

- (a) Fencing and Screening—Where Required. Within the urban services line, the uses and areas listed in this subsection shall be fenced and/or screened, as indicated. Unless otherwise specified, fencing and screening are to be a minimum height of six (6) feet. Fencing and screening materials of a height greater than three (3) feet shall not be located within a required primary, secondary, or corner street setback. All fencing must meet Wildland Urban Interface (WUI) standards, as applicable.
 - (1) Utility and Mechanical Equipment. When located outside of a building, support equipment, including all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems but not including plumbing or exhaust vents, or chimneys, shall not exceed noise levels of 50dB at the property line and shall be screened to the height of the particular piece of equipment, as follows:
 - (i) Roof-Mounted Equipment. Mechanical equipment may be mounted on roofs, provided the equipment is concealed from the view of abutting streets with solid architectural features that are integrated into the overall architectural design, such as a parapet wall. Temporary and lattice materials must not be used..
 - (ii) Equipment at Grade. All exterior support equipment shall be screened or incorporated into the design of buildings so as to minimize visual impact from the public right-of-way or adjacent residential zones. Screening materials shall be consistent with the exterior colors and materials of the building or shall include evergreen landscaping that will grow to fully screen the equipment within six (6) months of installation. This subsection does not apply to single-family residential uses.
 - a. Mechanical equipment located within three (3) feet of a structure shall be fully screened with structural/architectural screening that matches the architectural style and materials of the adjacent structure.
 - b. Mechanical equipment that is set back more than three (3) feet from a structure shall be fully screened with landscaping, except sides where access for maintenance is required. Proposed plant materials shall have the capability of achieving sixty percent (60%) of total view blockage within eighteen (18) months of planting, and one hundred percent (100%) of total view blockage within thirty-six (36) months of planting. Maintenance

access sides shall be oriented away from the public way or any common open space area(s).

- (c.) The Design Review Committee (DRC) may grant an exception to these requirements. In granting a request for an exception, the Design Review Committee (DRC) shall find that screening is infeasible due to health and safety or utility requirements.
- (2) Outdoor Storage. To be screened on all sides by a wall or fencing.
- (3) Public Utility Substations. To be screened on all sides in a manner that will provide an effective visual barrier as well as the necessary safety clearances required by order of the California Public Utilities Commission.
- (4) Side and Rear Lot Lines. The side and rear property lines of all nonresidential uses are to be screened as follows:
- (i) Adjacent to a Residential Use or Zone. A solid wall or fencing shall be located on side and rear property lines of any nonresidential or nonagricultural use abutting a residential use or zone.
- (5) Swimming Pools. Yard areas with private swimming pools must be constructed per building code requirements.
- (b) Exceptions to Fencing and Screening Requirements.
- (1) Buildings Abutting Property Lines. Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.
- (2) Location Adjustment. Where property fencing or screening is required, the location may be adjusted by approval of an administrative use permit (refer to Section 9-1.112 of this title), so the fencing may be constructed at or within the setback line, provided the areas between the fence and the property lines are landscaped, or in rural areas, retained in their natural vegetative state.
- (3) Planning Commission Modification. Any of the requirements of this section may be waived or modified through conditional use permit approval, provided the Planning Commission first finds that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.
- (c) Standards for Fencing and Screening Materials. All fencing and screening shall be allowed as follows:
- (1) Height. Fence and screen height shall be permitted as follows:
- (i) RS/RR/RSF-Z/RSF-Y (with one (1) acre net or larger) Zones.
- a. Fencing within a required street setback may be up to five (5) feet in height, provided that the top two (2) feet remain a minimum of eighty percent (80%) visibility. The fence shall not impair safe sight distance for vehicular traffic nor result in any other potential adverse impact on human health and safety (refer to engineering standard: Minimum Sight Distance for Driveways and Intersecting Roads with Stop Control).
- b. Fencing associated with agriculture type activities including, but not limited to, “deer fencing” and other fencing that is a minimum of eighty percent (80%) visible may be up to seven (7) feet in height. Chain link fencing, wrought iron fencing, and any other decorative type of fencing is not considered “agriculture” type fencing for the purposes of this subsection.
- c. Fencing within a required side or rear setback may be a maximum of six (6) feet in height.
- (ii) RSF-Y (less than one (1) acre net) /RSF-X/LSF-Z/LSF-Y/LSF-X/RMF-10/RMF-20.

- a. Fencing within a required primary or secondary street frontage setback may be a maximum of four (4) feet in height.
 - b. Fencing within a required side or rear yard setback shall be a maximum of six (6) feet in height.
 - c. Interior fences or landscape delineation between private yards and common open spaces within multifamily developments, including cottage clusters, shall comply with Section 9-4.130(k)(5).
 - d. Exterior fencing (along the original project site perimeter for cottage clusters and along the property lines for other multifamily projects) for multifamily residential projects shall be consistent in style, design, and materials throughout the project site and subject to any applicable additional standards of this section.
- (iii) Residential Gates:
- a. Gates are permitted in single-family residential zoning districts for private driveways.
 - b. Gates shall be setback a minimum of twenty (20) feet from the right of way in accordance with engineering standards.
 - c. Gates shall be a maximum of twelve (12) feet in height and shall remain residential in nature.
 - d. Gateposts and other superstructures over site entrances and exits may be up to twelve (12) feet in height.
 - e. Gates shall comply with emergency access standards.
 - f. Gates shall not swing open toward the street unless the maximum swing is not closer than sixteen (16) feet from the edge of the right-of-way.
 - g. Gates or associated structures shall comply with minimum sight-distance standards.
 - h. A construction permit shall be required for all gates that exceed six (6) feet in height or contain electrical components.
- (iv) Height Measurement. Fence height shall be measured from the adjacent grade of the downhill side of the wall, fence, or hedge.
- a. Where fences or walls are located on retaining walls or berms, the height of the retaining wall or berm shall be considered as part of the overall height of the fence or wall if the retaining wall or berm exceeds two (2) feet in height.
 - b. If a retaining wall is terraced and separated by five (5) feet of horizontal space or greater, they shall be considered individual walls for the purposes of measuring height.
- (v) The Design Review Committee (DRC) may grant an exemption to the fence height requirement in setbacks adjacent to streets, to a maximum of six (6) feet in height if proposed fence would be consistent with the neighborhood character and does not impair site distance for vehicular traffic, as reviewed by the City Engineer.
- (vi) Permit to Exceed Height. A minor conditional use permit approval is required where fencing is proposed to be greater than six (6) feet in height within or outside any required setback, with the exception of fencing described in subsection (c)(1)(i)(b) or subsection (c)(1)(a).
- (2) Additional Fencing Requirements. All fencing shall also comply with the following standards:
- (i) Transparency. Fencing within a required primary or secondary street setback shall have at least fifty percent (50%) transparency. The following designs and/or materials may be used: hog panel with wood frame, split rail, decorative iron, metal picket, wood picket, welded pipe rail with wire, or similar as approved by the Community Development Director.

- (ii) Fence Materials.
 - a. The following designs and/or materials must not be used in any zoning district except as specified below for Industrial and Industrial Park Zoning designations: chain-link that does not comply with Section 9-4.128(c)(4)(ii), barbed wire, razor wire, plywood, particle board, paper, visqueen plastic, plastic tarp, cloth, or similar material, except that barbed, razor, or concertina wire fencing may be allowed as follows:
 - i. For agricultural fencing utilized in a low height four (4) feet or less within a rural setting to enclose livestock
 - ii. In the industrial and Industrial Park zoning districts, barbed, razor, or concertina wire is subject to approval of the Design Review Committee (section 9-2.107) if findings can be made that it will not negatively impact the health and welfare of the surrounding area and its appearance is consistent with surrounding properties and land uses.
 - b. Dog-eared fencing and electric fences for animal control must not be used in any zoning district except in single-family and agriculture zoning districts,
 - c. Wood fencing in any multifamily or non-residential development shall include a top and bottom rail.
 - d. Fence posts shall be metal or pressure treated wood.
 - (iii) Fencing around storm drainage basins:
 - a. Shall not exceed four (4) feet;
 - b. Shall be at least seventy-five percent (75%) transparent; and
 - c. May be constructed of split rail or other natural materials that have horizontal material application.
- (3) Screening Materials Substitution. Where screening is required to be a solid wall or fence, the following materials may be substituted subject to the approval of the Community Development Director, except where screening is required adjacent to a residential use or zone:
- (i) Landscape Screen. Screening plant materials may be substituted for a wall or fence, where:
 - a. Proposed plant materials are certified in writing by a registered landscape architect as having the capability of achieving sixty percent (60%) of total view blockage within eighteen (18) months of planting, and one hundred percent (100%) of total view blockage within thirty-six (36) months of planting; and
 - b. The applicant agrees in writing to install solid fencing after the expiration of thirty-six (36) months, in the event that the landscaping has not totally blocked the view of areas required to be screened.
 - (ii) Chain-Link Fencing. Vinyl-coated, chain-link fencing with evergreen landscape screen planting within a planting area at least three (3) feet in width may be substituted for a solid wall or fence in commercial and industrial zones.

9-4.129 Solid waste, recycling, and organics collection and disposal.

Within the urban services line, all land uses, except uses that do not create a need for solid waste pickup and disposal shall provide an enclosed area for the temporary storage of solid waste before disposal truck pickup, as required by this section.

- (a) Application Content. Permit and entitlement applications shall include the location of solid waste collection areas, collection containers, and maneuvering areas for disposal trucks, including access driveways where necessary.

- (b) Collection Area Standards.
- (1) Required Facilities. The following facilities shall be required for each project type.
 - (i) Multifamily. Multifamily developments of two (2) units or less may be served by a consolidated shared waste collection area or may be served by individual trash receptacles for each unit if the property frontage is greater than fifty (50) linear feet. Multifamily developments with more than two (2) units shall be served by consolidated common waste collection area(s).
 - (ii) Mixed-use. All mixed-use developments shall be served by consolidated common waste collection area(s) regardless of the number of units.
 - (iii) Commercial. All commercial developments shall provide a consolidated area(s) for solid waste collection.
 - (2) Location of Collection Facilities. The solid waste collection area(s) shall be located within one hundred (100) feet of the dwellings or buildings served, but is not to be located in any primary or secondary street setback (Section 9-4.106).
 - (i) Exception: For multifamily residential projects of two or more units, subject to an administrative use permit and compliance with the following standards, solid waste collection areas may be placed within a primary, secondary, or corner street setback:
 - a. Solid waste collection area shall be placed at least five feet from the primary street property line;
 - b. The project shall provide an additional Tier 1 amenity for open space (described in Section 9-3.262(c)(4)(i));
 - c. The solid waste collection enclosure shall be designed to include all of the following:
 1. Shed, gabled, or trellis-style roof;
 2. A walled in area utilizing the same solid primary or secondary siding materials as the multifamily structure; and
 3. Installation of a minimum of five (5) feet of landscaping surrounding non-entry portions of the structure; and
 - d. Tree spacing along property frontage in accordance with Section 9-4.125(a)(3).
 - (2) Enclosure Required. Solid waste collection areas shall be designed to accommodate dumpsters, cans, compost, and/or recycling containers adequate to serve the project and consistent with State law, and shall be screened from the view of public streets and adjoining properties by a solid fence or wall as high as the collection container, but not less than six (6) feet in height.
 - (3) Enclosure Construction Standards.
 - (i) The floor or bottom surface of a solid waste collection area shall be of concrete or other impervious materials.
 - (ii) The collection shall have adequate vertical clearance, consistent with the solid waste removal service standards.
 - (4) Enclosure Construction Standards – Multifamily Residential and Mixed-Use Development. In addition to the above, the following standards apply to residential projects of two or more units:
 - (i) Enclosures shall be constructed of the same architectural design and materials of the primary structures on site, or shall be constructed of a darker earthtone textured block.
 - (ii) If located between a primary building and a street, enclosures shall be compliant with Section 9-4.129(b)(i).

(vi) Every trash enclosure for multifamily residential development shall have a non-combustible, overhanging trellis or roof cover designed to prevent precipitation from entering trash bins.

(vii) Enclosures shall have solid steel vehicular entry doors and one pedestrian door.

(ix) Wheel stops or curbs shall be provided to prevent dumpsters from hitting walls of enclosure.

9-4.137 Exterior lighting.

The standards of this section are applicable to all outdoor night-lighting sources installed after the effective date of this title, except for streetlights located within public rights-of-way.

- (a) **Illumination Only.** Outdoor lighting shall be used for the purpose of illumination only and shall not be designed for or used as an advertising display, except as provided by Title 9, Chapter 15 (Sign Code).
- (b) **Exterior Lighting Shielded.** All exterior lighting shall be dark-sky compliant or equivalent and shall be recessed at least two inches or shall be shielded with two-inch shielding as measured from the lens or light source to direct light toward buildings or the ground and reduce glare. Light sources shall be designed and adjusted to direct light away from any road or street and away from any property or buildings outside the ownership of the applicant.
- (c) **Minimization of Light Intensity.** No light or glare shall be transmitted or reflected off-site and must not exceed four thousand (4,000) Kelvin.
- (d) **Decorative Exterior Lighting Shielded.** The light source for all lights, including those used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, shall be shielded so as not to be visible from off-site, and must not exceed four thousand (4,000) Kelvin. String lights may be allowed in occupied dining and entertainment areas only and must not exceed three thousand (3,000) Kelvin. String lights shall not be used as landscape lights. This does not apply to seasonal lighting.
- (e) **Ground Illuminating Lights.** Any light source used for ground area illumination except incandescent lamps of one hundred fifty (150) watts or less shall be shielded from above in such a manner that the edge of the shield is level with or below the lowest edge of the light source.
- (f) **Height of Light Fixtures.** Freestanding outdoor lighting fixtures shall not exceed 12-feet in height.
- (g) **Parking Lot Lighting.** Parking lot lighting may not exceed the levels needed to provide low level safety lighting for parking lot areas, as demonstrated by photometric plans.
- (h) **Motion Sensors.** Lighting must be on motion sensors to minimize lighting when not in use.
- (i) **Pedestrian Lighting.** All lighting near residential units and along pedestrian pathways must be a pedestrian scale, which may include bollard lighting.
- (j) **Exceptions:** Lighting required for security at ATMs (and similar types of areas) may be exempt from shielding requirements if it can be shown that shielding will conflict with lighting levels required for safety.

Amend AMC 9-4.159(b) as follows:

- (b) **Where Required.** Within the urban services line, concrete curb, gutter, and sidewalk is required with any project in the following areas:
 - (1) In all commercial zones, except in commercial areas oriented to highway travel unless pedestrian, vehicular and use characteristics of the project and surrounding area indicate a need for the improvements.

- (2) In the RMF Zones, except where the right-of-way is not of sufficient width to accommodate sidewalks on both sides, the City Engineer may allow alternative improvements to accommodate pedestrian walking surface on one side of the street and parking on the other side of the street.
- (3) In all industrial zones, except that sidewalks may not be required unless pedestrian, vehicular and use characteristics of the project and surrounding area indicate a need for the improvements.
- (4) In areas designated by any Curb, Gutter and Sidewalk Plan adopted by the City Council.
- (5) In Planned Developments except where an alternative pedestrian path system is proposed and accepted by the City Engineer.
- (6) Along El Camino Real.
- (7) Along Morro Road (Capistrano Avenue to San Gabriel Road).

Amend AMC 9-9.102 to add the following definitions:

Abutting/Adjoining. Contiguous to; having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Adjacent. The condition of being near to or close to but not necessarily having a common dividing line. Two properties that are separated by an alley, public or private right-of-way, street, public access easement, or creek, river, stream, or other natural or artificial waterway shall be considered as adjoining one another. See also “Abutting/Adjoining.”

Open Space, Common. Open space that is accessible to all dwelling units on the site in the form of courtyards, landscaping, pedestrian paths, and recreational facilities.

Open Space, Private. Open space that is accessible directly from the living area of a dwelling unit in the form of a fenced yard or patio, a deck, or balcony.

Open space, usable. Areas designed and intended to support residents’ passive or active use and located on the same parcel as the dwelling units for which it is required, or development where shared access and use is provided. Usable open space shall not include any portion of parking areas, streets, driveways, sidewalks, or turnaround areas. Usable open space shall be measured horizontally (vertical landscape elements shall not be considered usable open space).



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A6

Department: City Manager
Date: 6/25/24
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: LARA CHRISTENSEN, DEPUTY CITY MANAGER
PREPARED BY: LARA CHRISTENSEN, DEPUTY CITY MANAGER
SUBJECT: Labor Agreements and Salary Schedules

RECOMMENDATIONS:

Council:

1. Approve the Memorandum of Understanding for Service Employees International Union Local 620.
2. Adopt Draft Resolution for Non-Represented Professional and Management Workers and Confidential Employees.
3. Approve the Side Letter of Agreement for Atascadero Police Association
4. Approve the Salary Schedule for Fiscal Years 2024-2025, 2025-2026, and 2026-2027.
5. Authorize the Director of Administrative Services to appropriate \$225,000 in General Fund Reserves, \$15,000 in Gas Tax Funds, \$60,000 in Wastewater Funds, \$10,000 in Building Maintenance and Replacement Funds and \$30,000 in Technology Funds for the salary adjustments for Fiscal Year 2024-2025.
6. Authorize the Director of Administrative Services to appropriate \$76,500 in General Fund Reserves for the workers' compensation insurance for Fiscal Year 2024-2025.

DISCUSSION:

Memorandums of Understanding (MOUs) are agreements between the City and the employee associations that set specific language regarding wages, benefits, and working conditions. The City enters into an MOU with each of the bargaining units and adopts a resolution for those full-time employees that are not a part of a bargaining unit. Current MOUs for all bargaining units expire on June 30, 2024.

The City had struggled to achieve and maintain competitive salaries. Because the cost of living is high in the area, and neighboring jurisdictions have more resources, the City's wages have in the past been a barrier to successfully attracting, hiring and most importantly, retaining professional employees. This leads to vacancies, loss of institutional knowledge, inefficiencies and additional incurred costs as new employees are trained.

With the addition of Sales Tax Measure D-20, the City has been able to invest more in trying to keep wages competitive while still maintaining fiscal sustainability. The majority of the cost of the labor agreements reflect Cost of Living Adjustments (COLAs), with the intention of trying to keep employees whole as inflation continues to rise.

The labor agreement changes reflect the need to pay all positions in the City competitive wages in order to retain and attract professional employees dedicated to providing effective, cost efficient and premier services to the community. MOUs for the Public Safety bargaining units were approved by Council on June 11, 2024. Negotiations with the remaining bargaining units have concluded and outlined below are the changes to each of those labor agreements.

SEIU MOU:

- Three Year Agreement
- Effective July 1, 2024:
 - All Employees covered by the MOU shall receive a 2.75% salary increase; and
 - Identified positions will receive additional adjustments ranging from 2.5% to 5.0%; and
 - Stand-by pay will increase from \$45 per day to \$50 per day; and
 - Certification pay incentive of 1% for Wastewater Treatment Operators with grade certifications above what is required by job description and Maintenance Workers I who hold a valid Class A or Class B driver's license; and
 - Employees may use the education expense for travel related education expenses; and
 - Bereavement Leave was updated to comply with state law; and
 - Add two new positions funded during the budget preparation for the 2023-2025 budget: Police Records Supervisor and Police Records Clerk; and
 - Made other minor adjustments.
- Effective July 1, 2025:
 - All Employees covered by the MOU shall receive a 3.0% salary increase.
- Effective July 1, 2026:
 - All Employees covered by the MOU shall receive a 3.0% salary increase.

Management and Confidential Resolution:

- Includes employees previously covered by the Mid-Management/Professional Employees MOU after the unit was decertified.
- Three Year Agreement
- Effective July 1, 2024:
 - All Employees covered by the Resolution shall receive a 2.75% salary increase; and
 - Identified positions will receive additional adjustments ranging from 2.5% to 10.0%; and
 - Bilingual pay of 2.5% for top two census languages outside of English; and
 - \$250 457 match for Confidential employees; and
 - Changed incentive pay to include a 50/50 matching reimbursement for gym and fitness training costs up to \$600; and

- Employees may use the education expense for travel related education expenses; and
 - Annual Uniform Pay was increase from \$850 to \$1,200 for Commanders and Police Chief, and from \$800 to \$915 for Battalion Chiefs and Fire Chief; and
 - Bereavement Leave was updated to comply with state law; and
 - Made other minor adjustments.
- Effective July 1, 2025:
 - All Employees covered by the Resolution shall receive a 3.0% salary increase.
 - Effective July 1, 2026:
 - All Employees covered by the Resolution shall receive a 3.0% salary increase.

Atascadero Police Association Side Letter:

- APA entered into an MOU on June 11, 2024. This side letter addresses staffing adjustments to create a supervisory position in Dispatch. This position was contemplated during the budget preparation for the 2023-2025 budget.
 - Reclass Public Safety Lead Dispatcher to Public Safety Dispatch Supervisor.

CalPERS requires the City to adopt a current salary schedule. The attached salary schedule (Attachment 4) reflects the changes proposed in the MOUs being considered tonight, along with changes from the Public Safety MOUs adopted last meeting.

In addition to salaries and benefits, the City pays for the costs of workers' compensation coverage. The City's fiscal year 2024-2025 contributions for workers' compensation coverage through California Joint Powers Insurance Authority is more than budgeted by about \$76,500. Staff recommends allocating additional funding to cover the increased costs.

FISCAL IMPACT:

For Fiscal Year 2024-2025, it is estimated that salary adjustments will cost approximately \$430,000, about \$90,000 of which is already budgeted. Fiscal years 2025-2026 and 2026-2027 are expected to cost an additional \$1.7 million combined. Additional costs for the workers' compensation coverage will be about \$76,500.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director and the Human Resources Manager.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENTS:

1. Memorandum of Understanding for Service Employees International Union Local 620
2. Draft Resolution for Non-Represented Professional and Management Workers and Confidential Employees
3. Side Letter of Agreement for Atascadero Police Association
4. Citywide Salary Schedules for 2024-2025, 2025-2026, & 2026-2027

MEMORANDUM OF UNDERSTANDING

BETWEEN THE

LOCAL 620 SERVICE EMPLOYEES

INTERNATIONAL UNION

ATASCADERO CHAPTER

AND

CITY OF ATASCADERO

July 1, ~~2021~~2024 thru June 30, ~~2024~~2027

ARTICLE I - GENERAL PROVISIONS

SECTION 1.1 PREAMBLE

This Memorandum of Understanding is made and entered into between the City of Atascadero, hereinafter referred to as the “City” and the Local 620 Service Employees International Union Atascadero Chapter, hereinafter referred to as the “Union” pursuant to California Government Code Section 3500, et seq. and the City's Employer - Employee Relations Policy. The purpose of this Memorandum of Understanding (MOU) is the establishment of wages, hours and other terms and conditions of employment.

The City and Union agree that the provisions of this MOU shall be applied equally to all employees covered herein without favor or discrimination because of race, creed, color, sex, age, national origin, political or religious affiliations or association memberships. Whenever the masculine gender is used in this MOU, it shall be understood to include the feminine gender.

SECTION 1.2 RECOGNITION

a. The City of Atascadero recognizes the Union as the recognized and exclusive representative for the following classifications:

- | | | |
|---|---|--|
| • Account Clerk II | • Maintenance Worker II | • Senior Technical Support Specialist |
| • Administrative Assistant | • Office Assistant II | • Systems Administrator III |
| • Administrative Support Assistant | • Office Assistant III | • Technical Support Specialist II |
| • Assistant Planner | • Permit Technician | • Website and Social Media Technician |
| • Associate Planner | • Police Records Clerk | • WWTP Operator I |
| • Building Inspector I | • Police Records Supervisor | • WWTP Operator II |
| • Building Inspector II | • Public Works Inspector | • WWTP Operator in Training |
| • Building Maintenance Specialist | • Recreation Coordinator | • Zoo Education Curator |
| • Code Enforcement Officer | • Senior Building Maintenance Specialist | • Zookeeper I |
| • Finance Technician | • Senior Maintenance Worker | • Zoo Supervisor |
| • GIS/Business Analyst | • Senior Building Inspector | |
| • Inspector | • Senior Planner | |
| • Lead Maintenance Worker | • Senior Recreation Coordinator | |
| • Lead Zookeeper | | |
| • Maintenance Worker I | | |

b. This recognition is exclusive of management employees, confidential employees and temporary employees. The City and the Union agree to meet and confer in a timely manner regarding temporary employees in accordance with SB 1484.

c. The City agrees to meet and confer and otherwise deal exclusively with the Union on all matters relating to the scope of representation under the Meyers-Milias-Brown Act

(Government Code Section 3500, et seq.), and as provided under the City's Employer-Employee Relations Policy.

SECTION 1.3 SEVERANCE

- a. If any provision of the Agreement should be found invalid, unconstitutional, unlawful, or unenforceable by reason of any existing or subsequently enacted constitutional or legislative provision shall be severed, and all other provisions of the Agreement shall remain in full force and effect for the duration of the Agreement.
- b. In the event that any provision of the MOU should be found invalid, unconstitutional, unlawful or unenforceable, the City and the Union agree to meet and confer in a timely manner in an attempt to negotiate a substitute provision. Such negotiations shall apply only to the severed provision of the Agreement and shall not in any way modify or impact the remaining provisions of the existing MOU.

SECTION 1.4 SOLE AGREEMENT

- a. The City and the Union agree that to the extent that any provision addressing wages, hours, and terms and conditions of employment negotiable under the Meyers-Milias-Brown Act found outside this MOU and are in conflict thereof, this MOU shall prevail.
- b. If, during the term of the MOU, the parties should mutually agree to modify, amend, or alter the provisions of this MOU in any respect, any such change shall be effective only if and when reduced to writing and executed by the authorized representatives of the City and the Union. Any such changes validly made shall become part of this MOU and subject to its terms.

SECTION 1.5 FULL FORCE AND EFFECT

- a. All wages, hours, and terms and conditions of employment that are negotiable subjects of bargaining under the Meyers-Milias-Brown Act, including those set in this MOU, shall remain in full force and effect during the term of this MOU unless changed by mutual agreement.
- b. The City will abide by the Meyers-Milias-Brown Act where and when it applies to the Union.

SECTION 1.6 GENERAL PROVISIONS

The parties agree to meet and confer with respect to any subject or matter within the scope of representation upon request. Provided, however, that any changes which fall within the scope of representation shall be by mutual agreement.

Except as set forth in this Memorandum of Understanding, and unless the Union agrees to reopen negotiations on a particular bargaining subject, the parties agree that there shall be no changes during the life of this MOU in the wage rates, benefits, or other terms and conditions of employment subject to the meet and confer process.

In the event any new practice, subject or matter arises during the term of this agreement which is within the scope of representation and an action is proposed by the City, the Union shall be afforded all possible advance notice and shall have the right to meet and confer upon request. In the case of an emergency and, in the absence of an agreement on such a proposed action, the City reserves its lawful management rights to take any action(s) deemed necessary and the Union reserves its rights to take any lawful action deemed necessary.

ARTICLE II - RESPECTIVE RIGHTS

SECTION 2.1 UNION RIGHTS

The Union shall have the following rights and responsibilities:

- a. Reasonable advance notice of any City ordinance, rule, resolution, or regulation directly relating to matters within the scope of representation proposed to be adopted by the City Council.
- b. Reasonable use of one bulletin board at each work site for employees covered by this MOU.
- c. The right to payroll deductions made for payments or organization dues and for City approved programs.
- d. The use of City facilities for regular, normal and lawful Union activities, providing that approval of the City Manager or his/her designee has been obtained.
- e. Reasonable access to employee work locations for officers of the Union and their officially designated representatives for the purpose of processing grievances or contacting members of the organization concerning business within the scope of representation. Access shall be restricted so as not to interfere with the normal operations of any department or with established safety or security requirements.
- f. The City will give reasonable notice to the Union if it intends to contract out the functions currently performed by employees within the Unit. Upon request, the City will meet with the Union to explain the reason for the decision to contract out and to solicit Union views on the proposal. Nothing in this Section shall be construed to limit the rights of the City Council to contract out work in its sole discretion.
- g. Maintenance of Membership
All regular unit employees who on the effective date of this MOU are members of the Union

in good standing and all such employees who thereafter voluntarily become members of the Union shall maintain their membership in the Union in good standing during the term of this MOU, subject however to the right to resign from membership between March 1 – 15 of each calendar year.

Any Union member may exercise his/her right to resign by submitting a notice in writing to the Union and to the City during the resignation period. To the extent required by the Government Code, or otherwise required by law, the City will rely on the information provided by the Union in processing dues deductions for Union members.

h. Dues Deductions

The Union will maintain records of employee authorizations for dues deductions. The Union will provide the City with information regarding the amount of dues deductions and the list of Union members who have affirmatively consented to or authorized dues deductions. The City shall not request the Union to provide a copy of any member's authorization unless a dispute arises about the existence or terms of the authorization. To the extent required by the Government Code, or otherwise required by law, the City will rely on the information provided by the Union in processing dues deductions for Union members. The Union is responsible for providing the City with timely information regarding changes to Union members' dues deductions.

The Union agrees to indemnify, defend, and hold harmless the City, including its officers, representatives, and agents, against any and all cost or liability arising from any claims, demands, or other actions relating to the City's compliance with or application of provisions of this Article.

SECTION 2.2 CITY RIGHTS

- a. The authority of the City includes, but is not limited to the exclusive right to determine the standards of service; determine the procedures and standards of selection for employment and promotion; direct its employees; take disciplinary action for "just cause", relieve its employees from duty because of lack of work or for other legitimate reason; maintain the efficiency of governmental operations; determine the methods, staffing and personnel by which governmental operations are to be conducted; determine the content of job classifications; take all necessary actions to carry out its mission in emergencies; exercise complete control and discretion over its organizations and the technology of performing its work; provided, however, that the exercise and retention of such rights does not preclude employees or their representatives from consulting or raising grievances over the consequences or impact that decisions on these matters may have on wage, hours and other terms of employment.

SECTION 2.3 PEACEFUL PERFORMANCE

- a. The parties to this MOU recognize and acknowledge that the services performed by the City employees covered by this Agreement are essential to the public health, safety and general welfare of the residents of the City of Atascadero. Union agrees that under no circumstances will the Union recommend, encourage, cause or promote its members to initiate, participate in, nor will any member of the bargaining unit take part in, any strike, sit-down, stay-in, sick-out, slow-down, or picketing (hereinafter collectively referred to as "work-stoppage) in any office or department of the City, nor to curtail any work or restrict any production, or interfere with any operation of the City. In the event of any such work stoppage by any member of the bargaining unit, the City shall not be required to negotiate on the merits of any dispute which may have risen to such work stoppage until said work stoppage has ceased.
- b. In the event of any work stoppage, during the term of this MOU, whether by the Union or by any member of the bargaining unit, the Union by its officers, shall immediately declare in writing and publicize that such work stoppage is illegal and unauthorized, and further direct its members in writing to cease the said conduct and resume work. Copies of such written notices shall be served upon the City. If in the event of any work stoppage the Union promptly and in good faith performs the obligations of this paragraph, and providing the Union has not otherwise authorized, permitted or encouraged such work stoppage, the Union shall not be liable for any damages caused by the violation of this provision. However, the City shall have the right to discipline, up to and including discharge, any employee who instigates, participates in, or gives leadership to, any work stoppage activity herein prohibited, and the City shall also have the right to seek full legal redress, including damages, against any such employees.

SECTION 2.4 RESPECTIVE RIGHTS

The parties agree that during the term of this agreement, upon a request by either party, they shall reopen negotiations on changes to the Personnel Rules and Regulations. Provided, however, that the City shall not modify the Personnel Rules and Regulations subject to meet and confer without mutual agreement.

ARTICLE III - - HOURS OF WORK AND OVERTIME

SECTION 3.1 HOURS OF WORK

- a. Work Period

The normal work period shall be seven (7) days with a maximum non-overtime of forty (40) hours.

The City and the Union agree that under some circumstances alternate work schedules may be beneficial to both employees and the City. Accordingly, employees may request to work an alternative work schedule. Such requests shall be subject to approval by the

Department Director and the City Manager. City Management reserves the right to remove employees from alternative work schedules. The normal work period under an alternate work schedule shall be seven (7) days with the maximum non overtime hours dependent upon the approved alternative work schedule.

b. Shift Change Notification

The City shall give employees reasonable, but at a minimum, a 72-hour notice of routine shift changes. Emergency shift changes shall be made on an as needed basis.

c. Rest Periods

The City feels that rest periods are important for employees to take care of personal business, use facilities and for their general well-being. Rest periods will normally be provided to employees at the rate of fifteen (15) minutes for each four (4) hours worked. Insofar as practical rest period shall be in the middle of each work period. Rest periods should not be used in conjunction with meal periods, nor should rest periods be taken during the employee's first or last hour of work. In the uncommon event that an employee feels that they will be unable to take one of the fifteen minute rest periods due to the type of work being performed, the employee's supervisor may approve the employee taking one fifteen minute rest period in conjunction with the meal period. The employee must request supervisor approval in advance.

Any employee required to work more than sixteen (16) hours within a twenty-four hour period shall be entitled to an eight hour rest period prior to returning to work. If any portion of the eight-hour rest period occurs during the employees' regularly scheduled work hours, the employee shall receive normal compensation for that time. This section shall not apply in the case of emergencies.

d. Missed Rest Periods and Mealtime

Regular fifteen-minute rest periods are paid time, therefore nothing in this section provides for or implies any additional compensation or benefits if a rest period is not taken.

SECTION 3.2 OVERTIME

a. Rate

Overtime, shall be compensated at the rate of time and one-half the regular rate of pay. All overtime shall be recorded and paid in the following manner:

1 to 15 minutes, overtime compensation – ¼ hour
 16 to 30 minutes, overtime compensation – ½ hour
 31 to 45 minutes, overtime compensation – ¾ hour
 46 to 60 minutes, overtime compensation – 1 hour

b. Hours Paid

Overtime shall be paid after forty (40) hours worked in a work period. Paid time off shall be considered time worked for overtime purposes.

c. Compensatory Time (CT)

Notwithstanding the provisions of this section, employees may be granted CT for overtime credit computed at time and one-half at the mutual convenience of the City and the employee. Employees may accumulate a maximum of one hundred and twenty (120) hours in their CT account.

d. Scheduling Compensatory Time

Requests to use CT shall be granted with due regard for operational necessity such as staffing levels.

SECTION 3.3 CALLBACK PAY

Employees who are called to duty at a time they are not working, and not on standby duty, shall be compensated a minimum compensation of two (2) hours at time and one-half rate of pay.

SECTION 3.4 STANDBY TIME

a. Employees assigned standby duty shall receive ~~Forty-five dollars (\$45.00)~~ Fifty dollars (\$50.00) for each day of standby duty.

b. Call-out While on Stand-by

Employees who are called to duty at a time they are not working shall be compensated a minimum of one hour and twenty minutes at time and one-half pay. Employees working in excess of one hour and twenty minutes once called back shall receive time and one-half pay for all hours worked.

SECTION 3.5 PATCHING/PAVING WORK

The City shall make a reasonable attempt to schedule patching work during days/times when temperatures are not expected to exceed 100 degrees. It is mutually understood that employees working with paving contractors must adhere to the contractors' work schedules.

ARTICLE IV - PAY PROVISIONS

SECTION 4.1 SALARY

This three (3) year agreement shall provide salary increases according to the following formula and schedule:

Year 1- Effective July 1, 202~~4~~⁷, all employees covered under this MOU shall receive a ~~4.52.75%~~ 4.52.75% (~~four point five two point seven five~~ percent) salary increase. The following monthly salaries are effective July 1, 202~~4~~⁷:

- a. The following positions will move up approximately one range and will be adjusted to fit on an established salary range. This will result in approximately a 2.5% (two point five percent) adjustment to base salary in addition to the COLA salary increase above:
 - Building Permit Technician
 - Senior Planner
 - Systems Administrator III
 - Tech Support Specialist II
 - Wastewater Treatment Plant Operator I
 - Wastewater Treatment Plant Operator II
- b. The following positions will move up two ranges and will be adjusted to fit on an established salary range in addition to the COLA salary increase above. This will result in an approximately a 5% (five percent) adjustment to base salary in addition to the COLA salary increase above:
 - Wastewater Treatment Plant Operator-in-Training

SALARY WORKSHEET**MONTHLY SALARY****Effective July 1, 2024**

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	13	4,245.57	4,457.85	4,680.74	4,914.78	5,160.52
Administrative Assistant	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Assistant Planner	26	5,831.75	6,123.34	6,429.51	6,750.99	7,088.54
Associate Planner	31	6,586.28	6,915.59	7,261.37	7,624.44	8,005.66
Building Inspector I	25	5,689.48	5,973.95	6,272.65	6,586.28	6,915.59
Building Inspector II	30	6,429.51	6,750.99	7,088.54	7,442.97	7,815.12
Building Permit Technician	17	4,680.74	4,914.78	5,160.52	5,418.55	5,689.48
Code Enforcement Officer	25	5,689.48	5,973.95	6,272.65	6,586.28	6,915.59
Finance Technician	21	5,160.52	5,418.55	5,689.48	5,973.95	6,272.65
GIS Business Analyst	30	6,429.51	6,750.99	7,088.54	7,442.97	7,815.12
Inspector	22	5,289.57	5,554.05	5,831.75	6,123.34	6,429.51
Lead Maintenance Worker	19	4,914.78	5,160.52	5,418.55	5,689.48	5,973.95
Lead Zookeeper	18	4,797.80	5,037.69	5,289.57	5,554.05	5,831.75
Maintenance Worker I	9	3,850.86	4,043.40	4,245.57	4,457.85	4,680.74
Maintenance Worker II	15	4,457.85	4,680.74	4,914.78	5,160.52	5,418.55
Office Assistant II	10	3,947.15	4,144.51	4,351.74	4,569.33	4,797.80
Office Assistant III	13	4,245.57	4,457.85	4,680.74	4,914.78	5,160.52
Police Records Clerk	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Police Records Supervisor	31	6,586.28	6,915.59	7,261.37	7,624.44	8,005.66
Public Works Inspector	27	5,973.95	6,272.65	6,586.28	6,915.59	7,261.37
Recreation Coordinator	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Senior Building Inspector	35	7,261.37	7,624.44	8,005.66	8,405.94	8,826.24
Senior Planner	38	7,815.12	8,205.88	8,616.17	9,046.98	9,499.33
Senior Recreation Coordinator	24	5,554.05	5,831.75	6,123.34	6,429.51	6,750.99
Systems Administrator III	36	7,442.97	7,815.12	8,205.88	8,616.17	9,046.98
Technical Support Specialist II	21	5,160.52	5,418.55	5,689.48	5,973.95	6,272.65
Website and Social Media Technician	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
WWTP Operator I	19	4,914.78	5,160.52	5,418.55	5,689.48	5,973.95
WWTP Operator II	25	5,689.48	5,973.95	6,272.65	6,586.28	6,915.59
WWTP Operator in Training	13	4,245.57	4,457.85	4,680.74	4,914.78	5,160.52
Zoo Education Curator	9	3,850.86	4,043.40	4,245.57	4,457.85	4,680.74
Zoo Supervisor	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Zookeeper I	9	3,850.86	4,043.40	4,245.57	4,457.85	4,680.74

MONTHLY SALARY
Effective July 1, 2021

CLASSIFICATION	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	-3,535.98	-3,712.78	-3,898.42	-4,093.34	-4,298.01
Administrative Assistant	-4,405.44	-4,625.71	-4,857.00	-5,099.85	-5,354.84
Administrative Support Assistant	-3,712.78	-3,898.42	-4,093.34	-4,298.01	-4,512.91
Assistant Planner	-4,857.00	-5,099.85	-5,354.84	-5,622.58	-5,903.71
Associate Planner	5,622.58	5,903.71	6,198.90	6,508.85	6,834.29
Building Inspector I	-4,625.71	-4,857.00	-5,099.85	-5,354.84	-5,622.58
Building Inspector II	-5,099.85	-5,354.84	-5,622.58	-5,903.71	-6,198.90
Building Maintenance Specialist	-3,712.78	-3,898.42	-4,093.34	-4,298.01	-4,512.91
Finance Technician	-4,405.44	-4,625.71	-4,857.00	-5,099.85	-5,354.84
Inspector	-4,625.71	-4,857.00	-5,099.85	-5,354.84	-5,622.58
Lead Zookeeper	-3,898.42	-4,093.34	-4,298.01	-4,512.91	-4,738.56
Maintenance Worker I	-3,287.41	-3,451.78	-3,624.37	-3,805.59	-3,995.87
Maintenance Worker II	-3,712.78	-3,898.42	-4,093.34	-4,298.01	-4,512.91
Office Assistant II	-3,287.41	-3,451.78	-3,624.37	-3,805.59	-3,995.87
Office Assistant III	-3,535.98	-3,712.78	-3,898.42	-4,093.34	-4,298.01
Public Works Inspector	-4,857.00	-5,099.85	-5,354.84	-5,622.58	-5,903.71
Recreation Coordinator	-4,195.66	-4,405.44	-4,625.71	-4,857.00	-5,099.85
Senior Building Maintenance Specialist	-4,195.66	-4,405.44	-4,625.71	-4,857.00	-5,099.85
Senior Maintenance Worker	-4,195.66	-4,405.44	-4,625.71	-4,857.00	-5,099.85
Senior Planner	6,198.90	6,508.85	6,834.29	7,176.00	7,534.80
Senior Technical Support Specialist	-5,099.85	-5,354.84	-5,622.58	-5,903.71	-6,198.90
Systems Administrator III	6,198.90	6,508.85	6,834.29	7,176.00	7,534.80
Technical Support Specialist II	-4,405.44	-4,625.71	-4,857.00	-5,099.85	-5,354.84
Website and Social Media Technician	-4,405.44	-4,625.71	-4,857.00	-5,099.85	-5,354.84
WWTP Operator I	-3,995.87	-4,195.66	-4,405.44	-4,625.71	-4,857.00
WWTP Operator II	-4,405.44	-4,625.71	-4,857.00	-5,099.85	-5,354.84
WWTP Operator in Training	-3,535.98	-3,712.78	-3,898.42	-4,093.34	-4,298.01
Zoo Education Curator	-3,367.60	-3,535.98	-3,712.78	-3,898.42	-4,093.34
Zookeeper I	-3,287.41	-3,451.78	-3,624.37	-3,805.59	-3,995.87

Year 1: Effective July 1, 2021 an additional \$162,000 will be placed in an inequity pool for further adjustment of selected positions. Calculation of costs shall include all roll-up (City paid payroll taxes, retirement, workers compensation, unemployment and other payroll costs) and be based on step E for all positions. Adjustment of positions will be based on market comparison to other cities in the County and the City's recent experience in attracting and retaining qualified applicants/employees in the position. Proposed adjustments and methodology will be determined through the meet and confer process. It is the intent of the City to work with SEIU to swiftly determine which positions will be adjusted with the aim to have final decisions by October 2021. All inequity adjustments will be retroactive back to July 1, 2021 for any active employee.

Year 2 - Effective July 1, 20225, all positions covered under this MOU shall receive a 3.~~75~~% (three ~~point seven five~~ percent) salary increase. The following monthly salaries become effective July 1, 20225:

SALARY WORKSHEET**MONTHLY SALARY****Effective July 1, 2025**

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	13	4,372.96	4,591.61	4,821.19	5,062.25	5,315.36
Administrative Assistant	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Assistant Planner	26	6,006.69	6,307.02	6,622.37	6,953.49	7,301.16
Associate Planner	31	6,783.90	7,123.10	7,479.26	7,853.22	8,245.88
Building Inspector I	25	5,860.19	6,153.20	6,460.86	6,783.90	7,123.10
Building Inspector II	30	6,622.37	6,953.49	7,301.16	7,666.22	8,049.53
Building Permit Technician	17	4,821.19	5,062.25	5,315.36	5,581.13	5,860.19
Code Enforcement Officer	25	5,860.19	6,153.20	6,460.86	6,783.90	7,123.10
Finance Technician	21	5,315.36	5,581.13	5,860.19	6,153.20	6,460.86
GIS Business Analyst	30	6,622.37	6,953.49	7,301.16	7,666.22	8,049.53
Inspector	22	5,448.25	5,720.66	6,006.69	6,307.02	6,622.37
Lead Maintenance Worker	19	5,062.25	5,315.36	5,581.13	5,860.19	6,153.20
Lead Zookeeper	18	4,941.72	5,188.81	5,448.25	5,720.66	6,006.69
Maintenance Worker I	9	3,966.40	4,164.72	4,372.96	4,591.61	4,821.19
Maintenance Worker II	15	4,591.61	4,821.19	5,062.25	5,315.36	5,581.13
Office Assistant II	10	4,065.57	4,268.85	4,482.29	4,706.40	4,941.72
Office Assistant III	13	4,372.96	4,591.61	4,821.19	5,062.25	5,315.36
Police Records Clerk	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Police Records Supervisor	31	6,783.90	7,123.10	7,479.26	7,853.22	8,245.88
Public Works Inspector	27	6,153.20	6,460.86	6,783.90	7,123.10	7,479.26
Recreation Coordinator	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Senior Building Inspector	35	7,479.26	7,853.22	8,245.88	8,658.17	9,091.08
Senior Planner	38	8,049.53	8,452.01	8,874.61	9,318.34	9,784.26
Senior Recreation Coordinator	24	5,720.66	6,006.69	6,307.02	6,622.37	6,953.49
Systems Administrator III	36	7,666.22	8,049.53	8,452.01	8,874.61	9,318.34
Technical Support Specialist II	21	5,315.36	5,581.13	5,860.19	6,153.20	6,460.86
Website and Social Media Technician	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
WWTP Operator I	19	5,062.25	5,315.36	5,581.13	5,860.19	6,153.20
WWTP Operator II	25	5,860.19	6,153.20	6,460.86	6,783.90	7,123.10
WWTP Operator in Training	13	4,372.96	4,591.61	4,821.19	5,062.25	5,315.36
Zoo Education Curator	9	3,966.40	4,164.72	4,372.96	4,591.61	4,821.19
Zoo Supervisor	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Zookeeper I	9	3,966.40	4,164.72	4,372.96	4,591.61	4,821.19

MONTHLY SALARY
Effective July 1, 2022

CLASSIFICATION	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	-3,668.57	-3,852.00	-4,044.60	-4,246.83	-4,459.17
Administrative Assistant	4,570.64	4,799.17	5,039.13	5,291.09	5,555.64
Administrative Support Assistant	-3,852.00	-4,044.60	-4,246.83	-4,459.17	-4,682.13
Assistant Planner	-5,039.13	-5,291.09	-5,555.64	-5,833.42	-6,125.09
Associate Planner	-5,833.42	-6,125.09	-6,431.34	-6,752.91	-7,090.56
Building Inspector I	-4,799.17	-5,039.13	-5,291.09	-5,555.64	-5,833.42
Building Inspector II	-5,291.09	-5,555.64	-5,833.42	-6,125.09	-6,431.34
Building Maintenance Specialist	-3,852.00	-4,044.60	-4,246.83	-4,459.17	-4,682.13
Finance Technician	-4,570.64	-4,799.17	-5,039.13	-5,291.09	-5,555.64
Inspector	-4,799.17	-5,039.13	-5,291.09	-5,555.64	-5,833.42
Lead Zookeeper	-4,044.60	-4,246.83	-4,459.17	-4,682.13	-4,916.24
Maintenance Worker I	-3,410.69	-3,581.22	-3,760.28	-3,948.29	-4,145.70
Maintenance Worker II	-3,852.00	-4,044.60	-4,246.83	-4,459.17	-4,682.13
Office Assistant II	-3,410.69	-3,581.22	-3,760.28	-3,948.29	-4,145.70
Office Assistant III	-3,668.57	-3,852.00	-4,044.60	-4,246.83	-4,459.17
Public Works Inspector	-5,039.13	-5,291.09	-5,555.64	-5,833.42	-6,125.09
Recreation Coordinator	-4,352.99	-4,570.64	-4,799.17	-5,039.13	-5,291.09
Senior Building Maintenance Specialist	-4,352.99	-4,570.64	-4,799.17	-5,039.13	-5,291.09
Senior Maintenance Worker	4,352.99	4,570.64	4,799.17	5,039.13	5,291.09
Senior Planner	6,431.34	6,752.91	7,090.56	7,445.09	7,817.34
Senior Technical Support Specialist	-5,291.09	-5,555.64	-5,833.42	-6,125.09	-6,431.34
Systems Administrator III	6,431.34	6,752.91	7,090.56	7,445.09	7,817.34
Technical Support Specialist II	-4,570.64	-4,799.17	-5,039.13	-5,291.09	-5,555.64
Website and Social Media Technician	-4,570.64	-4,799.17	-5,039.13	-5,291.09	-5,555.64
WWTP Operator I	-4,145.70	-4,352.99	-4,570.64	-4,799.17	-5,039.13
WWTP Operator II	-4,570.64	-4,799.17	-5,039.13	-5,291.09	-5,555.64
WWTP Operator in Training	-3,668.57	-3,852.00	-4,044.60	-4,246.83	-4,459.17
Zoo Education Curator	-3,493.88	-3,668.57	-3,852.00	-4,044.60	-4,246.83
Zookeeper I	3,410.69	3,581.22	3,760.28	3,948.29	4,145.70

Year 3 - Effective July 1, 2023~~6~~, all positions covered under this MOU shall receive a 3-~~5~~ (three ~~point five~~ percent) salary increase. The following monthly salaries become effective July 1, 2023~~6~~:

SALARY WORKSHEET						
MONTHLY SALARY						
Effective July 1, 2026						
CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	13	4,504.14	4,729.35	4,965.82	5,214.11	5,474.82
Administrative Assistant	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Assistant Planner	26	6,186.92	6,496.27	6,821.08	7,162.13	7,520.24
Associate Planner	31	6,987.41	7,336.78	7,703.62	8,088.80	8,493.24
Building Inspector I	25	6,035.99	6,337.79	6,654.68	6,987.41	7,336.78
Building Inspector II	30	6,821.08	7,162.13	7,520.24	7,896.25	8,291.06
Building Permit Technician	17	4,965.82	5,214.11	5,474.82	5,748.56	6,035.99
Code Enforcement Officer	25	6,035.99	6,337.79	6,654.68	6,987.41	7,336.78
Finance Technician	21	5,474.82	5,748.56	6,035.99	6,337.79	6,654.68
GIS Business Analyst	30	6,821.08	7,162.13	7,520.24	7,896.25	8,291.06
Inspector	22	5,611.71	5,892.30	6,186.92	6,496.27	6,821.08
Lead Maintenance Worker	19	5,214.11	5,474.82	5,748.56	6,035.99	6,337.79
Lead Zookeeper	18	5,089.99	5,344.49	5,611.71	5,892.30	6,186.92
Maintenance Worker I	9	4,085.39	4,289.66	4,504.14	4,729.35	4,965.82
Maintenance Worker II	15	4,729.35	4,965.82	5,214.11	5,474.82	5,748.56
Office Assistant II	10	4,187.54	4,396.92	4,616.77	4,847.61	5,089.99
Office Assistant III	13	4,504.14	4,729.35	4,965.82	5,214.11	5,474.82
Police Records Clerk	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Police Records Supervisor	31	6,987.41	7,336.78	7,703.62	8,088.80	8,493.24
Public Works Inspector	27	6,337.79	6,654.68	6,987.41	7,336.78	7,703.62
Recreation Coordinator	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Senior Building Inspector	35	7,703.62	8,088.80	8,493.24	8,917.90	9,363.80
Senior Planner	38	8,291.06	8,705.61	9,140.89	9,597.93	10,077.83
Senior Recreation Coordinator	24	5,892.30	6,186.92	6,496.27	6,821.08	7,162.13
Systems Administrator III	36	7,896.25	8,291.06	8,705.61	9,140.89	9,597.93
Technical Support Specialist II	21	5,474.82	5,748.56	6,035.99	6,337.79	6,654.68
Website and Social Media Technician	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
WWTP Operator I	19	5,214.11	5,474.82	5,748.56	6,035.99	6,337.79
WWTP Operator II	25	6,035.99	6,337.79	6,654.68	6,987.41	7,336.78
WWTP Operator in Training	13	4,504.14	4,729.35	4,965.82	5,214.11	5,474.82
Zoo Education Curator	9	4,085.39	4,289.66	4,504.14	4,729.35	4,965.82
Zoo Supervisor	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Zookeeper I	9	4,085.39	4,289.66	4,504.14	4,729.35	4,965.82

MONTHLY SALARY
Effective July 1, 2023

CLASSIFICATION	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	-4,131.96	-4,338.56	-4,555.49	-4,783.26	-5,022.42
Administrative Assistant	4,902.85	5,147.99	5,405.39	5,675.66	5,959.44
Assistant Planner	-5,675.66	-5,959.44	-6,257.41	-6,570.28	-6,898.79
Associate Planner	-6,410.02	-6,730.52	-7,067.05	-7,420.40	-7,791.42
Building Inspector I	-5,537.22	-5,814.08	-6,104.78	-6,410.02	-6,730.52
Building Permit Technician	-4,447.03	-4,669.38	-4,902.85	-5,147.99	-5,405.39
Code Enforcement Officer	-5,537.22	-5,814.08	-6,104.78	-6,410.02	-6,730.52
Finance Technician	-5,022.42	-5,273.54	-5,537.22	-5,814.08	-6,104.78
Inspector	-5,147.99	-5,405.39	-5,675.66	-5,959.44	-6,257.41
Lead Maintenance Worker	-4,783.26	-5,022.42	-5,273.54	-5,537.22	-5,814.08
Lead Zookeeper	-4,669.38	-4,902.85	-5,147.99	-5,405.39	-5,675.66
Maintenance Worker I	-3,747.81	-3,935.20	-4,131.96	-4,338.56	-4,555.49
Maintenance Worker II	-4,338.56	-4,555.49	-4,783.26	-5,022.42	-5,273.54
Network Analyst	-6,257.41	-6,570.28	-6,898.79	-7,243.73	-7,605.92
Office Assistant II	-3,841.51	-4,033.59	-4,235.27	-4,447.03	-4,669.38
Office Assistant III	-4,131.96	-4,338.56	-4,555.49	-4,783.26	-5,022.42
Public Works Inspector	-5,814.08	-6,104.78	-6,410.02	-6,730.52	-7,067.05
Recreation Coordinator	-4,902.85	-5,147.99	-5,405.39	-5,675.66	-5,959.44
Senior Building Inspector	7,067.05	7,420.40	7,791.42	8,180.99	8,590.04
Senior Planner	7,420.40	7,791.42	8,180.99	8,590.04	9,019.54
Systems Administrator III	-7,067.05	-7,420.40	-7,791.42	-8,180.99	-8,590.04
Technical Support Specialist II	4,902.85	5,147.99	5,405.39	5,675.66	5,959.44
Website and Social Media Technician	-4,902.85	-5,147.99	-5,405.39	-5,675.66	-5,959.44
WWTP Operator I	-4,669.38	-4,902.85	-5,147.99	-5,405.39	-5,675.66
WWTP Operator II	-5,405.39	-5,675.66	-5,959.44	-6,257.41	-6,570.28
WWTP Operator in Training	-3,935.20	-4,131.96	-4,338.56	-4,555.49	-4,783.26
Zoo Education Curator	-3,747.81	-3,935.20	-4,131.96	-4,338.56	-4,555.49
Zoo Supervisor	-4,902.85	-5,147.99	-5,405.39	-5,675.66	-5,959.44
Zookeeper I	3,747.81	3,935.20	4,131.96	4,338.56	4,555.49

a. Movement between steps shall be at twelve-month intervals and subject to satisfactory

performance. The initial step movement after hiring, however, shall be after twelve months or after completion of probation, whichever occurs later. Employees may receive step increases at a period of less than twelve (12) months upon recommendation of the department head and approval of the City Manager.

The City is committed to providing evaluations and step increases in a timely manner. At the request of designated Union representatives, but not more than monthly, designated Union representatives shall be provided a list of evaluations that are more than 30 days overdue for those employees that are eligible for a step increase. It is understood that Union representatives will be contacting the supervisor or department head of employees on the list, urging the supervisor to make the evaluation a priority.

- b. An employee who is promoted shall receive a salary increase of at least one step (5%). Therefore, the employee shall be placed on step "A", or that step which produces at least a one-step salary increase.
- c. The parties agree that the salary survey jurisdictions for unit classifications under this M.O.U. shall be the cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo.

SECTION 4.2 EDUCATION INCENTIVE PAY

Employees shall be reimbursed up to \$1,600.00 per fiscal year for books, tuition and related educational expenses, including hotel, mileage or travel related expenses for attending college or other professional training, providing the coursework is job-related, and the employee received a passing grade. All reimbursements must follow the restrictions outlined in the Purchasing Policy.

SECTION 4.3 RETIREMENT

- a. Employees are provided retirement benefits through the California Public Employees Retirement System (CalPERS).

TIER 1

Miscellaneous Member employees covered under this MOU who were hired on or before July 14, 2012 are provided benefits pursuant to the 2.5% @ 55 Benefit Formula (Government Code Section 21354.4), Final Compensation 1 Year (G.C. Section 20042) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 3.3% (three point three percent) of the Miscellaneous Member employee contribution of 8% (eight percent). Miscellaneous Member employees will pay the remaining 4.7% (four point seven percent) of the employee contribution.

TIER 2

Miscellaneous Member employees covered under this MOU who were hired between July 14, 2012 and December 31, 2012, and Miscellaneous Member employees hired on or after January 1, 2013 who meet the definition of a Classic Member under CalPERS,

are provided benefits pursuant to the 2% @ 55 Benefit Formula (G.C. Section 21354), Final Compensation 3 Year (G.C. Section 20037) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 2.3% (two point three percent) of the Miscellaneous Member employee contribution of 7% (seven percent). Miscellaneous Member employees will pay the remaining 4.7% (four point seven percent) of the employee contribution.

TIER 3

Pursuant to the California Public Employees' Pension Reform Act of 2013 (PEPRA), Miscellaneous Member employees covered under this MOU who were hired on or after January 1, 2013 who meet the definition of a CalPERS new member under PEPRA are provided benefits pursuant to 2% @ 62 Benefit Formula (G.C. Section 7522.20) with Final Compensation 3 Year (G.C. Section 20037). The Miscellaneous Member employee will pay a member contribution rate of 50% (fifty percent) of the expected normal cost rate.

- b. Employee contributions shall be contributed to CalPERS on a pre-tax basis.
- c. The City began pays and reports the value of Employer Paid Member Contributions (EPMC) for Tier 1 employees and Tier 2 employees as described in Resolution No. 2003-058.

SECTION 4.4 SICK LEAVE/STAY WELL PLAN

- a. Sick leave accumulates at a rate of eight (8) hours per month. There is no limit to the accumulation.
- b. Employees with 384 or more hours of accumulated sick leave shall be eligible for the Stay Well Bonus. The Stay Well Bonus will be implemented as follows:
 - The sick leave pay-off will occur during the 52-week period beginning the first day after the second pay period in October and ending on the last day of the second pay period in October of the following year after an employee has accumulated and maintained 384 hours sick leave.
 - Once the eligibility requirements have been met, an employee may opt to receive a pay-off equal to one-third (1/3) of the unused annual allotment of sick leave. (The annual allotment is 95.94 hours). Checks will be prepared by December 15 of each year.
 - In the event an employee covered by this agreement donates up to 12 days of sick leave in any one year, to the Employee Sick Leave Bank, it shall not count against the 48 days accumulation for eligibility to receive the incentive payoff for that year.
- c. An employee may use in any calendar year accrued sick leave, up to the amount earned

during twelve (12) months employment, to attend to the illness of the following family members:

1. The employee’s child (including biological, foster, or adopted child, a stepchild, a legal ward, a child of a domestic partner, or a child of a person standing in loco parentis).
2. The employee’s parent (including biological, foster, or adoptive parent, a stepparent, or a legal guardian).
3. The employee’s spouse or domestic partner.

If the employee is performing satisfactorily and the employee’s workload would not be negatively impacted, the Department Head may approve additional time off, up to the amount earned during three (3) months of employment, for Family Care.

Family Care leave may also qualify for protection under the FMLA and/or CFRA, and any Family Care leave granted under this section shall run concurrently with FMLA and/or CFRA leave. FMLA/CFRA leave is addressed in a separate City policy.

SECTION 4.5 VACATION LEAVE

- a. Paid vacation leave accrues from the date of hire on a bi-weekly basis and increases after completion of the required years of service as follows:

<u>Years of Service</u>	<u>Accrual Rate</u>
Less than 3 years	10 days/yr or 3.08 hrs/pp
3 years completed	12 days/yr or 3.69 hrs/pp
5 years completed	14 days/yr or 4.31 hrs/pp
7 years completed	16 days/yr or 4.92 hrs/pp
9 years completed	18 days/yr or 5.54 hrs/pp
11 years completed	20 days/yr or 6.15 hrs/pp
15 years completed	22 days/yr or 6.77 hrs/pp
20 years completed	24 days/yr or 7.385 hrs/pp

The above schedule is based on full-time employment. Regular part-time employees shall receive vacation accrual on a pro-rated basis.

- b. Employees shall be entitled to vacation leave consistent with the City of Atascadero Personnel System Rules.
- c. It is agreed and understood that the taking of vacation shall be as scheduled by the Department Head subject to the needs of the City.

SECTION 4.6 HOLIDAYS

The City shall recognize the following days as official City holidays.

<u>Holiday</u>	<u>Day Observed</u>
New Year's Day	January 1
Martin Luther King, Jr. Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th
Labor Day	1st Monday in September
Veteran's Day	November 11
Thanksgiving Day	4th Thursday in November
Day After Thanksgiving	Friday after Thanksgiving
Christmas Eve Day	December 24
Christmas Day	December 25
"Floating" Holiday	Off As Scheduled; Accrues January 1

- a. Each unit member employed by the City as of January 1st of each year shall be eligible for one floating holiday (8 hours). Floating holidays must have prior department approval and shall be consistent with the efficient operation of the department. The floating holiday may be used between January 1 and December 31 of each year.
- b. All employees who are covered under this contract and are required by their supervisor to work on a City holiday shall be paid time and one-half 1½ their base hourly rate for the hours worked on the holiday, plus compensation for the holiday.

SECTION 4.7 BEREAVEMENT LEAVE

The City shall provide up to twenty-four (24) hours of paid bereavement leave for bereavement purposes. Bereavement purposes include (1) the death of a member of the employee's immediate family, ~~and~~ (2) the critical illness of a member of the employee's immediate family where death appears to be imminent and (3) reproductive loss. The amount of bereavement leave provided under this section is twenty four (24) hours per family member.

The employee may be required to submit proof of a relative's death or critical illness before final approval of leave is granted.

For purposes of this section, "immediate family" means: spouse or domestic partner, parent (including biological, foster, or adoptive parent, a stepparent, or a legal guardian), grandparent, grandchild, child (including biological, foster, or adopted child, a stepchild, a legal ward, a child of a domestic partner, or a child of a person standing in loco parentis), brother, sister, aunt, uncle, son-in-law, daughter-in-law, mother-in-law, father-in-law, brother-in-law, sister-in-law or significant other. Reproductive loss includes miscarriage, stillbirth, failed adoption, failed surrogacy or unsuccessful assisted reproduction. Reproductive loss leave time in excess of 20 days within a 12-month period will require additional Department Head approval.

Twenty-four (24) hours of the paid absence shall be considered "bereavement leave", and any remaining time shall be from other paid time off available to the employee. However, the employee may not use more than forty (40) hours of accrued sick leave for bereavement purposes.

Bereavement leave longer than forty (40) hours will require Department Head approval.

~~Twenty-four (24) hours of the paid absence shall be considered "bereavement leave", and any remaining time shall be from other paid time off available to the employee.~~

~~When an employee has exhausted the bereavement leave provided in this section, the employee may submit a request to his/her Department Head and request additional time off work. If approved, the employee must use their other accrued paid leave. The employee may elect which accrued paid leave he/she shall use during the additional leave. However, the employee may not use more than forty (40) hours of accrued sick leave for bereavement purposes.~~

~~If the additional leave approved by the Department Head is longer than forty (40) hours, the employee is required to use accrued paid leave other than sick leave.~~

SECTION 4.8 MILITARY LEAVE

Military leave shall be granted in accordance with the provisions of State and Federal law. All employees entitled to military leave shall give the appointing power an opportunity within the limits of military regulations to determine when such leave shall be taken.

SECTION 4.9 PERSONAL LEAVE

In any calendar year an employee can use up to two days (16 hours) of time for personal leave reasons without explanation. These hours shall come out of the employee's sick leave accrual bank. The employee will be charged for only the time used up to the maximum allowable of 16 hours in a calendar year. These hours are not intended as vacation days and may not be used to extend vacation or holiday time off.

SECTION 4.10 WORK SHOES

The City shall contribute Two Hundred and Fifty (\$250.00) Dollars per fiscal year for the purchase of appropriate footwear to employees in the following positions:

- ~~Senior Building Maintenance Specialist~~
- ~~Building Maintenance Specialist~~
- Building Inspector I & II
- Code Enforcement Officer
- Public Works Inspector
- Inspector
- Maintenance Worker I & II
- ~~Senior~~Lead Maintenance Worker
- Lead Zookeeper
- Senior Building Inspector
- WWTP Operator I, II, III
- WWTP Operator-in-Training
- Zoo Education Curator
- Zookeeper I & II
- Zoo Supervisor

Proof of purchase is required. Once purchased, such appropriate footwear must be worn while working. If the employee gives notice within 60 days of work shoe purchase, reimbursement amount will be repaid from final check.

SECTION 4.11 SAFETY GLASSES

The City shall provide safety glasses and safety prescription glasses, in compliance with OSHA standards, for those employees required to wear them. Maximum reimbursement shall be \$250.00. As approved by the Department Head, the City shall replace prescription glasses as needed due to prescription changes or if the glasses are damaged while being used in the course of duties. If the glasses are damaged due to the negligence of the employee, he/she shall be required to pay the replacement cost. The employee is responsible for obtaining necessary prescriptions.

If the employee gives notice within 60 days of safety glass purchase, reimbursement amount will be repaid from final check.

SECTION 4.12 CERTIFICATION

The City shall continue its practice of providing reasonable work time and payment for obtaining/maintaining job-related certifications. Travel expenses will be paid pursuant to Section VII of the City's Purchasing Policy. Prior Department Head approval is required.

Employees in the position of WWTPOIT, WWTPOI and WWTPOII holding Grade certifications received and maintained from the California State Water Resources Control Board and/or the California Water Environment Association above what is required by their job description, shall receive 1% certification pay incentive on top of their base wages.

With approval of the Public Works Director, employees in the position of WWTPOIT, WWTPOI, WWTPOII, and Maintenance Worker I who hold a valid Class A or Class B California driver's license, maintain a valid Medical Examiner's Certificate and are cleared by the Federal Motor Carrier Safety Administration Clearinghouse shall receive 1% certification pay incentive on top of their base wages. This certification pay is subject to City operational needs and may be stopped or denied at the discretion of the City Manager.

Certification pay shall cease in the event an employee loses the certification for which it was earned. Employees will be eligible for no more than two (2) certification pays (total of 2%).

SECTION 4.13 LONGEVITY EXCLUSIVELY AS SECTION 457 CONTRIBUTION

- a. For those active employees that have attained 10 years of continuous full time employment, the City, consistent with sections (b) through (f) below, shall deposit funds into a separate deferred compensation plan Section 457 account for each employee in the following amounts as follows:
 - i. Fiscal Year 2021-2022: \$50 for each whole year of continuous full-time employment with the City
 - ii. After July 1, 2022: \$100 per year for each whole year of continuous full-time employment with the City
- b. Only employees who have received an overall rating of “satisfactory” or better on their last evaluation on file will be eligible for the longevity 457 contribution.
- c. Whole years of full time employment shall be determined on September 1st of each year
- d. Fractions of a year will be rounded down to the nearest whole year
- e. Deposit into the deferred compensation account shall be made in one lump sum annually no later than the second pay period in September.
- f. Based on title 2 of the California Code of Regulations Section 571, the annual City deferred contribution for longevity into the separate deferred compensation plan, will not be considered special compensation, will not be reported to CalPERS as compensation and will not be considered as compensation when calculating an employee’s retirement benefits.

ARTICLE V - HEALTH AND WELFARE

SECTION 5.1 HEALTH INSURANCE COVERAGE

- a. For unit members who elect to have “Family” coverage, the City shall pay an amount not to exceed ~~\$2,035.572,230.55~~ per month for employees electing Family coverage. The City contribution shall go toward the cost of all medical, dental, vision and life insurance benefit premiums for the unit member employee and dependents. City shall pay for increased costs to medical, dental, vision and life insurance premiums for the employee and fifty percent (50%) of increased costs for dependents based upon HMO plan costs.

- b. For unit members who elect to have ‘Employee +1’ coverage, the City shall pay an amount not to exceed ~~\$1,513.88~~1,570.33 per month for employees electing Employee +1 coverage. The City contribution shall go toward the cost of all medical, dental, vision and life insurance benefit premiums for the unit member employee and dependent. City shall pay for increased costs to medical, dental, vision and life insurance premiums for the employee and fifty percent (50%) of increased costs for the dependent based upon HMO plan costs.
- c. For unit members who elect to have ‘Employee Only’ coverage, the City shall pay an amount not to exceed ~~\$1,076.83~~933.18 per month for employees electing Employee Only coverage. The City contribution shall go toward the cost of all medical, dental, vision and life insurance benefit premiums for the unit member employee. City shall pay for increased costs to medical, dental, vision and life insurance premiums for the employee based upon HMO plan costs.

For unit members who elect to have ‘Employee Only’ coverage, available funds remaining from the City’s contribution toward insurance coverage shall be paid to an employee hired on or before September 1, 2000 as additional compensation. This amount shall not exceed \$240.56 per month.

- d. The City shall provide term life insurance coverage for each employee in a total amount of fifty thousand (\$50,000).
- e. The City shall provide a term life insurance policy for each eligible dependent enrolled in health coverage in a total amount of one thousand (\$1,000) dollars per dependent during the term of this agreement.
- f. The Medical Insurance Committee shall be comprised of one representative from each of the bargaining units (as designated by the bargaining unit) and one from the City. The Committee shall regularly review the health plan and study health insurance issues including, but not limited to, Health Maintenance Organizations (HMO’s), cost containment, etc., and make recommendations to the City Manager.
- g. Flexible Benefits Plan. The City shall make available to employees covered by this MOU a Flexible Benefit Plan, in compliance with applicable Internal Revenue Code provisions. The plan will enable an employee to on a voluntary basis, cover additional out of pocket premium expenses for insurance through pretax payroll dollars.
- h. State Disability Insurance – The City shall provide State Disability Insurance as a payroll deduction for each employee covered under this agreement. State Disability Insurance shall be integrated with sick leave with the objective of providing full compensation.

SECTION 5.2 UNIFORMS

The City shall provide uniforms to Unit employees and replace them on an as needed basis, for those employees required to wear uniforms. Jackets will be included as part of the uniform provided.

SECTION 5.3 PROBATION

The probationary period for newly hired employees shall be twelve months. The probationary period for employees promoted to a higher classification shall be six months in the new classification. The City shall have the option of granting a newly hired employee regular status at any time after nine (9) months of service.

ARTICLE VI - CLOSING PROVISIONS

SECTION 6.1 TERM

The term of this MOU shall commence on July 1, 202~~14~~ and expires June 30, 202~~17~~.

SECTION 6.2 JOINT COMMITMENT TO FAIR AND REASONABLE CHANGES TO THE CALPERS SYSTEM

The interests of the City and the SEIU are generally aligned: both seek fair and reasonable changes to the CalPERS system to ensure long-term sustainability of the system. Needed State-level changes acceptable to both executive management and City labor groups are most likely to be initiated by CalPERS member agencies and labor, working collaboratively.

City and SEIU hereby jointly commit to:

- Request state-level membership organizations (e.g., the League of California Cities, state-wide labor affiliates) to alert and engage members, to make this issue a priority, and encourage committing to a set of collaborative solutions;
- Encourage, educate, and engage peers (e.g., other cities, other labor groups) to make this issue a priority and to lend their voice to our request to state-level membership organizations;
- Jointly analyze options with an open mind as to potential solutions; and
- Other potential collaborative efforts as they arise.

SECTION 6.3 SIGNATURES

This MOU has been ratified and adopted pursuant to the recommendation of the following representatives:

_____	_____	_____	_____
SEIU	Date	SEIU	Date

_____	_____	_____	_____
SEIU	Date	SEIU	Date

_____	_____	_____	_____
SEIU	Date	SEIU	Date

CITY OF ATASCADERO

| Heather Moreno, Mayor

_____ Date

James R. Lewis, City Manager

_____ Date

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ESTABLISHING THE COMPENSATION AND BENEFIT PLAN FOR NON-REPRESENTED PROFESSIONAL AND MANAGEMENT WORKERS AND CONFIDENTIAL EMPLOYEES, EFFECTIVE JULY 1, 2024 – JUNE 30, 2027

WHEREAS, the Government Code of the State of California prescribes a procedure for discussing and resolving matters regarding wages, hours and other terms and conditions of employment; and

WHEREAS, the City Personnel System Rules provided for a Compensation Plan; and

WHEREAS, the City desires to set forth salaries and benefits for Non-Represented Professional and Management workers and Confidential employees; and

WHEREAS, the City Council adopted Resolution 2024-008 on May 14, 2024, establishing the compensation and benefit plan for Non-Represented Professional and Management workers and Confidential employees and desires to replace that resolution with this resolution and rescind said adoption.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. All prior Resolutions for Non-Represented employees relating to the compensation and benefit plan are repealed.

SECTION 2. The Non-Represented Professional and Management Workers and Confidential Employees Compensation and Benefit Plan is hereby established as follows:

Positions

The following positions are included in this Resolution. The City Manager and Department Heads have individual employment agreements defining other terms and conditions of employment not described herein.

Executive Management Positions

Administrative Services Director

City Manager

Community Development Director

Community Services & Promotions Director

Deputy City Manager

Fire Chief

Police Chief

Public Works Director

Management Positions

Associate Civil Engineer

Associate Civil Engineer - Registered

Battalion Chief

Chief Building Official

Deputy Administrative Services Director

Deputy Community Development Director

Deputy Public Works Director

Deputy Public Works Director/Utilities Manager

Financial Analyst

Human Resources Manager

Planning Manager

Police Commander

Public Works Analyst

Public Works Operations Manager

Recreation Supervisor

Zoo Director

Confidential (Includes only designated positions within the classifications)

Accounting Specialist

Administrative Assistant

Finance Technician

Salaries

This three (3) year agreement shall provide salary increases according to the following formula and schedule:

Year 1- Effective July 1, 2024, all employees covered under this Resolution shall receive a 2.75% (two point seven five percent) salary increase.

- a. The following positions will move up approximately one range and will be adjusted to fit on an established salary range. This will result in a 2.5% (two point five percent) adjustment to base salary in addition to the COLA salary increase above:
 - Community Development Director
- b. The following positions will move up two ranges and will be adjusted to fit on an established salary range in addition to the COLA salary increase above. This will result in an approximately a 5% (five percent) adjustment to base salary in addition to the COLA salary increase above:
 - Administrative Services Director
 - Public Works Director
- c. The following positions will move up three ranges and will be adjusted to fit on an established salary range in addition to the COLA salary increase above. This will result in an approximately a 7.5% (seven point five percent) adjustment to base salary in addition to the COLA salary increase above:
 - Battalion Chief
 - Deputy Public Works Director/Utilities Manager
 - Fire Chief
 - Public Works Operations Manager
- d. The following position will move up four ranges (approximately a 10.0% (ten point zero percent) adjustment to existing salary) in addition to the COLA salary increase above:
 - Police Commander

SALARY WORKSHEET
MONTHLY SALARY
October 11, 2023

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Accounting Specialist-Confidential	26	-5,675.66	-5,959.44	-6,257.41	-6,570.28	-6,898.79
Administrative Assistant-Confidential	22	-5,147.99	-5,405.39	-5,675.66	-5,959.44	-6,257.41
Administrative Services Director	M57	12,290.67	12,905.20	13,550.46	14,227.98	14,939.38
Battalion Chief	M50	10,358.19	10,876.10	11,419.91	11,990.91	12,590.46
Chief Building Official	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91
City Manager	M73	18,030.35	18,931.87	19,878.46	20,872.38	21,916.00
Community Development Director	M57	12,290.67	12,905.20	13,550.46	14,227.98	14,939.38
Community Services & Promotions-	M57	12,290.67	12,905.20	13,550.46	14,227.98	14,939.38
Deputy Administrative Services-	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91
Deputy City Manager	M54	11,419.91	11,990.91	12,590.46	13,219.98	13,880.98
Deputy Community Development Direc	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91
Deputy Community Development —Director / Building Official / Economic —Development Director	M51	10,617.14	11,148.00	11,705.40	12,290.67	12,905.20
Deputy Public Works Director-	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91
Finance Analyst	M39	-7,922.68	-8,318.81	-8,734.75	-9,171.49	-9,630.06
Finance Technician-Confidential	22	-5,147.99	-5,405.39	-5,675.66	-5,959.44	-6,257.41
Fire Chief	M60	13,219.98	13,880.98	14,575.03	15,303.78	16,068.97
Human Resources Manager	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91
Planning Manager	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91
Police Chief	M64	14,575.03	15,303.78	16,068.97	16,872.42	17,716.04
Police Commander	M50	10,358.19	10,876.10	11,419.91	11,990.91	12,590.46
Public Works Analyst	M39	-7,922.68	-8,318.81	-8,734.75	-9,171.49	-9,630.06
Public Works Director	M57	12,290.67	12,905.20	13,550.46	14,227.98	14,939.38
Zoo Director	M46	-9,395.18	-9,864.94	10,358.19	10,876.10	11,419.91

Year 1 - Effective July 1, 2024, all employees covered under this MOU shall receive a 2.75% (two point seven five percent) COLA salary increase. The following monthly salaries are effective July 1, 2024:

SALARY WORKSHEET**MONTHLY SALARY****Effective July 1, 2024**

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Accounting Specialist- Confidential	26	5,831.74	6,123.33	6,429.50	6,750.98	7,088.53
Administrative Assistant- Confidential	22	5,289.56	5,554.04	5,831.74	6,123.33	6,429.50
Administrative Services Director	M59	13,260.11	13,923.12	14,619.28	15,350.24	16,117.75
Associate Civil Engineer	M37	7,752.91	8,140.56	8,547.59	8,974.97	9,423.72
Associate Civil Engineer - Registered	M41	8,547.59	8,974.97	9,423.72	9,894.91	10,389.66
Battalion Chief	M53	11,454.59	12,027.31	12,628.68	13,260.11	13,923.12
Chief Building Official	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
City Manager	M73	18,658.31	19,591.23	20,570.79	21,599.33	22,679.30
Community Development Director	M58	12,936.68	13,583.51	14,262.69	14,975.82	15,724.61
Community Services & Promotions Director	M57	12,628.68	13,260.11	13,923.12	14,619.28	15,350.24
Deputy Administrative Services Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Deputy City Manager	M54	11,733.95	12,320.65	12,936.68	13,583.51	14,262.69
Deputy Community Development Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Deputy Public Works Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Deputy Public Works Director/Utilities Manager	M49	10,389.65	10,909.13	11,454.59	12,027.32	12,628.69
Financial Analyst	M39	8,140.56	8,547.59	8,974.97	9,423.72	9,894.91
Finance Technician- Confidential	22	5,289.56	5,554.04	5,831.74	6,123.33	6,429.50
Fire Chief	M63	14,619.28	15,350.24	16,117.75	16,923.64	17,769.82
Human Resources Manager	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Planning Manager	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Police Chief	M64	14,975.82	15,724.61	16,510.84	17,336.38	18,203.20
Police Commander	M54	11,733.95	12,320.65	12,936.68	13,583.51	14,262.69
Public Works Analyst	M39	8,140.56	8,547.59	8,974.97	9,423.72	9,894.91
Public Works Director	M59	13,260.11	13,923.12	14,619.28	15,350.24	16,117.75
Public Works Operations Manager	M41	8,547.59	8,974.97	9,423.72	9,894.91	10,389.66
Recreation Supervisor	M28	6,222.76	6,533.90	6,860.60	7,203.63	7,563.81
Zoo Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95

Year 2- Effective July 1, 2025, all employees covered under this MOU shall receive a 3.0% (three point zero) COLA salary increase. The following monthly salaries are effective July 1, 2025:

SALARY WORKSHEET**MONTHLY SALARY****Effective July 1, 2025**

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Accounting Specialist- Confidential	26	6,006.69	6,307.02	6,622.37	6,953.49	7,301.16
Administrative Assistant- Confidential	22	5,448.25	5,720.66	6,006.69	6,307.02	6,622.37
Administrative Services Director	M59	13,657.92	14,340.82	15,057.86	15,810.75	16,601.29
Associate Civil Engineer	M37	7,985.50	8,384.78	8,804.02	9,244.22	9,706.43
Associate Civil Engineer - Registered	M41	8,804.02	9,244.22	9,706.43	10,191.75	10,701.34
Battalion Chief	M53	11,798.23	12,388.14	13,007.55	13,657.93	14,340.83
Chief Building Official	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
City Manager	M73	19,218.07	20,178.97	21,187.92	22,247.32	23,359.69
Community Development Director	M58	13,324.79	13,991.03	14,690.58	15,425.11	16,196.37
Community Services & Promotions Director	M57	13,007.55	13,657.92	14,340.82	15,057.86	15,810.75
Deputy Administrative Services Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Deputy City Manager	M54	12,085.98	12,690.28	13,324.79	13,991.03	14,690.58
Deputy Community Development Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Deputy Public Works Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Deputy Public Works Director/Utilities Manager	M49	10,701.34	11,236.41	11,798.23	12,388.14	13,007.55
Financial Analyst	M39	8,384.78	8,804.02	9,244.22	9,706.43	10,191.75
Finance Technician- Confidential	22	5,448.25	5,720.66	6,006.69	6,307.02	6,622.37
Fire Chief	M63	15,057.86	15,810.75	16,601.29	17,431.35	18,302.92
Human Resources Manager	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Planning Manager	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Police Chief	M64	15,425.11	16,196.37	17,006.19	17,856.50	18,749.33
Police Commander	M54	12,085.98	12,690.28	13,324.79	13,991.03	14,690.58
Public Works Analyst	M39	8,384.78	8,804.02	9,244.22	9,706.43	10,191.75
Public Works Director	M59	13,657.92	14,340.82	15,057.86	15,810.75	16,601.29
Public Works Operations Manager	M41	8,804.02	9,244.22	9,706.43	10,191.75	10,701.34
Recreation Supervisor	M28	6,409.45	6,729.92	7,066.42	7,419.74	7,790.73
Zoo Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98

Year 3 - Effective July 1, 2026, all employees covered under this MOU shall receive a 3.0% (three point zero) COLA salary increase. The following monthly salaries are effective July 1, 2026:

SALARY WORKSHEET**MONTHLY SALARY**

Effective July 1, 2026

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Accounting Specialist- Confidential	26	6,186.89	6,496.23	6,821.04	7,162.09	7,520.19
Administrative Assistant- Confidential	22	5,611.70	5,892.29	6,186.90	6,496.25	6,821.06
Administrative Services Director	M59	14,067.64	14,771.02	15,509.57	16,285.05	17,099.30
Associate Civil Engineer	M37	8,225.06	8,636.31	9,068.13	9,521.54	9,997.62
Associate Civil Engineer - Registered	M41	9,068.13	9,521.53	9,997.61	10,497.49	11,022.36
Battalion Chief	M53	12,152.16	12,759.76	13,397.75	14,067.64	14,771.02
Chief Building Official	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
City Manager	M73	19,794.58	20,784.31	21,823.53	22,914.71	24,060.45
Community Development Director	M58	13,724.52	14,410.75	15,131.29	15,887.85	16,682.24
Community Services & Promotions Director	M57	13,397.75	14,067.64	14,771.02	15,509.57	16,285.05
Deputy Administrative Services Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Deputy City Manager	M54	12,448.55	13,070.97	13,724.52	14,410.75	15,131.29
Deputy Community Development Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Deputy Public Works Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Deputy Public Works Director/Utilities Manager	M49	11,022.36	11,573.48	12,152.15	12,759.76	13,397.75
Financial Analyst	M39	8,636.31	9,068.13	9,521.54	9,997.62	10,497.50
Finance Technician- Confidential	22	5,611.70	5,892.29	6,186.90	6,496.25	6,821.06
Fire Chief	M63	15,509.57	16,285.05	17,099.30	17,954.27	18,851.98
Human Resources Manager	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Planning Manager	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Police Chief	M64	15,887.85	16,682.24	17,516.35	18,392.17	19,311.78
Police Commander	M54	12,448.55	13,070.97	13,724.52	14,410.75	15,131.29
Public Works Analyst	M39	8,636.31	9,068.13	9,521.54	9,997.62	10,497.50
Public Works Director	M59	14,067.64	14,771.02	15,509.57	16,285.05	17,099.30
Public Works Operations Manager	M41	9,068.13	9,521.53	9,997.61	10,497.49	11,022.36
Recreation Supervisor	M28	6,601.73	6,931.82	7,278.41	7,642.33	8,024.45
Zoo Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55

Work Period

The normal work period for non-exempt employees shall be seven (7) days with a maximum non-overtime of forty (40) hours.

Overtime Rate

Overtime for non-exempt employees, shall be compensated at the rate of time and one-half the regular rate of pay. All overtime shall be recorded and paid in the following manner:

1 to 15 minutes, overtime compensation – ¼ hour
16 to 30 minutes, overtime compensation – ½ hour
31 to 45 minutes, overtime compensation – ¾ hour
46 to 60 minutes, overtime compensation – 1 hour

Overtime Hours Paid

Overtime for non-exempt employees shall be paid after forty (40) hours worked in a work period. Paid time off shall be considered time worked for overtime purposes.

Schools/Training/Conferences

Hours traveling, studying, or evening classes, etc., when a non-exempt employee is attending an out-of-town school shall be paid in accordance with all FLSA provisions.

Compensatory Time (CT)

Notwithstanding the provisions of this section, non-exempt employees may be granted CT for overtime credit computed at time and one-half at the mutual convenience of the City and the employee. Non-exempt employees may accumulate a maximum of one hundred and twenty (120) hours in their CT account.

Scheduling Compensatory Time

Requests to use CT shall be granted with due regard for operational necessity such as staffing levels.

Deferred Compensation

The City will match an eligible employee's contribution to a deferred compensation program. The match will be up to a maximum of \$1,000 annually for executive management employees, \$500 annually for management employees, and \$250 annually for confidential employees. All deferred compensation contributions are fully vested in the employee and shall not be available to the City.

Bilingual Pay

The City shall pay an additional 2.5% of salary to those employees who are able to speak one of the top two non-English languages as defined by the U.S. Census. A testing mechanism mutually agreed to by both parties will be created to assess language abilities before qualifying for the incentive.

Longevity Exclusively as Section 457 Contribution

- i. For those active employees that have attained 10 years of continuous full time employment, the City, consistent with sections (b) through (f) below, shall deposit funds into a separate deferred compensation plan Section 457 account for each

employee at \$100 per year for each whole year of continuous full-time employment with the City.

- a. Only employees who have received an overall rating of “satisfactory” or better on their last evaluation on file will be eligible for the longevity 457 contribution.
- b. Whole years of full time employment shall be determined on September 1st of each year for each active employee.
- c. Fractions of a year will be rounded down to the nearest whole year.
- d. Based on title 2 of the California Code of Regulations Section 571, the annual City deferred contribution for longevity into the separate deferred compensation plan, will not be considered special compensation, will not be reported to CalPERS as compensation and will not be considered as compensation when calculating an employee’s retirement benefits. In the event that CalPERS at some time in the future determines that the longevity Section 457 Contribution meets the definition of “Special Compensation”, both parties agree to reopen negotiations related to the financial impacts and implementation of this issue.

Health Benefits

1. Effective January 1, 2024, for unit members who elect to have “Family” coverage, the City shall pay an amount not to exceed \$2,230.55 per month for employees electing Family coverage. The City contribution shall go toward the cost of all medical, dental, vision and life insurance benefit premiums for the unit member employee and dependents. City shall pay for increased costs to medical, dental, vision and life insurance premiums for the employee and fifty percent (50%) of increased costs for dependents based upon HMO plan costs.
2. Effective January 1, 2024, for unit members who elect to have “Employee +1” coverage, the City shall pay an amount not to exceed \$1,570.33 per month for employees electing Employee +1 coverage. The City contribution shall go toward the cost of all medical, dental, vision and life insurance benefit premiums for the unit member employee and dependent. City shall pay for increased costs to medical, dental, vision and life insurance premiums for the employee and fifty percent (50%) of increased costs for the dependent based upon HMO plan costs.
3. Effective January 1, 2024, for unit members who elect to have “Employee Only” coverage, the City shall pay amount not to exceed \$933.18 per month for employees electing Employee Only coverage. The City contribution shall go toward the cost of all medical, dental, vision and life insurance benefit premiums for the unit member employee for the term of this agreement. City shall pay for increased costs to medical, dental, vision and life insurance premiums for the employee based upon the HMO plan costs.

For unit members who elect to have “Employee Only” coverage, available funds remaining from the City’s contribution toward insurance coverage shall be paid to an employee hired on or before September 1, 2000 as additional compensation. This amount shall not exceed \$240.56 per month.

4. The City of Atascadero has established a Post Retirement Health Benefit for Executive Management and Council. The City agrees to reimburse the retiree for retiree and/or retiree’s dependent health (medical/dental/vision) insurance premiums, disability insurance, long-term health care or life insurance premiums in a method determined by the Administrative Services Director following retirement.

The program parameters are:

- ❑ The benefit is available upon retirement from PERS or other similar retirement program after age 50; and
- ❑ The employee must have served for a minimum of 8 years with the City of Atascadero. (Council serving consecutive full terms totaling 8 consecutive years shall be eligible regardless of swear in dates); and
- ❑ For employees hired after July 1, 2016 the employee must begin drawing retirement within 6 months of separating from the City of Atascadero; and
- ❑ The benefit extends between the date of retirement and age 65; and
- ❑ The current benefit is \$200.00 monthly.

Life Insurance

The City shall provide a term life insurance policy on each employee (Executive Management, Management, Confidential and Council) in the amount of Fifty-Thousand Dollars (\$50,000).

The City shall provide a term life insurance policy for each eligible dependent of Executive Management, Management and Confidential employees enrolled in health coverage in the amount of One Thousand Dollars (\$1,000) per dependent.

Long-Term Disability Insurance

The City shall provide a City-paid program to provide Long-Term Disability Insurance for Executive Management and Management employees.

State Disability Insurance

The City provides State Disability Insurance as a payroll deduction for each employee in the Confidential classification only. State Disability Insurance shall be integrated with sick leave with the objective of providing full compensation.

Leave

Administrative Leave

Executive Management Employees, and Management Employees will receive Administrative Leave, which will vest as of July 1 annually. Except as provided below, Administrative Leave will not be carried over or accrue from one fiscal year to the next. If an employee is unable to use his/her Administrative Leave prior to the end of the fiscal year for work related reasons beyond his/her control, said leave will be carried over into the next fiscal year for a period not to exceed three (3) months. Said time will be available to the employee for use during that period, but will not be accrued for the purpose of payoff in the event of termination. In the event an employee covered by this Agreement is employed after January 1 of the fiscal year, the employee shall be eligible for one half of their annual allotment of Administrative Leave. Employees shall receive Administrative Leave at the following annual rates:

- Executive Management shall receive 80 hours.
- Management Employees shall receive 48 hours.

Vacation Leave

- a. Employees shall receive vacation leave consistent with the Personnel System Rules.
- b. In addition to the vacation leave accrued as outlined in Section 15.2 B of the City of Atascadero Personnel System Rules, employees shall receive:
 - An additional two days of vacation annually upon completing 15 years of service for a total accrual of 22 days per year or 6.77 hours per pay period; and
 - Two more days of vacation annually upon completing 20 years of service for a total accrual of 24 days per year or 7.385 per pay period.

Holidays

The City shall recognize the following days as official City holidays:

<u>Holiday</u>	<u>Day Observed</u>
New Year's Day	January 1
Martin Luther King, Jr. Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th
Labor Day	1st Monday in September
Veteran's Day	November 11
Thanksgiving Day	4th Thursday in November
Day After Thanksgiving	Friday after Thanksgiving
Christmas Eve Day	December 24
Christmas Day	December 25
"Floating" Holiday	Off As Scheduled; Accrues January 1

Each unit member employed by the City as of January 1st of each year shall be eligible for one floating holiday (8 hours). Floating holidays must have prior department approval and shall be consistent with the efficient operation of the department. The floating holiday may be used between January 1 and December 31 of each year.

Sick Leave

1. Sick leave accumulates at a rate of 3.69 hours per pay period. There is no limit to the accumulation.
2. Stay Well Bonus. Employees with 384 or more hours of accumulated sick leave shall be eligible for the Stay Well Bonus. The Stay Well Bonus will be implemented as follows:
 - a. The sick leave pay-off will occur during the twelve- (12) month period beginning the first day after the second pay period in October and ending on the last day of the second pay period in October of the following year after an employee has accumulated and maintained 384 hours of sick leave.
 - b. Once the eligibility requirements have been met, an employee may opt to receive a pay-off equal to one-third (1/3) of the unused annual allotment of sick leave. (The annual allotment is 95.94 hours).

- c. Checks will be prepared by December 15 of each year.
3. Sick Leave Payback. When an executive management employee, a management employee or confidential employee terminates employment in good standing, after five (5) years of continuous service with the City of Atascadero in an executive management, management, or confidential position, as defined in this Resolution, he/she shall be paid one-half of his/her accumulated Sick Leave.
 4. In any calendar year, up to two days (16 hours) of sick leave may be used for personal reasons without explanation. These days are not intended as vacation days and may not be used to extend vacations or holidays.

Bereavement Leave

Employees shall be granted bereavement leave pursuant to the City of Atascadero Personnel System Rules.

The City shall provide up to twenty-four (24) hours of paid bereavement leave for bereavement purposes. Bereavement purposes include (1) the death of a member of the employee's immediate family, (2) the critical illness of a member of the employee's immediate family where death appears to be imminent, and (3) reproductive loss. The amount of bereavement leave provided under this section is twenty four (24) hours per family member.

The employee may be required to submit proof of a relative's death or critical illness before final approval of leave is granted.

For purposes of this section, "immediate family" means: spouse or domestic partner, parent (including biological, foster, or adoptive parent, a stepparent, or a legal guardian), grandparent, grandchild, child (including biological, foster, or adopted child, a stepchild, a legal ward, a child of a domestic partner, or a child of a person standing in loco parentis), brother, sister, aunt, uncle, son-in-law, daughter-in-law, mother-in-law, father-in-law, brother-in-law, sister-in-law or significant other. Reproductive loss includes miscarriage, stillbirth, failed adoption, failed surrogacy or unsuccessful assisted reproduction. Reproductive loss leave time in excess of 20 days within a 12-month period will require additional Department Head approval.

Twenty-four (24) hours of the paid absence shall be considered "bereavement leave", and any remaining time shall be from other paid time off available to the employee. However, the employee may not use more than forty (40) hours of accrued sick leave for bereavement purposes.

Bereavement leave longer than forty (40) hours will require Department Head approval.

Retirement

CalPERS Non-Sworn Miscellaneous Members (as defined by CalPERS)

- a. Non-Sworn Miscellaneous Member employees (as defined by CalPERS) are provided retirement benefits through the California Public Employees Retirement System (CalPERS).

TIER 1

Non-sworn Miscellaneous Member employees hired on or before July 14, 2012 are provided benefits pursuant to the 2.5% @ 55 Benefit Formula (Government Code Section 21354.4), Final Compensation 1 Year (G.C. Section 20042) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 3.3% (three point three percent) of the Non-sworn Miscellaneous Member employee contribution of 8% (eight percent). Non-sworn Miscellaneous Member employees will pay the remaining 4.7% (four point seven percent) of the employee contribution.

TIER 2

Non-sworn Miscellaneous Member employees hired between July 14, 2012 and December 31, 2012, and Non-sworn Miscellaneous Member employees hired on or after January 1, 2013 who meet the definition of a Classic Member under CalPERS, are provided benefits pursuant to the 2% @ 55 Benefit Formula (G.C. Section 21354), Final Compensation 3 Year (G.C. Section 20037) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 2.3% (two point three percent) of the Non-sworn Miscellaneous Member employee contribution of 7% (seven percent). Non-sworn Miscellaneous Member employees will pay the remaining 4.7% (four point seven percent) of the employee contribution.

TIER 3

Pursuant to the California Public Employees' Pension Reform Act of 2013 (PEPRA), Non-sworn Miscellaneous Member employees hired on or after January 1, 2013 who meet the definition of a CalPERS new member under PEPRA are provided benefits pursuant to 2% @ 62 Benefit Formula (G.C. Section 7522.20) with Final Compensation 3 Year (G.C. Section 20037). The Non-sworn Miscellaneous Member employee will pay a member contribution rate of 50% (fifty percent) of the expected normal cost rate.

- b. The City shall provide CalPERS the Post Retirement Survivor benefit for Miscellaneous Members.
- c. Employee contributions shall be contributed to CalPERS on a pre-tax basis.

CalPERS Sworn Safety Members (as defined by CalPERS)

- a. Sworn Safety Member employees (as defined by CalPERS) are provided retirement benefits through the California Public Employees Retirement System (CalPERS).

TIER 1

Sworn Safety Member employees hired on or before July 14, 2012 are provided benefits pursuant to the 3% @ 50 Benefit Formula (Government Code Section 21362.2), Final Compensation 1 Year (G.C. Section 20042) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 0% (zero percent) of the Sworn Safety Member employee

contribution of 9% (nine percent). Sworn Safety Member employees will pay the employee contribution of 9% (nine percent).

TIER 2

Sworn Safety Member employees hired between July 14, 2012 and December 31, 2012, and Sworn Safety Member employees hired on or after January 1, 2013 who meet the definition of a Classic Member under CalPERS, are provided benefits pursuant to the 3% @ 55 Benefit Formula (G.C. Section 21363.1), Final Compensation 3 Year (G.C. Section 20037) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 0% (zero percent) of the Sworn Safety Member employee contribution of 9% (nine percent). Sworn Safety Member employees will pay the employee contribution of 9% (nine percent).

TIER 3

Pursuant to the California Public Employees' Pension Reform Act of 2013 (PEPRA), Sworn Safety Member employees including hired on or after January 1, 2013 who meet the definition of a CalPERS new member under PEPRA are provided benefits pursuant to the 2.7% @ 57 Benefit Formula (G.C. Section 7522.25(d)) with Final Compensation 3 Year (G.C. Section 20037). The Sworn Safety Member employee will pay a member contribution rate of 50% (fifty percent) of the expected normal cost rate.

- b. The CalPERS retirement for Sworn Safety Members (as defined by CalPERS) includes Level Four (4) of the 1959 Survivor's Benefit. The employees shall pay the monthly cost of the benefit.
- c. Employee contributions shall be contributed to CalPERS on a pre-tax basis.

Education Incentive Pay

Employees shall be reimbursed up to \$1,600.00 per fiscal year for books, tuition and related educational expenses, **including hotel, mileage or travel related expenses**, for attending college or other professional training, providing the coursework is job-related, and the employee received a passing grade. All reimbursements must follow the restrictions outlined in the Purchasing Policy.

Gym and fitness memberships: The City will reimburse employees up to 50% of costs to a maximum of \$600 per fiscal year for gym memberships, fitness training classes, jiu jitsu, other similar classes, or memberships as approved by the City Manager in advance. Employee must submit membership or class description, receipts or other proof of cost, and proof of employee payment in order to receive reimbursement. This program is voluntary and employees will participate on their own time without compensation from the City.

Uniform/Safety Equipment Allowance

- a. The City shall provide an annual uniform allowance of **one thousand two hundred (\$1,200)** for Police Chief and Commanders, and **nine hundred fifteen (\$915)** for the Fire Chief and Battalion Chiefs. Upon initial hire the employee will receive **\$1,200/\$915**. In the second year the amount will be prorated based upon the actual number of months employed in the prior year. When an employee separates from the City the Uniform Allowance will be prorated based upon the number of months worked in the then current fiscal year.

- b. The City will make a lump sum payment of the uniform allowance no later than the second payday in July.
- c. Uniforms damaged on duty shall be replaced as prorated by the Chiefs. Employees are required to seek reimbursement through the courts with all practical diligence.
- d. The City shall make available a bulletproof vest. Employees requesting a vest shall certify that they will wear the vest at all times, except in extreme climatic conditions. Vests shall be replaced or refurbished on an as needed basis as determined by the Chief of Police. Employees already owning a vest shall continue to use them until repair or refurbishment becomes necessary, as determined by the Chief of Police.
- e. Rain boots - The City shall comply with the requirements of CAL/OSHA as it relates to providing rain gear including rain boots.

Commitment to Fair and Reasonable Changes to the CalPERS System

The interests of the City and the employees whose positions are covered under this resolution are generally aligned: both seek fair and reasonable changes to the CalPERS system to ensure long-term sustainability of the system. Needed State-level changes acceptable to both executive management and City labor groups are most likely to be initiated by CalPERS member agencies and labor, working collaboratively.

City and the employees covered under this resolution hereby jointly commit to:

- Request state-level membership organizations (e.g., the League of California Cities, state-wide labor affiliates) to alert and engage members, to make this issue a priority, and encourage committing to a set of collaborative solutions;
- Encourage, educate, and engage peers (e.g., other cities, other labor groups) to make this issue a priority and to lend their voice to our request to state-level membership organizations;
- Jointly analyze options with an open mind as to potential solutions; and
- Other potential collaborative efforts as they arise.

PASSED AND ADOPTED at a regular meeting of the City Council held on the ____th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk



Side Letter of Agreement

City of Atascadero And Atascadero Police Association

July 1, 2024

Pursuant to the provisions of the Meyers-Milias-Brown Act (“MMBA”), and Sections 1.4.b and 6.2 of the Memorandum of Understanding (“MOU”) between the City of Atascadero (“City”) and the Atascadero Police Association (“Association”) effective July 1, 2024 through June 30, 2027 (“MOU”), this Side Letter of Agreement (“Side Letter Agreement”) is entered into on July 1, 2024, between the City and the Association as an amendment to the MOU. The Association and the City are collectively referred to herein as the “parties.” It is understood and agreed that the specific provisions contained in this Side Letter Agreement shall supersede any previous agreements, whether oral and written, regarding the matters contained herein. Except as provided herein, all wages, hours and other terms and conditions of employment presently enjoyed by the Association in the MOU shall remain in full force and effect.

The City and Association have met and conferred in good faith concerning the terms and conditions of this Side Letter Agreement and its implementation and agree to the following:

Section 1.2 Recognition:

- a. The City of Atascadero recognizes the Association as the recognized and exclusive representative for the following classification:

Support Services Classification

- Public Safety Dispatch Supervisor
- ~~Public Safety Lead Dispatcher~~

Section 4.1 Salary:

Monthly Salary Effective July 1, 2024

Public Safety Dispatch Supervisor	SS35	7,189.91	7,549.41	7,926.88	8,323.22	8,739.38
Public Safety Dispatch Supervisor - EMD	SS35E	7,239.91	7,601.91	7,982.01	8,381.11	8,800.16
Public Safety Dispatch Supervisor - EMD with Longevity	SS35EL	7,599.41	7,979.38	8,378.35	8,797.27	9,237.13
Public Safety Dispatch Supervisor w/ Longevity	SS35L	7,549.41	7,926.88	8,323.22	8,739.38	9,176.35
Public Safety Lead Dispatcher	SS29	6,210.91	6,521.46	6,847.53	7,189.91	7,549.41
Public Safety Lead Dispatcher — EMD	SS29E	6,260.91	6,573.96	6,902.66	7,247.80	7,610.19
Public Safety Lead Dispatcher — w/ Longevity	SS29L	6,521.46	6,847.53	7,189.91	7,549.41	7,926.88
Public Safety Lead Dispatcher — EMD with Longevity	SS29EL	6,571.46	6,900.03	7,245.04	7,607.30	7,987.66

Monthly Salary Effective July 1, 2025

Public Safety Dispatch Supervisor	SS35	7,405.63	7,775.91	8,164.71	8,572.95	9,001.60
Public Safety Dispatch Supervisor - EMD	SS35E	7,455.63	7,828.41	8,219.84	8,630.84	9,062.38
Public Safety Dispatch Supervisor w/ Longevity	SS35L	7,775.91	8,164.71	8,572.95	9,001.60	9,451.68
Public Safety Dispatch Supervisor - EMD with Longevity	SS35EL	7,825.91	8,217.21	8,628.08	9,059.49	9,512.46
Public Safety Lead Dispatcher	SS29	6,397.26	6,717.12	7,052.98	7,405.63	7,775.91
Public Safety Lead Dispatcher — EMD	SS29E	6,447.26	6,769.62	7,108.11	7,463.52	7,836.69
Public Safety Lead Dispatcher — w/ Longevity	SS29L	6,767.12	7,105.48	7,460.76	7,833.80	8,225.49
Public Safety Lead Dispatcher — EMD with Longevity	SS29EL	6,717.12	7,052.98	7,405.63	775.91	8,164.71

Monthly Salary Effective July 1, 2026

Public Safety Dispatch Supervisor	SS35	7,627.79	8,009.18	8,409.64	8,830.12	9,271.63
Public Safety Dispatch Supervisor - EMD	SS35E	7,677.79	8,061.68	8,464.77	8,888.01	9,332.41
Public Safety Dispatch Supervisor w/ Longevity	SS35L	8,009.18	8,409.64	8,830.12	9,271.63	9,735.21
Public Safety Dispatch Supervisor - EMD with Longevity	SS35EL	8,059.18	8,462.14	8,885.25	9,329.52	9,795.99
Public Safety Lead Dispatcher	SS29	6,589.17	6,918.63	7,264.56	7,627.79	8,009.18
Public Safety Lead Dispatcher — EMD	SS29E	6,639.17	6,971.13	7,319.69	7,685.68	8,069.96
Public Safety Lead Dispatcher — w/ Longevity	SS29L	6,918.63	7,264.56	7,627.79	8,009.18	8,409.64
Public Safety Lead Dispatcher — EMD with Longevity	SS29EL	6,968.63	7,317.06	7,682.92	8,067.07	8,470.42

- f. Each Public Safety Dispatcher, Senior Property Evidence Specialist, or ~~Public Safety Lead Dispatcher~~ **Public Safety Dispatch Supervisor** having the Emergency Medical Dispatch (EMD) Certification will receive the following amounts more in base salary per month than those positions within the same classification without an EMD Certificate:

	Step A	Step B	Step C	Step D	Step E
EMD Pay	\$ 50.00	\$ 52.50	\$ 55.13	\$ 57.89	\$ 60.78

Section 4.3 Continuous Service Pay

Employees in the Public Safety Dispatcher, ~~Public Safety Lead Dispatcher~~, **Public Safety Dispatch Supervisor**, and Senior Property Evidence Specialist classifications, after five years of continuous service in the classification and satisfactory or better evaluations, shall receive five percent (5%) in additional pay to their base salary.

Section 4.4 Retirement

CalPERS Non-Sworn Miscellaneous Members (as defined by CalPERS)

- a. Non-Sworn Safety Member employees (as defined by CalPERS) are provided retirement benefits through the California Public Employees Retirement System (CalPERS).

TIER 1

Non-sworn Miscellaneous Member employees including Police Officer Recruit, Community Services Officer, **Public Safety Dispatch Supervisor**, Public Safety Dispatcher, Senior Property Evidence Specialist, and Lead Records Technician, ~~and Public Safety Lead Dispatcher~~ hired on or before July 14, 2012 are provided benefits pursuant to the 2.5% @ 55 Benefit Formula (Government Code Section 21354.4), Final Compensation 1 Year (G.C. Section 20042) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 0% (zero percent) of the Non-sworn Miscellaneous Member employee contribution of 8% (eight percent). Non-sworn Miscellaneous Member employees will pay the employee contribution of 8% (eight percent).

TIER 2

Non-sworn Miscellaneous Member employees including Police Officer Recruit, Community Services Officer, **Public Safety Dispatch Supervisor**, Public Safety Dispatcher, Senior Property Evidence Specialist, and Lead Records Technician, ~~and Public Safety Lead Dispatcher~~ hired between July 14, 2012 and December 31, 2012, and Non-sworn Miscellaneous Member employees hired on or after January 1, 2013 who meet the definition of a Classic Member under CalPERS, are provided benefits pursuant to the 2% @ 55 Benefit Formula (G.C. Section 21354), Final Compensation 3 Year (G.C. Section

20037) and Unused Sick Leave Credit (G.C. Section 20965). The City will pay 0% (zero percent) of the Non-sworn Miscellaneous Member employee contribution of 7% (seven percent). Non-sworn Miscellaneous Member employees will pay the employee contribution of 7% (seven percent).

TIER 3

Pursuant to the California Public Employees' Pension Reform Act of 2013 (PEPRA), Non-sworn Miscellaneous Member employees including Police Officer Recruit, Community Services Officer, Public Safety Dispatch Supervisor, Public Safety Dispatcher, Senior Property Evidence Specialist, and Lead Records Technician, ~~and Public Safety Lead Dispatcher~~ hired on or after January 1, 2013 who meet the definition of a CalPERS new member under PEPRA are provided benefits pursuant to 2% @ 62 Benefit Formula (G.C. Section 7522.20) with Final Compensation 3 Year (G.C. Section 20037). The Non-sworn Miscellaneous Member employee will pay a member contribution rate of 50% (fifty percent) of the expected normal cost rate.

Section 5.3 Uniform Allowance:

f. The City shall reimburse up to two hundred fifty (\$250.00) Dollars per fiscal year for the purchase of eligible uniform items to employees in the following positions:

- Lead Records Tech
- Public Safety Dispatcher,
- Public Safety Dispatch Supervisor
- ~~Public Safety Lead Dispatcher~~

Eligible uniform items include Civilian Uniform Shirts, Civilian Uniform Pants, and Non-Uniform Polo Shirts as approved by the uniform committee and the City Manager. In no instance will the City reimburse employees for clothing that may be worn outside of the Atascadero Police Department work environment.

Proof of purchase is required. Once purchased, such appropriate uniform must be worn while working.

All other provisions of the 2024-2027 MOU shall remain in full force and effect.

Atascadero Police Association

City of Atascadero

By: _____

APA

By: _____

James R Lewis, City Manager

Date: _____

Date: _____

By: _____

APA

By: _____

Heather Moreno, Mayor

Date: _____

Date: _____

SALARY WORKSHEET
MONTHLY SALARY
Effective July 1, 2024

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	13	4,245.57	4,457.85	4,680.74	4,914.78	5,160.52
Accounting Specialist - Confidential	26	5,831.74	6,123.33	6,429.50	6,750.98	7,088.53
Administrative Assistant	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Administrative Assistant - Confidential	22	5,289.56	5,554.04	5,831.74	6,123.33	6,429.50
Administrative Services Director	M59	13,260.11	13,923.12	14,619.28	15,350.24	16,117.75
Assistant Planner	26	5,831.75	6,123.34	6,429.51	6,750.99	7,088.54
Associate Civil Engineer	M37	7,752.91	8,140.56	8,547.59	8,974.97	9,423.72
Associate Civil Engineer - Registered	M41	8,547.59	8,974.97	9,423.72	9,894.91	10,389.66
Associate Planner	31	6,586.28	6,915.59	7,261.37	7,624.44	8,005.66
Battalion Chief	M53	11,454.59	12,027.31	12,628.68	13,260.11	13,923.12
Building Inspector I	25	5,689.48	5,973.95	6,272.65	6,586.28	6,915.59
Building Inspector II	30	6,429.51	6,750.99	7,088.54	7,442.97	7,815.12
Building Permit Technician	17	4,680.74	4,914.78	5,160.52	5,418.55	5,689.48
Chief Building Official	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
City Manager	M73	18,658.31	19,591.23	20,570.79	21,599.33	22,679.30
Code Enforcement Officer	25	5,689.48	5,973.95	6,272.65	6,586.28	6,915.59
Community Development Director	M58	12,936.68	13,583.51	14,262.69	14,975.82	15,724.61
Community Services & Promotions Director	M57	12,628.68	13,260.11	13,923.12	14,619.28	15,350.24
Community Services Officer	SS17	4,634.68	4,866.41	5,109.73	5,365.22	5,633.48
Deputy Administrative Services Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Deputy City Manager	M54	11,733.95	12,320.65	12,936.68	13,583.51	14,262.69
Deputy Community Development Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Deputy Public Works Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Deputy Public Works Director/Utilities Manager	M49	10,389.65	10,909.13	11,454.59	12,027.32	12,628.69
Finance Analyst	M39	8,140.56	8,547.59	8,974.97	9,423.72	9,894.91
Finance Technician	21	5,160.52	5,418.55	5,689.48	5,973.95	6,272.65
Finance Technician- Confidential	22	5,289.56	5,554.04	5,831.74	6,123.33	6,429.50
Fire Captain	F41	8,337.68	8,754.56	9,192.29	9,651.90	10,134.50
Fire Captain Specialist I	F41-1	8,504.43	8,929.65	9,376.13	9,844.94	10,337.19
Fire Captain Specialist II	F41-2	8,671.19	9,104.75	9,559.99	10,037.99	10,539.89
Fire Captain/Paramedic	F41-10	9,338.20	9,805.11	10,295.37	10,810.14	11,350.65
Fire Captain/Paramedic/Specialist I	F41-11	9,504.96	9,980.21	10,479.22	11,003.18	11,553.34
Fire Captain/Paramedic/Specialist II	F41-12	9,671.71	10,155.30	10,663.07	11,196.22	11,756.03
Fire Chief	M63	14,619.28	15,350.24	16,117.75	16,923.64	17,769.82
Fire Engineer	F34	7,030.93	7,382.48	7,751.60	8,139.18	8,546.14
Fire Engineer Specialist I	F34-1	7,171.55	7,530.13	7,906.64	8,301.97	8,717.07
Fire Engineer Specialist II	F34-2	7,312.17	7,677.78	8,061.67	8,464.75	8,887.99
Fire Engineer/OIC	F34-2	7,171.55	7,530.13	7,906.64	8,301.97	8,717.07
Fire Engineer/OIC/Specialist I	F34-3	7,312.17	7,677.78	8,061.67	8,464.75	8,887.99
Fire Engineer/OIC/Specialist II	F34-4	7,452.79	7,825.43	8,216.70	8,627.54	9,058.92
Fire Engineer/Paramedic	F34-10	7,874.64	8,268.37	8,681.79	9,115.88	9,571.67
Fire Engineer/Paramedic/OIC	F34-12	8,015.26	8,416.02	8,836.82	9,278.66	9,742.59
Fire Engineer/Paramedic/OIC/Specialist I	F34-13	8,155.88	8,563.67	8,991.85	9,441.44	9,913.51
Fire Engineer/Paramedic/OIC/Specialist II	F34-14	8,296.50	8,711.33	9,146.90	9,604.25	10,084.46
Fire Engineer/Paramedic/Specialist I	F34-11	8,015.26	8,416.02	8,836.82	9,278.66	9,742.59
Fire Engineer/Paramedic/Specialist II	F34-12	8,155.88	8,563.67	8,991.85	9,441.44	9,913.51
Firefighter	F31	6,532.79	6,859.43	7,202.40	7,562.52	7,940.65
Firefighter Specialist I	F31-1	6,663.45	6,996.62	7,346.45	7,713.77	8,099.46

Firefighter Specialist II	F31-2	6,794.10	7,133.81	7,490.50	7,865.03	8,258.28
Firefighter/FEO	F31-2	6,663.45	6,996.62	7,346.45	7,713.77	8,099.46
Firefighter/FEO/Specialist I	F31-3	6,794.10	7,133.81	7,490.50	7,865.03	8,258.28
Firefighter/FEO/Specialist II	F31-4	6,924.76	7,271.00	7,634.55	8,016.28	8,417.09
Firefighter/Paramedic	F31-10	7,316.72	7,682.56	8,066.69	8,470.02	8,893.52
Firefighter/Paramedic/FEO	F31-12	7,447.38	7,819.75	8,210.74	8,621.28	9,052.34
Firefighter/Paramedic/FEO/Specialist I	F31-13	7,578.04	7,956.94	8,354.79	8,772.53	9,211.16
Firefighter/Paramedic/FEO/Specialist II	F31-14	7,708.69	8,094.12	8,498.83	8,923.77	9,369.96
Firefighter/Paramedic/Specialist I	F31-11	7,447.38	7,819.75	8,210.74	8,621.28	9,052.34
Firefighter/Paramedic/Specialist II	F31-12	7,578.04	7,956.94	8,354.79	8,772.53	9,211.16
GIS Business Analyst	30	6,429.51	6,750.99	7,088.54	7,442.97	7,815.12
Human Resources Manager	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Inspector	22	5,289.57	5,554.05	5,831.75	6,123.34	6,429.51
Lead Maintenance Worker	19	4,914.78	5,160.52	5,418.55	5,689.48	5,973.95
Lead Zookeeper	18	4,797.80	5,037.69	5,289.57	5,554.05	5,831.75
Maintenance Worker I	9	3,850.86	4,043.40	4,245.57	4,457.85	4,680.74
Maintenance Worker II	15	4,457.85	4,680.74	4,914.78	5,160.52	5,418.55
Office Assistant II	10	3,947.15	4,144.51	4,351.74	4,569.33	4,797.80
Office Assistant III	13	4,245.57	4,457.85	4,680.74	4,914.78	5,160.52
Planning Manager	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Police Chief	M64	14,975.82	15,724.61	16,510.84	17,336.38	18,203.20
Police Commander	M54	11,733.95	12,320.65	12,936.68	13,583.51	14,262.69
Police Corporal	PD39	7,925.76	8,322.05	8,738.15	9,175.06	9,633.81
Police Corporal - Intermediate POST	PD39I	8,123.90	8,530.10	8,956.61	9,404.44	9,874.66
Police Corporal- Advanced POST	PD39A	8,322.05	8,738.15	9,175.06	9,633.81	10,115.50
Police Lead Records Technician	SS26	5,774.32	6,063.04	6,366.19	6,684.50	7,018.73
Police Level 3 Reserve Officer	PD35	7,241.75	7,603.84	n/a	n/a	n/a
Police Officer	PD35	7,241.75	7,603.84	7,984.03	8,383.23	8,802.39
Police Officer - Advanced POST	PD35A	7,603.84	7,984.03	8,383.23	8,802.39	9,242.51
Police Officer - Intermediate POST	PD35i	7,422.79	7,793.93	8,183.63	8,592.81	9,022.45
Police Officer Recruit	SS25	5,633.48	n/a	n/a	n/a	n/a
Police Records Clerk	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Police Records Supervisor	31	6,586.28	6,915.59	7,261.37	7,624.44	8,005.66
Police Sergeant	PS46	9,435.51	9,907.29	10,402.65	10,922.78	11,468.92
Police Sergeant - Advanced POST	PS46A	9,671.40	10,154.97	10,662.72	11,195.86	11,755.65
Police Sergeant - Supervisory POST	PS46S	9,907.29	10,402.65	10,922.78	11,468.92	12,042.37
Public Safety Dispatch Supervisor	SS35	7,189.91	7,549.41	7,926.88	8,323.22	8,739.38
Public Safety Dispatch Supervisor - EMD	SS35E	7,239.91	7,601.91	7,982.01	8,381.11	8,800.16
Public Safety Dispatch Supervisor - EMD with Longevity	SS35EL	7,599.41	7,979.38	8,378.35	8,797.27	9,237.13
Public Safety Dispatch Supervisor w/ Longevity	SS35L	7,549.41	7,926.88	8,323.22	8,739.38	9,176.35
Public Safety Dispatcher	SS25	5,633.48	5,915.15	6,210.91	6,521.46	6,847.53
Public Safety Dispatcher - EMD	SS25E	5,683.48	5,967.65	6,266.04	6,579.35	6,908.31
Public Safety Dispatcher - EMD with Longevity	SS25EL	5,965.15	6,263.41	6,576.59	6,905.42	7,250.69
Public Safety Dispatcher w/Longevity	SS25L	5,915.15	6,210.91	6,521.46	6,847.53	7,189.91
Public Works Analyst	M39	8,140.56	8,547.59	8,974.97	9,423.72	9,894.91
Public Works Director	M59	13,260.11	13,923.12	14,619.28	15,350.24	16,117.75
Public Works Inspector	27	5,973.95	6,272.65	6,586.28	6,915.59	7,261.37
Public Works Operations Manager	M41	8,547.59	8,974.97	9,423.72	9,894.91	10,389.66
Recreation Coordinator	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Recreation Supervisor	M28	6,222.76	6,533.90	6,860.60	7,203.63	7,563.81
Senior Building Inspector	35	7,261.37	7,624.44	8,005.66	8,405.94	8,826.24

Senior Planner	38	7,815.12	8,205.88	8,616.17	9,046.98	9,499.33
Senior Property Evidence Specialist	SS37	7,512.59	7,888.22	8,282.63	8,696.76	9,131.60
Senior Property Evidence Specialist - EMD	SS37E	7,562.59	7,940.72	8,337.76	8,754.65	9,192.38
Senior Property Evidence Specialist - EMD with Longevity	SS37EL	7,938.22	8,335.13	8,751.89	9,189.49	9,648.96
w/Longevity	SS37L	7,888.22	8,282.63	8,696.76	9,131.60	9,588.18
Senior Recreation Coordinator	24	5,554.05	5,831.75	6,123.34	6,429.51	6,750.99
Systems Administrator III	36	7,442.97	7,815.12	8,205.88	8,616.17	9,046.98
Technical Support Specialist II	21	5,160.52	5,418.55	5,689.48	5,973.95	6,272.65
Website and Social Media Technician	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
WWTP Operator I	19	4,914.78	5,160.52	5,418.55	5,689.48	5,973.95
WWTP Operator II	25	5,689.48	5,973.95	6,272.65	6,586.28	6,915.59
WWTP Operator in Training	13	4,245.57	4,457.85	4,680.74	4,914.78	5,160.52
Zoo Director	M46	9,653.55	10,136.23	10,643.04	11,175.19	11,733.95
Zoo Education Curator	9	3,850.86	4,043.40	4,245.57	4,457.85	4,680.74
Zoo Supervisor	20	5,037.69	5,289.57	5,554.05	5,831.75	6,123.34
Zookeeper I	9	3,850.86	4,043.40	4,245.57	4,457.85	4,680.74

SALARY WORKSHEET
MONTHLY SALARY
Effective July 1, 2025

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	13	4,372.96	4,591.61	4,821.19	5,062.25	5,315.36
Accounting Specialist - Confidential	26	6,006.69	6,307.02	6,622.37	6,953.49	7,301.16
Administrative Assistant	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Administrative Assistant - Confidential	22	5,448.25	5,720.66	6,006.69	6,307.02	6,622.37
Administrative Services Director	M59	13,657.92	14,340.82	15,057.86	15,810.75	16,601.29
Assistant Planner	26	6,006.69	6,307.02	6,622.37	6,953.49	7,301.16
Associate Civil Engineer	M37	7,985.50	8,384.78	8,804.02	9,244.22	9,706.43
Associate Civil Engineer - Registered	M41	8,804.02	9,244.22	9,706.43	10,191.75	10,701.34
Associate Planner	31	6,783.90	7,123.10	7,479.26	7,853.22	8,245.88
Battalion Chief	M53	11,798.23	12,388.14	13,007.55	13,657.93	14,340.83
Building Inspector I	25	5,860.19	6,153.20	6,460.86	6,783.90	7,123.10
Building Inspector II	30	6,622.37	6,953.49	7,301.16	7,666.22	8,049.53
Building Permit Technician	17	4,821.19	5,062.25	5,315.36	5,581.13	5,860.19
Chief Building Official	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
City Manager	M73	19,218.07	20,178.97	21,187.92	22,247.32	23,359.69
Code Enforcement Officer	25	5,860.19	6,153.20	6,460.86	6,783.90	7,123.10
Community Development Director	M58	13,324.79	13,991.03	14,690.58	15,425.11	16,196.37
Community Services & Promotions Director	M57	13,007.55	13,657.92	14,340.82	15,057.86	15,810.75
Community Services Officer	SS17	4,773.73	5,012.42	5,263.04	5,526.19	5,802.50
Deputy Administrative Services Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Deputy City Manager	M54	12,085.98	12,690.28	13,324.79	13,991.03	14,690.58
Deputy Community Development Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Deputy Public Works Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Deputy Public Works Director/Utilities Manager	M49	10,701.34	11,236.41	11,798.23	12,388.14	13,007.55
Finance Analyst	M39	8,384.78	8,804.02	9,244.22	9,706.43	10,191.75
Finance Technician	21	5,315.36	5,581.13	5,860.19	6,153.20	6,460.86
Finance Technician- Confidential	22	5,448.25	5,720.66	6,006.69	6,307.02	6,622.37
Fire Captain	F41	8,587.80	9,017.19	9,468.05	9,941.45	10,438.52
Fire Captain Specialist I	F41-1	8,759.56	9,197.54	9,657.42	10,140.29	10,647.30
Fire Captain Specialist II	F41-2	8,931.31	9,377.88	9,846.77	10,339.11	10,856.07
Fire Captain/Paramedic	F41-10	9,618.34	10,099.26	10,604.22	11,134.43	11,691.15
Fire Captain/Paramedic/Specialist I	F41-11	9,790.09	10,279.59	10,793.57	11,333.25	11,899.91
Fire Captain/Paramedic/Specialist II	F41-12	9,961.85	10,459.94	10,982.94	11,532.09	12,108.69
Fire Chief	M63	15,057.86	15,810.75	16,601.29	17,431.35	18,302.92
Fire Engineer	F34	7,241.85	7,603.94	7,984.14	8,383.35	8,802.52
Fire Engineer Specialist I	F34-1	7,386.69	7,756.02	8,143.82	8,551.01	8,978.56
Fire Engineer Specialist II	F34-2	7,531.52	7,908.10	8,303.51	8,718.69	9,154.62
Fire Engineer/OIC	F34-2	7,386.69	7,756.02	8,143.82	8,551.01	8,978.56
Fire Engineer/OIC/Specialist I	F34-3	7,531.52	7,908.10	8,303.51	8,718.69	9,154.62
Fire Engineer/OIC/Specialist II	F34-4	7,676.36	8,060.18	8,463.19	8,886.35	9,330.67
Fire Engineer/Paramedic	F34-10	8,110.87	8,516.41	8,942.23	9,389.34	9,858.81
Fire Engineer/Paramedic/OIC	F34-12	8,255.71	8,668.50	9,101.93	9,557.03	10,034.88
Fire Engineer/Paramedic/OIC/Specialist I	F34-13	8,400.55	8,820.58	9,261.61	9,724.69	10,210.92
Fire Engineer/Paramedic/OIC/Specialist II	F34-14	8,545.38	8,972.65	9,421.28	9,892.34	10,386.96
Fire Engineer/Paramedic/Specialist I	F34-11	8,255.71	8,668.50	9,101.93	9,557.03	10,034.88
Fire Engineer/Paramedic/Specialist II	F34-12	8,400.55	8,820.58	9,261.61	9,724.69	10,210.92
Firefighter	F31	6,728.77	7,065.21	7,418.47	7,789.39	8,178.86
Firefighter Specialist I	F31-1	6,863.35	7,206.52	7,566.85	7,945.19	8,342.45

Firefighter Specialist II	F31-2	6,997.92	7,347.82	7,715.21	8,100.97	8,506.02
Firefighter/FEO	F31-2	6,863.35	7,206.52	7,566.85	7,945.19	8,342.45
Firefighter/FEO/Specialist I	F31-3	6,997.92	7,347.82	7,715.21	8,100.97	8,506.02
Firefighter/FEO/Specialist II	F31-4	7,132.50	7,489.13	7,863.59	8,256.77	8,669.61
Firefighter/Paramedic	F31-10	7,536.22	7,913.03	8,308.68	8,724.11	9,160.32
Firefighter/Paramedic/FEO	F31-12	7,670.80	8,054.34	8,457.06	8,879.91	9,323.91
Firefighter/Paramedic/FEO/Specialist I	F31-13	7,805.37	8,195.64	8,605.42	9,035.69	9,487.47
Firefighter/Paramedic/FEO/Specialist II	F31-14	7,939.95	8,336.95	8,753.80	9,191.49	9,651.06
Firefighter/Paramedic/Specialist I	F31-11	7,670.80	8,054.34	8,457.06	8,879.91	9,323.91
Firefighter/Paramedic/Specialist II	F31-12	7,805.37	8,195.64	8,605.42	9,035.69	9,487.47
GIS Business Analyst	30	6,622.37	6,953.49	7,301.16	7,666.22	8,049.53
Human Resources Manager	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Inspector	22	5,448.25	5,720.66	6,006.69	6,307.02	6,622.37
Lead Maintenance Worker	19	5,062.25	5,315.36	5,581.13	5,860.19	6,153.20
Lead Zookeeper	18	4,941.72	5,188.81	5,448.25	5,720.66	6,006.69
Maintenance Worker I	9	3,966.40	4,164.72	4,372.96	4,591.61	4,821.19
Maintenance Worker II	15	4,591.61	4,821.19	5,062.25	5,315.36	5,581.13
Office Assistant II	10	4,065.57	4,268.85	4,482.29	4,706.40	4,941.72
Office Assistant III	13	4,372.96	4,591.61	4,821.19	5,062.25	5,315.36
Planning Manager	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Police Chief	M64	15,425.11	16,196.37	17,006.19	17,856.50	18,749.33
Police Commander	M54	12,085.98	12,690.28	13,324.79	13,991.03	14,690.58
Police Corporal	PD39	8,123.90	8,530.10	8,956.61	9,404.44	9,874.66
Police Corporal - Intermediate POST	PD39I	8,327.00	8,743.35	9,180.52	9,639.55	10,121.53
Police Corporal- Advanced POST	PD39A	8,530.10	8,956.61	9,404.44	9,874.66	10,368.39
Police Lead Records Technician	SS26	5,947.54	6,244.92	6,557.17	6,885.03	7,229.28
Police Level 3 Reserve Officer	PD35	7,459.00	7,831.95	n/a	n/a	n/a
Police Officer	PD35	7,459.00	7,831.95	8,223.55	8,634.73	9,066.47
Police Officer - Advanced POST	PD35A	7,831.95	8,223.55	8,634.73	9,066.47	9,519.79
Police Officer - Intermediate POST	PD35i	7,645.48	8,027.75	8,429.14	8,850.60	9,293.13
Police Officer Recruit	SS25	5,802.50	n/a	n/a	n/a	n/a
Police Records Clerk	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Police Records Supervisor	31	6,783.90	7,123.10	7,479.26	7,853.22	8,245.88
Police Sergeant	PS46	9,718.58	10,204.51	10,714.74	11,250.48	11,813.00
Police Sergeant - Advanced POST	PS46A	9,961.54	10,459.62	10,982.60	11,531.73	12,108.32
Police Sergeant - Supervisory POST	PS46S	10,204.51	10,714.74	11,250.48	11,813.00	12,403.65
Public Safety Dispatch Supervisor	SS35	7,405.63	7,775.91	8,164.71	8,572.95	9,001.60
Public Safety Dispatch Supervisor - EMD	SS35E	7,455.63	7,828.41	8,219.84	8,630.84	9,062.38
Public Safety Dispatch Supervisor - EMD with Longevity	SS35EL	7,825.91	8,217.21	8,628.08	9,059.49	9,512.46
Public Safety Dispatch Supervisor w/ Longevity	SS35L	7,775.91	8,164.71	8,572.95	9,001.60	9,451.68
Public Safety Dispatcher	SS25	5,802.50	6,092.63	6,397.26	6,717.12	7,052.98
Public Safety Dispatcher - EMD	SS25E	5,852.50	6,145.13	6,452.39	6,775.01	7,113.76
Public Safety Dispatcher - EMD with Longevity	SS25EL	6,142.63	6,449.76	6,772.25	7,110.87	7,466.41
Public Safety Dispatcher w/Longevity	SS25L	6,092.63	6,397.26	6,717.12	7,052.98	7,405.63
Public Works Analyst	M39	8,384.78	8,804.02	9,244.22	9,706.43	10,191.75
Public Works Director	M59	13,657.92	14,340.82	15,057.86	15,810.75	16,601.29
Public Works Inspector	27	6,153.20	6,460.86	6,783.90	7,123.10	7,479.26
Public Works Operations Manager	M41	8,804.02	9,244.22	9,706.43	10,191.75	10,701.34
Recreation Coordinator	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Recreation Supervisor	M28	6,409.45	6,729.92	7,066.42	7,419.74	7,790.73
Senior Building Inspector	35	7,479.26	7,853.22	8,245.88	8,658.17	9,091.08
Senior Planner	38	8,049.53	8,452.01	8,874.61	9,318.34	9,784.26

Senior Property Evidence Specialist	SS37	7,700.40	8,085.42	8,489.69	8,914.17	9,359.88
Senior Property Evidence Specialist - EMD	SS37E	7,750.40	8,137.92	8,544.82	8,972.06	9,420.66
Senior Property Evidence Specialist - EMD with Longevity	SS37EL	8,135.42	8,542.19	8,969.30	9,417.77	9,888.65
Senior Property Evidence Specialist w/Longevity	SS37L	8,085.42	8,489.69	8,914.17	9,359.88	9,827.87
Senior Recreation Coordinator	24	5,720.66	6,006.69	6,307.02	6,622.37	6,953.49
Systems Administrator III	36	7,666.22	8,049.53	8,452.01	8,874.61	9,318.34
Technical Support Specialist II	21	5,315.36	5,581.13	5,860.19	6,153.20	6,460.86
Website and Social Media Technician	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
WWTP Operator I	19	5,062.25	5,315.36	5,581.13	5,860.19	6,153.20
WWTP Operator II	25	5,860.19	6,153.20	6,460.86	6,783.90	7,123.10
WWTP Operator in Training	13	4,372.96	4,591.61	4,821.19	5,062.25	5,315.36
Zoo Director	M46	9,943.17	10,440.32	10,962.34	11,510.46	12,085.98
Zoo Education Curator	9	3,966.40	4,164.72	4,372.96	4,591.61	4,821.19
Zoo Supervisor	20	5,188.81	5,448.25	5,720.66	6,006.69	6,307.02
Zookeeper I	9	3,966.40	4,164.72	4,372.96	4,591.61	4,821.19

SALARY WORKSHEET
MONTHLY SALARY
Effective July 1, 2026

CLASSIFICATION	RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
Account Clerk II	13	4,504.14	4,729.35	4,965.82	5,214.11	5,474.82
Accounting Specialist - Confidential	26	6,186.89	6,496.23	6,821.04	7,162.09	7,520.19
Administrative Assistant	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Administrative Assistant - Confidential	22	5,611.70	5,892.29	6,186.90	6,496.25	6,821.06
Administrative Services Director	M59	14,067.64	14,771.02	15,509.57	16,285.05	17,099.30
Assistant Planner	26	6,186.92	6,496.27	6,821.08	7,162.13	7,520.24
Associate Civil Engineer	M37	8,225.06	8,636.31	9,068.13	9,521.54	9,997.62
Associate Civil Engineer - Registered	M41	9,068.13	9,521.53	9,997.61	10,497.49	11,022.36
Associate Planner	31	6,987.41	7,336.78	7,703.62	8,088.80	8,493.24
Battalion Chief	M53	12,152.16	12,759.76	13,397.75	14,067.64	14,771.02
Building Inspector I	25	6,035.99	6,337.79	6,654.68	6,987.41	7,336.78
Building Inspector II	30	6,821.08	7,162.13	7,520.24	7,896.25	8,291.06
Building Permit Technician	17	4,965.82	5,214.11	5,474.82	5,748.56	6,035.99
Chief Building Official	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
City Manager	M73	19,794.58	20,784.31	21,823.53	22,914.71	24,060.45
Code Enforcement Officer	25	6,035.99	6,337.79	6,654.68	6,987.41	7,336.78
Community Development Director	M58	13,724.52	14,410.75	15,131.29	15,887.85	16,682.24
Community Services & Promotions Director	M57	13,397.75	14,067.64	14,771.02	15,509.57	16,285.05
Community Services Officer	SS17	4,916.93	5,162.78	5,420.92	5,691.97	5,976.57
Deputy Administrative Services Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Deputy City Manager	M54	12,448.55	13,070.97	13,724.52	14,410.75	15,131.29
Deputy Community Development Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Deputy Public Works Director	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Deputy Public Works Director/Utilities Manager	M49	11,022.36	11,573.48	12,152.15	12,759.76	13,397.75
Finance Analyst	M39	8,636.31	9,068.13	9,521.54	9,997.62	10,497.50
Finance Technician	21	5,474.82	5,748.56	6,035.99	6,337.79	6,654.68
Finance Technician- Confidential	22	5,611.70	5,892.29	6,186.90	6,496.25	6,821.06
Fire Captain	F41	8,587.80	9,017.19	9,468.05	9,941.45	10,438.52
Fire Captain Specialist I	F41-1	8,759.56	9,197.54	9,657.42	10,140.29	10,647.30
Fire Captain Specialist II	F41-2	8,931.31	9,377.88	9,846.77	10,339.11	10,856.07
Fire Captain/Paramedic	F41-10	9,618.34	10,099.26	10,604.22	11,134.43	11,691.15
Fire Captain/Paramedic/Specialist I	F41-11	9,790.09	10,279.59	10,793.57	11,333.25	11,899.91
Fire Captain/Paramedic/Specialist II	F41-12	9,961.85	10,459.94	10,982.94	11,532.09	12,108.69
Fire Chief	M63	15,509.57	16,285.05	17,099.30	17,954.27	18,851.98
Fire Engineer	F34	7,241.85	7,603.94	7,984.14	8,383.35	8,802.52
Fire Engineer Specialist I	F34-1	7,386.69	7,756.02	8,143.82	8,551.01	8,978.56
Fire Engineer Specialist II	F34-2	7,531.52	7,908.10	8,303.51	8,718.69	9,154.62
Fire Engineer/OIC	F34-2	7,386.69	7,756.02	8,143.82	8,551.01	8,978.56
Fire Engineer/OIC/Specialist I	F34-3	7,531.52	7,908.10	8,303.51	8,718.69	9,154.62
Fire Engineer/OIC/Specialist II	F34-4	7,676.36	8,060.18	8,463.19	8,886.35	9,330.67
Fire Engineer/Paramedic	F34-10	8,110.87	8,516.41	8,942.23	9,389.34	9,858.81
Fire Engineer/Paramedic/OIC	F34-12	8,255.71	8,668.50	9,101.93	9,557.03	10,034.88
Fire Engineer/Paramedic/OIC/Specialist I	F34-13	8,400.55	8,820.58	9,261.61	9,724.69	10,210.92
Fire Engineer/Paramedic/OIC/Specialist II	F34-14	8,545.38	8,972.65	9,421.28	9,892.34	10,386.96
Fire Engineer/Paramedic/Specialist I	F34-11	8,255.71	8,668.50	9,101.93	9,557.03	10,034.88
Fire Engineer/Paramedic/Specialist II	F34-12	8,400.55	8,820.58	9,261.61	9,724.69	10,210.92
Firefighter	F31	6,728.77	7,065.21	7,418.47	7,789.39	8,178.86
Firefighter Specialist I	F31-1	6,863.35	7,206.52	7,566.85	7,945.19	8,342.45

Firefighter Specialist II	F31-2	6,997.92	7,347.82	7,715.21	8,100.97	8,506.02
Firefighter/FEO	F31-2	6,863.35	7,206.52	7,566.85	7,945.19	8,342.45
Firefighter/FEO/Specialist I	F31-3	6,997.92	7,347.82	7,715.21	8,100.97	8,506.02
Firefighter/FEO/Specialist II	F31-4	7,132.50	7,489.13	7,863.59	8,256.77	8,669.61
Firefighter/Paramedic	F31-10	7,536.22	7,913.03	8,308.68	8,724.11	9,160.32
Firefighter/Paramedic/FEO	F31-12	7,670.80	8,054.34	8,457.06	8,879.91	9,323.91
Firefighter/Paramedic/FEO/Specialist I	F31-13	7,805.37	8,195.64	8,605.42	9,035.69	9,487.47
Firefighter/Paramedic/FEO/Specialist II	F31-14	7,939.95	8,336.95	8,753.80	9,191.49	9,651.06
Firefighter/Paramedic/Specialist I	F31-11	7,670.80	8,054.34	8,457.06	8,879.91	9,323.91
Firefighter/Paramedic/Specialist II	F31-12	7,805.37	8,195.64	8,605.42	9,035.69	9,487.47
GIS Business Analyst	30	6,821.08	7,162.13	7,520.24	7,896.25	8,291.06
Human Resources Manager	M46	10,440.32	10,962.34	11,510.46	12,085.98	12,690.28
Inspector	22	5,611.71	5,892.30	6,186.92	6,496.27	6,821.08
Lead Maintenance Worker	19	5,214.11	5,474.82	5,748.56	6,035.99	6,337.79
Lead Zookeeper	18	5,089.99	5,344.49	5,611.71	5,892.30	6,186.92
Maintenance Worker I	9	4,085.39	4,289.66	4,504.14	4,729.35	4,965.82
Maintenance Worker II	15	4,729.35	4,965.82	5,214.11	5,474.82	5,748.56
Office Assistant II	10	4,187.54	4,396.92	4,616.77	4,847.61	5,089.99
Office Assistant III	13	4,504.14	4,729.35	4,965.82	5,214.11	5,474.82
Planning Manager	M46	10,241.45	10,753.52	11,291.20	11,855.76	12,448.55
Police Chief	M64	15,887.85	16,682.24	17,516.35	18,392.17	19,311.78
Police Commander	M54	12,448.55	13,070.97	13,724.52	14,410.75	15,131.29
Police Corporal	PD39	8,327.00	8,743.35	9,180.52	9,639.55	10,121.53
Police Corporal - Intermediate POST	PD39I	8,535.18	8,961.94	9,410.04	9,880.54	10,374.57
Police Corporal- Advanced POST	PD39A	8,743.35	9,180.52	9,639.55	10,121.53	10,627.61
Police Lead Records Technician	SS26	6,125.94	6,432.24	6,753.85	7,091.54	7,446.12
Police Level 3 Reserve Officer	PD35	7,682.77	8,066.91	n/a	n/a	n/a
Police Officer	PD35	7,682.77	8,066.91	8,470.26	8,893.77	9,338.46
Police Officer - Advanced POST	PD35A	8,066.91	8,470.26	8,893.77	9,338.46	9,805.38
Police Officer - Intermediate POST	PD35i	7,874.84	8,268.58	8,682.01	9,116.11	9,571.92
Police Officer Recruit	SS25	5,976.57	n/a	n/a	n/a	n/a
Police Records Clerk	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Police Records Supervisor	31	6,987.41	7,336.78	7,703.62	8,088.80	8,493.24
Police Sergeant	PS46	10,010.14	10,510.65	11,036.18	11,587.99	12,167.39
Police Sergeant - Advanced POST	PS46A	10,260.39	10,773.41	11,312.08	11,877.68	12,471.56
Police Sergeant - Supervisory POST	PS46S	10,510.65	11,036.18	11,587.99	12,167.39	12,775.76
Public Safety Dispatch Supervisor	SS35	7,627.79	8,009.18	8,409.64	8,830.12	9,271.63
Public Safety Dispatch Supervisor - EMD	SS35E	7,677.79	8,061.68	8,464.77	8,888.01	9,332.41
Public Safety Dispatch Supervisor - EMD with Longevity	SS35EL	8,059.18	8,462.14	8,885.25	9,329.52	9,795.99
Public Safety Dispatch Supervisor w/ Longevity	SS35L	8,009.18	8,409.64	8,830.12	9,271.63	9,735.21
Public Safety Dispatcher	SS25	5,976.57	6,275.40	6,589.17	6,918.63	7,264.56
Public Safety Dispatcher - EMD	SS25E	6,026.57	6,327.90	6,644.30	6,976.52	7,325.34
Public Safety Dispatcher - EMD with Longevity	SS25EL	6,325.40	6,641.67	6,973.76	7,322.45	7,688.57
Public Safety Dispatcher w/Longevity	SS25L	6,275.40	6,589.17	6,918.63	7,264.56	7,627.79
Public Works Analyst	M39	8,636.31	9,068.13	9,521.54	9,997.62	10,497.50
Public Works Director	M59	14,067.64	14,771.02	15,509.57	16,285.05	17,099.30
Public Works Inspector	27	6,337.79	6,654.68	6,987.41	7,336.78	7,703.62
Public Works Operations Manager	M41	9,068.13	9,521.53	9,997.61	10,497.49	11,022.36
Recreation Coordinator	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Recreation Supervisor	M28	6,601.73	6,931.82	7,278.41	7,642.33	8,024.45
Senior Building Inspector	35	7,703.62	8,088.80	8,493.24	8,917.90	9,363.80
Senior Planner	38	8,291.06	8,705.61	9,140.89	9,597.93	10,077.83

Senior Property Evidence Specialist	SS37	7,892.91	8,287.56	8,701.94	9,137.04	9,593.89
Senior Property Evidence Specialist - EMD	SS37E	7,942.91	8,340.06	8,757.07	9,194.93	9,654.67
Senior Property Evidence Specialist - EMD with Longevity	SS37EL	8,337.56	8,754.44	9,192.17	9,651.78	10,134.36
Senior Property Evidence Specialist w/Longevity	SS37L	8,287.56	8,701.94	9,137.04	9,593.89	10,073.58
Senior Recreation Coordinator	24	5,892.30	6,186.92	6,496.27	6,821.08	7,162.13
Systems Administrator III	36	7,896.25	8,291.06	8,705.61	9,140.89	9,597.93
Technical Support Specialist II	21	5,474.82	5,748.56	6,035.99	6,337.79	6,654.68
Website and Social Media Technician	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
WWTP Operator I	19	5,214.11	5,474.82	5,748.56	6,035.99	6,337.79
WWTP Operator II	25	6,035.99	6,337.79	6,654.68	6,987.41	7,336.78
WWTP Operator in Training	13	4,504.14	4,729.35	4,965.82	5,214.11	5,474.82
Zoo Director	M46	10,440.32	10,962.34	11,510.46	12,085.98	12,690.28
Zoo Education Curator	9	4,085.39	4,289.66	4,504.14	4,729.35	4,965.82
Zoo Supervisor	20	5,344.49	5,611.71	5,892.30	6,186.92	6,496.27
Zookeeper I	9	4,085.39	4,289.66	4,504.14	4,729.35	4,965.82



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item A7

Department: Public Works
Date: 06/25/2024
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER

FROM: NICK DE BAR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

PREPARED BY: RYAN HAYES, DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT: Design Engineer Contract Amendment for The ECR Project (El Camino Real Downtown Infrastructure Enhancement Project)

RECOMMENDATION:

Council authorize a contract amendment with Wallace Group for \$80,280 to perform additional work associated with construction phase engineering support, survey monument perpetuation, and preparation of final construction as-builts for the El Camino Real Downtown Infrastructure Enhancement Project (Project No. C2017T01).

REPORT IN BRIEF:

This report describes the construction phase support services to be provided by Wallace Group and associated estimated expenditures.

DISCUSSION:

Wallace Group was awarded a professional services contract for \$598,811 by the City Council at their October 26, 2021 meeting to provide professional engineering services for the design of the El Camino Real Downtown Infrastructure Enhancement Project. The contracted scope included work required to perform design engineering and prepare plans, specifications, and cost estimates for project bidding. Due to the high-profile nature of this project, the City requested Wallace to provide additional work beyond the contracted work scope involving preparing additional graphics, significant support for public outreach efforts, utility potholing, and catenary lights foundation design. This additional work was issued through five contract amendments (change orders) that totaled \$201,970 for a revised contract amount of \$800,781. As this amount exceeds 125% of the original contract amount, supplementary funding of \$76,680 was awarded by Council on February 27, 2024, bringing the awarded total to \$675,491. Total change order work as a percentage of awarded funds to date is 18.5%.

Wallace has completed the work scope for the design and bidding phases of the project, but additional support is needed from Wallace as the design engineer during the construction phase. This additional support includes survey monument perpetuation services, construction engineering support (review of selected RFI's and submittals), and preparation of project as-builts

upon completion of construction. While this work scope was not included in the design contract with Wallace, the work is required by state law (survey monument perpetuation), necessary for continuity of design intent during construction, and will result in a smoother construction phase.

Wallace has provided the City with a fee estimate of \$80,280 for the addition construction support work scope. If approved, this additional work will result in a revised contract amount of \$881,061, which is a 30% increase over the current total of \$675,491 awarded by Council.

The City's Purchasing Policy, Section V.3.5, allows for the "City Manager to authorize and issue change orders for changes or additions to the original scope of work that result in less than a 25% change in annual contract price. Change orders in excess of 25% shall be brought to the City Council for approval." Since the requested contract amendment amount of \$80,280 will result in the total contracted amount exceeding the 25% Purchasing Policy threshold, staff is bringing the proposed contract amendment to Council for approval.

ALTERNATIVES TO THE STAFF RECOMMENDATION:

Staff does not recommend any alternatives to the recommendation.

FISCAL IMPACT:

Approving staff's recommendation will result in estimated expenditures of \$80,280 from the El Camino Real Downtown Infrastructure Enhancement Project budgeted funds.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT(S):

None



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B1

Department: Community Development
Date: 6/25/2024
Placement: Hearing

TO: JAMES R. LEWIS, CITY MANAGER
FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: XZANDREA FOWLER, SENIOR PLANNER

SUBJECT: Dove Creek Mixed-use Project

RECOMMENDATION:

Planning Commission recommends Council:

1. Introduce for first reading, by title only, a Draft Ordinance amending Title 9 of the Atascadero Municipal Code by approving text amendments to the Planned Development #12 Overlay Zone, based on findings.
2. Adopt a Draft Resolution approving a Conditional Use Permit (DEV23-0079) to amend the Dove Creek Master Plan of Development (CUP 2003-0099) for the Dove Creek commercial parcel, modify the parking requirement and hotel development standards, and approve Vesting Tentative Tract Map (TR 3229) for a lot and condominium airspace subdivision and find that the project is consistent with the previously certified Mitigated Negative Declaration (EDN 2004-0026) prepared for the Dove Creek Development Project, based on findings and subject to conditions of approval.

REPORT IN BRIEF:

The proposed Dove Creek Mixed-Use project is planned for the vacant 5.19-acre commercial property located at the northwest intersection of El Camino Real and Santa Barbara Road. The proposed development plan includes:

- 14,840 square feet of commercial tenant space
- 71 residential condominium units
- 20 short-term rental hotel units

Approval of the project requires the following entitlements:

- Zone Text Amendment to Planned Development #12 Overlay Zone.
- Amendment to Master Plan of Development (CUP 2003-0099).
- Vesting Tentative Tract Map to establish a seven (7) lot subdivision, for the purpose of residential and commercial airspace condominiums.

DISCUSSION:

BACKGROUND

The Dove Creek development was originally approved by the City Council with a General Plan Amendment in 2004 as a horizontal mixed-use project that included 279 residential units (including State Density Bonus Units) and a 5-acre commercial parcel to replace a 63-acre commercially zoned property previously envisioned for a regional commercial center. The resulting 5-acre commercial parcel was approved to be developed with a 60,000-square-foot neighborhood commercial center. That approval was later amended to allow for the construction of a hardware/nursery store with an outdoor sales yard and a large parking lot (Tractor Supply). The commercial parcel was graded as part of the original tract improvements and has remained vacant since the completion of the residential units. The 5-acre parcel is all that remains of the former 63-acre commercial area that was rezoned as part of the Dove Creek Mixed-Use project.

A proposal for a mixed residential and commercial development was received in 2019. That project contained 80 residential units, a hotel, and 37,000 square feet of commercial tenant space above a semi-underground parking garage. The Design Review Committee (DRC) reviewed and commented on the project design, however, the applicant did not move that project forward.

The current application was submitted in July 2023. The DRC reviewed the project on September 14, 2023, and recommended that the application proceed with review. On May 21, 2024, the Planning Commission reviewed the proposed project and recommended the following modification to condition 11:

Condition #11: *The commercial portion of the project (commercial courtyard and hotel/market) shall be finalized prior to issuance of certificates of occupancy for the final 20% of residential units on-site.*

The original condition required the commercial portion to be completed before the completion of any residential units on-site. The modification of the timing allows most of the proposed residential units to be constructed before the commercial component is built, which is needed for project financing feasibility, according to the applicant. The modification to COA #11 has been incorporated into Attachment 2, Exhibit A – (Conditions of Approval).

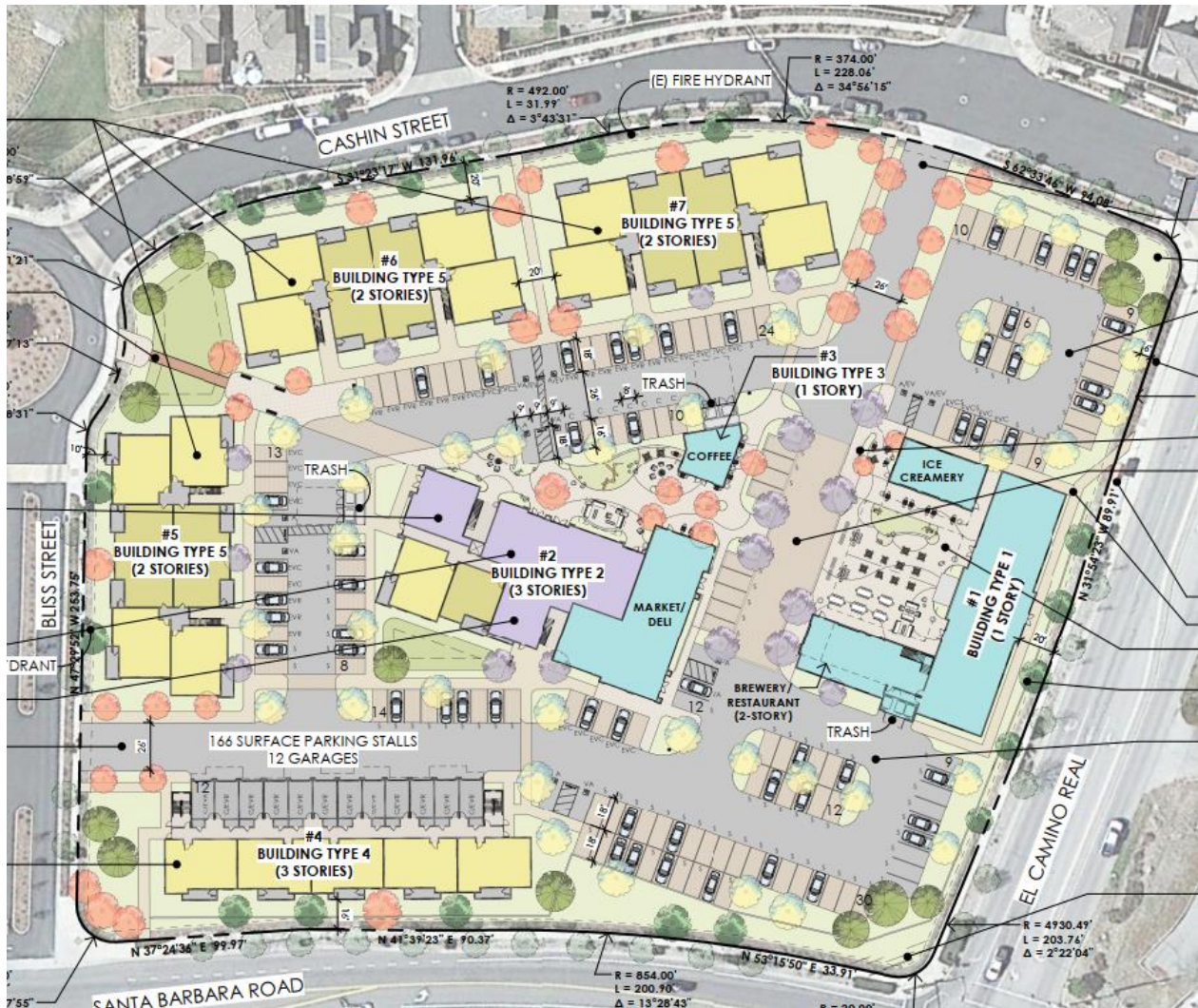
During Planning Commission deliberations, a requirement for a local hotel manager was discussed. While this was not included in the final Planning Commission motion as a condition of approval, the Council may want to consider this requirement to ensure that any issues arising from the hotel use can be quickly resolved.

PROJECT SUMMARY

The 5.19-acre site has a Mixed-Use (MU) General Plan designation and is zoned Commercial Retail (CR) with a Planned Development #12 (PD-12) overlay. Allowance for residential uses on the ground floor requires an amendment to the Dove Creek Master Plan of Development (CUP 2003-

0099). In addition, the use list is outdated and needs to be updated to accommodate the uses envisioned in the proposal. The project includes:

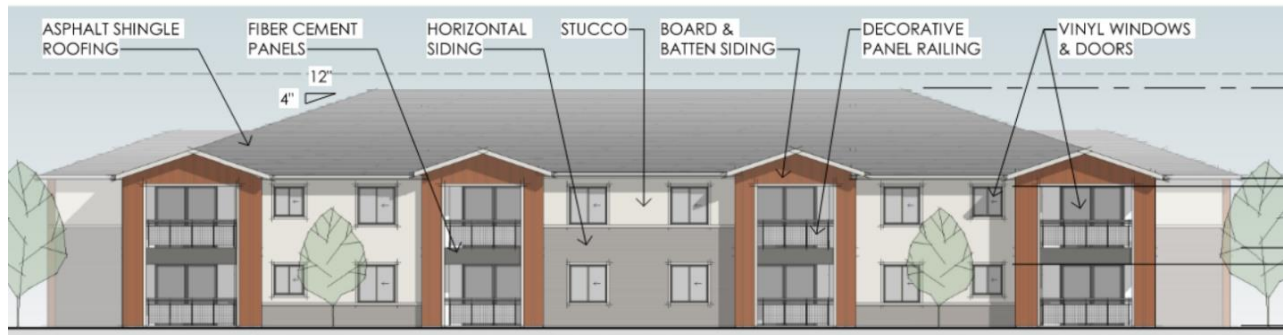
- 71 residential condominium units include a mix of one and two-bedroom units.
- A 20-room hotel with kitchens.
- 14,840 square feet (SF) of commercial tenant space divided among 4 separate buildings clustered around a communal courtyard.
- A Vesting Tentative Tract Map to create seven underlying parcels with airspace subdivision of the proposed residential and commercial tenant units.



Proposed Site Plan

Residential Portion:

The project includes 71 residential units lining Bliss Street, Cashin Street, and Santa Barbara Road. These units are proposed to be within 2-story residential buildings with ground floor units along Bliss and Cashin Streets, and a 3-story residential building with ground floor units along the Santa Barbara Road frontage. The three-story building includes private, individual garages. All other parking is designed to be shared throughout the site, except for the tandem spaces.



Residential Building Type 5 – Elevation Facing Bliss/Cashin Street

Commercial Portion:

The commercial portion of the site includes an indoor-outdoor commercial court and hotel. The commercial tenant spaces surrounding the covered courtyard will provide seating and other shared amenities. The central hotel building is 3 stories tall and will have commercial-oriented uses on the ground floor facing the commercial court. Additional ground-floor commercial spaces include quasi-commercial visitor-serving uses such as a fitness center, conference space, and other similar uses. These uses would be shared with the surrounding development residents as an amenity to the entire Dove Creek neighborhood.



Perspective Rendering – Covered Outdoor Courtyard and Main Commercial Building

ANALYSIS

The proposed project includes an amendment to the previously approved Master Plan of Development, a new Vesting Tentative Tract Map, and a text amendment to PD-12. All elements of the development require appearance review consistent with Planned Development overlay standards. Key discussion topics are analyzed below.

1. Site Design

The project proposes residential uses facing the existing Dove Creek neighborhood to enhance compatibility. Commercial uses are located along El Camino Real and toward the interior of the site. During initial meetings related to this and previous proposals, the residents and DRC expressed a preference for horizontal mixed-use to transition between the existing developed neighborhood and commercial uses on-site.

The site was designed with pedestrian uses and orientation in mind. A pedestrian pathway links the Cashin-Bliss intersection to the commercial court to provide a pedestrian connection to the existing neighborhood. This paseo is envisioned to be an amenity space with a pedestrian focus that will also have opportunities for outdoor use areas adjacent to the hotel units. This space includes outdoor seating, fire pits, and areas for outdoor eating should a restaurant use occupy one or more of the spaces. The area also includes a children's climbing area with turf, low boulders, and other natural elements. Trees and pergolas are provided for shade.



Conceptual Landscape Plan - Hardscape

The main commercial building is oriented around a central outdoor courtyard and includes a flexible space for adjacent commercial tenant use. This space is covered to provide shade and includes areas for outdoor dining and family-oriented games. The parking and drive-aisle directly adjacent to the commercial courtyard includes decorative pavement and could allow for

temporary closure for events such as a community market or seasonal event. A pedestrian connection from El Camino Real onto the site will encourage surrounding neighborhood connections and easy access for transit users and people cycling or walking from Paloma Park. Existing improvements include street trees and a sidewalk around the perimeter of the site. Additional landscape is provided throughout the setback, parking, and amenity spaces to enhance the overall design theme and common outdoor use areas.

2. Site Access

The Dove Creek development and associated tract map provide rights to all parcels in the development to utilize the internal roads for parcel access, including the commercial parcel. The map also restricts access to the commercial parcel from Santa Barbara Road and El Camino Real due to traffic conflicts with the adjacent intersection and topographic constraints. The original Master plan of Development included 3 access driveways to the site, one driveway off Bliss Street, and two driveways off Cashin Street. All vehicular access rights were granted as part of the original tract map for the Dove Creek development. The current proposal eliminates the second driveway at Cashin Street and maintains a driveway on each street to focus vehicular traffic onto the site and provide additional landscape area.

3. Traffic, Parking, and Site Circulation

The original approval intentionally excluded the commercial parcel from maintenance responsibilities for the adjacent streets as an incentive for commercial development. Currently, the applicant is willing to negotiate with the existing Dove Creek HOA to pay their fair share toward street and frontage maintenance. A condition has been included to ensure that good-faith negotiations are made toward this effort.

The site includes a looped parking lot and access drive, allowing for parking adjacent to all site uses. Per the Atascadero Municipal Code (AMC), the project requires a base minimum of 200 spaces without allowed parking reductions for shared peak hour uses. The AMC allows for a parking reduction when the mix of uses on site have differing peak-hour parking demands. This is generally the case for residential and retail/restaurant use as residents and hotel patrons generally park overnight whereas retail and restaurant use have greater daytime demand. With a parking reduction allowance of 20%, the AMC requires a site total of 160 spaces. As there is limited surrounding on-street parking available, the applicant proposes 178 on-site parking spaces, 146 of which are shared spaces, with the remaining reserved for residents as 12 private garage spaces and 20 tandem spaces. The proposed number of parking spaces provided exceeds the AMC requirements and allows greater flexibility in the type of uses that can be accommodated within the commercial tenant units. A finding for the requested parking reduction is included in the attached resolution.

At the Planning Commission meeting, the applicant team requested an allowance for the reservation of 95 parking spaces for residential use only. *The Planning Commission did not support this request.* A condition is included in the resolution requiring all 146 spaces to remain open as shared spaces with minor exceptions allowed for short-term commercial pick-up spaces.

Pedestrian connections from the existing Dove Creek neighborhoods onto the site are provided at the intersection of Cashin and Bliss (main paseo entrance at the roundabout), adjacent to the main vehicular entrances, and a mid-block pathway roughly aligned with Salvia Lane at Cashin Street. A pedestrian connection is also included to El Camino Real and Santa Barbara Road where the project sits at grade with the adjacent existing sidewalks.



Perspective Rendering – Connecting Pathway and Footbridge at Bioretention Area

A Trip Generation Comparison, produced by Central Coast Transportation Consulting, was prepared to estimate vehicle trips under the proposed project versus the original commercial center. The proposed project is anticipated to generate 929 fewer AM and PM Peak-hour trips daily than the previously approved commercial center.

4. Hotel Use

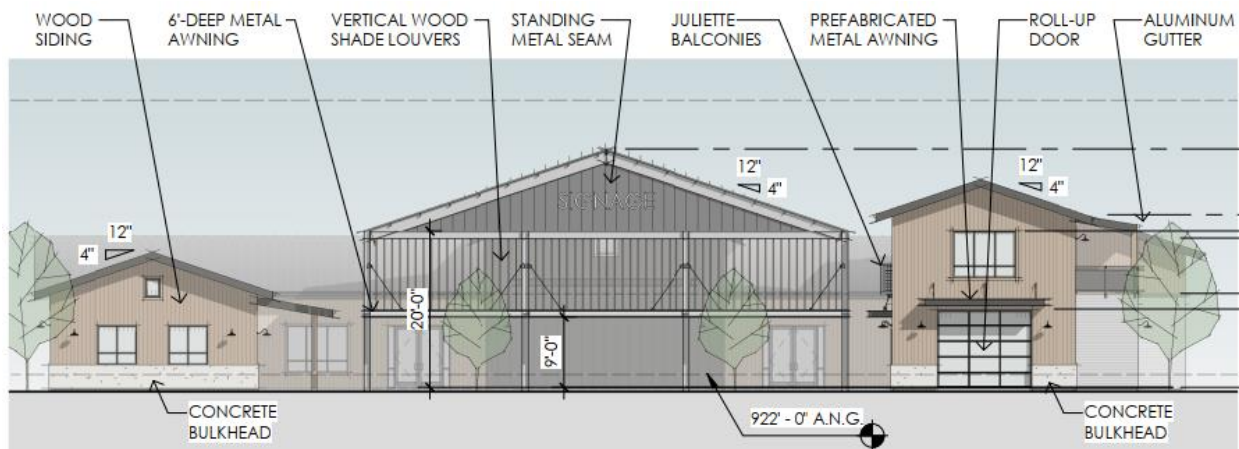
The proposal includes a 20-room hotel in a 3-story building adjacent to the market in the center of the site. The hotel units will include kitchens to compete with the Airbnb short-term rental market. This type of rental option can support the residential neighborhood by allowing visitors a place to stay on holidays/family gatherings etc. The municipal code allows for hotels to include kitchen facilities in 100% of the rooms if the following findings can be made

- The hotel has at least 20 rooms.
- A deed notification will be recorded against the property detailing the commercial nature of the project/building.
- The project as designed is consistent with municipal code standards and provides amenities consistent with tourist service uses.
- The project is in an area that supports tourist-serving activities.

As conditioned, the project design will meet the required findings. The project site at the southern end of town is near Paloma Park. Paloma Park is frequently used for many regional athletic tournaments and activities. The project provides amenities befitting a small boutique hotel with a fitness room and targeted commercial uses that support visitors. As a boutique-sized hotel, it is assumed that rooms would be provided to families visiting residents within surrounding neighborhoods.

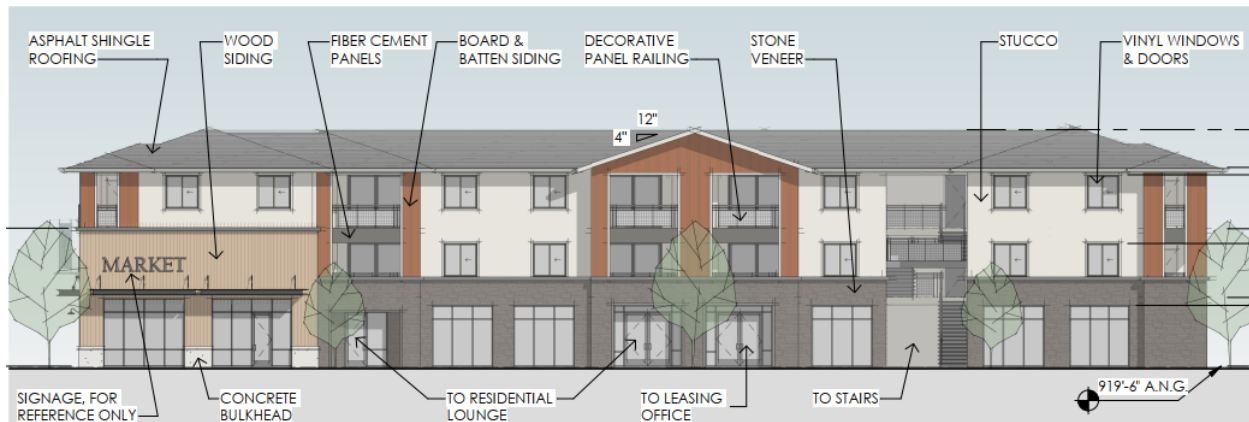
5. Architectural Design

The design proposal includes an agrarian and barn-inspired theme with gable roof forms and earth-toned colors. The commercial structures include a combination of one and two-story elements for variety in height and expanded upper-floor use areas. Materials include standing seam metal siding, wood siding, concrete base, and corrugated metal, adding multiple textures and colors to the overall design palette. Metal awnings and railings enhance the design theme and provide additional shade and shadow elements. The central courtyard roof includes vertical louvers for sun control and to add visual interest. Roll-up doors are included for tenant space flexibility.



Commercial Building Type 1 – Elevation Facing Interior Circulation Loop

The residential and hotel buildings include similar materials. Additionally, the hotel building incorporates stucco design features to contrast the commercial retail tenant space façade treatments. The 3-story residential building along Santa Barbara Road includes similar elements with stone veneer as an added base material. The maximum allowed height in the Commercial Retail zoning district is 35 feet. All commercial and residential buildings are designed to meet this standard.



Commercial Building Type 2 – Elevation Facing Cashin Street

6. Residential Amenity Spaces

As a mixed-use project, standards for recreational open space may be minimized in favor of shared commercial/residential outdoor spaces and in support of a higher intensity and density of development. The project has been designed with private balconies or courts for each unit and extensive landscaping surrounding each residential building. The hotel building is designed to include amenities for guests, which will also be available to all on-site residents. The central pedestrian paseo includes spaces for children and adults to congregate.

7. Neighborhood Compatibility

The project site is part of the established Dove Creek mixed-use development. Based on the original Master Plan of Development, a 60,000-square-foot commercial center was envisioned with a central parking lot and a large commercial building with a tall rear façade facing the existing residential units. Landscaping was included around the perimeter of the site to buffer the commercial uses from the residential uses.

During previous iterations of concept plans, a desire was expressed by surrounding residents and decision-makers to use a horizontal mixed-use concept, allowing for residential units on the ground floor along Cashin and Bliss Streets as a transition zone between existing residential neighborhoods and proposed commercial activities. The current design incorporates this same concept. In response to feedback received from neighbors regarding the preservation of the neighborhood character and structural massing, the project proposes 2-story units fronting Bliss and Cashin Streets, at the interface between the project and the existing residential neighborhood. There is an existing elevation change between the adjacent streets and the existing development pad. The proposed units will be built on this higher elevation but will retain similar structural massing. Existing residential units adjacent to this project site are 2-story units with side and rear yards facing the project site.

The residential building fronting Santa Barbara Road will be 3 stories; however, the grade of the site is below the grade of the road, therefore the new building will appear lower, especially as you move toward the intersection with El Camino Real. The short side of the building that will be

closest to existing residences along Bliss Street is setback 46 feet from the back of the sidewalk, accommodates building stairways, and has minimal windows to reduce overlook. Landscaped setbacks have also been incorporated along Cashin and Bliss Streets (ranging from 13 feet at the narrowest pinch point to 46 feet at the 3-story building) to allow for the plantings of trees and taller shrubs to help buffer and transition between the existing and new units and limit overlook and privacy issues. The other 3-story building, containing the hotel and ground floor commercial and amenity spaces, is located towards the center of the project.

8. Gateway Feature

A Gateway Monument is proposed at the corner of Santa Barbara Road and El Camino Real as this location marks the southern entrance to the city. The proposed monument is made of Corten steel panels resembling the hills of Atascadero. The main panel includes the city logo and “City of Atascadero” as a gateway feature. The signage incorporates an internally illuminated tower element with “Dove Creek” as a placemaking project sign. Low-level up-lighting is proposed to highlight the panels, the city name, and the logo. Due to the significant elevation change between this intersection and the adjacent commercial pad, ample room for surrounding landscaping to accent the sign is included. A condition is included that this feature be maintained by the property owner/owner’s association in perpetuity however, an easement for City access is also required to ensure that the city has rights to access and modify should the need arise.



Proposed Gateway Monument

9. Site Drainage

The existing Dove Creek development on-site stormwater drainage system and support calculations were analyzed when the 2004 Master Plan of Development was approved. The previously approved commercial development was included in this analysis and all facilities were designed to accommodate flows. As this project involves changes to the previously approved planned building and parking lot footprints, new stormwater management facilities will be incorporated into the project to meet current standards. The outflow of treated water into the existing stormwater drainage system will be retained.

10. Wastewater

The City of Atascadero will provide sanitary sewer service including collection, transmission, and treatment for the existing Dove Creek Development area. A Dove Creek Sewer Capacity Analysis

was prepared to analyze differences in flows between the previously approved Dove Creek commercial center and the current proposal. The capacity analysis for the proposed development revealed no major potential impacts on the City's existing collection system. The hydraulic model shows that the existing 8-inch and 10-inch sewers downstream of the project site have sufficient capacity to accommodate increased flows associated with the project.

11. Signage

The Master Plan of Development includes areas for signage located on the concept elevations of the buildings. Future signage is conditioned to be compatible with these elevations with flexibility for alternative tenant space configurations. As generally shown, signage will be individual letters or logos located above storefront awnings. A larger sign is proposed on the courtyard roof structure as the entry to the main commercial tenant for the space. To allow for flexibility in the future, staff included a diagram of possible sign types appropriate for the site and a pedestrian-oriented design to assist future tenants. Signage is also conditioned to be externally lit with downward lighting to increase compatibility with adjacent residential and hotel uses unless illumination is turned off during the evening.

Proposed Planned Development # 12 Overlay Zone Text Changes

As previously mentioned, the project requires a change in the existing PD-12 overlay district text. The revised text will acknowledge the additional residential units and revise the list of allowable and conditionally allowable uses to ensure compatibility and consistency with current municipal code use definitions. Staff recommends that the following uses be added to PD-12:

- Amusement Services (CUP)
- Artisan Food and Products
- Bar/Tavern
- Farmer's Market
- General Retail
- Indoor Recreation Services (CUP)
- Multi-Family Dwelling (CUP)
- Microbrewery/Brewpub
- Tasting Room
- Winery - Boutique

Staff recommends that the following uses be removed from the PD-12 use list:

- Broadcast Studios
- Building Materials and Hardware (indoor only)
- Furniture, Home Furnishings, and Equipment (*no longer in the AMC*)
- General merchandise stores (*no longer in the AMC*)

- Mail Order and Vending (*no longer in the AMC*)
- Health Care Services
- Small-scale Manufacturing (*no longer in the AMC*)
- Light Repair Services (*no longer in the AMC*)
- Horticultural Specialties
- Business Support Services, where all areas of use are located within a building
- Farm Equipment and Supplies
- Fuel and Ice Dealers
- Skilled Nursing Facility
- Funeral Services
- Schools
- Utility Service Center

It is important to note that many of these uses were newly added to, or subtracted from the municipal code and did not exist in 2004 when the Dove Creek Master Plan was originally adopted. Thus, this amendment will not only provide a curated list of uses for the site based on the development concept but will update the code text to incorporate recent citywide changes applicable to the site. The fully amended list of uses can be found in Attachment 1, Exhibit A.

The project necessitates zone text amendments to the PD-12 Overlay Zone and findings to be affirmed. A specific required finding for approval of a Planned Development is that the project offers certain redeeming features to compensate for the requested Zone Change. Per City Council policy, benefits include high-quality architectural and landscape design, buffering between uses, higher density to meet Housing Element goals, pocket parks, and walkways for pedestrian connectivity. As designed and conditioned, the proposed amended project meets the findings for approval. The following items of discussion further detail how the proposed project satisfies the required findings.

Tentative Tract Map

A 7-lot Vesting Tentative Tract Map including condominium airspace subdivision is proposed to be consistent with the Master Plan of Development. The proposed subdivision has been conditioned by staff and the City Engineer to meet all City standards including repair and replacement of any site frontage improvements. A condition has been included to require the applicant to record CC&Rs when the final map is recorded to address maintenance and access to the common areas. Separate agreements to ensure continued compliance with City standards will also be required to be recorded concurrently with the final map.

General Plan and Zoning Consistency

The project site has a General Plan designation of Mixed-Use allowing a mixture of commercial, office, and residential uses. This General Plan designation also allows for a horizontal or vertical

mixture of uses with the approval of a Planned Development Overlay Zone and an accompanying Master Plan of Development. The project site is zoned Commercial Retail (CR) allowing for mixed-use development with up to 24 units per acre. Generally, residential units must be located above ground-floor commercial space within this zoning district. The General Plan designation allows residential uses on the ground floor with the approval of a Planned Development Overlay Zone.

The existing CR zoning of the site allows for a base density of up to 125 market-rate units in addition to a large variety of commercial uses and qualifies for additional units if deed-restricted affordable housing was to be applied. The PD-12 Overlay Zone specifies a maximum residential density of 200 base density units and 79 bonus units for a total of 279 residential units within the Dove Creek development, which is consistent with the previous environmental analysis for the project site. With recent changes to State laws and inclusion in the city's housing sites inventory as a by-right housing site, additional units on the project site are assumed in addition to the 279 residential units developed under the original Master Plan of Development.

The project site is proposed for a mix of residential and commercial uses that focus on residential uses around the edge of the site to provide a transition to the existing neighborhood. The commercial uses are designed to serve the surrounding area, including the existing residential neighborhoods and the nearby Paloma Park. The site includes an existing Planned Development Overlay Zone which is proposed to be amended to allow for ground-floor residential units proposed in the current project.

Affordable Housing

This site is identified in the Housing Element as part of the housing site inventory with an assumed development potential of at least 50 units. Based on the density of the site (at least 20 units/acre), the state assumes that any housing would be within the low-income category range and would contribute to the city's Regional Housing Needs Allocation (RHNA), although the city cannot require all units to be affordable.

The original Dove Creek project included 70 bonus units in exchange for 20 deed-restricted very-income units. Current Council policy requires 20% of units in projects requiring legislative approval to be deed-restricted at a moderate-income rate and for any restricted units to be allowed as bonus units above the site's base density. If Council's policy is applied to the project 14 units would be required to be deed-restricted at a moderate-income rate or 7 units utilizing the State Density Bonus program. Since the proposal includes residential uses on the ground floor requiring a zoning text amendment to the Planned Development #12 Overlay, the discretionary entitlement gives the Council flexibility to condition compliance with the City's Inclusionary Housing policy.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (EDN 2004-0026) was certified by the City Council on September 14, 2004, for the Dove Creek development. The MND evaluated the entire Dove Creek Master

Plan and specifically analyzed the potential impacts of the commercial development on the project site with 60,000 SF of future commercial retail space, including a 26,500 SF anchor tenant.

To support a determination of consistency with the previously certified MND, the applicant prepared a series of comparative analyses to evaluate whether the project would result in a greater impact on resources than previously identified. The applicant team provided analyses related to traffic and sewer capacity. The traffic analysis showed a reduction in anticipated peak-hour trips based on the proposed mix of land uses. The sewer capacity analysis showed that, while there will likely be an increase in peak flows, the sewer lines as designed are sized appropriately to accommodate the proposed development.

CONCLUSION:

The Dove Creek Mixed-Use project provides a key opportunity for placemaking at the south entrance into the city and opportunities to provide goods and services to surrounding residential neighborhoods. The requested amendment provides commercial uses within a pedestrian-oriented design with residential uses as a transition to the established Dove Creek residential neighborhoods. The Housing Element identifies this site in the housing site inventory and horizontal mixed-use can be accommodated through the PD Overlay Zone under the site's Mixed-Use designation. The application includes:

- Amendment to the PD-12 Overlay Zone text.
- Amendment to the Master Plan of development for the approximately 5.19-acre commercial/mixed-use site.
- Vesting Tentative Tract Map to subdivide the commercial parcel and establish residential and commercial airspace units for individual ownership.
- Determination of consistency with the previously certified Mitigated Negative Declaration.

ALTERNATIVES:

1. The City Council may modify the proposed text amendments, the project, and the conditions of approval for the project. Any proposed modifications should be restated in any vote on any of the attached resolutions.
2. The City Council may determine that more information is needed on some aspect of the text amendments or project and may refer the entire text amendment or project or a portion thereof back to the applicant and staff to develop the additional information. The Council should clearly state the type of information that is required. A motion, and approval of that motion, are required to continue the item to a future date.
3. The City Council may deny the proposed amendments or project. The Council must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Council. If the amendment is denied, the existing text of the Planned

Development #12 Overlay Zone will remain. If the project is denied, the existing Master Plan of Development (CUP 2003-0099) entitlement will remain, and a by-right vertical mixed-use development could be submitted for ministerial review.

FISCAL IMPACT:

The proposed project is expected to generate revenue through Transient Occupancy Tax (TOT) from the hotel units and sales tax from the retail commercial uses. Based on City policy, this project is required to annex into the established Community Facilities District (CFD) to offset the cost of City services for the new residential units.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director and Public Works Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENTS:

1. Draft Ordinance – Planned Development #12 Overlay Amendment
2. Resolution A – Master Plan of Development Amendment and Modifications, Vesting Tentative Tract Map, and Environmental Determination.
3. Original Commercial Site Master Plan of Development
4. Traffic Comparison Memo
5. Sewer Capacity Memo

DRAFT ORDINANCE

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO,
CALIFORNIA, AMENDING THE ATASCADERO MUNICIPAL CODE,
TITLE 9: PLANNING AND ZONING, APPROVING TEXT AMENDMENTS
TO THE PLANNED DEVELOPMENT #12 OVERLAY ZONE**

**DOVE CREEK MIXED-USE
MONTAGE DEVELOPMENT, INC.
(DEV23-0079)**

WHEREAS, an application has been received from Montage Development, Inc. (23945 Calabasas Road, Suite 116, Calabasas, CA 91302), Applicant and Seung M. Yoon (6130 Via Huerto Court, Atascadero, CA 93422) Owner, to consider a project consisting of a Zoning Text Change to Planned Development Overlay Zone No.12, a Vesting Tentative Tract Map, an Amendment to the Master Plan of Development (Conditional Use Permit), and Modification of the Parking Requirement and the Hotel Development Standards; and

WHEREAS, the site's current General Plan Land Use Designation is Mixed-Use Planned Development (MU-PD); and

WHEREAS, the site's current Zoning Designation is Commercial Retail (CR) with a Planned Development No. 12 (PD 12) overlay; and

WHEREAS, PD12 was established in 2004 with the approval of the Dove Creek Development and modifications to the zoning overlay district are necessary for consistency with the revised Master Plan of Development; and

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact amendments to Planned Development Overlay #12 for consistency with the revised Master Plan of Development, including incorporation of land use definitions updated between overlay zone adoption in 2004 and today; and

WHEREAS, the site has previously been identified by the City Council as a key development opportunity site for future mixed-use/residential development (in commercial zoning districts) with a maximum allowable density of 24 units per acre; and

WHEREAS, the minimum lot size in the CR zoning district is 2 acres; and

WHEREAS, smaller lot sizes are allowed for commercial projects that provide shared access and parking and are designed as an integrated commercial center; and

WHEREAS, the proposed subdivision will result in seven parcels ranging from 0.33 to 2.74 acres with allowances for residential and/or commercial condominium airspace units on each parcel to accommodate individual sale of residential units and commercial tenant spaces; and

WHEREAS, the Atascadero Municipal Code allows for the establishment of custom Planned Development Overlay Zones to create custom zoning for unique projects and allow for a mix of commercial and residential uses that would otherwise not be permitted by underlying zoning; and

WHEREAS, shared parking and access easements are required to be recorded to ensure that all parcels have legal access from the adjacent rights-of-way; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meeting on September 14, 2023; and

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

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

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

SECTION 1. Planning Commission Recommendation. The Planning Commission of the City of Atascadero, on May 21, 2024, held a timely and properly noticed Public Hearing upon the subject Title 9 Atascadero Municipal Code amendments in association with the Amendment to the Master Plan of Development (CUP 2003-0099), Vesting Tentative Tract Map (TR 3229), at which hearing evidence, oral and documentary, was admitted on behalf of said amendments and the Planning Commission recommended that City Council approve the proposed text amendments.

SECTION 2. Public Hearing. The City Council of the City of Atascadero, at a Public Hearing held on June 25, 2024, considered testimony and reports from staff and the public and introduced for first reading, by title only, an Ordinance amending Title 9 of the Atascadero Municipal Code.

SECTION 3. Facts and Findings. The City Council makes the following findings and determinations for approval of the proposed text amendments:

A. Findings for Zone Text Amendment:

1. **FINDING:** The proposed project or use is consistent with the General Plan, and all other applicable ordinances and policies of the City.

FACT: The General Plan has designated the project site as Mixed-Use Planned Development which allows a mixture of commercial, office, and residential uses with a focus on pedestrian orientation and connections between different uses throughout the project area. The General plan allows for a horizontal or vertical mixture of uses

with the approval of a Planned Development Overlay Zone and an accompanying Master Plan of Development. Planned Development #12 and a Master Plan of Development were previously approved for the project site.

The proposed text amendment establishes a maximum residential density of 71 residential units for the project site, which is consistent with the 24 du/ac maximum residential density that is allowed for mixed-use developments in commercial zoning districts.

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

FACT: The proposed development will be located at the intersection of Santa Barbara Road and El Camino Real. As proposed, the commercial uses will be adjacent to El Camino Real and the residential uses will front Santa Barbara Road, Bliss Street, and Cashin Street. Adequate access to the site is provided off Cashin Street and Bliss Street per the originally approved Dove Creek master plan. The site design has been reviewed by all City departments for consistency with code requirements. Impacts have been analyzed through the previously certified Initial Study/Mitigated Negative Declaration (MND) No. 2004-0026. As conditioned, the project will not be detrimental or unsafe to those working, visiting, or living on the project site or those within the surrounding neighborhoods.

3. **FINDING:** The proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development; and

FACT: The proposed project is within the existing Dove Creek neighborhood, comprised of small-lot single-family residences fronting Bliss Street and Cashin Street. The project has been designed to focus residential uses adjacent to existing residential units with the proposed 2-story residential buildings fronting Bliss and Cashin Streets, and the 3-story residential building fronting Santa Barbara Road. The development pattern of the proposed project is similar to the conceptual site plan that was originally approved to be the commercial component of the Dove Creek Master Plan. Commercial uses have been internal to the project site or adjacent to El Camino Real to provide a visual buffer between existing residences and the higher-intensity commercial and multi-family uses.

4. **FINDING:** The proposed zone change will not create any new significant and unavoidable impacts to traffic, infrastructure, or public service impacts; and

FACT: A Mitigated Negative Declaration (MND) No.2004-0026 was certified by the City Council on September 14, 2004. The MND evaluated the entire Dove Creek Master Plan and specifically analyzed the potential impacts of a commercial development on the project site that included 60,000 SF of future commercial retail space, including a 26,500 SF anchor tenant. While the residential villages identified in the analyzed project have been built and occupied as planned, the commercial center never developed and is now the location of the proposed mixed-use project.

To supplement the analysis of the previously certified MND for the project site, the applicant prepared a series of comparative analyses to evaluate whether the project would result in a greater impact to resources that previously identified. The applicant team provided analyses related to traffic and sewer capacity. The traffic analysis showed a reduction in anticipated peak hour trips based on the proposed mix of land-uses. The sewer capacity analysis showed that, while there will likely be an increase in peak flows, the sewer lines as designed are sized appropriately to accommodate the proposed development.

5. FINDING: The proposed zone change is consistent with the CEQA Findings.

FACT: The proposed text amendment is minor and will not result in an environmental impact. A mix of commercial and residential uses is allowable in the Commercial Retail zoning district and PD 12.

B. Findings for Planned Development Overlay Zone

1. FINDING: The modification of development standards or processing requirements is warranted to promote orderly and harmonious development

FACT: The proposed project includes commercial uses that are distinctive, attractive, and can contribute to the long-term economic viability of the community. The mix of residential and commercial uses on the project site will contribute to the viability of the commercial tenants. The proposed site plan and conceptual landscape plan include pedestrian walkways that connect to existing pedestrian walkways within the broader neighborhood. All proposed uses will utilize a singular looped driveway access and parking will be shared. The project site was previously identified and approved for commercial development within the existing Planned Development zoning designation and the Master Plan for The Villages of Dove Creek. The project will maintain and enhance the existing street trees and landscaping that pedestrians in this neighborhood are accustomed to.

- 2.. FINDING: The modification of development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area

FACT: The proposed project includes a mix of commercial uses that generate sales and transient occupancy tax revenue that the city can use to further support public services. The proposed short-term rental hotel units will provide a service that doesn't exist near the City's south gateway and is in growing demand.

3. FINDING: The benefits derived from the overlay zone cannot be reasonably achieved through existing development standards for processing requirements

FACT: The Commercial Retail zone allows for mixed-use development with up to 24 units per acre. Generally, residential units must be located above ground-floor commercial space. Residential uses may only be located on the ground floor with the approval of a planned development overlay zone. As the project site is located within PD12, an amendment to the Master Plan of development and overlay zone allows for the proposed configuration.

The addition of ground floor residential uses within the proposed mixed-use development will serve as a transition between the existing residential use along Bliss and Cashin Streets and the commercial uses within the project site core and along El Camino Real. The addition of residential uses on the ground floor of the proposed mixed-use development will also help the city achieve its Regional Housing Needs Allocation (RHNA) objectives.

4. FINDING: The proposed plans, if any, offer certain redeeming features to compensate for requested modifications

FACT: The City Council has adopted a policy listing potential benefits for consideration when approving a Planned Development overlay zone. The Dove Creek Project was found to provide community benefit during the original approval of the project in 2004. Per City Council policy, benefits include high-quality architectural and landscape design, buffering between uses, higher density to meet Housing Element goals, pocket parks, and walkways for pedestrian connectivity. Modification of the Master Plan of Development for the 5-acre commercial site will not significantly change the nature and community benefit of the project, however, the added community-based commercial uses and increased housing opportunities will enhance the community benefit provided in the Dove Creek development. As designed and conditioned, the proposed amended project meets the findings for approval.

SECTION 4. CEQA. Because of the facts set forth in Section 3, the proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(5), 15061(b)(3).

SECTION 5. Approval. The City Council of the City of Atascadero adopts the proposed text amendments to the Atascadero Municipal Code, as shown in the following exhibit:

1. Exhibit A: Planned Development #12 Overlay Zone Amendment

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

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

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

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

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

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

INTRODUCED at a regular meeting of the City Council held on June 25, 2024, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____, 2024.

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Dave Fleishman, City Attorney

EXHIBIT A: PROPOSED MUNICIPAL CODE TEXT AMENDMENT – TITLE 9

§ 9-3.657 Establishment of Planned Development Overlay Zone No. 12 (PD12).

Planned Development Overlay Zone No. 12 is established as shown on the official zoning maps (Section 9-1.102 of this title). A Planned Development Overlay Zone No. 12 is established on all parcels within Tract 2626 including any future subdivision thereof with a total gross acreage of 63.3 acres. The maximum residential density within the planned development shall not exceed 279 350 residential units- , including a maximum base residential density for the vacant commercial site at 71 residential units, consistent with the previous environmental analysis for the project site. A minimum ~~of 6.34~~ 5.19 acre-commercial retail property and 27.7 acres of common and natural open space on the 63.3-acre project site shall be provided. The development standards contained within the master plan of development document (CUP 2003-0099) and DEV23-0079, as conditioned shall be applied to all future development within the project area, and as follows:

- (a) The Vesting Tentative Tract Map (TTM 2003-0033) and Vesting Tentative Tract Map (Tract 3229) and any subsequent amendments for the site shall be consistent with CUP 2003-0099 and DEV23-0079. All construction and development shall conform to the approved master plan of development, as conditioned.
- (b) No subsequent tentative parcel or tract map shall be approved unless found to be consistent with the approved master plan of development.
- (c) The commercial area, residential dwelling units, landscaping, walls, and fencing shall be subject to review under the City's Appearance Review requirements consistent with the approved master plan of development.
- (d) Building setbacks lot sizes, landscape area, and lot coverage shall be as identified within the approved master plan of development.
- (e) Alterations or additions to established dwelling units shall be subject to the density and development standards of the master plan of development.
- (f) Subsequent amendments to the master plan of development shall be approved by Planning Commission Resolution.
- (g) The commercial center will retain the Commercial Retail zoning district designation. The following allowable uses are proposed for this district within the PD12 overlay zone:
 - 1) Artisan Food and Products;
 - 2) Bar / Tavern;
 - 3) Farmer's Market;
 - 4) Food and beverage retail sales;
 - 5) General Retail;
 - 6) Indoor Recreation Services;
 - 7) / Brewpub;
 - 8) Tasting Room;
 - 9) Winery – Boutique;
 - 10) Temporary or seasonal sales;
 - 11) Financial services;
 - 12) Offices;
 - 13) Temporary offices;

- 14) Personal services;
Eating and drinking places;
- 16) Membership organizations;
- ~~(17)~~ Schools—business and vocational;
- 18) Hotels and motels;
- 19) Bed and breakfast;
- 20) Libraries and museums;
- 21) Temporary events;

(h) The conditionally allowed uses within the Commercial Retail zone shall be limited to the following:

- 1) Amusement Services;
- 2) Indoor Recreation Services
- 3) Multi-Family Dwelling

(i) All residential and open space use shall be consistent with the requirements of the underlying zoning district except as allowed by the master plan of development.

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (DEV23-0079) TO AMEND THE DOVE CREEK COMMERCIAL PARCEL, MODIFY THE PARKING REQUIREMENT AND THE HOTEL DEVELOPMENT STANDARDS, AND APPROVE A VESTING TENTATIVE TRACT MAP (TR 3229) FOR A LOT AND CONDOMINIUM AIRSPACE SUBDIVISION AND FIND THAT THE PROJECT IS CONSISTENT WITH THE PREVIOUSLY CERTIFIED MITIGATED NEGATIVE DECLARATION (EDN 2004-0026) PREPARED FOR THE DOVE CREEK DEVELOPMENT PROJECT.

DOVE CREEK MIXED-USE MONTAGE DEVELOPMENT, INC. (DEV23-0079)

WHEREAS, an application has been received from Montage Development, Inc. (23945 Calabasas Road, Suite 116, Calabasas, CA 91302), Applicant and Seung M. Yoon (6130 Via Huerto Court, Atascadero, CA 93422) Owner, to consider a project consisting of a Zoning Text Change to Planned Development Overlay Zone No.12, a Vesting Tentative Tract Map, an Amendment to the Master Plan of Development (Conditional Use Permit), and Modification of the Parking Requirement and the Hotel Development Standards; and

WHEREAS, the site's current General Plan Land Use Designation is Mixed-Use Planned Development (MU-PD); and

WHEREAS, the site's current Zoning Designation is Commercial Retail (CR) with a Planned Development No. 12 (PD 12) overlay; and

WHEREAS, PD 12 was established in 2004 with the approval of the Dove Creek Development and modifications to the zoning overlay district are necessary for consistency with the amended Master Plan of Development; and

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to enact amendments to Planned Development Overlay #12 for consistency with the revised Master Plan of Development, including incorporation of land use definitions updated between overlay zone adoption in 2004 and today; and

WHEREAS, the site has previously been identified by the City Council as a key development opportunity site for future mixed-use/residential development (in commercial zoning districts) with a maximum allowable density of 24 units per acre; and

WHEREAS, the minimum lot size in the CR zoning district is 2 acres; and

WHEREAS, smaller lot sizes are allowed for commercial projects that provide shared access and parking and are designed as an integrated commercial center; and

WHEREAS, the proposed subdivision will result in seven parcels ranging from 0.33 to 2.74 acres with allowances for residential and commercial condominium airspace units on each parcel to accommodate individual sale of residential units and commercial tenant spaces; and

WHEREAS, the Atascadero Municipal Code allows for the establishment of custom Planned Development Overlay Zones to create custom zoning for unique projects and allow for a mix of commercial and residential uses that would otherwise not be permitted by underlying zoning; and

WHEREAS, shared parking and access easements are required to be recorded to ensure that all parcels have legal access from the adjacent rights-of-way; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meeting on September 14, 2023; and

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

WHEREAS, a timely and properly noticed Public Hearing upon the subject application was held by the Planning Commission of the City of Atascadero on May 21, 2024, at which hearing evidence, oral and documentary, was admitted on behalf of said application; and

WHEREAS, the City Council at a duly noticed Public Hearing held on June 25, 2024, studied and considered the subject application, requested modifications, proposed Planned Development #12 overlay zone text amendments, and considered the previously certified Mitigated Negative Declaration and the supplemental traffic, sewer, and hydrology analysis prepared for the project; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Atascadero:

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

SECTION 2. Public Hearings. The City Council held a duly noticed public hearing to consider the project on June 25, 2024, where the Council considered testimony and reports from staff, the applicants, and the public.

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

A. Findings for Approval of a Conditional Use Permit Amendment to Modify the Master Plan of Development

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

FACT: The proposed project includes a Zone Text Change to modify the Planned Development Overlay Zone No. 12 (PD 12) to allow the proposed mix of residential and commercial uses on the project site and intensify uses from what is allowed today. The project site is located in the northwest corner of the Santa Barbara Road and El Camino Real intersection, the southern entrance to the city. The site is adjacent to services and is within the City’s identified Urban Services Line. The project is consistent with the Land Use, Open Space and Circulation (LOC) Policies and Programs 1.1.7 for infill development; 1.4.1 for screening exterior lights; 2.1.3 and 7.2.3 for providing street trees; and 8.5.3 for providing on-site stormwater management. In addition, the project is consistent with Circulation Element (CIR) Policies and Programs 1.4 for requiring a tree-lined street; 1.5.1 for requiring adequate off-street parking; and 2.3.1 for providing adequate sidewalks as required for all new commercial development in the City.

The General Plan also includes policies and programs aimed at enhancing the City’s visual character and promoting economic viability. The City Council has previously identified this site as a key opportunity for increased economic development and expanded housing. In addition, LOC 3 provides policies and programs aimed at transforming the existing El Camino Real “strip” into a distinctive, attractive, and efficient commercial, office, and industrial park area that can provide for the long-term economic viability of the community. LOC13 provides policies and programs aimed at establishing a range of employment and business opportunities to provide a sound economic base and ensure that new development generates sufficient revenue to support public service needs and quality environmental, social, and educational opportunities.

The project, as proposed, will provide commercial uses that are distinctive, attractive, and can contribute to the long-term economic viability of the community. The proposed project includes commercial uses that generate sales and transient occupancy tax revenue that the City can use to further support public services. The proposed short-term rental hotel units will provide a service that doesn’t exist near the City’s south gateway and is in growing demand. The mix of residential and commercial uses on the project site will contribute to the viability of the commercial tenants. The proposed site plan and conceptual landscape plan include pedestrian walkways that connect to existing pedestrian walkways within the broader neighborhood. All proposed uses will utilize a singular looped driveway access and parking will be shared. The project site was previously identified and approved for commercial development within the existing Planned development overlay zoning designation and the Master Plan for The Villages of Dove Creek. The project will maintain and enhance the existing street trees and landscaping that pedestrians in this neighborhood are accustomed to.

2. **FINDING:** The proposed project or use satisfies all applicable provisions of the Zoning Ordinance

FACT: The proposed mixed commercial and residential development includes a request for a Zone Text Change to modify the development potential of the project site.

With those approvals, the project is consistent with the Atascadero Municipal Code and the established Planned Development Overlay Zone No. 12. The proposed structures and site plan are consistent with the applicable provisions of the Atascadero Municipal Code as conditioned.

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

FACT: The proposed development will be located at the intersection of Santa Barbara Road and El Camino Real. As proposed, the commercial uses will be adjacent to El Camino Real and the residential uses will front Santa Barbara Road, Bliss Street, and Cashin Street. Adequate access to the site is provided off Cashin Street and Bliss Street per the originally approved Dove Creek master plan. The site design has been reviewed by all City departments for consistency with code requirements. Impacts have been analyzed through the previously certified Initial Study/Mitigated Negative Declaration (MND) No. 2004-0026. As conditioned, the project will not be detrimental or unsafe to those working, visiting, or living on the project site or those within the surrounding neighborhoods.

4. FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development

FACT: The proposed project is within the existing Dove Creek neighborhood, comprised of small-lot single-family residences fronting Bliss Street and Cashin Street. The project has been designed to focus residential uses adjacent to existing residential units with the proposed 2-story residential buildings fronting Bliss and Cashin Streets, and the 3-story residential building fronting Santa Barbara Road. The development pattern of the proposed project is similar to the conceptual site plan that was originally approved to be the commercial component of the Dove Creek Master Plan. Commercial uses are internal to the project site or adjacent to El Camino Real to provide a visual buffer between existing residences and the higher-intensity commercial and multi-family uses.

5. FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element

FACT: A Trip Generation Comparison, prepared by Central Coast Transportation Consultants estimated the vehicle trips for the project as proposed and compared the trip levels to the previously approved project. The proposed project will generate 1,546 trips per weekday, including 91 AM peak hour trips and 166 PM peak hour trips. The trip generation would be lower than the 2,475 trips per weekday generated by the previously approved project, Therefore, the previously identified mitigation measures

are adequate to accommodate the proposed development. The project will create additional traffic, both from new residents to the project and visitors and employees to the commercial portion of the project but will generate 929 fewer AM and PM peak hour trips daily. The analysis concluded that traffic volumes and patterns will be safe and within the capacity of adjacent roadways.

B. Findings for Parking Modification

1. **FINDING:** The project qualifies for a parking reduction based on the nature of the uses on site and the differing peak-hour demands of parking for the distinct planned uses.

FACT: The project proposes a mix of residential and commercial uses in addition to a short-term stay hotel. The Atascadero Municipal code recognizes that uses that have different peak-hour parking demands can qualify for a parking reduction as the provided spaces can be shared between all uses on-site. The code also recognizes that separate commercial uses that share the same site often have patrons that visit more than one commercial tenant at a time, allowing for a reduction in total parking demand. This is generally the case for residential and retail/restaurant uses and residents and hotel patrons generally park overnight whereas retail and restaurant uses have greater daytime demand. In addition, the site is designed with uses that are complimentary and visitors will likely visit more than one commercial tenant during their visit to the site.

C. Findings for Hotels with kitchens in more than 50% of the rooms/units

1. **FINDING:** The project is designed consistent with the standards of the Atascadero Municipal Code and provides amenities consistent with a tourist serving use.

FACT: Staff has reviewed the project and confirmed that the project, as conditioned, will be consistent with the standards of the Atascadero Municipal Code. The project will provide fitness areas, a lounge, and is adjacent to residents and visitor-serving commercial and recreation uses.

2. **FINDING:** The project is in an area that supports tourist-serving activities.

FACT: The project site is in the commercial retail zone and is part of the Dove Creek neighborhood. The Dove Creek commercial development proposal includes resident and tourist-serving uses and amenities will be provided on-site. The site is near Paloma Park which is a draw for many larger sports tournaments. Deed covenants will be recorded against the property detailing the nature of the use in compliance with local regulations.

D. Findings for Planned Development Overlay Zone

1. **FINDING:** The modification of development standards or processing requirements is warranted to promote orderly and harmonious development

FACT: The proposed project includes commercial uses that are distinctive, attractive, and can contribute to the long-term economic viability of the community. The mix of residential and commercial uses on the project site will contribute to the viability of the commercial tenants. The proposed site plan and conceptual landscape plan include pedestrian walkways that connect to existing pedestrian walkways within the broader neighborhood. All proposed uses will utilize a singular looped driveway access and parking will be shared. The project site was previously identified and approved for commercial development within the existing Planned Development zoning designation and the Master Plan for The Villages of Dove Creek. The project will maintain and enhance the existing street trees and landscaping that pedestrians in this neighborhood are accustomed to.

- 2.. FINDING: The modification of development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area

FACT: The proposed project includes a mix of commercial uses that generate sales and transient occupancy tax revenue that the city can use to further support public services. The proposed short-term rental hotel units will provide a service that doesn't exist near the City's south gateway and is in growing demand.

3. FINDING: The benefits derived from the overlay zone cannot be reasonably achieved through existing development standards for processing requirements

FACT: The Commercial Retail zone allows for mixed-use development with up to 24 units per acre. Generally, residential units must be located above ground-floor commercial space. Residential uses may only be located on the ground floor with the approval of a planned development overlay zone. As the project site is located within PD 12, an amendment to the Master Plan of development and overlay zone allows for the proposed configuration.

The addition of ground floor residential uses within the proposed mixed-use development will serve as a transition between the existing residential use along Bliss and Cashin Streets and the commercial uses within the project site core and along El Camino Real. The addition of residential uses on the ground floor of the proposed mixed-use development will also help the city achieve its Regional Housing Needs Allocation (RHNA) objectives.

4. FINDING: The proposed plans, if any, offer certain redeeming features to compensate for requested modifications

FACT: The City Council has adopted a policy listing potential benefits for consideration when approving a Planned Development overlay zone. The Dove Creek

Project was found to provide community benefit during the original approval of the project in 2004. Per City Council policy, benefits include high-quality architectural and landscape design, buffering between uses, higher density to meet Housing Element goals, pocket parks, and walkways for pedestrian connectivity. Modification of the Master Plan of Development for the 5-acre commercial site will not significantly change the nature and community benefit of the project, however, the added community-based commercial uses and increased housing opportunities will enhance the community benefit provided in the Dove Creek development. As designed and conditioned, the proposed amended project meets the findings for approval.

E. Findings for Approval of a Vesting Tentative Tract Map

1. FINDING: The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b))

FACT: The proposed project includes a Zone Text Change to modify the Planned Development Overlay Zone No. 12 (PD 12) to allow the proposed mix of residential and commercial uses on the project site and intensify uses from what is allowed today. The project site is located in the northwest corner of the Santa Barbara Road and El Camino Real intersection, the southern entrance to the city. The site is adjacent to services and is within the City's identified Urban Services Line. The project is consistent with the Land Use, Open Space and Circulation (LOC) Policies and Programs 1.1.7 for infill development; 1.4.1 for screening exterior lights; 2.1.3 and 7.2.3 for providing street trees; and 8.5.3 for providing on-site stormwater management. In addition, the project is consistent with Circulation Element (CIR) Policies and Programs 1.4 for requiring a tree-lined street; 1.5.1 for requiring adequate off-street parking; and 2.3.1 for providing adequate sidewalks as required for all new commercial development in the City.

The General Plan also includes policies and programs aimed at enhancing the City's visual character and promoting economic viability. The City Council has previously identified this site as a key opportunity for increased economic development and expanded housing. In addition, LOC 3 provides policies and programs aimed at transforming the existing El Camino Real "strip" into a distinctive, attractive, and efficient commercial, office, and industrial park area that can provide for the long-term economic viability of the community. LOC13 provides policies and programs aimed at establishing a range of employment and business opportunities to provide a sound economic base and ensure that new development generates sufficient revenue to support public service needs and quality environmental, social, and educational opportunities.

The project, as proposed, will provide commercial uses that are distinctive, attractive, and can contribute to the long-term economic viability of the community. The proposed project includes commercial uses that generate sales and transient occupancy tax revenue that the city can use to further support public services. The proposed short-

term rental hotel units will provide a service that doesn't exist near the City's south gateway and is in growing demand. The mix of residential and commercial uses on the project site will contribute to the viability of the commercial tenants. The proposed site plan and conceptual landscape plan include pedestrian walkways that connect to existing pedestrian walkways within the broader neighborhood. All proposed uses will utilize a singular looped driveway access and parking will be shared. The project site was previously identified and approved for commercial development within the existing Planned development overlay zoning designation and the Mater Plan for The Villages of Dove Creek. The project will maintain and enhance the existing street trees and landscaping that pedestrians in this neighborhood are accustomed to.

2. FINDING: The site is physically suitable for the type of development (Government Code § 66474(c))

FACT: The property, after approval, will be zoned Commercial retail with Planned Development Overlay Zone No.12. The site is located adjacent to Santa Barbara Road and El Camino Real, within the existing Master Plan of Development for Dove Creek. All required right-of-way improvements along Santa Barbara Road, Bliss Street, Cashin Street, and El Camino Real have been constructed to city standards and will be maintained in perpetuity. The project site was previously graded to accommodate drainage at the lowest point of the site adjacent to the intersection of Bliss and Cashin Streets. The site has been designed to accommodate all stormwater generated from the project.

3. FINDING: The site is physically suitable for the proposed density of development (Government Code § 66474(d))

FACT: The property is zoned Commercial Retail with Planned Development Overlay Zone No.12. The site is located adjacent to Santa Barbara Road and El Camino Real, within the existing Master Plan of Development for Dove Creek. The site has previously been identified by the City Council as a key development opportunity site for future mixed-use/residential development (in commercial zoning districts) with a maximum allowable density of 24 units per acre. The project site as proposed will have 71 residential units on 5.19-acres, resulting in a proposed density of 13.7 units/acre.

4. FINDING: The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e))

FACT: The proposed project site is outside of the 100-year flood plain and the site is designed to be integrated into the Dove Creek neighborhood which includes creek and wetland restoration areas. The drainage from the site will be engineered to provide on-site post-construction water treatment before outflow into the neighborhood-wide storm drain system. The site was previously graded as part of the original tract improvements and no environmental concerns exist on site.

5. FINDING; The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f))

FACT: The project is designed in accordance with all applicable local and State regulations. The project proposes a mixed commercial and residential development at a key opportunity site in the city and will not create any impacts to public health.

6. FINDING; The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g))

FACT: The proposed project includes conditions to provide shared access and parking easements throughout the site for the benefit of all applicable parcels, ensuring access to all proposed parcels and uses.

SECTION 4. CEQA. A Mitigated Negative Declaration (MND) No.2004-0026 was certified by the City Council on September 14, 2004. The MND evaluated the entire Dove Creek Master Plan and specifically analyzed the potential impacts of commercial development on the project site including 60,000 SF of future commercial retail space, including a 26,500 SF anchor tenant. While the residential villages identified in the analyzed project have been built and occupied as planned, the commercial center never developed and is now the location of the proposed mixed-use project.

To supplement the analysis of the previously certified MND for the project site, the applicant prepared a series of comparative analysis to evaluate whether the project would result in a greater impact to resources than previously identified. The applicant team provided analyses related to traffic and sewer capacity. The traffic analysis showed a reduction in anticipated peak-hour trips based on the proposed mix of land uses. The sewer capacity analysis showed that, while there will likely be an increase in peak flows, the sewer lines as designed are sized appropriately to accommodate the proposed development.

SECTION 5. Approval. The City Council of the City of Atascadero, in a regular session assembled on June 25, 2024, resolved to approve the Conditional Use Permit for Amendment (DEV23-0079) of the Dove Creek Master Plan of Development (CUP 2003-0099), and the Modification of the parking requirement and hotel development standards for the Dove Creek Mixed-Use project, and a Vesting Tentative Tract Map (TR 3229) for parcel subdivision and condominium purposes, subject to the following:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Project Entitlement Package
- EXHIBIT C: Vesting Tentative Tract Map (TR 3229)

PASSED AND ADOPTED at a regular meeting of the City Council held on the 25th day of June 2024.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

Conditions of Approval DEV23-0079 Vesting Tentative Tract Map TR 3229 Master Plan of Development/Conditional Use Permit Dove Creek Commercial Development APN 045-331-014	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
PLANNING DEPARTMENT		
1. This approval includes the following entitlements: a) Vesting Tentative Tract Map (TR 3229) is for the creation of 7 legal lots of record (as conditioned) described on the attached exhibits and shall apply to APN 045-331-014, regardless of owner. b) Master Plan of Development / Conditional Use Permit for approximately 14,840 SF of commercial tenant space, 71 residential condominium units, and 20 short-term rental hotel units.	Ongoing	PS
2. The approval of these entitlements shall become final and effective for the purposes of issuing building permits the day after the City Council hearing,	Ongoing	PS
3. In accordance with the Atascadero Municipal Code Section 9-8.105, any violation of any of the conditions of approval may be cause for revocation of this entitlement and subject the applicant and/or future property owners to the penalties set for in the Atascadero Municipal Code, as well as any other available legal remedies.	Ongoing	PS
4. The Community Development Director and/or City Engineer shall have the authority to make modifications to the final map that remain in substantial conformance with the approved Vesting Tentative Tract Map.	FM	PS / CE
5. The Community Development Director and/or City Engineer shall have the authority to make minor modifications to the Master Plan of Development that are necessary to address code requirements or result in superior design.	FM / BP	PS / CE
6. Approval of these entitlements shall be valid for twenty-four (24) months after their effective date. At the end of the period, the approval shall expire and become null and void unless a final map (Tract Map entitlement) has been recorded, or a construction permit (Master Plan of Development) has been issued and substantial construction has commenced, or a time extension has been granted, consistent with the Atascadero Municipal Code.	FM / BP	PS
7. Vesting Tentative Subdivision Map was deemed complete on May 13, 2024 , for the purposes of vested development rights and fees consistent with the Subdivision Map Act of the State of California.	Ongoing	PS / CE

<p>Conditions of Approval DEV23-0079 Vesting Tentative Tract Map TR 3229 Master Plan of Development/Conditional Use Permit Dove Creek Commercial Development APN 045-331-014</p>	<p>Timing</p> <p>BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy</p>	<p>Responsibility /Monitoring</p> <p>PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney</p>
<p>8. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, for any claims arising from the approvals of these or subsequent project entitlements.</p>	<p>Ongoing</p>	<p>CA</p>
<p>9. All subsequent Vesting Tentative Tract Map and construction permits shall be consistent with the Master Plan of Development approved for the project, or as further specified by the conditions herein.</p>	<p>FM / BP</p>	<p>PS / CE</p>
<p>10. The subdivision shall be subject to additional fees for park or recreation purposes (QUIMBY Act) as required by the City Ordinance.</p>	<p>BP</p>	<p>PS</p>
<p>11. The commercial portion of the project (commercial courtyard and hotel/market) shall be finalized prior to issuance of certificates of occupancy for the final 20% of residential units on-site.</p>	<p>FI</p>	<p>PS</p>
<p>12. All maintenance costs listed below shall be 100% funded by the project in perpetuity, except for public facilities that are accepted for maintenance by the City of Atascadero. The service and maintenance cost shall be funded through an entity or mechanism established by the developer, subject to City Staff approval. This entity or mechanism must be in place prior to, or concurrently with acceptance of any final map(s) or the issuance of any residential building permits, whichever comes first. The entity or mechanism shall be approved by the City Attorney, City Engineer, and Administrative Services Director prior to acceptance of any Final Map(s) or issuance of any building permits. The administration of the above-mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the entity or mechanism.</p> <ul style="list-style-type: none"> a) All roads, sidewalks, pathways, parking, and access areas. b) All landscaping and lighting within the proposed project area. c) Common area fencing and/or features. d) Open areas on private property within the proposed project area including detention facilities, bio-swales, and other low-impact-development features. e) All drainage facilities within the project area. f) Landscaped frontages within the right-of-way of all public streets within the defined project boundary, including irrigation. 	<p>FM / BP</p>	<p>PS</p>

<p>Conditions of Approval DEV23-0079 Vesting Tentative Tract Map TR 3229 Master Plan of Development/Conditional Use Permit Dove Creek Commercial Development APN 045-331-014</p>	<p>Timing</p> <p>BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy</p>	<p>Responsibility /Monitoring</p> <p>PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney</p>
<p>g) On-site sanitary sewer system(s) and storm drains located within the project area.</p>		
<p>13. The emergency services and facility maintenance costs listed below shall be 100% funded by the project in perpetuity. The service and maintenance costs shall be funded through a community facilities district established by the City at the developer's cost. The funding mechanism must be in place prior to or concurrently with acceptance of the final maps or issuance of any residential building permit, whichever comes first. The funding mechanism shall be approved by the City Attorney, City Engineer, and Administrative Services Director prior to acceptance of any final map. The administration of the above-mentioned funds shall be by the City. The developer agrees to participate in the community facilities district and to take all steps reasonably required by the City with regard to the establishment of the district and assessment of the property.</p> <ul style="list-style-type: none"> ▪ All Atascadero Police Department service costs to the project. ▪ All Atascadero Fire Department service costs to the project. ▪ Off-site common City of Atascadero park facilities maintenance service costs related to the project 	<p>FM / BP</p>	<p>PS</p>
<p>14. Shared parking and access easements shall be recorded over all parcels as applicable. Easements shall also be recorded for shared drainage facilities. Parking shall not be designated for each use except for short-term pick-up, tandem, and private residential garage spaces.</p>	<p>FM</p>	<p>PS / CE</p>
<p>15. The project is subject to the City's Interim Inclusionary Housing Policy. Any affordable housing agreement must be recorded prior to the issuance of final building permits or to the recordation of the final map.</p>	<p>FM / BP</p>	<p>PS</p>
<p>16. Separate covenants shall be recorded governing the use and maintenance responsibilities of shared facilities including, but not limited to, parking, access, drainage, landscaping, common use areas, and fencing. An additional covenant shall be recorded notifying all future property owners that the project is governed by a Planned Development Overlay Zone / Master Plan of Development and any modifications or changes to the appearance, fencing, or amenity areas require approval by the City.</p>	<p>FM / BP</p>	<p>PS / CE</p>
<p>17. The applicant shall make a good-faith effort to negotiate a shared maintenance agreement with the Dove Creek HOA for</p>	<p>FM / BP</p>	<p>PS</p>

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fair share costs associated with the maintenance of Cashin and Bliss Streets including frontage landscaping.		
18. Prior to final map, the applicant shall submit CC&Rs for review by the Community Development Department. CC&Rs for the commercial and residential portions of the project may be separate, combined, or tiered.	FM	PS / CE
19. Agreements shall be required to be recorded against each residential parcel or airspace unit notifying any residential owner of the commercial nature of the site to ensure that commercial activities are prioritized.	FM / BP	PS
20. The applicant shall work with the City staff regarding the final selection of landscaping. Trees selected to be adjacent to the public right-of-way shall be compatible with the Dove Creek Master Plan of Development.	FM / BP	PS
21. All landscape on-site or planted along the street frontage shall be maintained in a manner that allows the tree to grow to its full natural height and natural canopy. No growth suppressants shall be permitted that result in stunting or modifying the natural growth pattern of the tree. Should such trees be maintained contrary to this condition, the owner shall be responsible for replacement.	Ongoing	PS
22. The project site shall be fenced and secured during construction. Any existing street trees or landscaping that is damaged during construction shall be replaced prior to final of any adjacent building or tract improvements.	BP	PS
23. All perimeter/ retaining walls adjacent to Santa Barbara Road, El Camino Real, Bliss Street, and Cashin Street shall be in substantial conformance with the attached exhibits. Retaining wall material shall be constructed of dark color split face block or decorative stone veneer consistent with the proposed architecture of the 3-story residential building. Material specifications shall be included in the permit application.	BP	PS
24. All landscape and retaining walls shall have an anti-graffiti coating applied.	BP	PS
25. Signage shall be consistent with project exhibits. All signage shall consist of individual letters and shall include external or halo-style lighting. No internally illuminated signage shall be permitted unless sign lighting is turned off between the hours of 10:00 pm and 7:00 am.	BP	PS / CE
26. The gateway/entry monument sign shall be maintained in perpetuity by the common lot owner or owner's association in	BP	PS / CE

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accordance with City standards. City signage and logo(s) shall be approved by the City Engineer prior to installation. An easement shall be recorded in the area of the sign in favor of the city to allow the city access as needed to modify signage at the city's discretion.		
27. All stormwater basins shall be unfenced. Low level decorative split rail fencing may be approved by the Community Development Director.	BP	PS
28. Plaza spaces shall include decorative pavement such as stamped and/or colored concrete, or similar.	BP	PS
29. Future buildings shall be approved by planning staff prior to permit issuance and shall incorporate design elements consistent to attached exhibits.	BP	PS
30. All trash enclosures shall be constructed of dark color split face block or similar and shall include high quality solid metal doors. Enclosures shall be designed in accordance with City and State requirements.	BP	PS
31. All site lighting shall be shielded, directional, and dark sky compliant. Uplighting and festoon lighting shall be permitted within the commercial areas and along the pedestrian paseo. Bollard and/or low-level in-ground safety lighting shall be permitted along pedestrian pathways. Parking lot lighting shall include a minimum 2-inch lens shield or the lens shall be recessed a minimum of 2-inches into the light housing. Parking lot lighting shall be dimmable and shall be on motion sensors with lighting dimmed except when activated between the hours of 10:00 pm and 7:00 am, and shall have a maximum pole height of 14-feet. All lighting shall be consistent and between 2700K and 3000K.	BP	PS
32. Landscaping along Cashin and Bliss Streets shall include materials with a variety of heights and scales, and shall include trees and shrubs for layering.	BP	PS
33. The site shall be maintained and kept clear of any debris or storage including construction debris, unless part of an active, approved construction permit. All finishes shall be repaired or replaced as needed to maintain a high-quality commercial/residential development. Any dead or non-thriving landscaping shall be immediately replaced. All landscaping required for screening of any use, structure, or utility /mechanical equipment shall be maintained at a height and density to achieve maximum screening while appearing groomed and orderly.	Ongoing	PS

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34. No gates shall be permitted on any public or private roadway or accessway within the project area.	Ongoing	PS
35. For commercial, industrial, office, or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative landscaping subject to approval by the Community Development Director or his designee. All fire department connections and/or back flow prevention devices for commercial and multi-family buildings shall be incorporated into the served buildings unless waived by Community Development Director. If building integration is infeasible, all equipment shall be placed in a landscape planter and shall be fully screened by appropriately sized landscape species.	BP	PS / FD
36. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee.	BP	PS
37. All mitigation measures identified in the previously certified Mitigated Negative Declaration No. 2004-0026, and the mitigation monitoring program for the Master Plan of Development, as amended, are hereby incorporated by reference and shall be implemented as listed or as conditioned.	Ongoing	PS / CE / FD
38. Venting shafts for a potential kitchen in the market/deli space shall be incorporated into the building design with initial construction permits.	BP	PS / BS
CITY ENGINEER PROJECT CONDITIONS		
39. An encroachment permit is required for any work or temporary use in the City rights-of-way.	BP / GP	CE
40. Owner shall enter into an agreement for ongoing maintenance responsibilities for all on-site post-construction stormwater treatment facilities.	FI	CE
41. Applicant shall pay sewer capacity charges in effect at the time of building permit application or date of vested tentative map approval. If any unique uses are proposed, specific wastewater information may be required to be submitted, subject to the request and approval of the City Engineer.	BP	CE

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42. Applicant shall have the map reviewed by the public utility providers for power, telephone, gas, cable TV, and the Atascadero Mutual Water Company. The Applicant shall obtain a letter from each utility company stating that the easements and rights-of-way shown on the map for public utility purposes are acceptable	FM	CE
43. Documents that the City of Atascadero requires to be recorded concurrently with the final map shall be listed on the certificate sheet of the final map.	FM	CE
44. The applicant shall be responsible for the relocation and/or alteration of existing utilities as required by the utility company or that conflict with the proposed work.	BP / GP	CE
45. The applicant shall install all new utilities (water, gas, electric, cable TV, and telephone) underground. Utilities shall be extended to the property line frontage of each lot or its public utility easement.	BP / GP	CE
46. A final map drawn in substantial conformance with the approved tentative tract map, and in compliance with all conditions set forth herein, shall be submitted for review and approval in accordance with the Subdivision Map Act and the City's Subdivision Ordinance.	FM	CE
47. Prior to recording the vesting final map, the applicant shall either bond for or set monuments at all new property corners. A registered civil engineer licensed to perform land surveying or licensed land surveyor shall submit written certification to City Engineer that corners have been set or shall be set by a date specific and that they will be sufficient to enable the survey to be retraced.	FM	CE
FIRE DEPARTMENT PROJECT CONDITIONS		
48. A minimum of 2 fire hydrants will be required to meet the fire flow requirement for building #5.	BP	FD
49. Fire hydrants are to be located within 100 feet of each fire department connection for each building.	BP	FD




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50. Fire hydrants shall be located on the same side of the street as the fire department connections for each building.	BP	FD
51. A turning performance analysis as per Standard F-7 is required.	BP	FD
52. Provide fire flow calculations as per the 2022 CA Fire Code for each building.	BP	FD

Dove Creek Mixed-Use

ATASCADERO, CA



	Dove Creek Mixed-Use ATASCADERO, CA COVER SHEET	<small>DATE:</small> FEBRUARY 20, 2024
		<small>PROJECT:</small> A22025
		<small>SCALE:</small> 1/4" = 1'-0" NTS 24x36" NTS
		<small>DATE:</small> A0.0

PROJECT DESCRIPTION	PROJECT DATA	PROJECT DIRECTORY	VICINITY MAP
<p>THIS PRIVATELY-FUNDED, MIXED-USE PROJECT PROPOSES THE CONSTRUCTION OF NEW RESIDENTIAL AND COMMERCIAL BUILDINGS TO ACTIVATE A LONG-VACANT 5.19 ACRE LOT. THE PROPERTY IS LOCATED ON THE CORNER OF EL CAMINO REAL AND SANTA BARBARA ROAD IN ATASCADERO.</p> <p>THE PROJECT CONSISTS OF (7) SEVEN BUILDINGS MADE UP OF (5) FIVE DIFFERENT BUILDING TYPES WITH A TOTAL OF 71 FOR-SALE CONDOMINIUM UNITS AND 20 SHORT-TERM RENTAL UNITS. THE SHORT-TERM RENTALS, AS PART OF THE PROJECT'S COMMERCIAL ELEMENT, WILL FUNCTION SIMILAR TO A HOTEL AND PROVIDE A SPACE FOR VISITORS TO STAY AND ENJOY THE SOUTHERN PART OF ATASCADERO AND THE SURROUNDING AREAS.</p> <p>TOWARDS THE MIDDLE OF THE SITE, ALONG EL CAMINO REAL, BUILDING TYPE 1 SERVES AS A BEER/WINE/DINING HUB, CIRCUNG A PUBLIC, SHADED OUTDOOR COURTYARD FOR DINING, RECREATION, AND SMALLER MUSIC EVENTS. A WIDE, LANDSCAPED PEDESTRIAN PATH WITH POCKET PLAZAS LINKS THIS "OUTDOOR LIVING ROOM" TO THE REST OF THE SITE AND CONNECTS TO THE ADJACENT DOVE CREEK NEIGHBORHOOD. THE DRIVE AISLE BETWEEN BUILDING 1 AND BUILDINGS 2 & 3 FEATURES ENHANCED PAVING TREATMENT AND CAN BE CLOSED OFF TO TRAFFIC FOR TEMPORARY OUTDOOR FARMERS' MARKETS, CRAFT FAIRS, OR SIMILAR EVENTS.</p> <p>CENTRAL BUILDING TYPE 2 CONTAINS GROUND-FLOOR COMMERCIAL SPACE, SHORT-TERM RENTAL UNITS, AND A RESIDENTIAL CLUBHOUSE WITH AN ONSITE MANAGER'S OFFICE, RESIDENTIAL LOUNGE, AND FITNESS CENTER. BUILDING TYPE 3, ACROSS THE RESIDENTIAL COURTYARD FROM BUILDING TYPE 2, IS ENTIRELY COMMERCIAL.</p> <p>THE PROPOSED DEVELOPMENT TRANSITIONS DOWN IN SCALE AND FROM COMMERCIAL TO RESIDENTIAL ALONG CASHIN AND BLISS STREETS TO FORM A BUFFER BETWEEN THE COMMERCIAL PORTION OF THE PROJECT AND THE ADJACENT RESIDENTIAL NEIGHBORHOOD. THESE BUILDINGS ALONG THE PERIMETER ARE RESIDENTIAL BUILDING TYPES 4 & 5, WITH BUILDING TYPE 4 FEATURING PRIVATE GARAGES ON THE GROUND FLOOR.</p> <p>THE SITE ALSO FEATURES MONUMENT SIGNAGE AT THE INTERSECTION OF EL CAMINO REAL AND SANTA BARBARA ROAD WHICH WILL SERVE AS A GATEWAY WELCOMING SIGN FOR THE CITY OF ATASCADERO AND FOR THE PROJECT ITSELF.</p> <p>THE PROJECT IS DESIGNED TO COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE AND WILL INCORPORATE SEVERAL GREEN BUILDING MEASURES. THESE MEASURES INCLUDE LOW FLOW PLUMBING FIXTURES, LED LIGHT FIXTURES, AMPLE INSULATION, ENERGY EFFICIENT WINDOWS AND DOORS, SOLAR PANELS, AND DROUGHT TOLERANT LANDSCAPING.</p>	<p>ADDRESS: BLISS STREET, ATASCADERO, CA APN: 045-331-014 LOT 280, TRACT 2526 SITE AREA: 226,076 SF (5.19 ACRES) ZONING: CR/PD24 (COMMERCIAL RETAIL)</p> <p>USE: EXISTING USE: VACANT PROPOSED USE: MIXED-USE (COMMERCIAL & MULTI-FAMILY RESIDENTIAL)</p> <p>TYPE OF CONSTRUCTION: BUILDING TYPES 1/3: V-A BUILDING TYPES 2/4/5: V-B</p> <p>SPRINKLERS: YES, NFPA 13 & 13R (SEE FIRE FLOW CALCS)</p> <p>OCCUPANCIES: COMMERCIAL: R-1, B, A-2, A-3 RESIDENTIAL: R-2, B, A-3</p> <p>DENSITY ALLOWABLE: 125 UNITS (24 UNITS/ACRE x 5.19 ACRES) DENSITY PROPOSED: 71 UNITS (FOR-SALE CONDOMINIUMS)</p> <p>BUILDING HEIGHT ALLOWED: 35'-0" (FROM AVERAGE NATURAL GRADE) BUILDING HEIGHT PROPOSED: BUILDING TYPE 1: 28'-9" FROM A.N.G. BUILDING TYPE 2: 35'-0" FROM A.N.G. BUILDING TYPE 3: 21'-6" FROM A.N.G. BUILDING TYPE 4: 35'-0" FROM A.N.G. BUILDING TYPE 5: 33'-0" FROM A.N.G.</p>	<p>PROJECT APPLICANT MONTAGE DEVELOPMENT INC. 23945 CALABASAS RD., SUITE 207 CALABASAS, CA 91302 ATTN: STEPHEN ROSS PHONE: (818) 501-1800 x 202 EMAIL: SROSS@MONTAGEDEV.COM</p> <p>ARCHITECT ARRIS STUDIO ARCHITECTS 1327 ARCHER ST, SUITE 220 SAN LUIS OBISPO, CA 93401 ATTN: THOM JESS PHONE: (805) 547-2240 x 111 EMAIL: TJESS@ARRIS-STUDIO.COM</p> <p>CIVIL ENGINEER ASHLEY & VANCE ENGINEERING, INC. 1229 CARMEL STREET SAN LUIS OBISPO, CA 93401 ATTN: KATHLEEN ALLWINE PHONE: (805) 545-0010 x 165 EMAIL: KATHLEEN@ASHLEYVANCE.COM</p> <p>LANDSCAPE ARCHITECT OASIS ASSOCIATES, INC. 3427 MIGUELITO COURT SAN LUIS OBISPO, CA 93401 ATTN: MICHAEL CRIFE PHONE: (805) 541-4509 EMAIL: MICHAEL@OASISSASSOC.COM</p>	
	<p align="center">BUILDING & UNIT DATA</p> <p>SEE SHEET A0.2 FOR BUILDING & UNIT DATA.</p>		<p align="center">SHEET INDEX</p>
	<p align="center">PARKING DATA</p> <p>SEE SHEET A0.2 FOR PARKING DATA.</p>	<p>ARCHITECTURAL</p> <p>A0.0 COVER SHEET</p> <p>A0.1 PROJECT DATA</p> <p>A0.2 PROJECT DATA</p> <p>A1.0 PERSPECTIVES</p> <p>A1.1 PERSPECTIVES</p> <p>A1.2 PERSPECTIVES</p> <p>A1.3 PERSPECTIVES</p> <p>A1.4 PERSPECTIVES</p> <p>A1.5 PERSPECTIVES</p> <p>A2.0 EXISTING SITE PLAN</p> <p>A2.1 CONCEPTUAL SITE PLAN</p> <p>A2.2 CONCEPTUAL SITE LIGHTING PLAN</p> <p>A3.1 BUILDING TYPE 1 - FIRST FLOOR PLAN</p> <p>A3.2 BUILDING TYPE 1 - SECOND FLOOR PLAN</p> <p>A3.3 BUILDING TYPE 1 - ROOF PLAN</p> <p>A3.5 BUILDING TYPE 1 - ELEVATIONS</p> <p>A3.6 BUILDING TYPE 1 - ELEVATIONS</p> <p>A3.7 BUILDING TYPE 1 - ELEVATIONS</p> <p>A3.8 BUILDING TYPE 1 - SECTIONS</p> <p>A4.2 BUILDING TYPE 2 - FIRST FLOOR PLAN</p> <p>A4.2 BUILDING TYPE 2 - SECOND FLOOR PLAN</p> <p>A4.3 BUILDING TYPE 2 - THIRD FLOOR PLAN</p> <p>A4.4 BUILDING TYPE 2 - ROOF PLAN</p> <p>A4.5 BUILDING TYPE 2 - ELEVATIONS</p> <p>A4.6 BUILDING TYPE 2 - ELEVATIONS</p> <p>A4.7 BUILDING TYPE 2 - SECTIONS</p> <p>A5.1 BUILDING TYPE 3 - FIRST FLOOR PLAN</p> <p>A5.2 BUILDING TYPE 3 - ELEVATIONS & SECTIONS</p>	<p>A6.1 BUILDING TYPE 4 - FIRST FLOOR PLAN</p> <p>A6.2 BUILDING TYPE 4 - SECOND FLOOR PLAN (THIRD FLOOR SIM.)</p> <p>A6.3 BUILDING TYPE 4 - ROOF PLAN</p> <p>A6.5 BUILDING TYPE 4 - ELEVATIONS</p> <p>A6.6 BUILDING TYPE 4 - ELEVATIONS</p> <p>A6.7 BUILDING TYPE 4 - SECTIONS</p> <p>A7.0 COLORS & MATERIALS</p> <p>A7.1 BUILDING TYPE 5 - FIRST FLOOR PLAN (SECOND FLOOR SIM.)</p> <p>A7.2 BUILDING TYPE 5 - ROOF PLAN</p> <p>A7.5 BUILDING TYPE 5 - ELEVATIONS</p> <p>A7.6 BUILDING TYPE 5 - ELEVATIONS</p> <p>A7.7 BUILDING TYPE 5 - SECTIONS</p> <p>40</p> <p>CIVIL</p> <p>C2.1 GRADING & DRAINAGE PLAN</p> <p>1</p> <p>LANDSCAPE</p> <p>L.1 CONCEPTUAL LANDSCAPE PLAN - OVERALL</p> <p>L.2 CONCEPTUAL LANDSCAPE PLAN - ENLARGED</p> <p>L.3 GATEWAY ENLARGED, PLANT LIST, NOTES</p> <p>3</p> <p>GRAND TOTAL: 44</p>
<p align="center">FIRE FLOW CALCULATIONS </p> <p>PER CFC 507.3, FIRE-FLOW REQUIREMENTS SHALL BE DETERMINED BY AN APPROVED METHOD OR BY APPENDIX B.</p> <p>*PER TABLE B105.2, THE REDUCED FIRE FLOW FOR NFPA 13 BUILDINGS SHALL BE NOT LESS THAN 1,000 GAL/MIN. FOR NFPA 13R BUILDINGS, THE REDUCED FLOW SHALL BE NOT LESS THAN 1,500 GAL/MIN.</p> <p>BUILDING TYPE 1 (#1) AREA: 10,650 SF SPRINKLER: YES, NFPA 13 CONST. TYPE: V-A REQ'D FLOWRATE: 25% OF 1,750 GAL/MIN PER CFC: 1,000 GAL/MIN* FLOW DURATION: 2 HOURS</p> <p>BUILDING TYPE 2 (#2) AREA: 29,690 SF SPRINKLER: YES, NFPA 13 CONST. TYPE: V-B REQ'D FLOWRATE: 25% OF 3,000 GAL/MIN PER CFC: 1,000 GAL/MIN* FLOW DURATION: 2 HOURS</p> <p>BUILDING TYPE 3 (#3) AREA: 820 SF SPRINKLER: YES, NFPA 13 CONST. TYPE: V-A REQ'D FLOWRATE: 25% OF 1,500 GAL/MIN PER CFC: 1,000 GAL/MIN* FLOW DURATION: 2 HOURS</p> <p>BUILDING TYPE 4 (#4) AREA: 34,680 SF SPRINKLER: YES, NFPA 13R CONST. TYPE: V-B REQ'D FLOWRATE: 25% OF 5,000 GAL/MIN PER CFC: 1,500 GAL/MIN* FLOW DURATION: 2 HOURS</p> <p>BUILDING TYPE 5 (#5, 6 & 7) AREA: 15,540 SF SPRINKLER: YES, NFPA 13R CONST. TYPE: V-B REQ'D FLOWRATE: 25% OF 3,250 GAL/MIN PER CFC: 1,500 GAL/MIN* FLOW DURATION: 2 HOURS</p>			 <p>Dove Creek Mixed-Use ATASCADERO, CA PROJECT DATA</p> <p>DATE: FEBRUARY 20, 2024 PROJECT: A22225 SHEET: 11 of 25 DRAWN BY: 24636: NTS CHECKED BY: NTS</p> <p align="center">A0.1</p>

PARKING DATA

NOTE: SEE CONCEPTUAL SITE PLAN ON SHEET A2.1 FOR PARKING SPACE DIMENSIONS.

REQUIRED PARKING:

COMMERCIAL SPACE:	50 SPACES (14,840 SF @ 1 SPACE/300 SF)*
SHORT-TERM RENTALS:	20 SPACES (20 UNITS @ 1 SPACE/UNIT)*
1-BEDROOM UNITS:	24 SPACES (24 UNITS @ 1 SPACE/UNIT)
2-BEDROOM UNITS:	71 SPACES (47 UNITS @ 1.5 SPACES/UNIT)
TOTAL REQUIRED:	165 SPACES

PROVIDED PROVIDED:

SURFACE SPACES:	166 SPACES
GARAGE SPACES:	12 SPACES
TOTAL PROVIDED:	178 SPACES

*NOTE: MIN. 70 SPACES REQUIRED FOR COMMERCIAL USED FOR COMMERCIAL-USE PARKING CALCULATIONS. REMAINING 108 USED FOR RESIDENTIAL PORTION.

REQUIRED ELECTRIC VEHICLE CHARGING STATIONS

RESIDENTIAL (CG8SC 4.106.4.2.2)

REQUIRED EV PARKING:

EVCS REQUIRED:	5 SPACES (108 SPACES x 5%)
EV READY REQUIRED:	27 SPACES (108 SPACES x 25%)
EV CAPABLE REQUIRED:	11 SPACES (108 SPACES x 10%)
TOTAL REQUIRED:	43 SPACES

PROVIDED EV PARKING:

EVCS PROVIDED:	5 SPACES
EV READY PROVIDED:	27 SPACES
EV CAPABLE PROVIDED:	11 SPACES
TOTAL PROVIDED:	43 SPACES

COMMERCIAL (CG8SC 5.106.5.3.1)

REQUIRED EV PARKING:

EVCS REQUIRED:	4 SPACES (70 SPACES x 5%)
EV CAPABLE REQUIRED:	7 SPACES (70 SPACES x 10%)
TOTAL REQUIRED:	11 SPACES

PROVIDED EV PARKING:

EVCS PROVIDED:	4 SPACES
EV CAPABLE PROVIDED:	7 SPACES
TOTAL PROVIDED:	11 SPACES

ACCESSIBLE PARKING SPACES

RESIDENTIAL (108 SPACES)

REQUIRED ACCESSIBLE PARKING SPACES (PER CBC TABLE 11B-208.2)

101 TO 151 SPACES	
MIN. # OF REQ'D ACCESSIBLE SPACES:	5 SPACES
PROVIDED:	5 SPACES

REQUIRED ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS

(PER CBC TABLE 11B-228.3.2.1)

5 TO 25 EVCS SPACES (5 SPACES PROVIDED)	
EVCS ADA SPACES REQUIRED:	
VAN ACCESSIBLE:	1 SPACE
STANDARD ACCESSIBLE:	1 SPACES
AMBULATORY ACCESSIBLE REQ'D:	0 SPACES
TOTAL EVCS ADA SPACES:	2 SPACES

EVCS ADA SPACES PROVIDED:	
VAN ACCESSIBLE:	1 SPACE
STANDARD ACCESSIBLE:	1 SPACES
AMBULATORY ACCESSIBLE:	0 SPACES
TOTAL EVCS ADA SPACES:	2 SPACES

NOTE:

EV CHARGERS (EVCS)	ELECTRICAL CHARGING STATION INSTALLED
EV READY (EVR)	OUTLET CAPABLE OF SERVING CHARGER
EV CAPABLE (EVC)	CAPACITY IN ELECTRICAL EQUIPMENT & CONDUIT FOR FUTURE CHARGER

MARK	TYPE	TOTAL
ACCESSIBLE		
A	ACC-STANDARD STALL-A	4
VA	ACC-VAN STALL-VA	4

8		
ACCESSIBLE ELECTRIC		
A/EV	EV ACC-STANDARD STALL EV-A/EV	2
VA/EV	EV ACC-VAN STALL EV-VA/EV	2

4		
ELECTRIC		
EVC	EV CHARGER-STANDARD STALL-EVC (CAPABLE)	18
EVCS	EV CHARGER-STANDARD STALL-EVCS (CHARGER)	5
EVR	EV READY-STANDARD STALL-EVR (RECEPTACLE)	15
G/EVR	GARAGE-EVR (RECEPTACLE)	12

50		
STANDARD		
C	STANDARD STALL-COMPACT	8
S	STANDARD STALL	108

116
TOTAL PARKING STALLS: 178



COMPACT CAR SPACES (AMC 5.1.1)

MAX. ALLOWED:	22 SPACES (108 SPACES x 20%)
PROVIDED:	8 SPACES

NOTE: COMPACT CAR SPACES SHALL BE 8' WIDE X 14' DEEP MIN.

COMMERCIAL (70 SPACES)

REQUIRED ACCESSIBLE PARKING SPACES (PER CBC TABLE 11B-208.2)

51 TO 70 SPACES	
MIN. # OF REQ'D ACCESSIBLE SPACES:	3 SPACES
PROVIDED:	3 SPACES

REQUIRED ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS

(PER CBC TABLE 11B-228.3.2.1)

5 TO 25 EVCS SPACES (4 SPACES PROVIDED)	
EVCS ADA SPACES REQUIRED:	
VAN ACCESSIBLE:	1 SPACE
STANDARD ACCESSIBLE:	1 SPACES
AMBULATORY ACCESSIBLE REQ'D:	0 SPACES
TOTAL EVCS ADA SPACES:	2 SPACES

EVCS ADA SPACES PROVIDED:	
VAN ACCESSIBLE:	1 SPACE
STANDARD ACCESSIBLE:	1 SPACES
AMBULATORY ACCESSIBLE:	0 SPACES
TOTAL EVCS ADA SPACES:	2 SPACES

TOTAL ACCESSIBLE STALLS PROVIDED 12 SPACES

UNIT DATA

OVERALL UNIT MIX:

BED #	COUNT
1-BED	13
2-BED	7
TOTAL SHORT-TERM RENTALS	20

BED #	COUNT
1-BED	24
2-BED	47
TOTAL CONDOMINIUM UNITS	71

UNIT MIX BY BUILDING TYPE:

UNIT TYPE	COUNT
BUILDING TYPE 2 (x1)	
1-BED	
800 SF	11
810 SF	2
	13

2-BED	
1,110 SF	4
1,120 SF	3
	7
BUILDING TYPE 2	20
TOTAL SHORT-TERM RENTALS	20

UNIT TYPE	COUNT
BUILDING TYPE 4 (x1)	
2-BED	
1,120 SF	23
	23

BUILDING TYPE 4	23
1-BED	
810 SF	24
	24 (8 UNITS EACH)

2-BED	
1,120 SF	12
1,150 SF	12
	24 (8 UNITS EACH)

BUILDING TYPE 5	48 (16 UNITS EACH)
TOTAL CONDOMINIUM UNITS	71

BICYCLE PARKING

BIKE PARKING PER CALGREEN 5.106.4

1. PROVIDE 5% OF VEHICLE SPACES IN COMPLIANCE WITH SHORT-TERM BICYCLE PARKING.
2. PROVIDE 5% OF VEHICLE SPACES IN COMPLIANCE WITH LONG-TERM BICYCLE PARKING. LONG-TERM BICYCLE PARKING SHALL BE PROVIDED INSIDE THE BUILDING.

REQUIRED SHORT-TERM PARKING: 9 SPACES MIN. (178 X 5%)

REQUIRED LONG-TERM PARKING: 9 SPACES MIN. (178 X 5%)

* EACH BIKE PARKING SPACE WILL BE A MINIMUM OF 2' IN WIDTH BY 6' IN LENGTH. 2' OF CLEARANCE MUST BE PROVIDED BETWEEN BICYCLE PARKING AND ADJACENT WALLS, POLES, LANDSCAPING, DRIVE AISLES AND PEDESTRIAN WALKWAYS.

BUILDING DATA

GROSS AREA BY BUILDING TYPE:

BUILDING TYPE	AREA
BUILDING TYPE 1 (x1)	
FIRST FLOOR	9,000 SF
SECOND FLOOR	1,640 SF
BUILDING TYPE 1	10,650 SF

BUILDING TYPE 2 (x1)	
FIRST FLOOR	11,560 SF
SECOND FLOOR	7,930 SF
THIRD FLOOR	10,210 SF
BUILDING TYPE 2	29,690 SF

BUILDING TYPE 3 (x1)	
FIRST FLOOR	820 SF
BUILDING TYPE 3	820 SF

BUILDING TYPE 4 (x1)	
FIRST FLOOR	11,360 SF
SECOND FLOOR	11,660 SF
THIRD FLOOR	11,660 SF
BUILDING TYPE 4	34,680 SF

BUILDING TYPE 5 (x3)	
FIRST FLOOR	23,310 SF (7,770 SF EACH)
SECOND FLOOR	23,310 SF (7,770 SF EACH)
BUILDING TYPE 5	46,620 SF (15,540 SF EACH)
TOTAL AREA	122,460 SF

COMMERCIAL GROSS AREA:

COMMERCIAL	AREA
BUILDING TYPE 1	
FIRST FLOOR	8,720 SF
SECOND FLOOR	1,360 SF
BUILDING TYPE 1	10,080 SF

BUILDING TYPE 2	
FIRST FLOOR	3,940 SF
BUILDING TYPE 2	3,940 SF

BUILDING TYPE 3	
FIRST FLOOR	820 SF
BUILDING TYPE 3	820 SF
TOTAL COMMERCIAL AREA	14,840 SF



Dove Creek Mixed-Use
ATASCADERO, CA
PROJECT DATA

DATE: FEBRUARY 20, 2024
PROJECT: A22225
SHEET: 14-17, NTS
24636
Floor: **A0.2**



PERSPECTIVE RENDERING (VIEW FROM INTERSECTION OF EL CAMINO REAL & SANTA BARBARA ROAD)

	Dove Creek Mixed-Use ATASCADERO, CA PERSPECTIVES	<small>DATE:</small> FEBRUARY 20, 2024 <small>PROJECT:</small> A22025 <small>SCALE:</small> 1/4" = 1'-0" <small>BY:</small> NTS <small>NO.:</small> 24636
		A1.0



PERSPECTIVE RENDERING (VIEW FROM FARMERS' MARKET LOOKING TOWARDS BUILDING 1)

	Dove Creek Mixed-Use	DATE: FEBRUARY 20, 2024
	ATASCADERO, CA	PROJECT: A22025
	PERSPECTIVES	DRAWN: 11/17/23, NTS 24/630
		A1.1



PERSPECTIVE RENDERING (VIEW OF OUTDOOR LIVING ROOM & BUILDING 1)



Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES

DATE: FEBRUARY 20, 2024
PROJECT: A22025
DRAWN BY: NTS
CHECKED BY: 24630
SCALE: **A1.2**



PERSPECTIVE RENDERING (VIEW FROM BUILDING 2 LOOKING TOWARDS COMMUNAL COURTYARD)

	Dove Creek Mixed-Use ATASCADERO, CA	<small>DATE:</small> FEBRUARY 20, 2024 <small>PROJECT:</small> A22025
	PERSPECTIVES	<small>SCALE:</small> 1/4" = 1'-0" <small>DATE:</small> 2/24/24
	A1.3	<small>BY:</small>



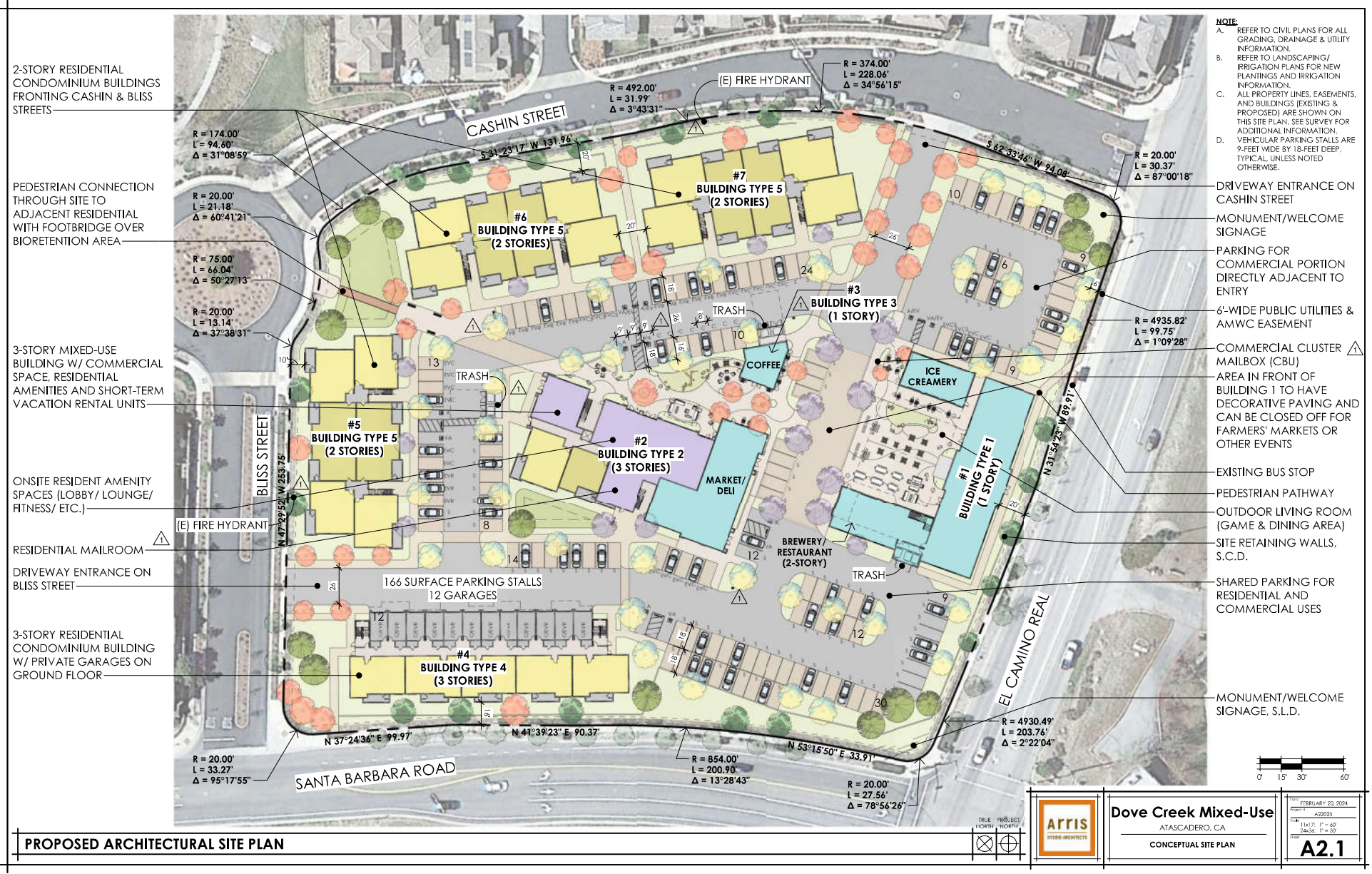
PERSPECTIVE RENDERING (VIEW OF PEDESTRIAN CONNECTION BETWEEN EL CAMINO REAL & BUILDING 1)

	Dove Creek Mixed-Use ATASCADERO, CA PERSPECTIVES	<small>DATE:</small> FEBRUARY 20, 2024
		<small>PROJECT:</small> A22025
		<small>SCALE:</small> 1/4" = 1'-0"
		<small>BY:</small> 24630
		A1.4



PERSPECTIVE RENDERING (VIEW OF CONNECTING PATHWAY & FOOTBRIDGE AT BIORETENTION AREA)

	Dove Creek Mixed-Use ATASCADERO, CA PERSPECTIVES	<small>DATE:</small> FEBRUARY 20, 2024 <small>PROJECT:</small> A22025
		<small>SCALE:</small> 1/4" = 1'-0" <small>DATE:</small> 2/24/24
		<small>BY:</small> A1.5



NOTE
 A. REFER TO CIVIL PLANS FOR ALL GRADING, DRAINAGE & UTILITY INFORMATION.
 B. REFER TO LANDSCAPING/IRRIGATION PLANS FOR NEW PLANTINGS AND IRRIGATION INFORMATION.
 C. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS (EXISTING & PROPOSED) ARE SHOWN ON THIS SITE PLAN. SEE SURVEY FOR ADDITIONAL INFORMATION.
 D. VEHICULAR PARKING STALLS ARE 9-FEET WIDE BY 18-FEET DEEP, TYPICAL, UNLESS NOTED OTHERWISE.

2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY/ LOUNGE/ FITNESS/ ETC.)

RESIDENTIAL MAILROOM
 DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

MONUMENT/WELCOME SIGNAGE

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

6'-WIDE PUBLIC UTILITIES & AMWC EASEMENT

COMMERCIAL CLUSTER MAILBOX (CBU)

AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

EXISTING BUS STOP

PEDESTRIAN PATHWAY

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SITE RETAINING WALLS, S.C.D.

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

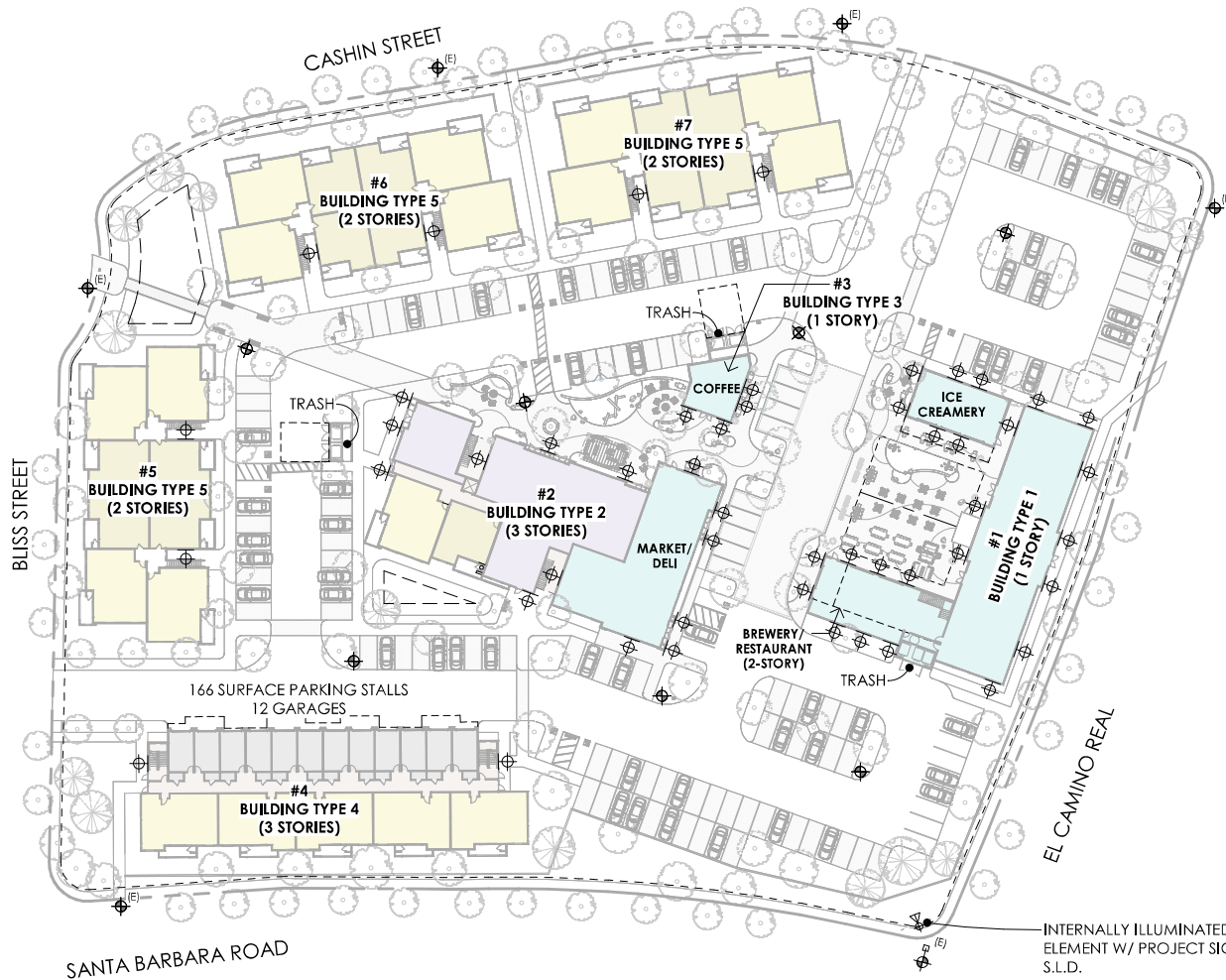
MONUMENT/WELCOME SIGNAGE, S.L.D.

PROPOSED ARCHITECTURAL SITE PLAN



Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN

DATE	FEBRUARY 20, 2024
PROJECT	A22023
SCALE	1" = 40' 24.65' = 1" = 30'
FLOOR	
A2.1	



LIGHTING LEGEND

- WALL MOUNTED LIGHT
- MONUMENT SIGNAGE SPOTLIGHT
- (E) LAMP POST TO REMAIN
- (N) LAMP POST
- (E) AREA LIGHT - SINGLE ARM TO REMAIN

FIXTURE TYPES

NOTE: ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT



WALL-MOUNTED LIGHT
 HINKLEY FORGE, MODEL: 12070BK
 COLOR: BLACK
 WATTS: 50
 LUMENS: 575



MONUMENT SIGNAGE SPOTLIGHT (W/ UPPER VISOR)
 LITHONIA, MODEL: DSXF2 LED
 COLOR: DARK BRONZE
 WATTS: 64
 LUMENS: 7,600



LAMP POST LIGHT
 HALOPHANE, MODEL: GELF3
 COLOR: BLACK
 WATTS: 75
 LUMENS: 10,000

INTERNALLY ILLUMINATED TOWER ELEMENT W/ PROJECT SIGNAGE, S.L.D.

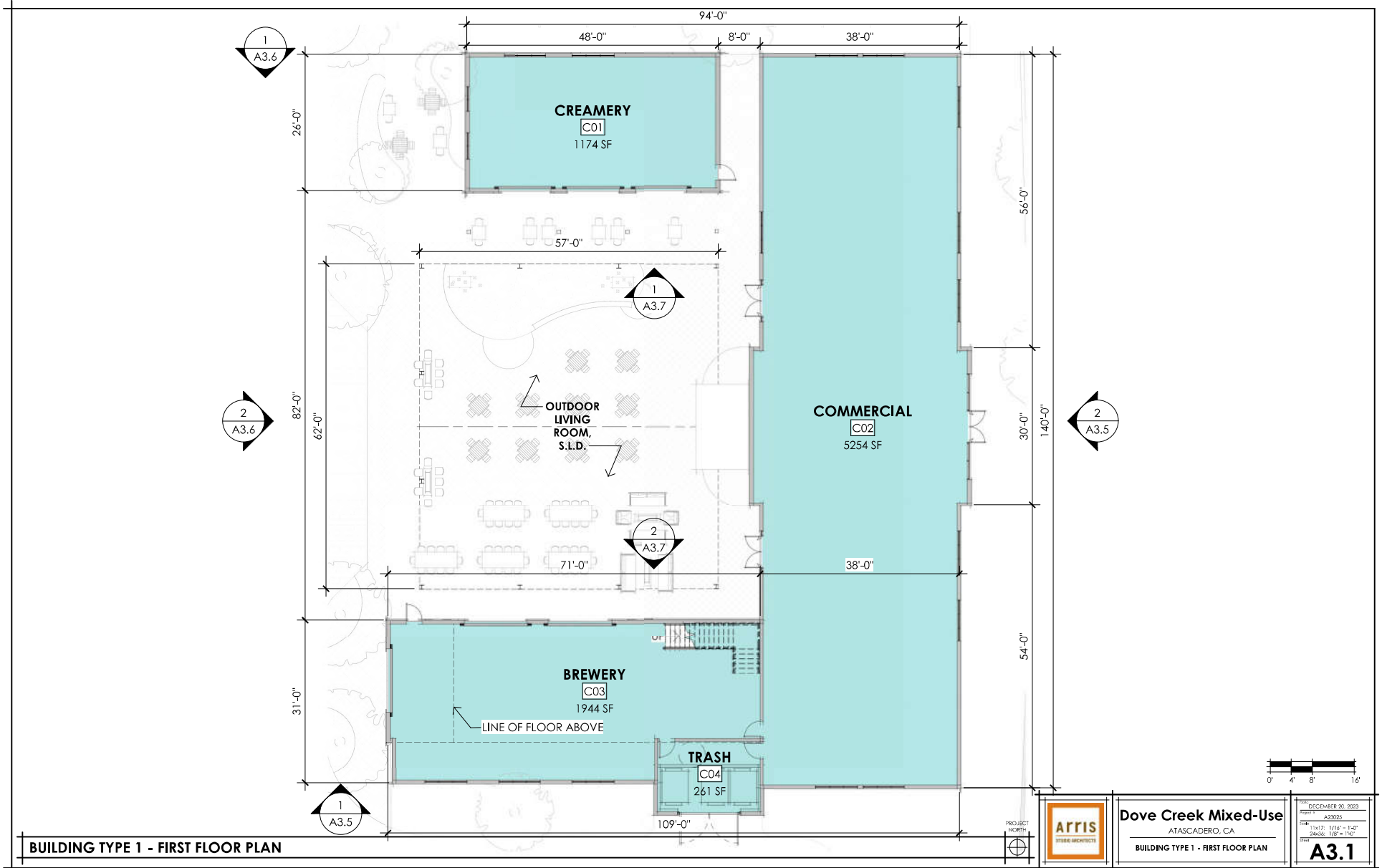


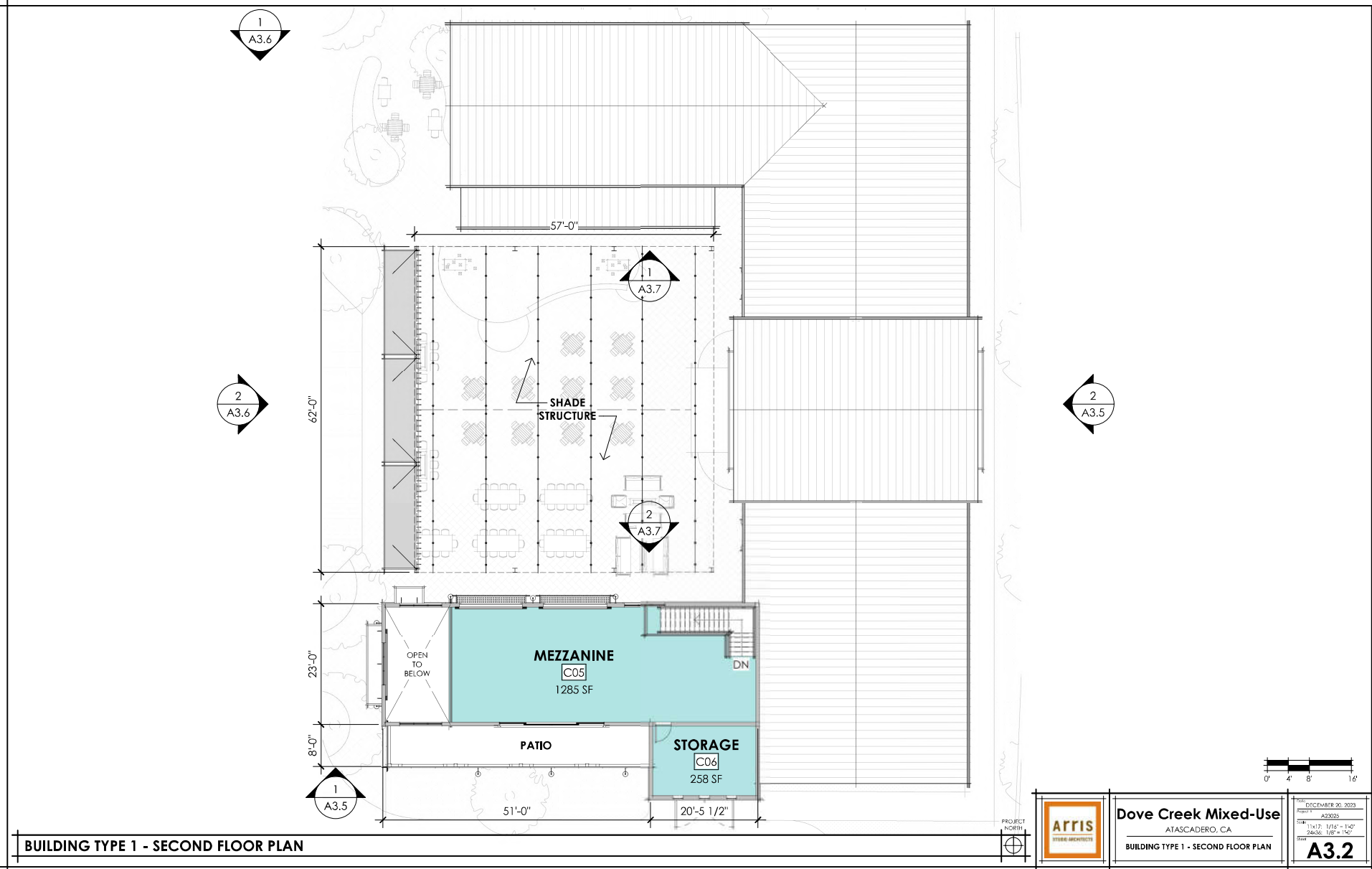
CONCEPTUAL SITE LIGHTING PLAN



Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE LIGHTING PLAN

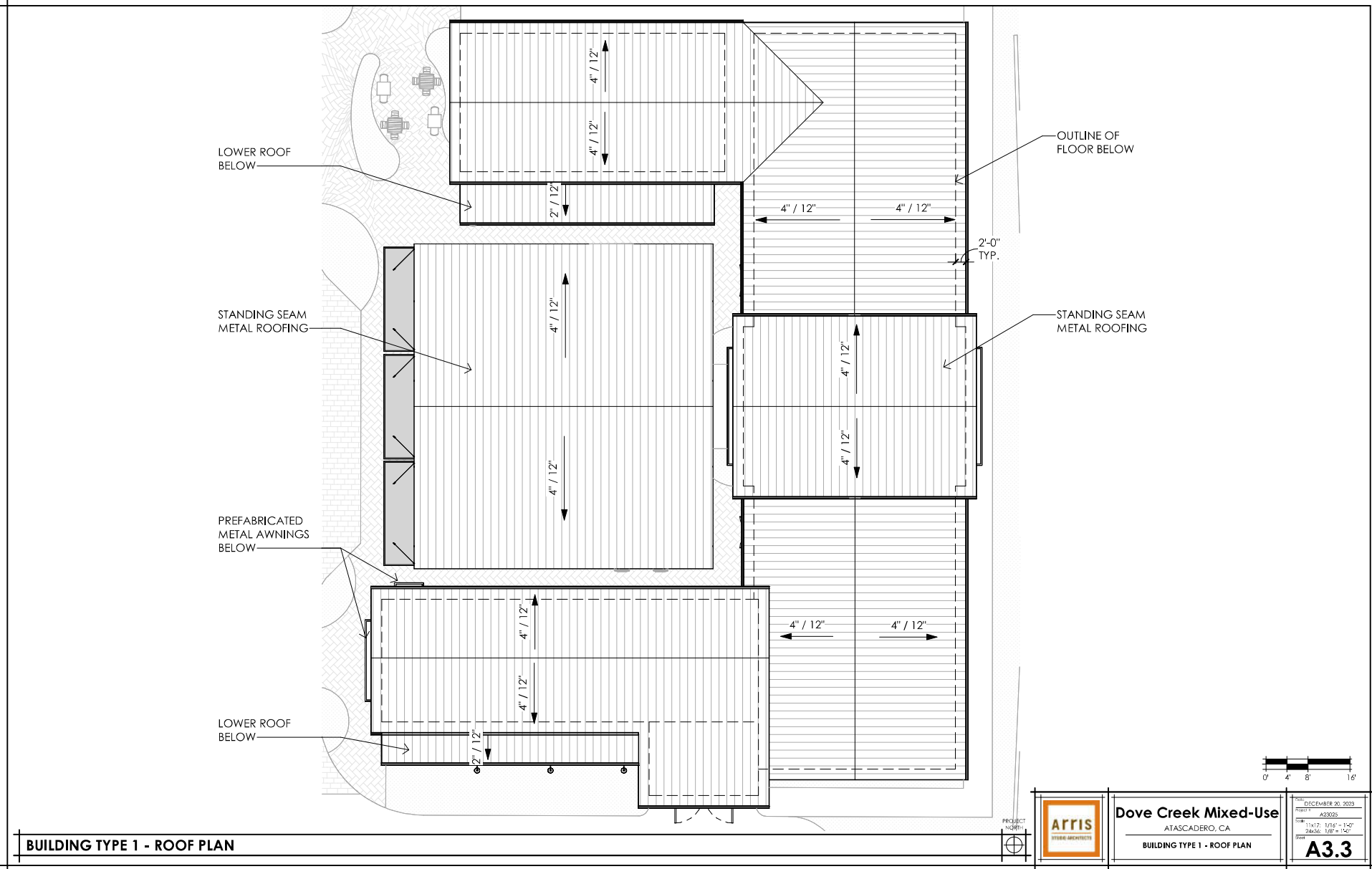
DATE: FEBRUARY 20, 2024
PROJECT: A22023
SCALE: 1" = 30'
1" = 60'
24,656: 1" = 30'
A2.2





BUILDING TYPE 1 - SECOND FLOOR PLAN

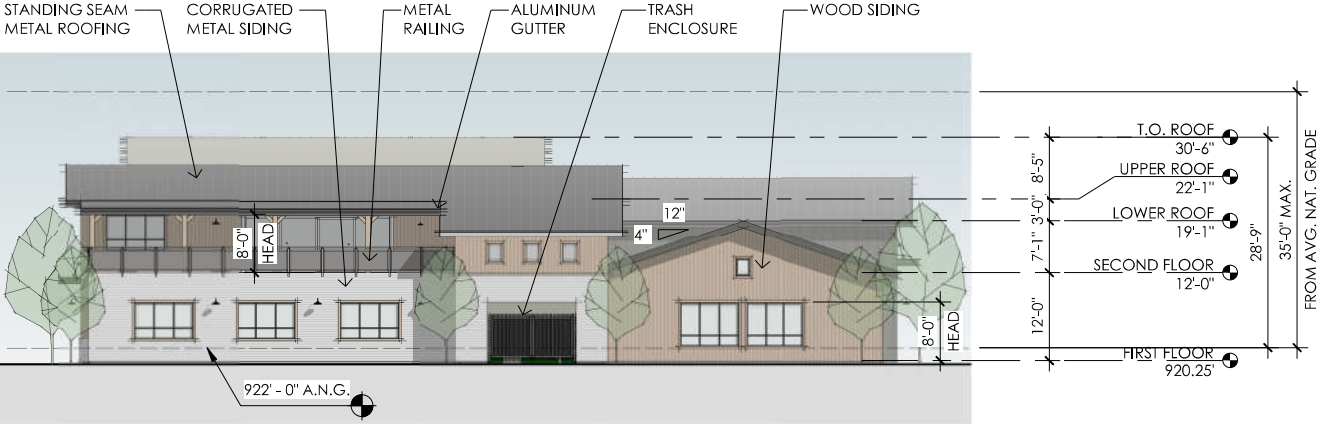
	Dove Creek Mixed-Use	DATE: DECEMBER 20, 2023
	ATASCADERO, CA	SHEET: A3.2/25
	BUILDING TYPE 1 - SECOND FLOOR PLAN	SCALE: 1/4" = 1'-0" 24x36: 1/8" = 1'-0"
A3.2		



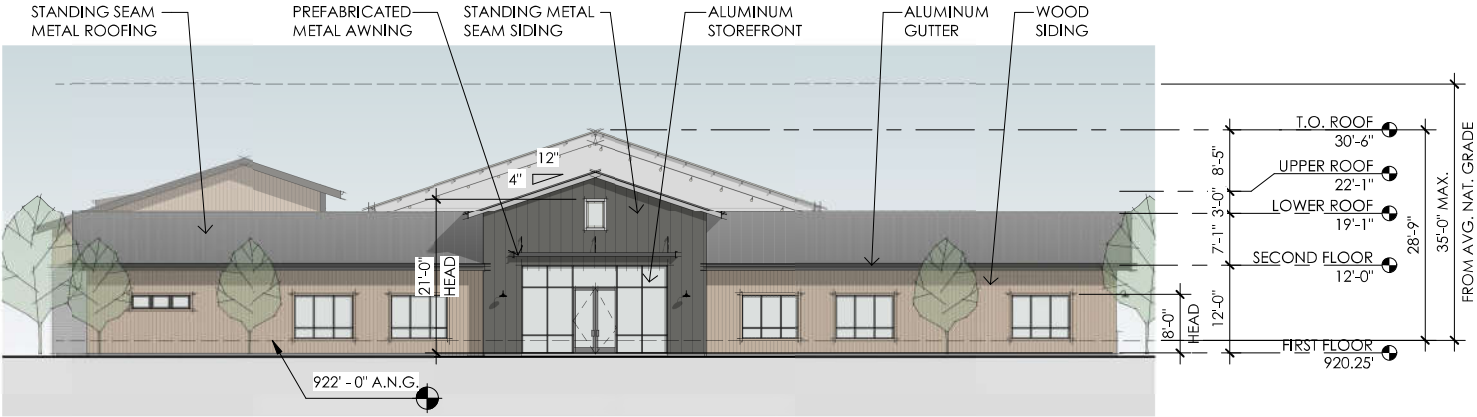
BUILDING TYPE 1 - ROOF PLAN



	Dove Creek Mixed-Use ATASCADERO, CA BUILDING TYPE 1 - ROOF PLAN	DATE: DECEMBER 26, 2023 SHEET: A3.3
		SCALE: 1/4" = 1'-0" 24x36 1/8" = 1'-0"
		A3.3



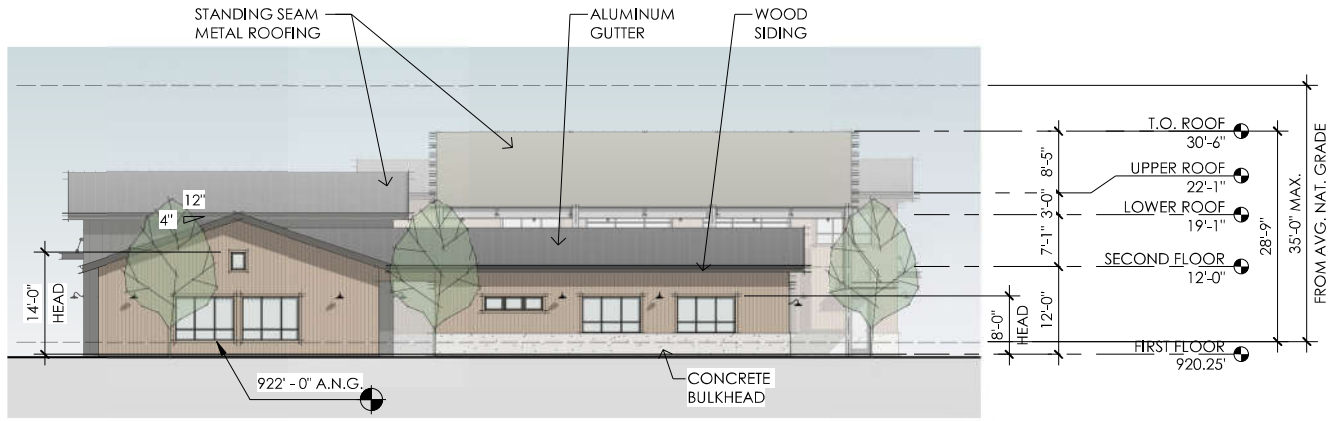
BUILDING TYPE 1 - SOUTH ELEVATION (FACING SANTA BARBARA ROAD)



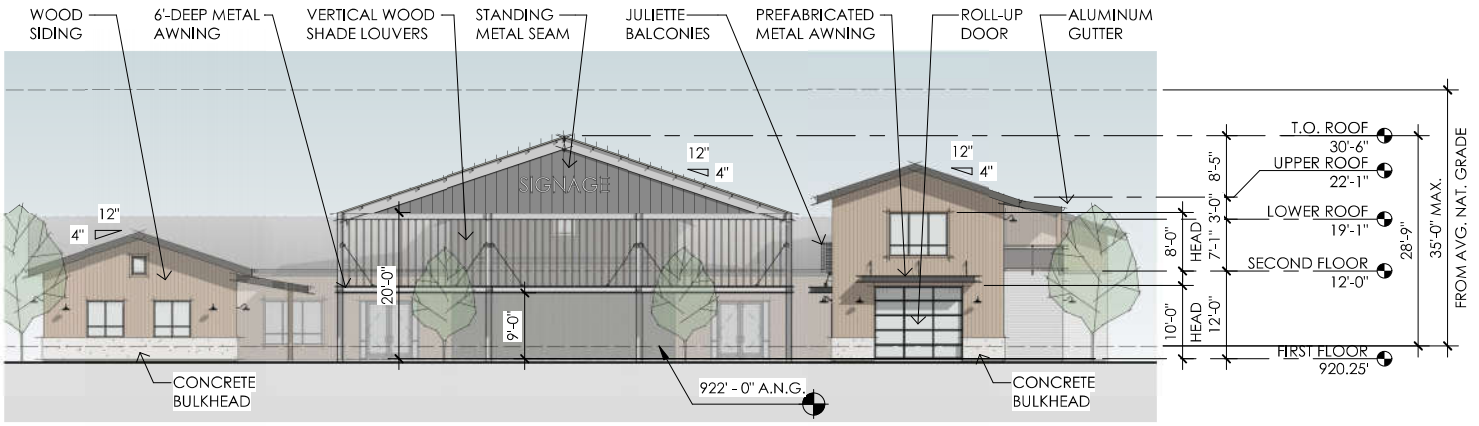
BUILDING TYPE 1 - EAST ELEVATION (FACING EL CAMINO REAL)



	Dove Creek Mixed-Use ATASCADERO, CA	DATE: DEC/EMBER 20, 2023 SHEET: A-20023
	BUILDING TYPE 1 - ELEVATIONS	11-1/2" x 16-1/2" 24x36 1/8" = 1'-0" Plot
	A3.5	

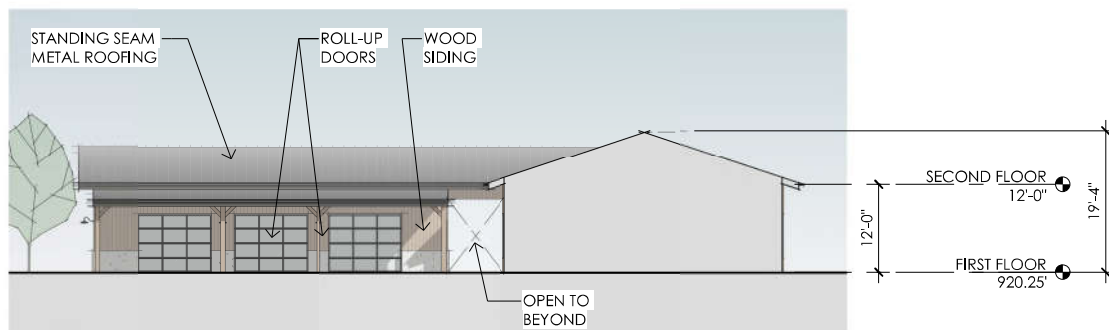


BUILDING TYPE 1 - NORTH ELEVATION (FACING CASHIN STREET)

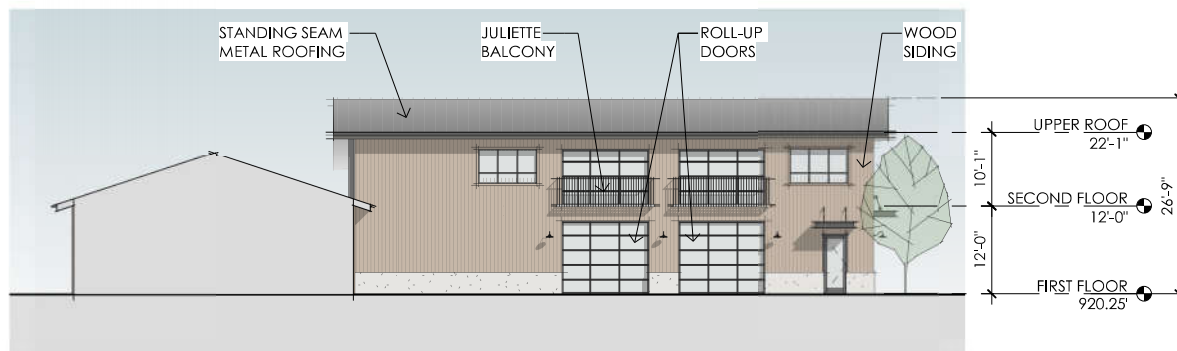


BUILDING TYPE 1 - WEST ELEVATION (FACING BUILDING #2)

	Dove Creek Mixed-Use	DATE: DECEMBER 20, 2023
	ATASCADERO, CA	PROJECT: A23020
	BUILDING TYPE 1 - ELEVATIONS	DRAWN: 11/17/24 CHECKED: 1/8/25 SCALE: 1/8" = 1'-0"
A3.6		



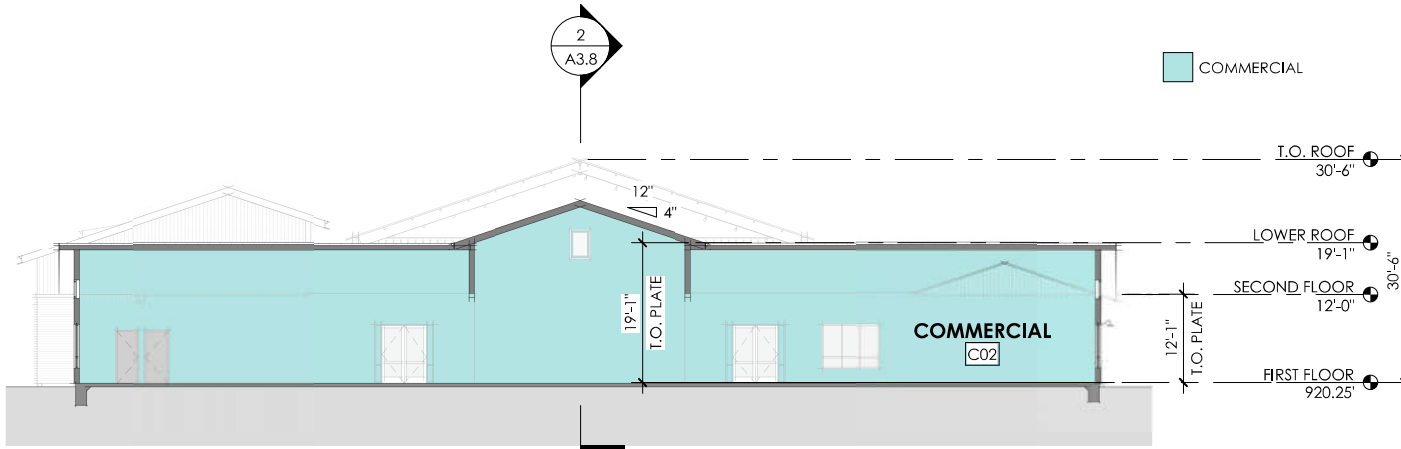
BUILDING TYPE 1 - COURTYARD ELEVATION (FACING CREAMERY)



BUILDING TYPE 1 - COURTYARD ELEVATION (FACING BREWERY)



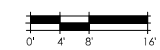
	Dove Creek Mixed-Use ATASCADERO, CA	DATE: DECEMBER 20, 2023 PROJECT: A230205
	BUILDING TYPE 1 - ELEVATIONS	SCALE: 1/4" = 1'-0" 24x36 1/8" = 1'-0"
	A3.7	



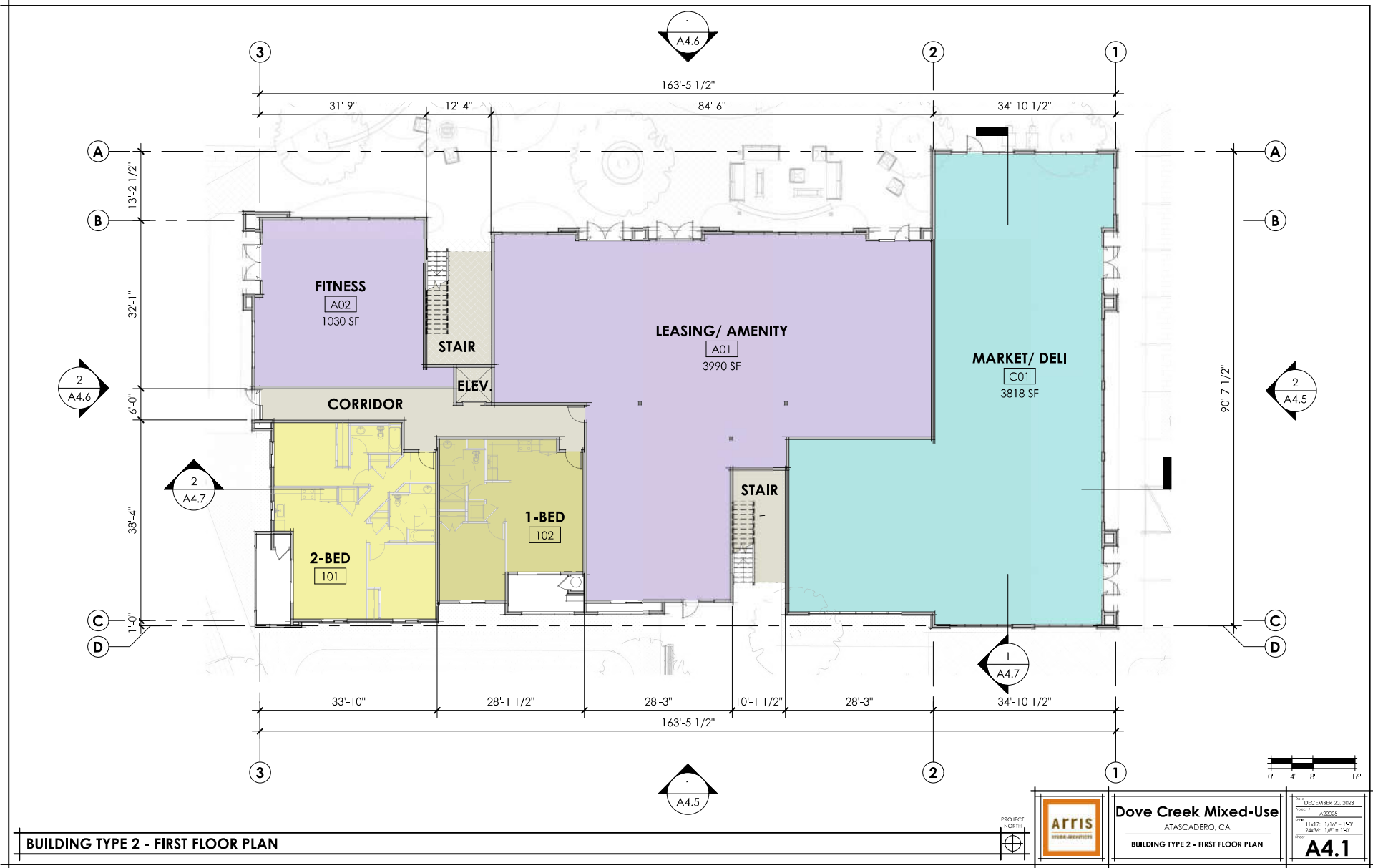
BUILDING TYPE 1 - LONGITUDINAL SECTION THROUGH COMMERCIAL

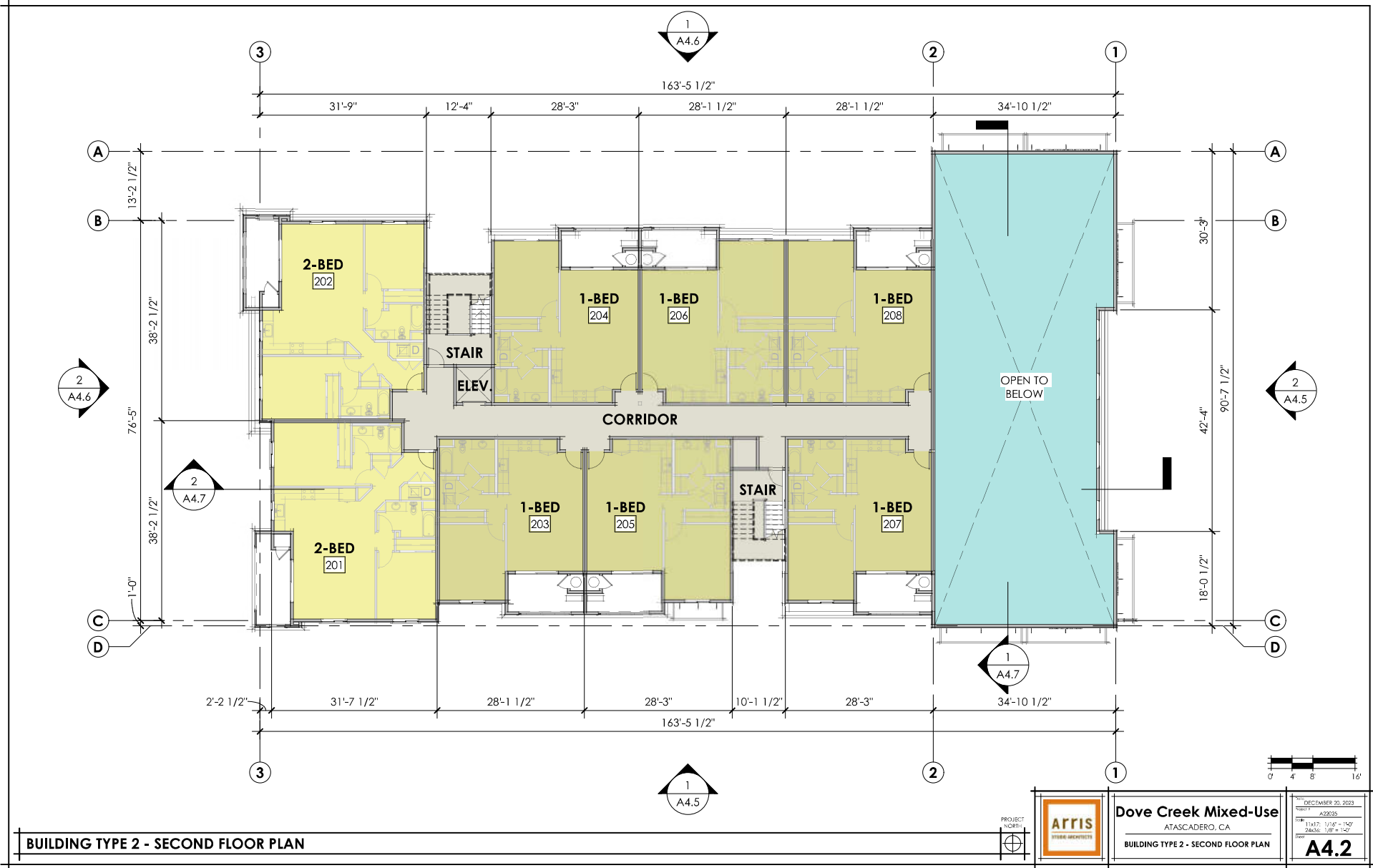


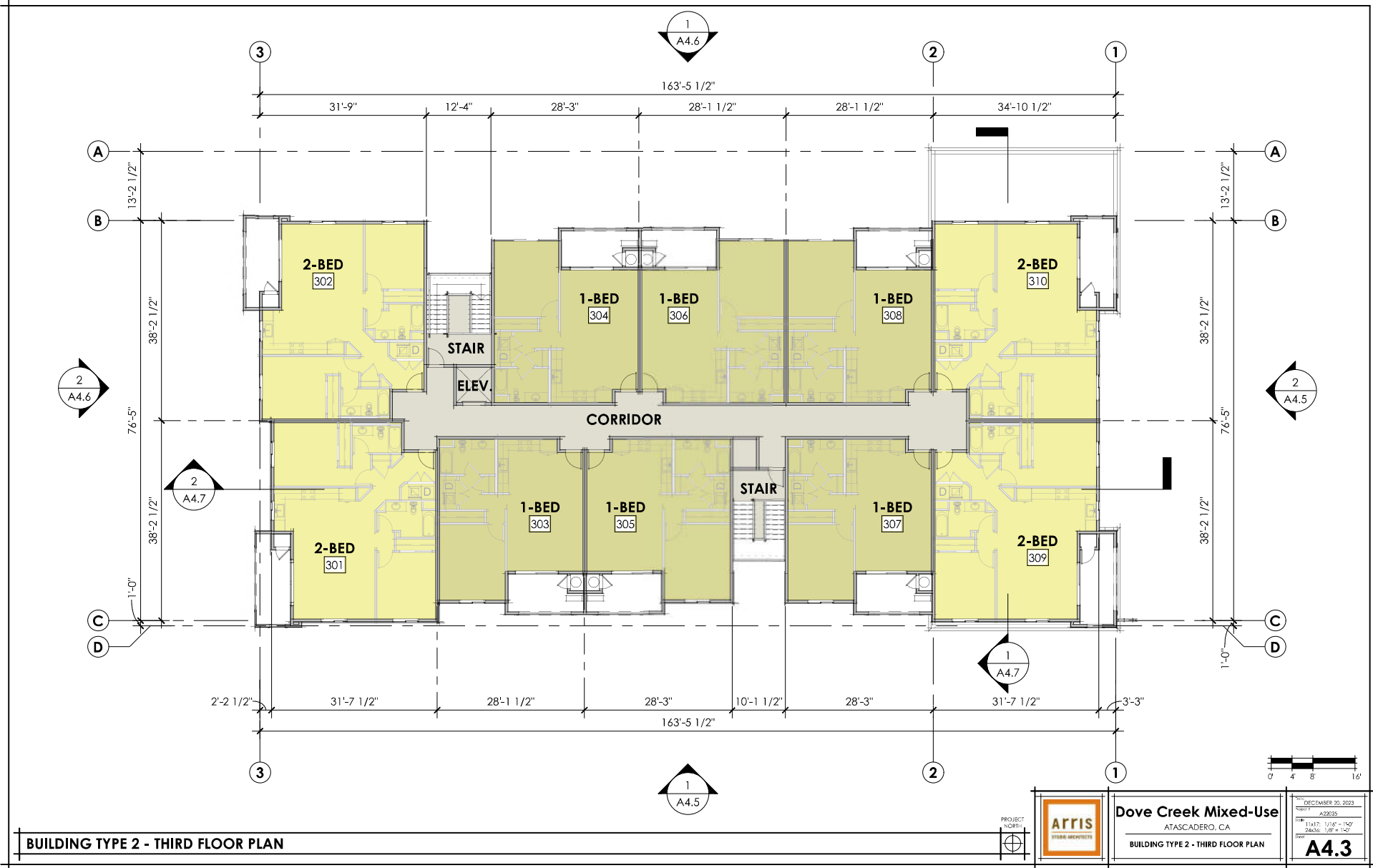
BUILDING TYPE 1 - SECTION THROUGH BREWERY

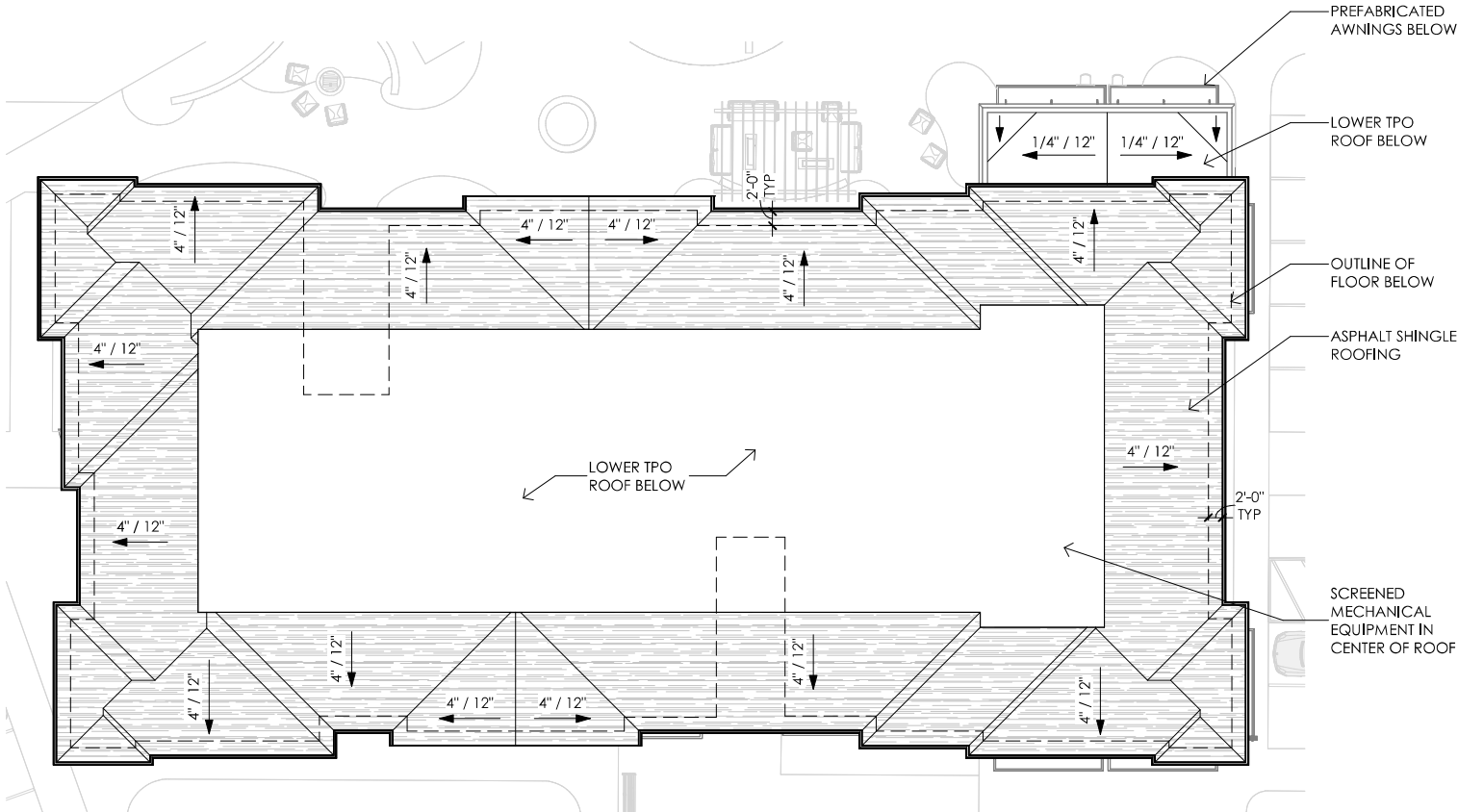


	Dove Creek Mixed-Use ATASCADERO, CA BUILDING TYPE 1 - SECTIONS	DATE: DECEMBER 26, 2023 DRAWING: A25025
		SCALE: 1/4" = 1'-0" 24x36; 1/8" = 1'-0"
		A3.8
		SHEET NO.









BUILDING TYPE 2 - ROOF PLAN



Dove Creek Mixed-Use
 ATASCADERO, CA
 BUILDING TYPE 2 - ROOF PLAN

DATE: DECEMBER 30, 2023
 PROJECT: A22025
 SHEET: 11x17, 1/8" = 1'-0"
 24x36, 1/8" = 1'-0"
A4.4



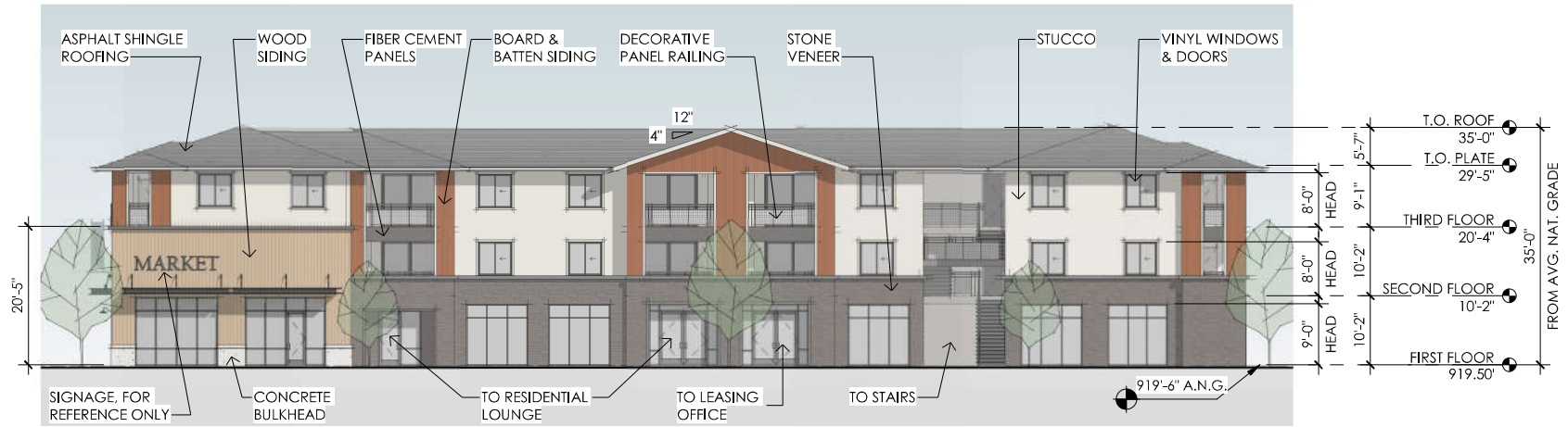
BUILDING TYPE 2 - SOUTH ELEVATION (FACING SANTA BARBARA ROAD)



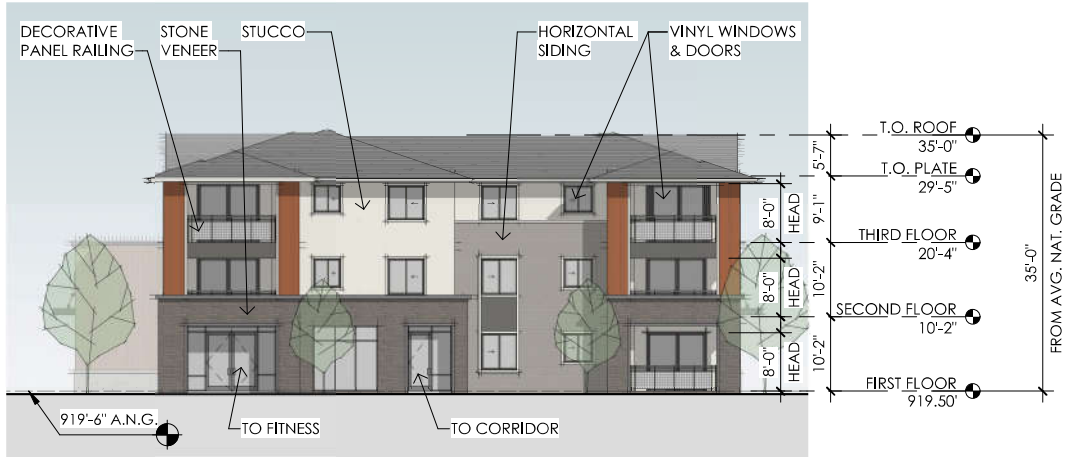
BUILDING TYPE 2 - EAST ELEVATION (FACING EL CAMINO REAL & BUILDING 1)



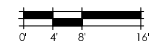
	Dove Creek Mixed-Use	12/11/23 - 1/16/24 246x56 - 1/8"=1'-0"
	ATASCADERO, CA	DECEMBER 30, 2023 A22023
	BUILDING TYPE 2 - ELEVATIONS	A4.5



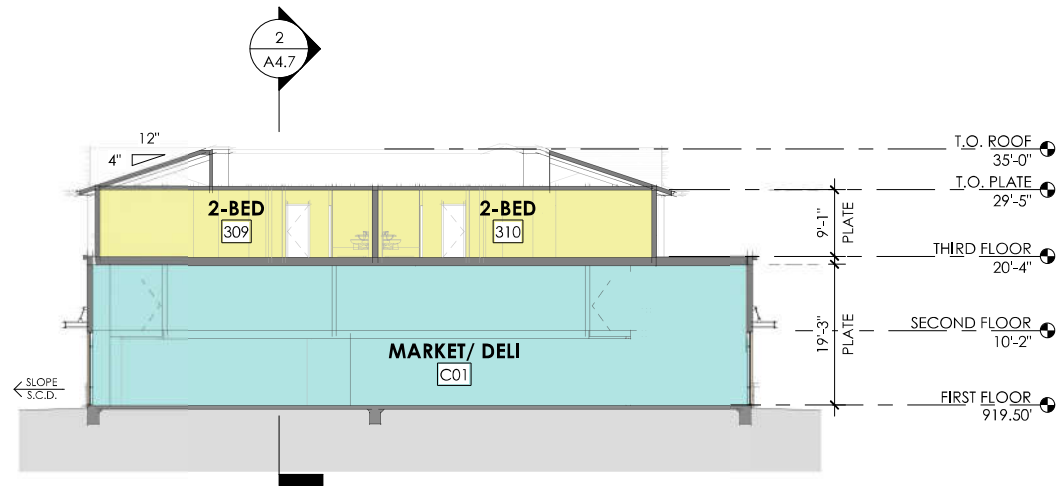
BUILDING TYPE 2 - NORTH ELEVATION (FACING CASHIN STREET)



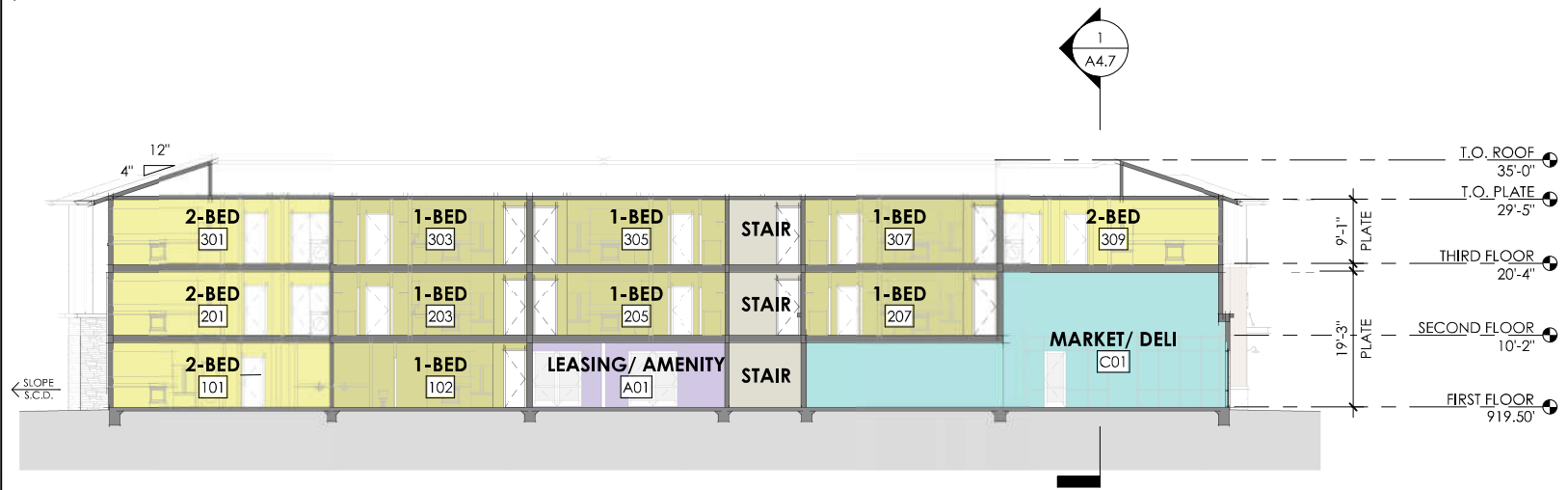
BUILDING TYPE 2 - WEST ELEVATION (FACING BLISS STREET)



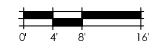
	Dove Creek Mixed-Use	01/11/23 - 1/16/24 24636 - 1/8"=1'-0" 24636
	ATASCADERO, CA	DECEMBER 30, 2023 A22025
	BUILDING TYPE 2 - ELEVATIONS	A4.6



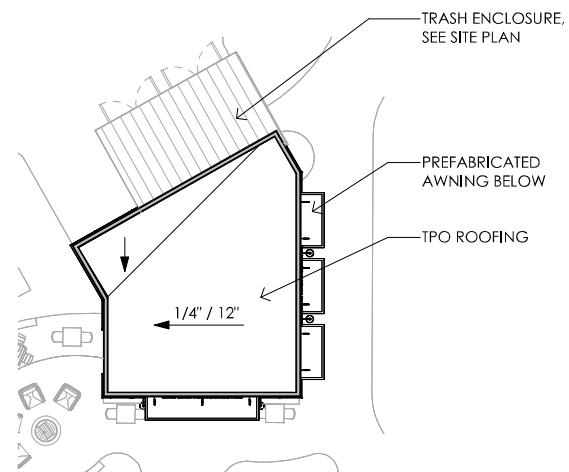
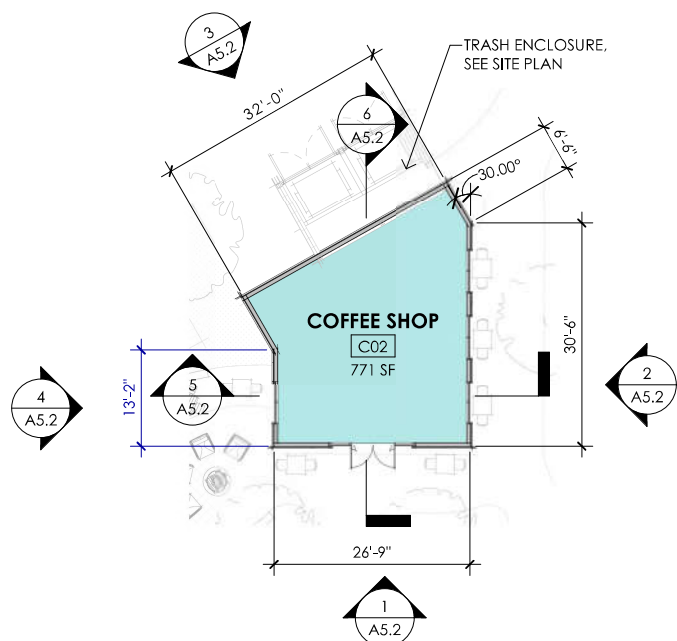
BUILDING TYPE 2 - CROSS SECTION



BUILDING TYPE 2 - LONGITUDINAL SECTION



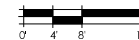
	Dove Creek Mixed-Use ATASCADERO, CA BUILDING TYPE 2 - SECTIONS	DATE: DECEMBER 20, 2023 DRAWING: A23025 SCALE: 1/8"=1'-0" SHEET: A4.7
	BUILDING TYPE 2 - SECTIONS	
	DATE: DECEMBER 20, 2023 DRAWING: A23025 SCALE: 1/8"=1'-0" SHEET: A4.7	
	BUILDING TYPE 2 - SECTIONS	



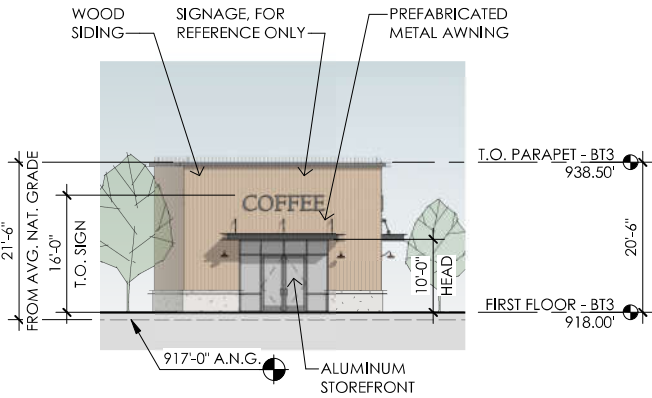
BUILDING TYPE 3 - FIRST FLOOR PLAN



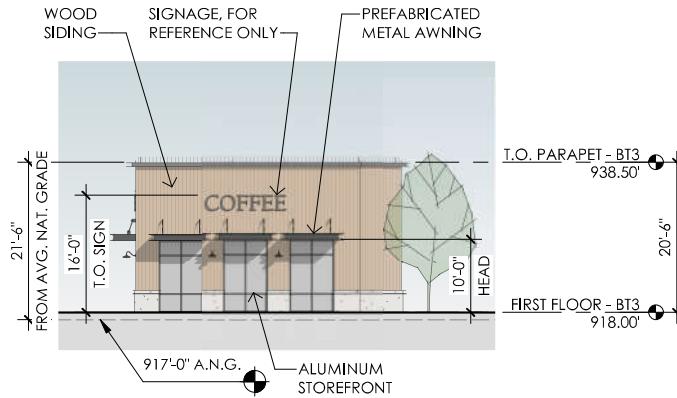
BUILDING TYPE 3 - ROOF PLAN



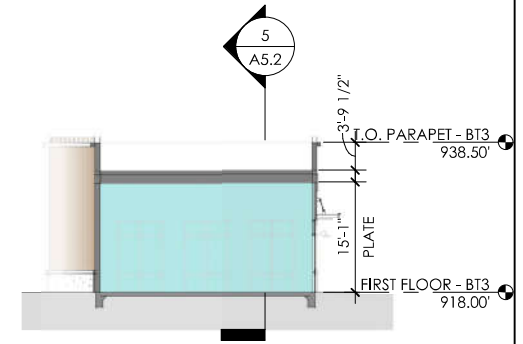
	Dove Creek Mixed-Use ATASCADERO, CA	DATE: DECEMBER 30, 2023 PROJECT: A23025
	BUILDING TYPE 3 - FIRST FLOOR PLAN	SHEET: 11x17: 1/8" = 1'-0" 24x36: 1/8" = 1'-0" DRAWN:
	A5.1	



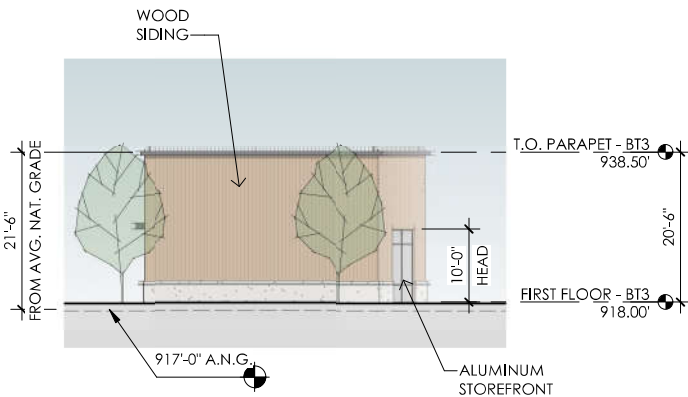
BUILDING TYPE 3 - SOUTH ELEVATION (FACING BUILDING 2)



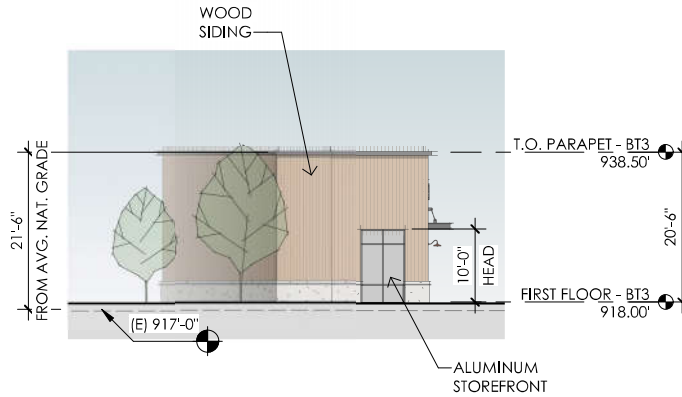
BUILDING TYPE 3 - EAST ELEVATION (FACING BUILDING 1)



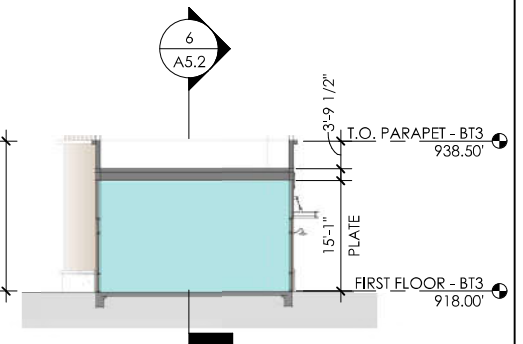
BUILDING TYPE 3 - SECTION 1



BUILDING TYPE 3 - NORTH ELEVATION (FACING CASHIN STREET)



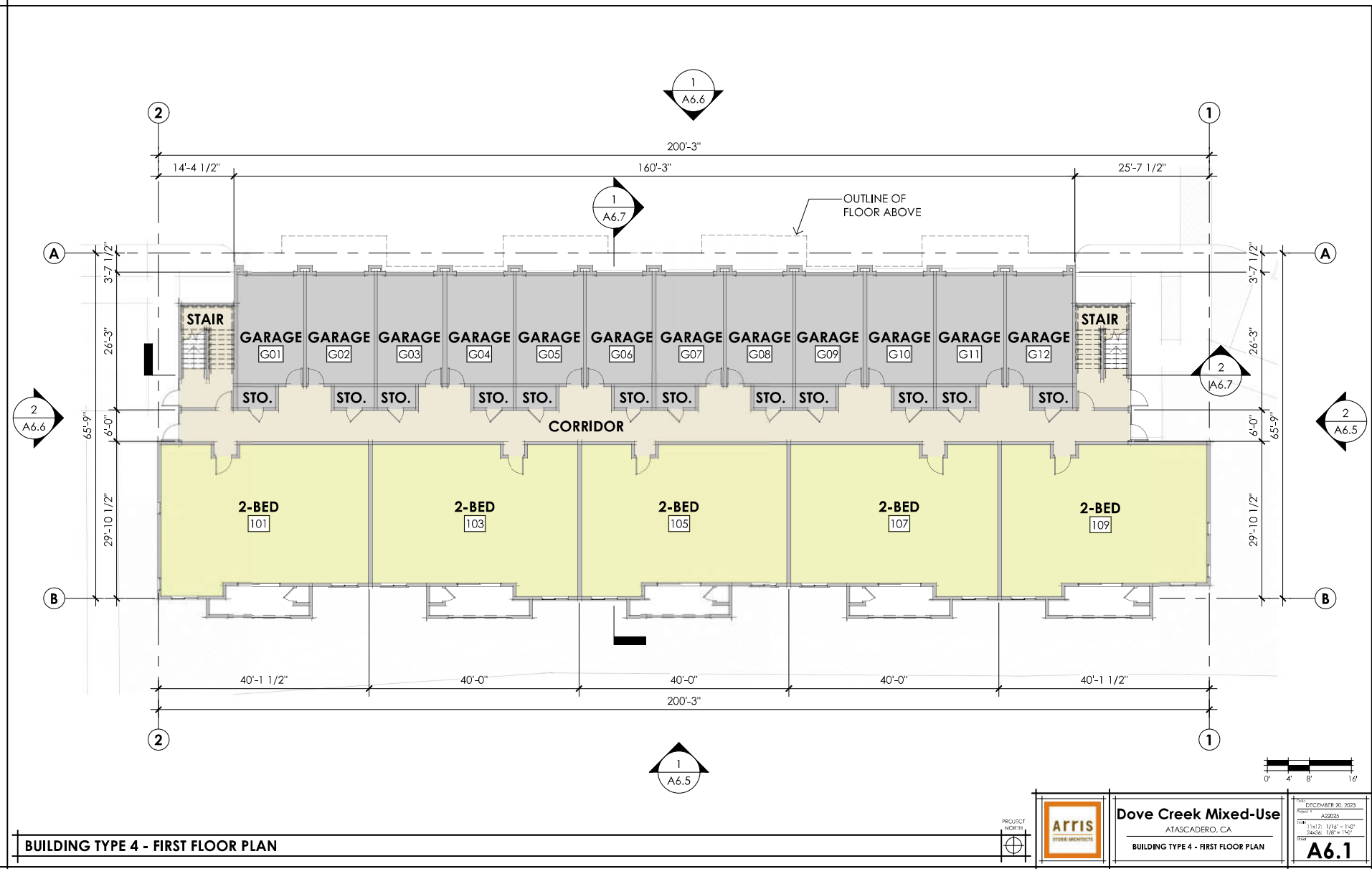
BUILDING TYPE 3 - WEST ELEVATION (FACING BLISS STREET)



BUILDING TYPE 3 - SECTION 2



	Dove Creek Mixed-Use ATASCADERO, CA	DATE: DECEMBER 30, 2023 PROJECT: A22025 DRAWING: 1/16" = 1'-0" 2/8" = 1'-0"
	BUILDING TYPE 3 - ELEVATIONS & SECTIONS	
	A5.2	



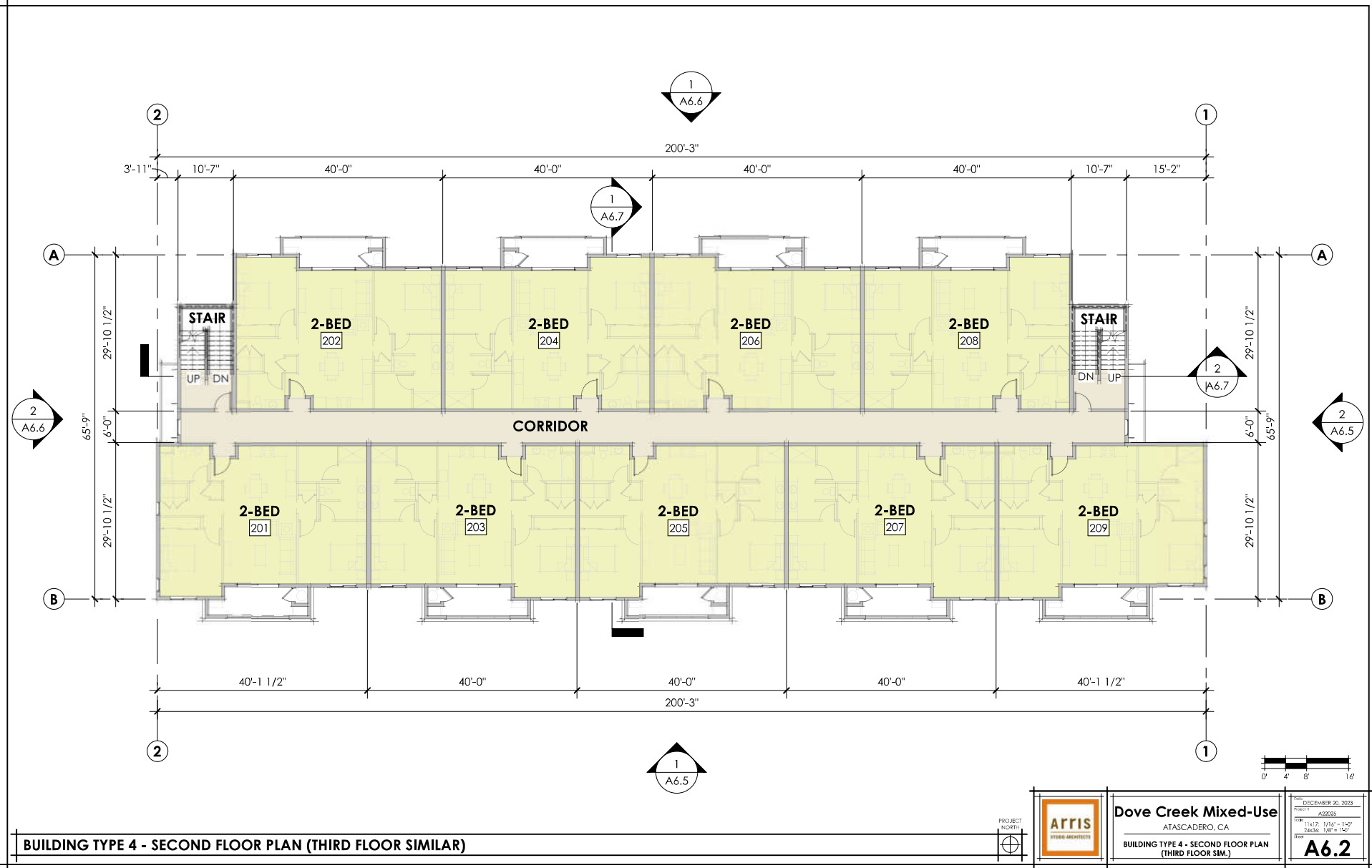
BUILDING TYPE 4 - FIRST FLOOR PLAN

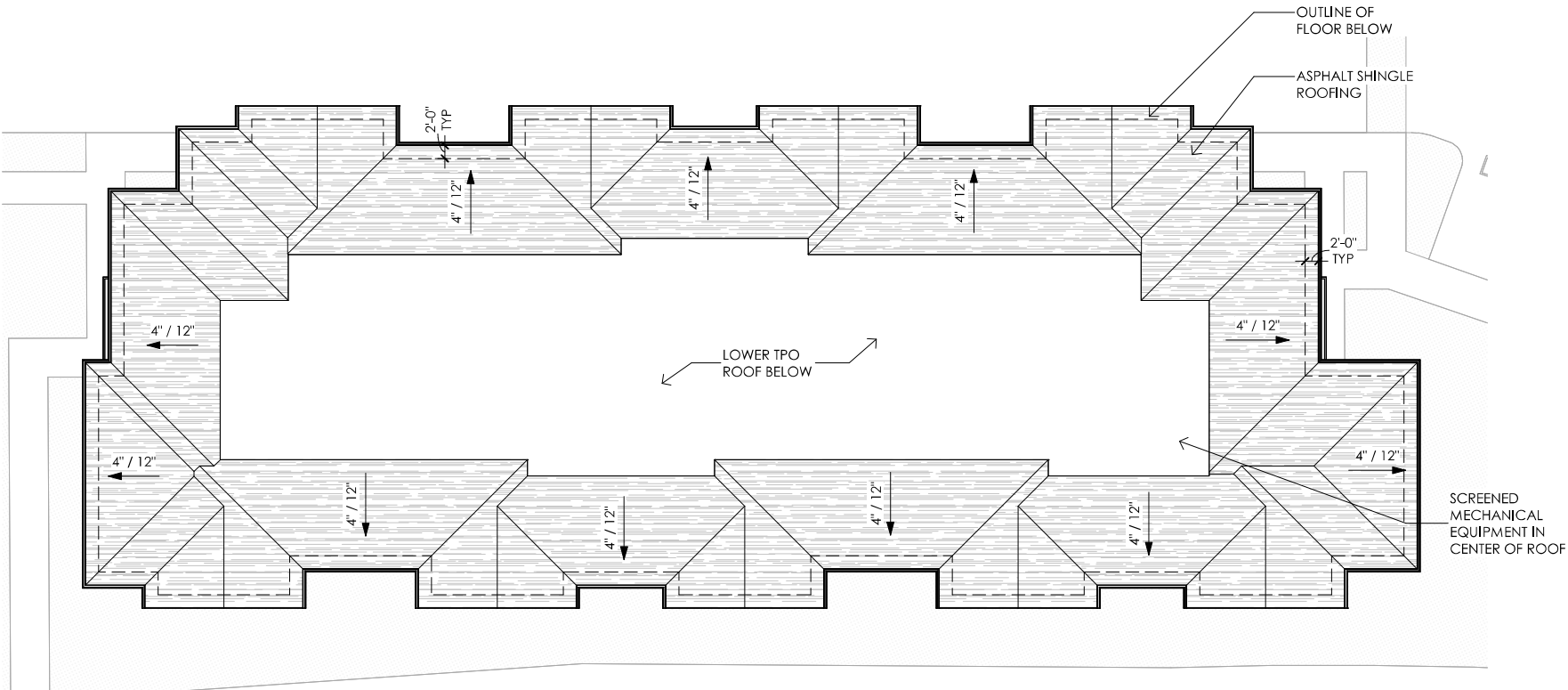
PROJECT NORTH



Dove Creek Mixed-Use
ATASCADERO, CA
BUILDING TYPE 4 - FIRST FLOOR PLAN

DATE: DECEMBER 26, 2023
SHEET: A22025
SCALE: 1/4" = 1'-0"
1/8" = 1'-0"
1/32" = 1'-0"
A6.1



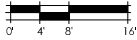


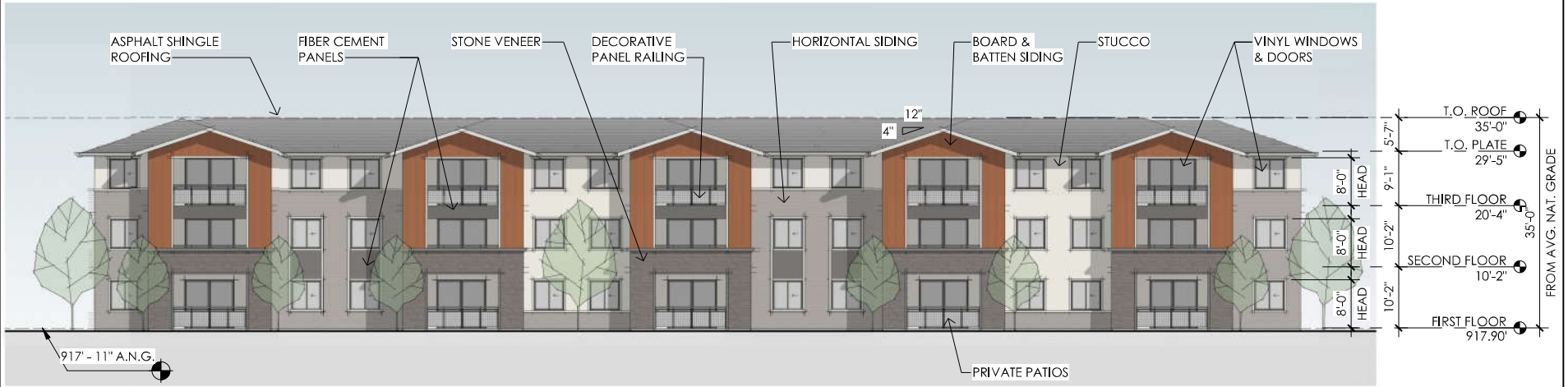
BUILDING TYPE 4 - ROOF PLAN



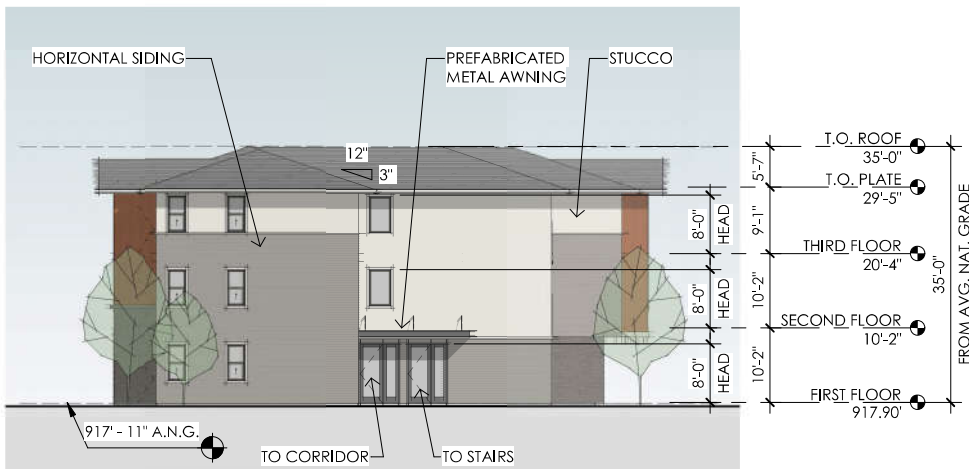
Dove Creek Mixed-Use
 ATASCADERO, CA
 BUILDING TYPE 4 - ROOF PLAN

DATE: DECEMBER 20, 2023
 SHEET: A6.3
 SCALE: 1/8" = 1'-0"
 24x36, 1/8" = 150"
A6.3





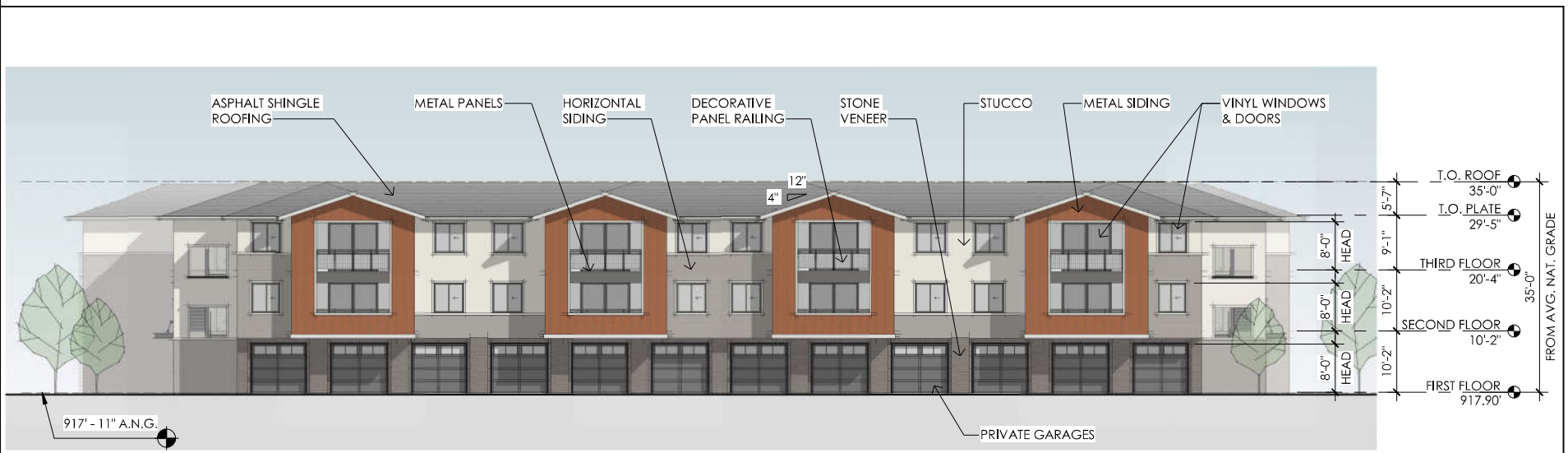
BUILDING TYPE 4 - SOUTH ELEVATION (FACING SANTA BARBARA ROAD)



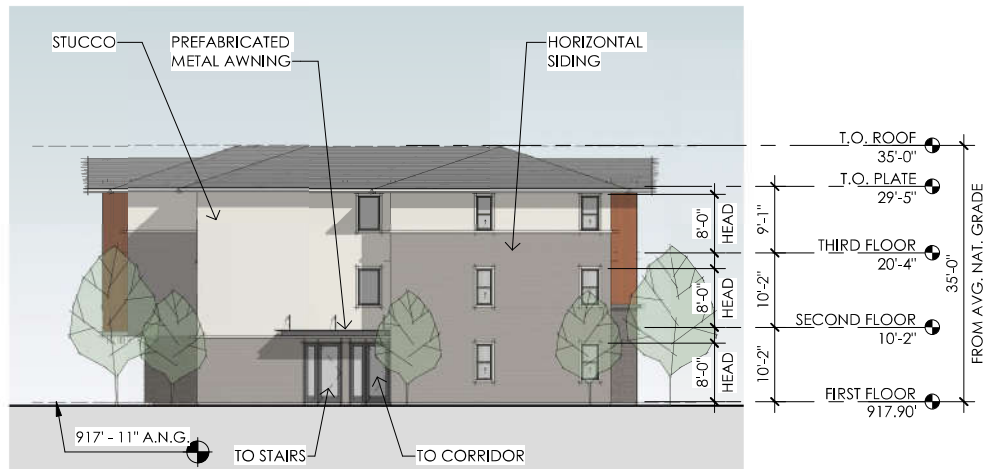
BUILDING TYPE 4 - EAST ELEVATION (FACING EL CAMINO REAL)



	Dove Creek Mixed-Use	DATE: DECEMBER 20, 2023
	ATASCADERO, CA	PROJECT: A22225
	BUILDING TYPE 4 - ELEVATIONS	SCALE: 1/4" = 1'-0" 24x36; 1/2" = 1'-0"
		A6.5



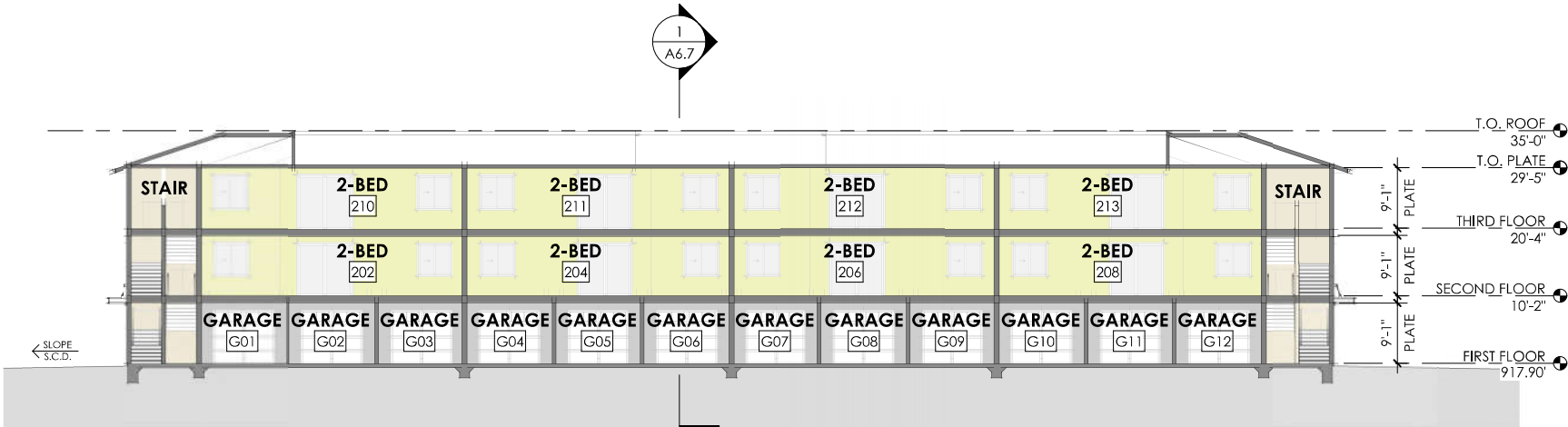
BUILDING TYPE 4 - NORTH ELEVATION (FACING BUILDING 2)



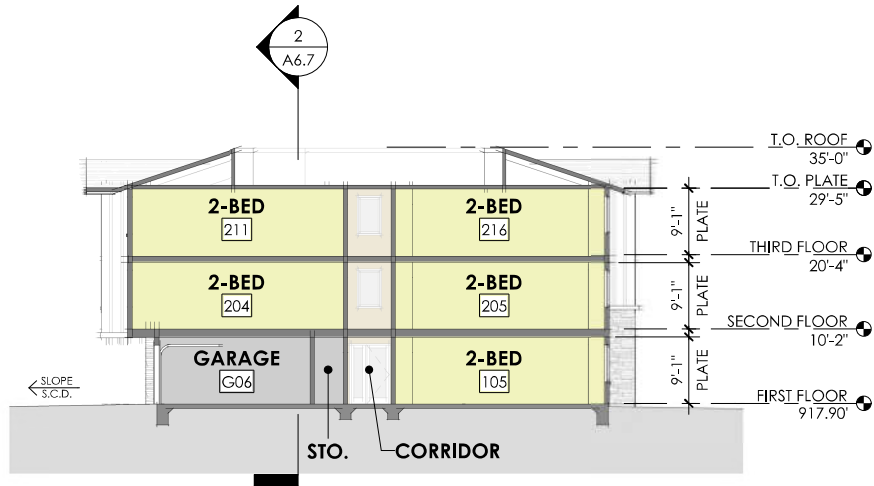
BUILDING TYPE 4 - WEST ELEVATION (FACING BLISS STREET)



	Dove Creek Mixed-Use ATASCADERO, CA BUILDING TYPE 4 - ELEVATIONS	Project: 2023-02-02 Date: 02/20/23 Scale: 1/4" = 1'-0" Date: 02/20/23
	A6.6	
	Building Type 4 - Elevations	



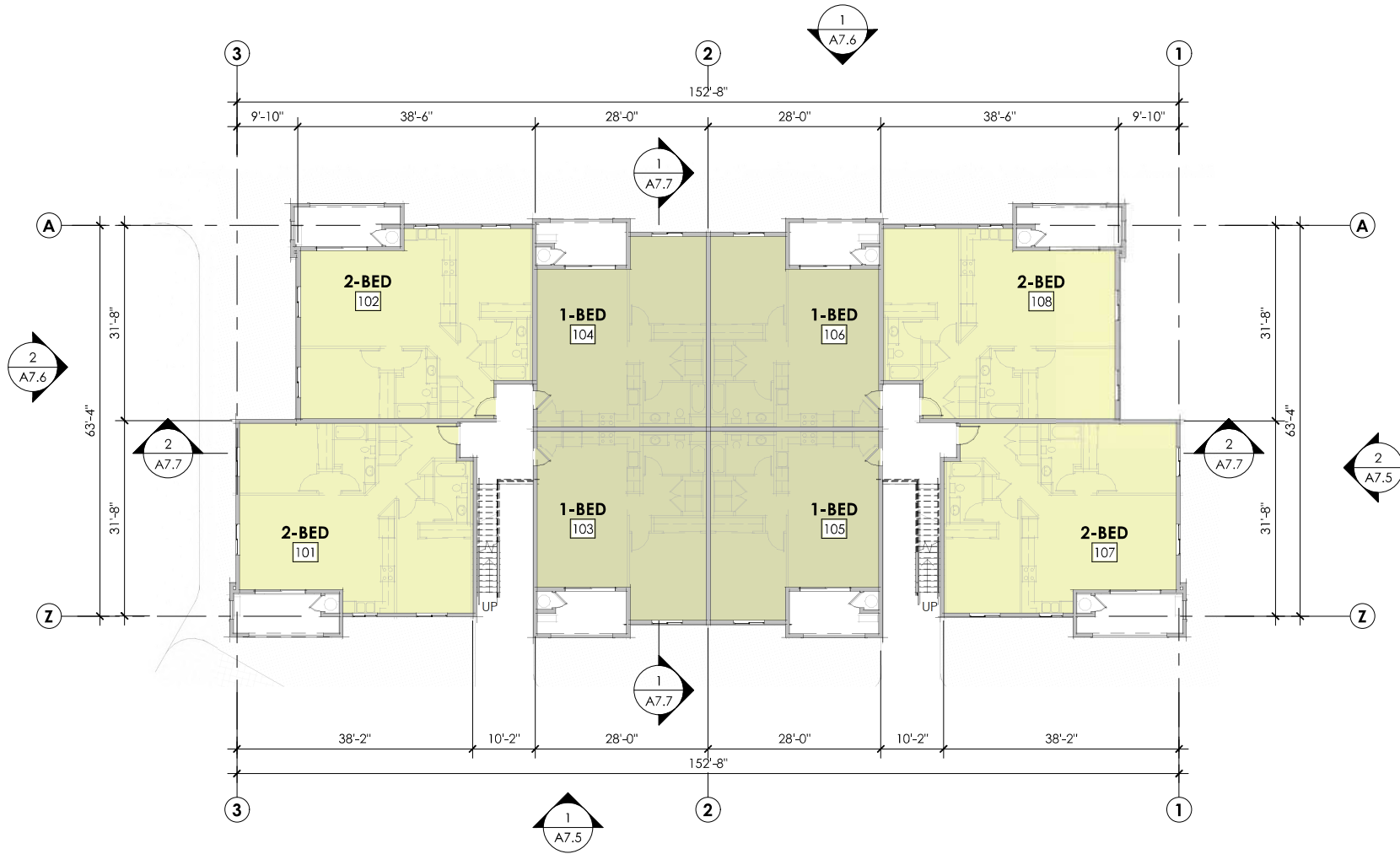
BUILDING TYPE 4 - LONGITUDINAL SECTION



BUILDING TYPE 4 - CROSS SECTION

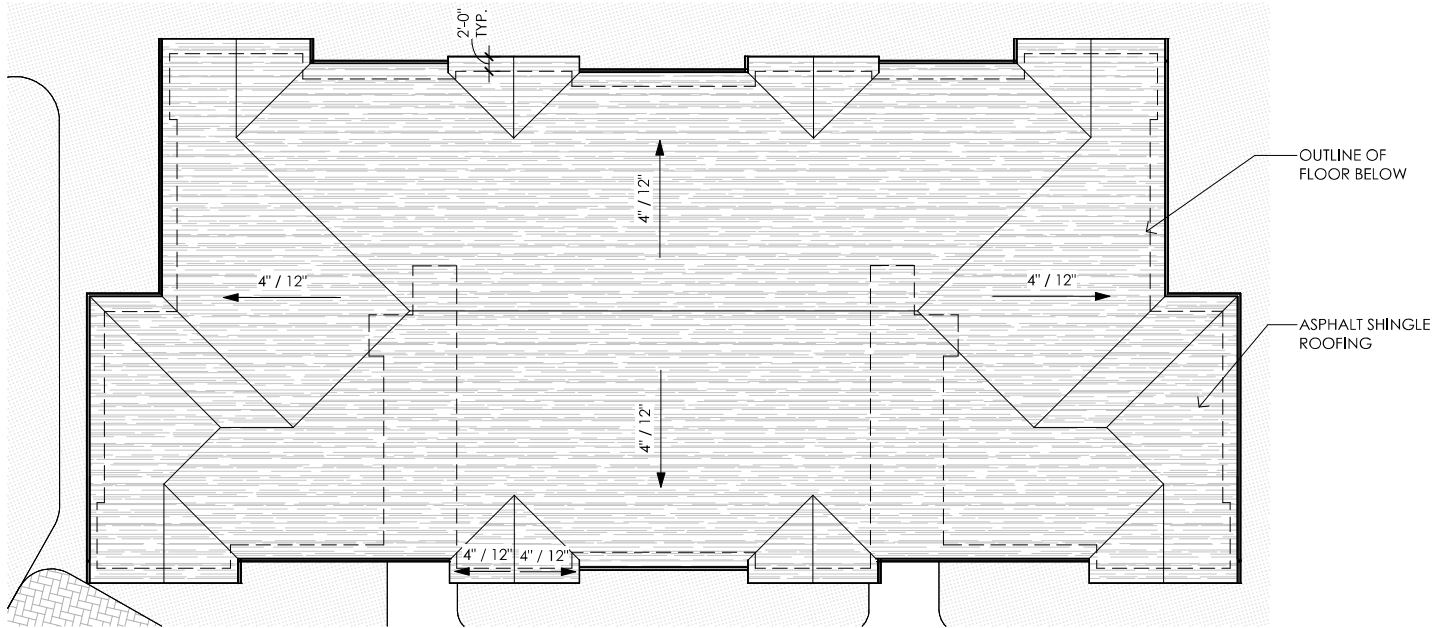


	Dove Creek Mixed-Use ATASCADERO, CA BUILDING TYPE 4 - SECTIONS	DATE: DEC 04/2023 PROJECT: A22025 DRAWING: 11x17: 1/8" = 1'-0" 24x36: 1/8" = 1'-0" SHEET: A6.7
--	---	---



BUILDING TYPE 5 - FIRST FLOOR PLAN (SECOND FLOOR SIMILAR)

	Dove Creek Mixed-Use ATASCADERO, CA	DATE: DEC 18/19 22, 2023
		SHEET: A-22225
BUILDING TYPE 5 - FIRST FLOOR PLAN (SECOND FLOOR SIM.)		SCALE: 1/4" = 1'-0" 24x36 1/8" = 1'-0" DRAWN:
		A7.1

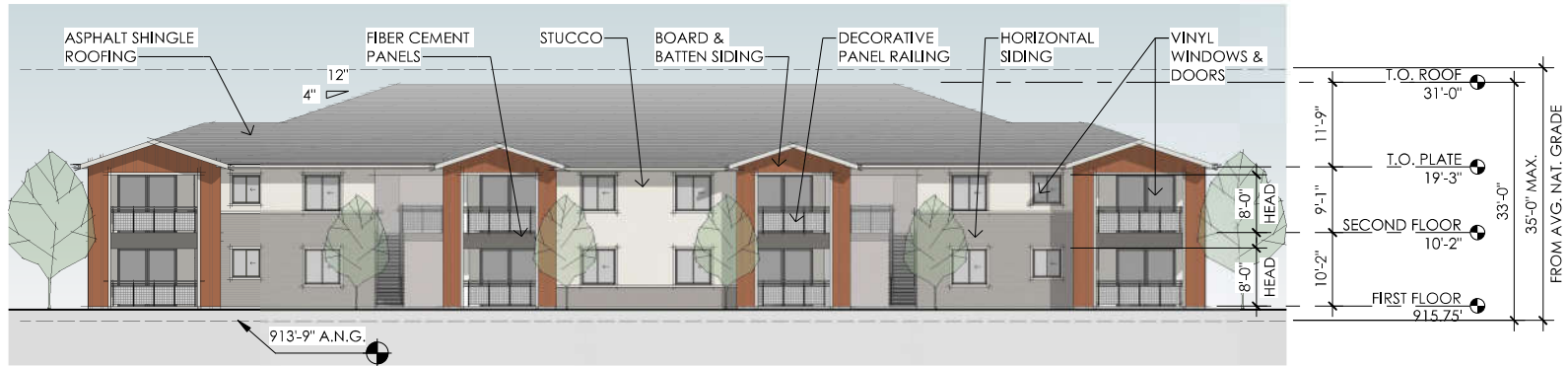


BUILDING TYPE 5 - ROOF PLAN

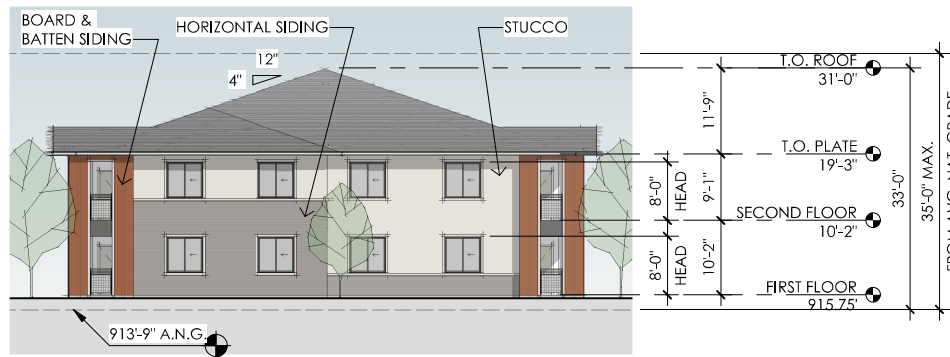


Dove Creek Mixed-Use
 ATASCADERO, CA
 BUILDING TYPE 5 - ROOF PLAN

DATE: DECEMBER 22, 2023
 PROJECT: A22025
 DRAWING: 11x17 - 1/8" = 1'-0"
 24x36 - 1/8" = 1'-0"
A7.2



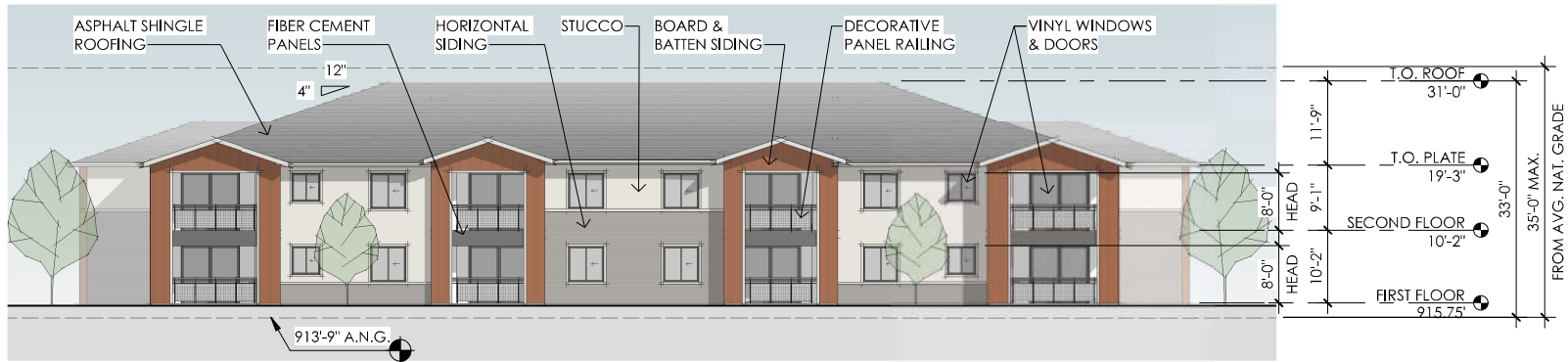
BUILDING TYPE 5 - FRONT ELEVATION (FACING BUILDING 2)



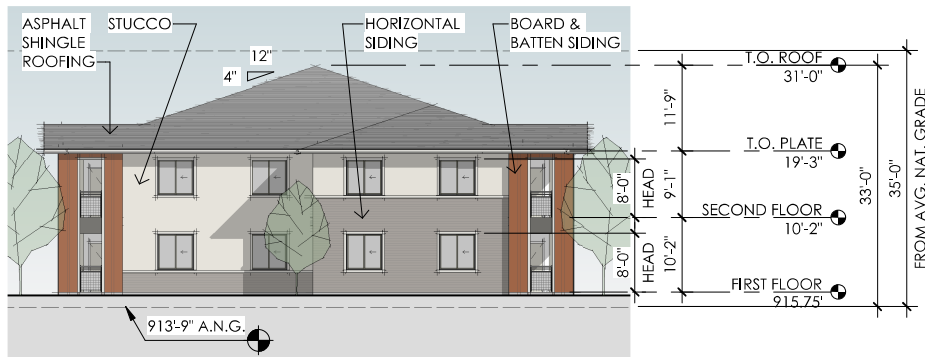
BUILDING TYPE 5 - RIGHT ELEVATION



	Dove Creek Mixed-Use	22/CE04/MSR 22 2023 Project # A22026
	ATASCADERO, CA	11x17: 1/4" = 1'-0" 24x36: 1/8" = 1'-0"
	BUILDING TYPE 5 - ELEVATIONS	Date:
	A7.5	



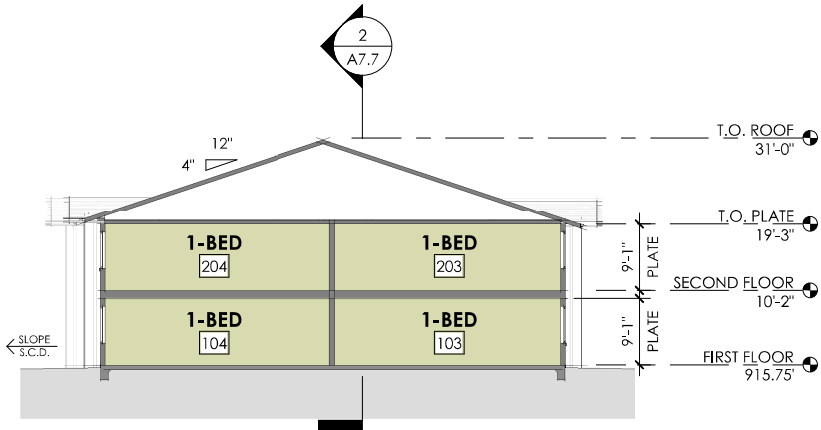
BUILDING TYPE 5 - REAR ELEVATION (FACING BLISS/CASHIN STREET)



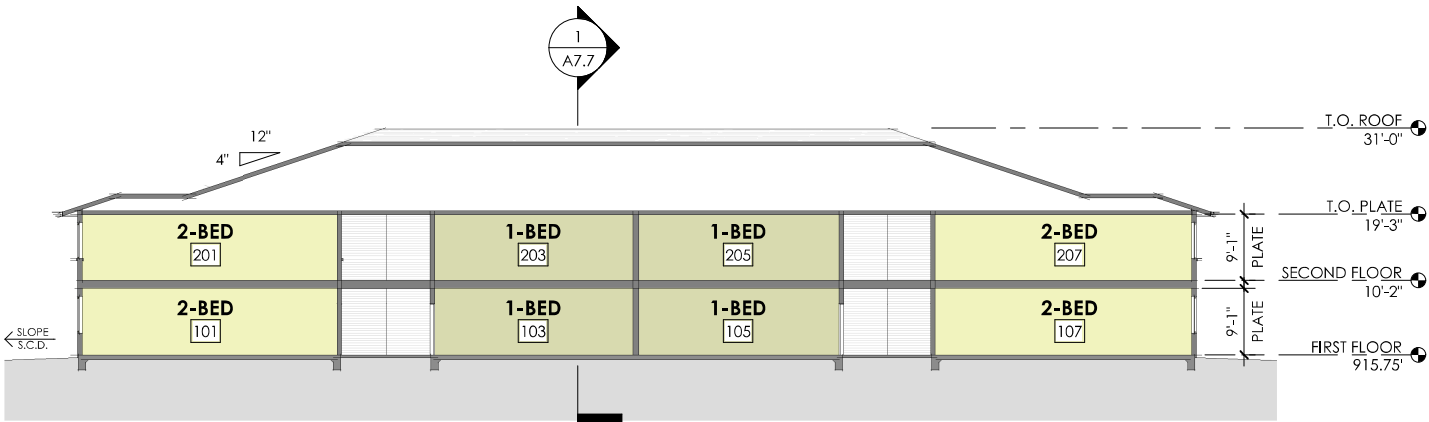
BUILDING TYPE 5 - LEFT ELEVATION



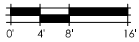
	Dove Creek Mixed-Use ATASCADERO, CA	Project: 20230818-22_2023 Date: 4/20/23
	BUILDING TYPE 5 - ELEVATIONS	Scale: 1/4" = 1'-0" 2x4x6 1/8" = 1'-0"
	A7.6	



BUILDING TYPE 5 - CROSS SECTION



BUILDING TYPE 5 - LONGITUDINAL SECTION



	Dove Creek Mixed-Use ATASCADERO, CA BUILDING TYPE 5 - SECTIONS	PROJECT NUMBER: 22-2023 DRAWING NUMBER: A7.7 DATE: 11/17/23 11:48 - 1:47 DRAWN BY: 24436 1/8" = 1'-0"
	A7.7	

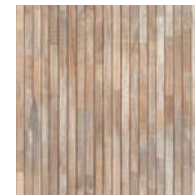
LEGEND



P1
PAINTED STUCCO
 SMOOTH FINISH
 BENJAMIN MOORE
 1548 - "CLASSIC GRAY"



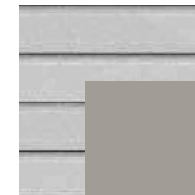
F1
FIBER CEMENT PANELS
 BENJAMIN MOORE
 HC-166 -
 "KENDALL CHARCOAL"



W1
WOOD PLANKS



ST1
STONE VENEER
 EL DORADO - STACKED STONE
 "DARK RUNDLE"

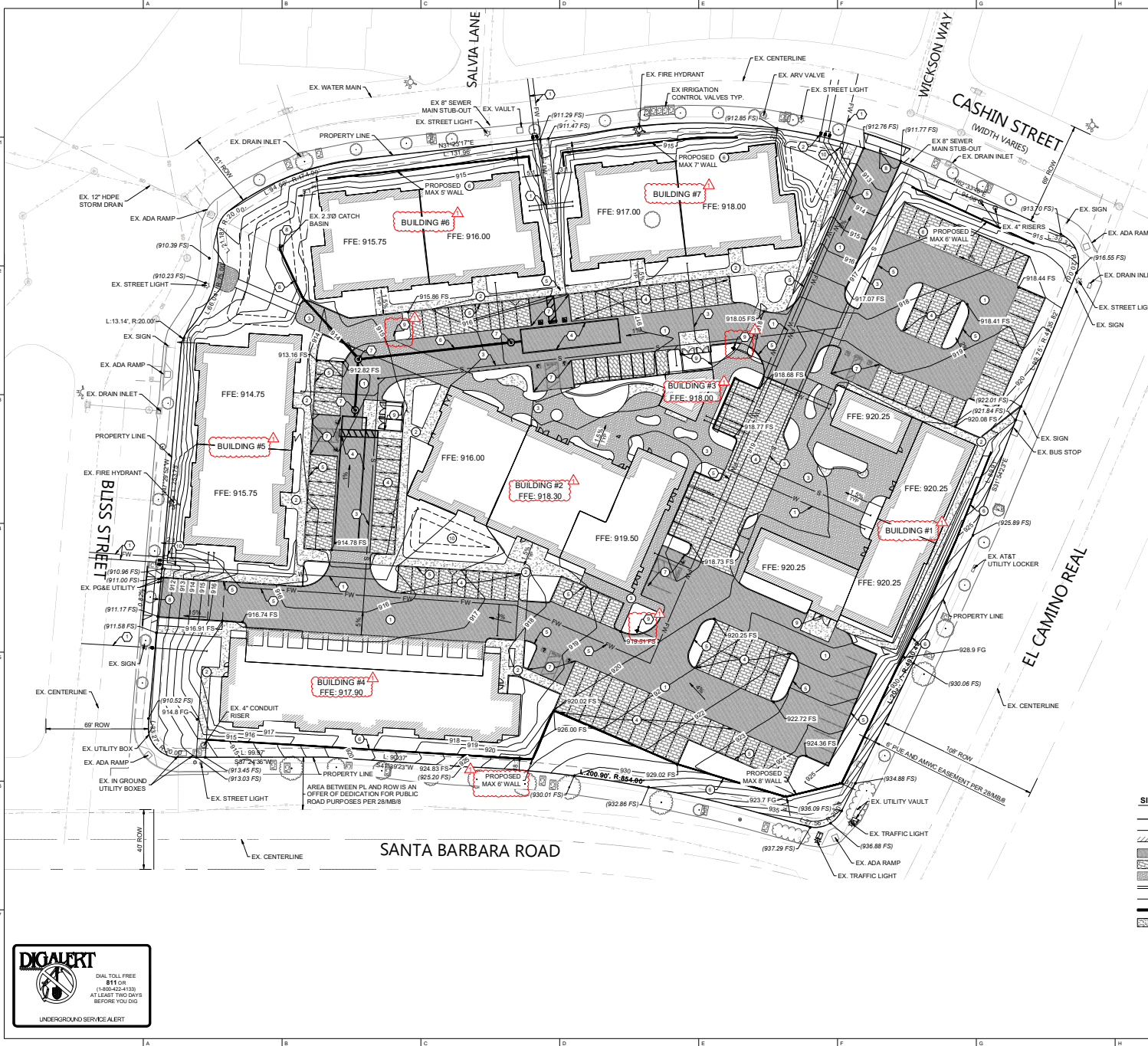


S1
SIDING
 BENJAMIN MOORE
 1468 - "WILLOW CREEK"



S2
SIDING - BOARD & BATTEN
 BENJAMIN MOORE
 105 - "TERRA MAUVE"

	Dove Creek Mixed-Use ATASCADERO, CA COLORS & MATERIALS	DATE: FEBRUARY 20, 2024 PROJECT: AZ0225
		DRAWING: 11x12 SHEET: 24x36 SCALE: A7.0



SITE CONSTRUCTION NOTES:

- ① PROPOSED ASPHALT DRIVEWAY.
- ② PROPOSED CONCRETE WALKWAY.
- ③ PROPOSED PAVER WALKWAY.
- ④ PROPOSED PERVIOUS PAVEMENT DRIVEWAY
- ⑤ PROPOSED 6-INCH CONCRETE CURB
- ⑥ PROPOSED RETAINING WALL
- ⑦ PROPOSED ADA PARKING
- ⑧ PROPOSED CITY OF ATASCADERO STANDARD DRIVEWAY
- ⑨ PROPOSED TRASH ENCLOSURE
- ⑩ PROPOSED TREATMENT PLANTER

SITE UTILITY NOTES:

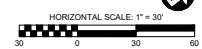
- ① PROPOSED WATER LATERAL
- ② PROPOSED LANDSCAPE WATER
- ③ PROPOSED SEWER LATERAL
- ④ PROPOSED STORMWATER CHAMBERS
- ⑤ PROPOSED PRIVATE FIRE WATER LINE
- ⑥ PROPOSED STORM DRAIN PIPE
- ⑦ PROPOSED STORM DRAIN MANHOLE
- ⑧ PROPOSED CONNECTION TO EXISTING PRIVATE STORM DRAIN SYSTEM
- ⑨ PROPOSED PRIVATE FIRE HYDRANT
- ⑩ PROPOSED FIRE WATER DOUBLE CHECK DETECTOR VALVE

SITE EARTHWORK ESTIMATE:

MAX CUT HEIGHT: 7'
 MAX FILL HEIGHT: 5'
 CUT VOLUME: 5700 C.Y.
 FILL VOLUME: 5300 C.Y.
 OVERALL: 400 C.Y. (CUT)

SITE PLAN LEGEND

	PROPERTY LINE
	CENTERLINE
	BUILDING
	ASPHALT DRIVEWAY
	PERMEABLE PAVER DRIVEWAY
	PAVER WALKWAY
	CONCRETE CURB
	STRIPING
	RETAINING WALL
	DG PATH



Plan Prepared By:

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DOVE CREEK MIXED-USE
 11700 EL CAMINO REAL
 ATASCADERO, CA 93422

Revisions:

①	1st Review_Development

Project Engineer: DB Ext 208
 Project Manager: KEA

Date: 02.15.2024 Scale: PER PLAN
 AV Job No: 231423 Sheet Size: 24" x 36"







NOT FOR CONSTRUCTION

PRELIMINARY
 GRADING, DRAINAGE
 AND UTILITY PLAN

C-2.1



- KEYNOTE LEGEND #**
- 1 ENHANCED SURFACES IN PEDESTRIAN USE AREAS
 - 2 POROUS PAVING IN PARKING AREAS
 - 3 PEDESTRIAN CROSSWALK
 - 4 PEDESTRIAN PLAZA (SEE ENLARGEMENT, L2)
 - 5 STREETScape LANDSCAPING PER CITY GUIDELINES
 - 6 EXISTING PARKWAY TREES AND SHRUBS TO REMAIN
 - 7 STORMWATER TREATMENT BASIN PER CIVIL PLANS
 - 8 PEDESTRIAN BRIDGE OVER BASIN
 - 9 5' TREE PLANTER DIAMONDS
 - 10 RETAINING WALL PER CIVIL PLANS
 - 11 CITY OF ATASCADERO GATEWAY MONUMENT
 - 12 PARKING LOT SHADE TREES
 - 13 SPECIALIZED ENTRY LANDSCAPING
 - 14 MAILBOXES FOR COMMERCIAL USE

- TREE LEGEND**
-  ACCENT TREE
 -  PARKING LOT SHADE TREE
 -  CITY STREET TREE
 -  DECIDUOUS CANOPY SHADE TREE
 -  VERTICAL TREE
 -  EVERGREEN CANOPY SHADE TREE

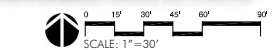
CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE, TOLERANCE OF WIND, TOLERANCE OF DROUGHT CONDITIONS, LONGEVITY, SCREENING CAPABILITIES, AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.



DOVE CREEK MIXED-USE
ATASCADERO, CA

CONCEPTUAL LANDSCAPE PLAN - OVERALL



L-1
2/21/24



- KEYNOTE LEGEND #**
- 1 ENHANCED SURFACES IN PEDESTRIAN USE AREAS
 - 2 POROUS PAVING IN PARKING AREAS
 - 3 COLORED CONCRETE EDGE RESTRAINT
 - 4 SYNTHETIC TURF WITH LAWN GAMES
 - 5 RAISED STAGE
 - 6 SEATWALL
 - 7 SMOOTH SEATING BOULDERS, TYP.
 - 8 LINEAR FIREPIT
 - 9 FARMING IMPLEMENT DECORATION
 - 10 CLIMBING ELEMENTS FOR SMALL KIDS (2-5 YEARS)
 - 11 SHADE PERGOLA OVER PATIO
 - 12 SCREEN FENCE/WALL
 - 13 FLUSH CURB BETWEEN VEHICULAR AND PEDESTRIAN AREAS
 - 14 RAISED PLANTER WITH SPECIMEN TREE
 - 15 SEATING AROUND FIREPIT
 - 16 COMMUNAL TABLES, TYP.
 - 17 MAILBOXES FOR COMMERCIAL USE



PROPOSED SITE AMENITIES & ELEMENTS



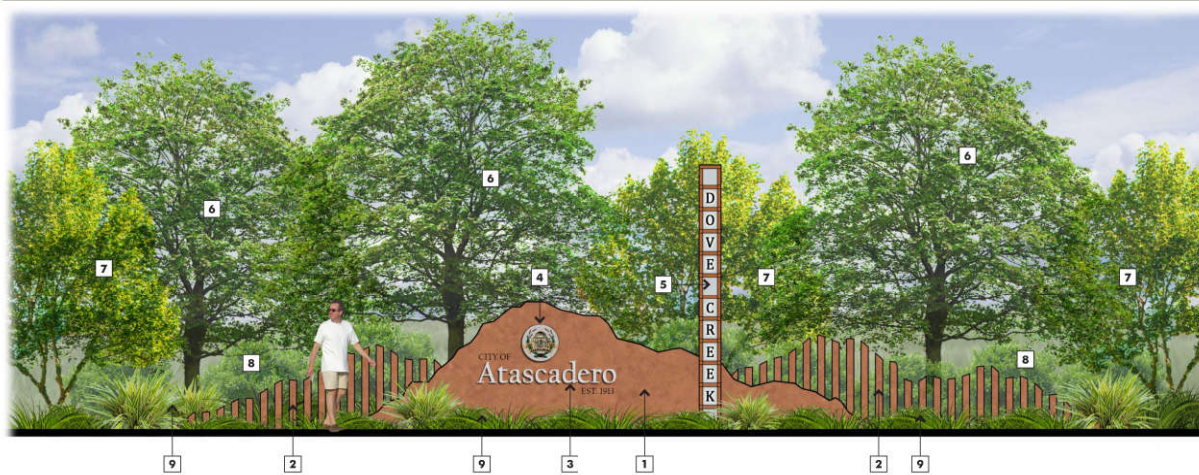
DOVE CREEK MIXED-USE
ATASCADERO, CA

CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENT

L-2
2/21/24



GATEWAY MONUMENT ELEVATION



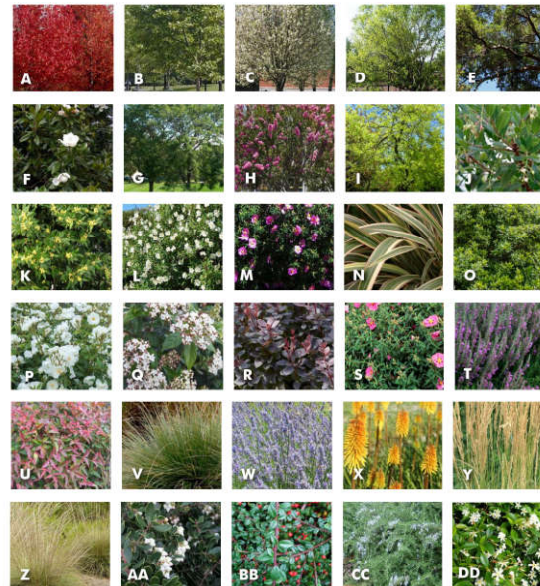
KEYNOTE LEGEND #

- 1 CORTEN STEEL PANEL
- 2 CUT CORTEN STEEL STRIPS, ARRANGED VERTICALLY
- 3 LASER-CUT LETTERING, RAISED AGAINST PANEL
- 4 CITY SEAL, RAISED AGAINST PANEL
- 5 VERTICAL TOWER ELEMENT, INTERNALLY ILLUMINATED, WITH PROJECT SIGNAGE
- 6 SPECIMEN OAK TREES, BEHIND
- 7 ACCENT TREES, BEHIND
- 8 BACKDROP PLANT SPECIES
- 9 LOW-HEIGHT FOREGROUND PLANT SPECIES

NOTE: SIGN PANELS WILL BE LIT BY IN-GROUND UPLIGHTS

PROPOSED PLANT LIST

	SIZE	WUCOLS*	NOTES
DECIDUOUS CANOPY TREES			
A LIQUIDAMBAR STRYCFOLIA / AMERICAN SWEETGUM	50' X 20'	M	FALL COLOR
B PLATANUS X ACERFOLIA 'BLOODGOOD' / LONDON PLANE	60' X 50'	M	LARGE GROWING HABIT
C PYRUS CALLERYANA CTIVS. / CALLERY PEAR	40' X 35'	M	WHITE FLOWERS
D ULMUS PARVIFOLIA 'DRAKE' / CHINESE ELM	50' X 60'	L	BARK FLAKES
EVERGREEN CANOPY TREES			
E QUERCUS AGRIFOLIA / COAST LIVE OAK	50' X 60'	VL	DARK GREEN FOLIAGE
F MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	60' X 40'	M	PINK FLOWERS
DECIDUOUS PEDESTRIAN SCALE TREES			
G GLEDITSIA TRIACANTHOS 'MORANE'	30' X 30'	L	YELLOW FALL COLOR
H LAGERSTROEMIA VARS. / CRAPE MYRTLE	20' X 15'	L	FLOWERING
I PISTACIA CHINENSIS / CHINESE PISTACHE	30' X 30'	L	FALL COLOR
EVERGREEN PEDESTRIAN SCALE TREES			
J ARBUTUS 'MARINA' / STRAWBERRY TREE	20' X 20'	L	MULTI-STEMMED FORM
K LAURUS NOBILIS 'SARATOGA' / SWEET BAY LAUREL	25' X 15'	L	AROMATIC
MEDIUM SHRUBS			
L CARPENTERIA CALIFORNICA / BUSH ANENOME	5' X 7'	M	WHITE FLOWERS
M CISTUS X PURPUREUS / ROCKROSE	4' X 5'	M	PURPLE FLOWERS
N PHORMIUM SP. / NEW ZEALAND FLAX	5' X 5'	L	BLADE-SHAPED FOLIAGE
O RHAMNUS CALIFORNICA / COFFEEBERRY	6' X 8'	L	REDDISH GREEN FOLIAGE
P ROSA 'ICEBERG' / ICEBERG ROSE	4' X 4'	L	FLOWERING
Q VIBURNUM TINUS / LAURUSTINUS	10' X 8'	M	WHITE FLOWERS
SMALL SHRUBS			
R BERBERIS THUNBERGII / JAPANESE BARBERRY	4' X 4'	M	BURGUNDY FOLIAGE
S CISTUS 'SUNSET' / MAGENTA ROCK ROSE	3' X 5'	L	PURPLE PINK FLOWERS
T TELICRUM CHAMEDRYIS / WALL GERMANDER	2' X 2'	L	AROMATIC
U NANDINA DOM. 'HARBOR DWARF' / HEAVENLY BAMBOO	2' X 3'	L	SPREADING HABIT
GRASSES AND PERENNIALS			
V FESTUCA MAIREI / ATLAS FESCUE	2' X 2'	L	FOUNTAIN-LIKE MOUNDS
W LAVANDULA SP. / LAVENDER	3' X 3'	L	AROMATIC
X KNIPHOFIA UVARIA / RED HOT POKER	3' X 3'	L	VIBRANT COLORS
Y CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	2' X 2'	L	UPLIGHT GROWTH
Z MUHLBERGIA RIGENS / DEERGRASS	3' X 3'	L	SUN AND SHADE TOLERANT
GROUNDCOVER			
AA ARCTOSTAPHYLOS 'EMERALD CARPET' / CARPET MANZANITA	2' X 5'	M	SMALL, GLOSSY GREEN LEAVES
BB COTONEASTER DAM. 'LOWFAST' / BEARBERRY COTONEASTER	1' X 10'	L	WHITE, FRAGRANT FLOWERS
CC ROSMARINUS OFF. 'PROSTRATUS' / CREEPING ROSEMARY	2' X 6'	L	BLUE FLOWERS
DD TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	2' X 10'	M	TIGHT, DARK GREEN



WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAIN INSTALLATION RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP/TYPPE AND/OR MICROSPRAY SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 3" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.

*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

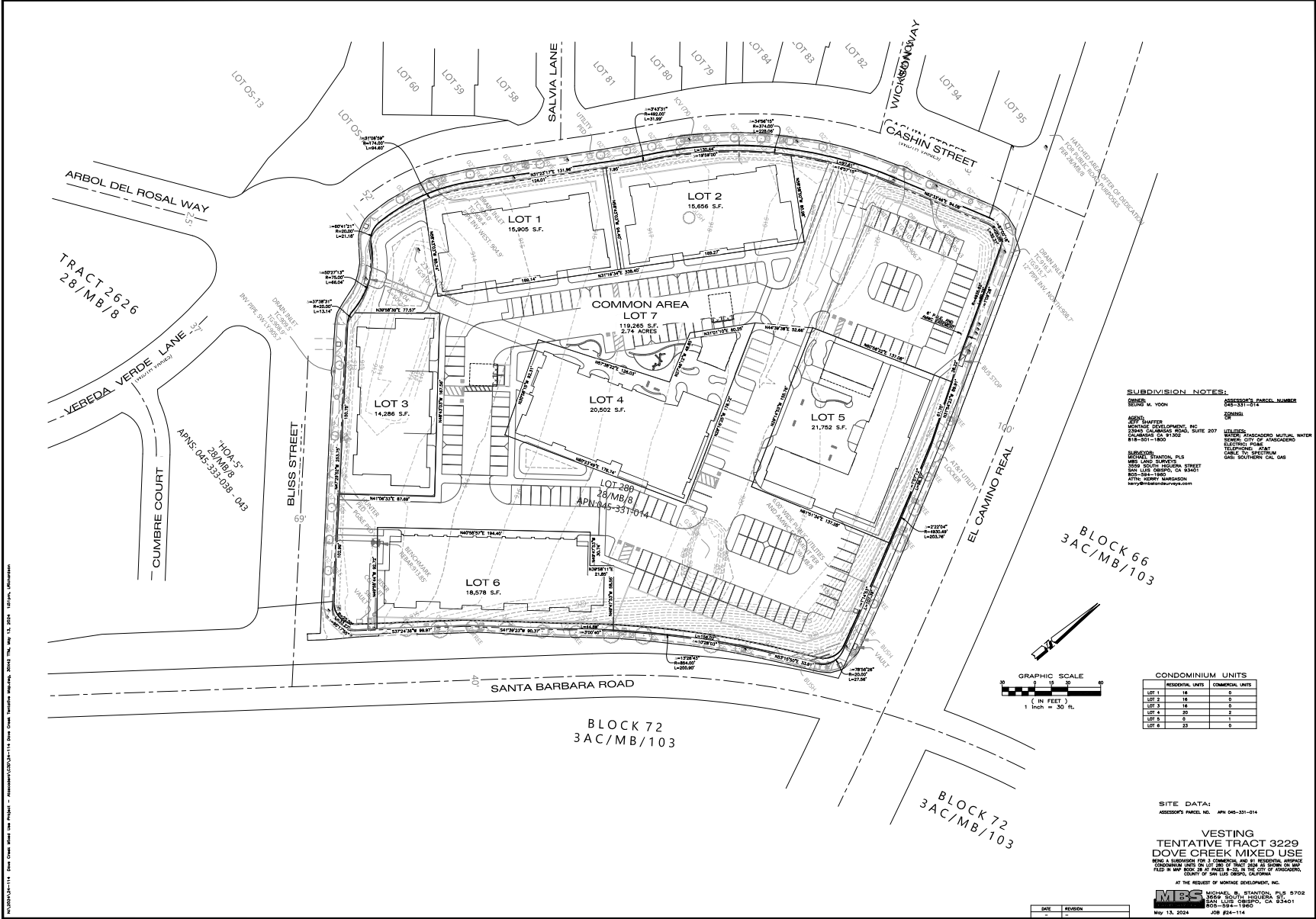


DOVE CREEK MIXED-USE
ATASCADERO, CA

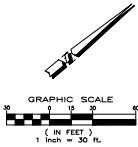
GATEWAY ENLARGEMENT, PLANT LIST, AND NOTES

L-3
2/21/24





SUBMISSION NOTES:
 DESIGNER: MICHAEL B. STANTON, P.L.S.
 APPLICANT'S PARCEL NUMBER: APN 045-331-014
 AGENT: 207 SUTTER STREET, SUITE 207, SAN LEANDRO, CA 94589
 UTILITIES: WATER, FLOODING, MUTUAL WATER SUPPLY CO. OF CALIFORNIA
 SUBDIVISION: MICHAEL B. STANTON, P.L.S., 207 SUTTER STREET, SUITE 207, SAN LEANDRO, CA 94589
 PROJECT: 3229 DOVE CREEK STREET, SAN LEANDRO, CA 94589
 PHONE: 562-331-1900
 EMAIL: mstanton@stantonp.com



CONDOMINIUM UNITS

RESIDENTIAL UNITS	COMMERCIAL UNITS
LOT 1	0
LOT 2	0
LOT 3	0
LOT 4	2
LOT 5	1
LOT 6	0
LOT 7	0

SITE DATA:
 APPLICANT'S PARCEL NO. APN 045-331-014

VESTING TENTATIVE TRACT 3229 DOVE CREEK MIXED USE
 THIS IS A MAP FOR THE CONVEYANCE AND BOUNDARY ADJUSTMENT OF A MIXED USE CONDOMINIUM TRACT IN LOT 7 OF TRACT 3229 AS SHOWN ON THE PLAN FILED IN MAP BOOK 28 OF PAGES 8-20 IN THE OFFICE OF THE COUNTY CLERK OF SAN LEANDRO, CALIFORNIA.

AT THE REQUEST OF MICHAEL B. STANTON, P.L.S.
 MICHAEL B. STANTON, P.L.S. 5702 NEW QUINCY AVENUE, SAN LEANDRO, CA 94501
 562-331-1900
 May 13, 2024 JOB #24-114

DATE **REVISION**

--	--



MEMORANDUM

Date: February 16, 2024
 To: Stephen C. Ross, Montage Development, Inc.
 From: Joe Fernandez and Michelle Matson, CCTC
Subject: Dove Creek– Trip Generation Comparison

This memorandum presents the trip generation comparison for the proposed Dove Creek Mixed-Use project in the City of Atascadero. The project would develop the last vacant portion of the Dove Creek Development with 71 multifamily residential units, 20 short-term rental units, and 14,840 square feet of commercial space. The purpose of this memorandum is to estimate vehicle trips for the currently proposed project and compare trip levels to the previously approved project.

In summary, the trip generation of the proposed project is lower than the previously approved project.

TRIP GENERATION COMPARISON

The Dove Creek Development TIS (OMNI-MEANS, 2004) analyzed the overall 64-acre Dove Creek project. At that time, Dove Creek included multiple residential villages and a commercial center. While the residential villages have been built and occupied as planned, the commercial center never developed and is now the site of the proposed project.

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition was used to estimate project trip generation on a typical weekday. No internal capture or pass-by reductions were applied to present a conservative analysis. **Table 1** summarizes the project trip generation.

Table 1: Dove Creek Trip Generation

Trip Generation								
Land Use	Size	Daily Total	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing ³	71 DU	530	11	34	45	32	19	51
Hotel ²	20 Rooms	160	5	4	9	6	6	12
Retail ³	14,840 KSF	856	22	15	37	51	52	103
Total New Vehicle Trips		1,546	38	53	91	89	77	166
<i>Previous Project Trip Generation</i>		<i>2,475</i>	<i>54</i>	<i>57</i>	<i>111</i>	<i>93</i>	<i>84</i>	<i>177</i>
<i>New-Old Project Delta</i>		<i>-929</i>	<i>-16</i>	<i>-4</i>	<i>-20</i>	<i>-4</i>	<i>-7</i>	<i>-11</i>

DU = Dwelling Unit; SF = Square Feet; ITE = Institute of Transportation Engineers.
 1. ITE Land Use Code #220, Multifamily Housing (Low-Rise). Fitted curve equations used.
 2. ITE Land Use Code #310, Hotel. Average rates used based on data cluster.
 3. ITE Land Use Code #822 Strip Retail Plaza. Fitted curve equations used.
 Source: ITE Trip Generation Manual, 11th Ed.

The proposed project would generate 1,546 trips per weekday, including 91 AM peak hour trips and 166 PM peak hour trips. The trip generation would be lower than that of the previously approved project.

Please let us know if you have any questions.

(805) 316-0101
 895 Napa Avenue, Suite A-6, Morro Bay, CA 93442



DOVE CREEK SEWER CAPACITY ANALYSIS

TECHNICAL MEMORANDUM

DOVE CREEK MIXED USE IMPACT ANALYSIS



FINAL / March 2024





Dove Creek Sewer Capacity Analysis

TECHNICAL MEMORANDUM

DOVE CREEK MIXED USE IMPACT ANALYSIS

FINAL / March 2024

Digitally signed by Danielle M. Orgill
Contact Info: Carollo Engineers, Inc.
Date: 2024.03.28 11:37:59-07'00'

Danielle Orgill



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Abbreviations

ADWF	average dry weather flow
Ashley & Vance	Ashley & Vance Engineering, Inc.
City	City of Atascadero
d/D	depth of flow to pipeline diameter ratio
gpd	gallons per day
mgd	million gallons per day
Montage	Montage Development, Inc.
PDWF	peak dry weather flow
Project	Dove Creek Mixed-Use
PWWF	peak wet weather flow
sf	square feet
TM	technical memorandum
WRF	Water Reclamation Facility

PROJECT BACKGROUND AND SCOPE

Montage Development, Inc. (Montage) is proposing to develop a new mixed-use development called Dove Creek Mixed-Use (Project). The Project is located on an existing 5.19-acre vacant parcel at the northwest corner of Santa Barbara Road and El Camino Real in Atascadero, California, as shown on Figure 1. This vacant lot was previously planned to be approximately 60,000 square feet (sf) of commercial space as part of the Tract No. 2626 Dove Creek Development. The updated improvements include a total of seven buildings with 71 condominium units, 20 short-term rentals, and 13,700 sf of commercial space. The site plan for the Project is included in Appendix A.

The purpose of this Technical Memorandum (TM) is to summarize the evaluation of the impacts of the Project on the City of Atascadero's (City's) existing wastewater collection system. The specific objectives of this study include:

- Determine the impact of the Project on the City's existing wastewater collection system, under existing and future dry weather and wet weather conditions.
- Identify pipe capacity improvements if the capacity analysis indicates deficiencies in the City's existing collection system.

SECTION 1 SEWER FACILITIES

This section provides an overview of the City's wastewater collection system and the facilities proposed as part of the Project. This section also summarizes the results of the capacity analysis of the City's existing gravity sewer pipelines downstream of the proposed Project.

1.1 Existing and Proposed Sewer Facilities

The City's existing collection system is comprised of approximately 63 miles of gravity sewer lines, 12 lift stations, and approximately 8 miles of force mains. All wastewater generated within the City's collection system is conveyed and treated at the City's Water Reclamation Facility (WRF). The City's system experiences typical daily flows of 1.3 million gallons per day (mgd). The pipelines evaluated as part of this capacity evaluation are shown on Figure 1 with a yellow highlight and include the existing 8-inch and 10-inch diameter sewers downstream of the proposed Project just before it crosses El Camino Real at northwest of Huerta Way. The capacity evaluation is only based on existing system conditions and does not include future flows from any other planned developments or connection of additional septic systems to sewer.

DOVE CREEK MIXED USE IMPACT ANALYSIS
MARCH 2024 / FINAL / CAROLLO

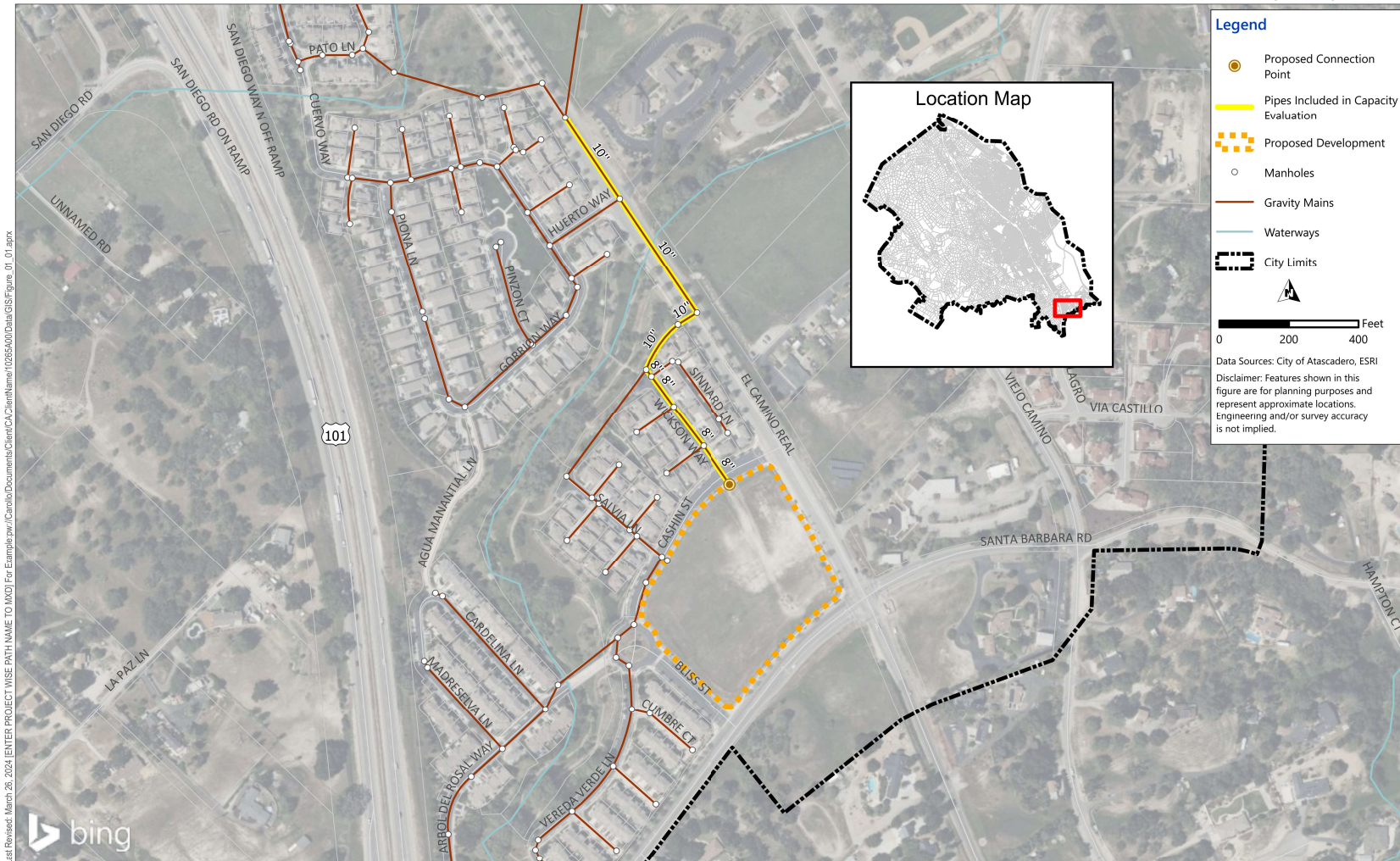


Figure 1 Study Area
MONTAGE DEVELOPMENT, INC.
DOVE CREEK MIXED USE IMPACT ANALYSIS

1.2 Sewer Evaluation Criteria

Gravity sewer main capacities are dependent on many factors. These factors include pipe roughness, maximum allowable depth of flow, minimum and maximum velocity, minimum slope, and the method used to calculate the peak wet weather flow (PWWF). The PWWF is defined as the peak hourly flow rate occurring after a 10-year design storm. Table 1 summarizes the criteria used to evaluate the impact of the Project on the wastewater collection system, based on planning criteria recently established during the City’s ongoing Wastewater Collection System Master Plan Update. As shown in Table 1, the existing public sewer main must maintain a depth of flow to pipeline diameter ratio (d/D) less than 0.75 under peak dry weather flow (PDWF) conditions and less than 1.0 (no surcharging) under peak wet weather flow (PWWF) conditions.

Table 1 Wastewater Collection System Evaluation Criteria

Description	Value ⁽¹⁾
Manning’s Roughness Coefficient	0.013
Maximum d/D Existing Pipelines	<0.75 under PDWF <1.0 (no surcharging) under PWWF
Velocity	2-10 feet per second

Notes:

(1) Based on the ongoing Wastewater Collection System Master Plan Update.

1.3 Wastewater Flows

The average dry weather flow (ADWF) for the Project was provided by Ashley & Vance Engineering, Inc (Ashley & Vance). Table 2 summarizes the ADWF and PDWF for the Project by land use component. The total ADWF for the Project is estimated to be 9,677 gallons per day (gpd) and the PDWF is estimated to be 43,007 gpd. The wastewater flow estimates completed by Ashley & Vance are provided in Appendix B.

Table 2 Dry Weather Wastewater Flow Summary⁽¹⁾⁽²⁾

Land Use Type	Size (Units, sf)	ADWF Factor (gpd/unit or sf)	ADWF (gpd)	PDWF to ADWF Peaking Factor	PDWF (gpd)
Multi-Family (Condominiums)	71	105	7,455	4.24	31,636
Commercial	13,700	60	822	5.29	4,349
Motel/Hotel	20	70	1,400	5.02	7,022
Total	--	--	9,677	--	43,007

Notes:

(1) Provided by Ashley & Vance (February 2024).

(2) Does not include wet weather flow, which is estimated to add 5,190 gpd of peak inflow to the projected PDWF.

For the purposes of this study, the PWWF for the Project was based on a peak inflow rate of 1,000 gpd/acre. This would result in a peak inflow of 5,190 gpd for the 5.19-acre property, which yields a PWWF of 48,197 gpd. This PWWF was added to the model and was used to evaluate the existing collection system downstream of the project.

1.4 Sewer Capacity Analysis

The sewer system capacity analysis was performed under existing dry and wet weather flow conditions. The wet weather flow was performed by routing a 10-year, 24-hour design storm through the hydraulic model. The maximum flow depth within the existing City pipelines downstream of the Project were evaluated under dry and wet weather conditions. There are eight pipe reaches downstream of the Project that were evaluated. The hydraulic analysis showed that none of the pipes downstream of the Project are surcharged under PWWF conditions. Table 3 summarizes the maximum flow depth results for the existing dry and wet weather scenarios. Based on the hydraulic analysis of the model, the Project does not increase the flow depth within the existing evaluated pipelines to a point where it exceeds the City's performance criteria.

Table 3 Capacity Evaluation Results

Scenario	Flow (gpd) ⁽¹⁾	Performance Criteria (Maximum Allowable d/D Ratio)	Modeled Maximum d/D	Meets Performance Criteria?
PDWF	43,007	0.75	0.20-0.25	Yes
PWWF	48,026	1.00	0.29-0.43	Yes

Notes:

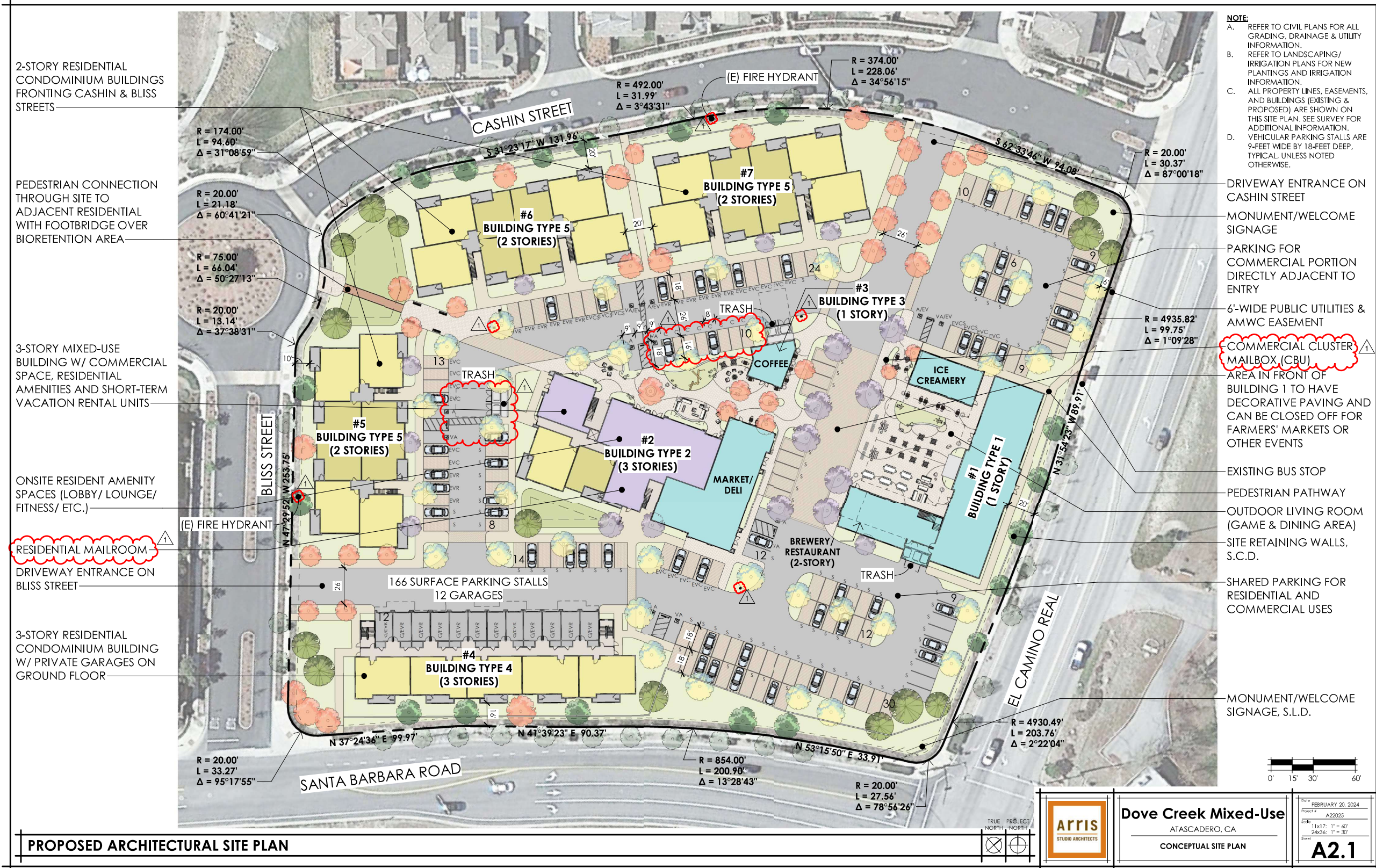
(1) Flows input in model as constant flow.

SECTION 2 SUMMARY OF FINDINGS

The capacity analysis for the proposed Dove Creek Mixed-Use development revealed no major potential impacts to the City's existing collection system. The hydraulic model shows that the existing 8-inch and 10-inch sewers downstream of the Project have sufficient capacity to accommodate increased flows associated with the Project. The following should be noted:

- This evaluation was based on the ADWF and PDWF flows provided by Montage and Ashley & Vance.
- PWWF was based on 1,000 gpd/acre of peak inflow (5,019 gpd) which results in a total PWWF of 48,197 gpd.
- This study was based on the evaluation of the existing collection system plus this project only. No other future growth (from other planned developments, or the connection of septic parcels) were included.

APPENDIX A **SITE PLAN A2.1**



NOTE:
 A. REFER TO CIVIL PLANS FOR ALL GRADING, DRAINAGE & UTILITY INFORMATION.
 B. REFER TO LANDSCAPING/IRRIGATION PLANS FOR NEW PLANTINGS AND IRRIGATION INFORMATION.
 C. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS (EXISTING & PROPOSED) ARE SHOWN ON THIS SITE PLAN. SEE SURVEY FOR ADDITIONAL INFORMATION.
 D. VEHICULAR PARKING STALLS ARE 9-FEET WIDE BY 18-FEET DEEP, TYPICAL, UNLESS NOTED OTHERWISE.

2-STORY RESIDENTIAL CONDOMINIUM BUILDINGS FRONTING CASHIN & BLISS STREETS

PEDESTRIAN CONNECTION THROUGH SITE TO ADJACENT RESIDENTIAL WITH FOOTBRIDGE OVER BIORETENTION AREA

3-STORY MIXED-USE BUILDING W/ COMMERCIAL SPACE, RESIDENTIAL AMENITIES AND SHORT-TERM VACATION RENTAL UNITS

ONSITE RESIDENT AMENITY SPACES (LOBBY / LOUNGE / FITNESS / ETC.)

RESIDENTIAL MAILROOM
 DRIVEWAY ENTRANCE ON BLISS STREET

3-STORY RESIDENTIAL CONDOMINIUM BUILDING W/ PRIVATE GARAGES ON GROUND FLOOR

DRIVEWAY ENTRANCE ON CASHIN STREET

MONUMENT/WELCOME SIGNAGE

PARKING FOR COMMERCIAL PORTION DIRECTLY ADJACENT TO ENTRY

6'-WIDE PUBLIC UTILITIES & AMWC EASEMENT

COMMERCIAL CLUSTER MAILBOX (CBU)
 AREA IN FRONT OF BUILDING 1 TO HAVE DECORATIVE PAVING AND CAN BE CLOSED OFF FOR FARMERS' MARKETS OR OTHER EVENTS

EXISTING BUS STOP

PEDESTRIAN PATHWAY

OUTDOOR LIVING ROOM (GAME & DINING AREA)

SITE RETAINING WALLS, S.C.D.

SHARED PARKING FOR RESIDENTIAL AND COMMERCIAL USES

MONUMENT/WELCOME SIGNAGE, S.L.D.

PROPOSED ARCHITECTURAL SITE PLAN



Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN

Date: FEBRUARY 20, 2024
 Project: A22025
 Scale: 11x17: 1" = 60'
 24x36: 1" = 30'
A2.1

APPENDIX B

DOVE CREEK SEWER GENERATION MEMO



1229 Carmel St.
San Luis Obispo, CA 93401
www.ashleyvance.com

Project: Dove Creek Mixed-Use Site Improvements **Date:** February 22, 2024
Address: Corner of El Camino Real and Santa Barbara Rd, Atascadero, Ca 93422
Job #: 231423
Subject: Sewer Capacity Analysis

To Whom it May Concern,

This memo has been prepared to present the results of a sewer capacity analysis for the proposed Dove Creek Mixed-Use Improvements located at the northwest corner of El Camino Real and Santa Barbara Road, herein called the project. The site improvements being proposed are located on an existing 5.19-acre vacant lot that was previously to be comprised of approximately 60,000 square feet (sf) of commercial center as part of the Tract No.2626 Dove Creek Development. A comparison of the sewer flows generated by the current project and the 60,000-square-foot commercial center that was previously entitled as a part of the Dove Creek Tract 2626 development is provided.

The project consists of (7) seven buildings made up of (5) five different building types with a total of 71 condominiums and 20 short-term rental units. The short-term rentals are a part of the project's commercial element and will function similarly to a hotel. Towards the middle of the site and along El Camino Real, Building 1 will be a beer/wine/dining hub, circling a public outdoor courtyard for dining, recreation, and musical events. Building 2 contains a ground-floor commercial space, short-term rental units, and a residential clubhouse with an onsite manager's office, residential lounge, and fitness center. Building 3, across from a residential courtyard from building 2 will be entirely commercial. Buildings 4, 5, 6, and 7, along Cashin and Bliss stress, will be comprised of for-sale condominiums.

The City of San Luis Obispo Uniform Design Criteria (Section 7.1.1) in the 2020 Standard Specifications and Engineering Standards was used as a design basis for the quantification of the new wastewater flows. Wastewater flows for the (2006) Tract 2626 Dove Creek Development commercial center were not completed. So, this hypothetical site was also analyzed per the City of San Luis Obispo Uniform Design Criteria (Section 7.1.1). A summary of the calculations is shown in Table 1 and Table 2.

Table 1 –Sewer Design Flows for The Project (current)

	Units or k-SQFT	ADWF Factor***	ADWF Unit	ADWF* (GPD)	Q (MGD)	Peak Factor, PF	PDWF** (GPD)
SFU	-	150	gpd/EDU	-	-	-	-
MFU	71	105	gpd/EDU	7,455	0.00746	4.24	31,636
Industrial/Manufacturing	-	54	gpd/k-sqft gross floor area	-	-	-	-
Business Park	-	54	gpd/k-sqft gross floor area	-	-	-	-
Commercial	13.7	60	gpd/k-sqft gross floor area	822	0.00082	5.29	4,349
Motel/Hotel	20	70	gpd/room	1,400	0.00140	5.02	7,022
				9,677	GPD		43,007
				7	GPM		30

*Average dry-weather flow (ADWF)

**Peak dry-weather flow (PDWF)

***Per Section 7.1.1, City of SLO 2020 Standard Specifications and Engineering Standards



1229 Carmel St.
San Luis Obispo, CA 93401
www.ashleyvance.com

Table 2 – Sewer Design Flows for the 60,000 sf. Commercial center (previously entitled)

	Units or k-SQFT	ADWF Factor***	ADWF Unit	ADWF* (GPM)	Q (MGD)	Peak Factor, PF	PDWF** (GPD)
SFU	-	150	gpd/EDU	-	-	-	-
MFU	-	105	gpd/EDU	-	-	-	-
Industrial/Manufacturing	-	54	gpd/k-sqft gross floor area	-	-	-	-
Business Park	-	54	gpd/k-sqft gross floor area	-	-	-	-
Commercial	60	60	gpd/k-sqft gross floor area	3,600	0.00036	4.56	16,430
Motel/Hotel	-	70	gpd/room		-	-	-
				3,600	GPD		16,430
				3	GPM		11
							GPM

*Average dry-weather flow (ADWF)

**Peak dry-weather flow (PDWF)

***Per Section 7.1.1, City of SLO 2020 Standard Specifications and Engineering Standards

The City’s existing sewer system is stubbed to the property along Cashin Street in two locations according to the Tract 2626 Dove Creek Development record drawings. There is an 8-inch PVC stub at the manhole near the intersection of Cashin Street and Salvia Lane, and there is another stub near the intersection of Wickson Way and Cashin Street. It is expected that the proposed project will connect to the city’s existing sewer system near the intersection of Wickson Way and Cashin Street. The proposed peak flows of the project are approximately 3 times greater than the peak flows generated by a 60,000-square foot commercial space.

Attachments:
Exhibit- City Sewer Atlas Markup

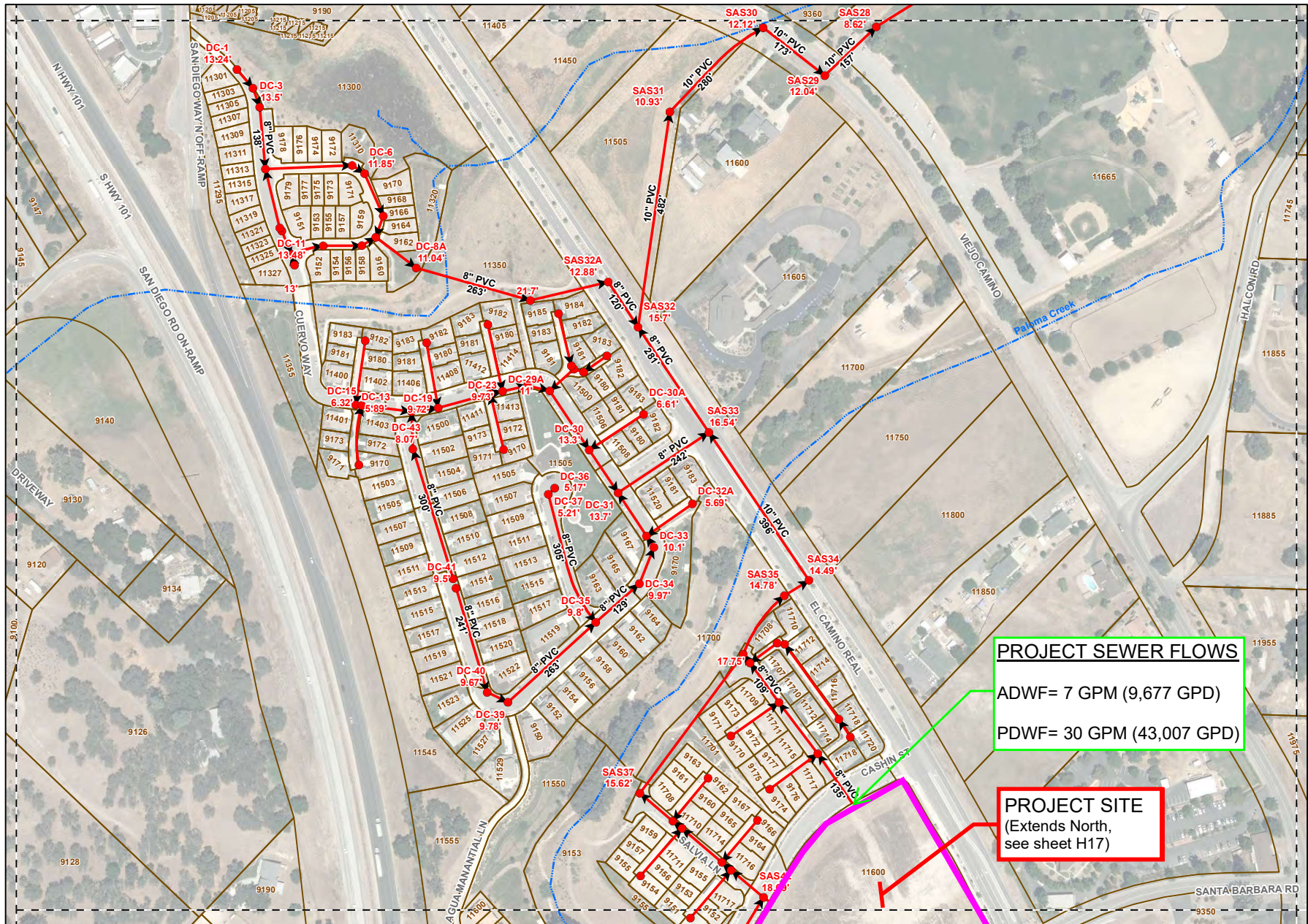
Sincerely,

Dan Bergam, P.E.
(805) 545-0010 x.208



Kathleen Allwine, P.E.
(805) 545-0010 x.165

H15



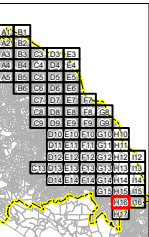
WASTEWATER COLLECTION SYSTEM ATLAS

- LEGEND**
- MANHOLE
 - LIFT STATION
 - WWTP
 - GRAVITY PIPE
 - FORCEMAIN
 - WATERWAYS
 - CITY LIMITS
 - PARCELS
 - ATLAS GRID

1 INCH = 200 FEET

SHEET:
H16

NOTES:
BASEMAP PROVIDED BY CITY OF ATASCADERO. MAP DEVELOPED FOR SEWER FACILITY MANAGEMENT. NOT TO BE USED FOR DESIGN OR CONSTRUCTION. PUBLISHED OCTOBER 2015.



PROJECT SEWER FLOWS
ADWF= 7 GPM (9,677 GPD)
PDWF= 30 GPM (43,007 GPD)

PROJECT SITE
(Extends North, see sheet H17)

H17



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B2

Department: Administrative Services
Date: 6/25/24
Placement: Public Hearing

TO: JAMES R. LEWIS, CITY MANAGER

FROM: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES

PREPARED BY: DAWN PATTERSON, ACCOUNTING SPECIALIST

SUBJECT: Apple Valley Assessment Districts

RECOMMENDATION:

Council:

1. Adopt Draft Resolution A, approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto for Fiscal Year 2024/2025.
2. Adopt Draft Resolution B, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Street and Storm Drain Maintenance District No. 01 (Apple Valley).
3. Adopt Draft Resolution C, approving the final Engineer's Report regarding the Landscaping and Lighting District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto in Fiscal Year 2024/2025.
4. Adopt Draft Resolution D, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Landscaping and Lighting District No. 01 (Apple Valley).

DISCUSSION:

The City Council formed and began assessing Atascadero Street and Storm Drain Maintenance District No. 01 (Apple Valley) in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the Apple Valley subdivision.

The City Council also formed and began assessing Landscaping and Lighting Maintenance District No. 01 (Apple Valley) in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscape and lighting improvements within the Apple Valley subdivision.

NBS, an independent financial consultant, was hired to prepare the engineer's report for the two districts. The engineer's reports and the levies must be approved by Council annually. This is

done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the Engineer's Reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight's public hearing was established. The resolutions that are before the Council tonight are for the final approval of the Engineer's Reports and for the approval of the annual levies.

The proposed assessments for fiscal year 2024/2025 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the Maximum Assessment Rate may be increased for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased 3.0% (CPI) this year for both districts.

An Assessment Information Notice was mailed to all property owners on April 22, 2024. The notice provided City staff contact information for questions and comments, dates for the related Council meetings, information on how to participate in the meeting, and the proposed and current levies for both districts.

Staff has reviewed the short- and long-term costs to maintain the districts and recommends the total cost of both districts of \$1,450 remains flat when compared to the prior year. The Landscaping and Lighting District levy is about 44% of the allowable maximum annual assessment and the Street and Storm Drain District is about 59% of the allowable maximum annual assessment.

District	Amount Per EBU Assessment Fiscal Year 23-24	Amount Per EBU Proposed Assessment Fiscal Year 2024-25
Atascadero Street and Storm Drain Maintenance District No. 01 Apple Valley	\$ 550.00	\$ 550.00
Atascadero Landscaping and Lighting Maintenance District No. 01 Apple Valley	\$ 900.00	\$ 900.00

FISCAL IMPACT:

Annual assessments for 2024/2025 will total \$38,500 for road/drainage system maintenance and \$63,000 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Apple Valley. Contributions of \$11,000 for half the cost of the park will be made from the City's General Fund, and an equal revenue source will be recognized from contributions made by the developer.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT(S):

1. Draft Resolution A
2. Draft Resolution B
3. Engineer's Annual Levy Report - Street and Storm Drain Maintenance District No. 01 (Apple Valley)
4. Draft Resolution C
5. Draft Resolution D
6. Engineer's Annual Levy Report – Landscaping and Lighting District No. 01 (Apple Valley)

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 01 (APPLE VALLEY), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as "City Council"), pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with the Act in connection with Street and Storm Drain Maintenance District No. 01 (Apple Valley) (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto for fiscal year 2024/2025, said fiscal year starting July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for Street and Storm Drain Maintenance District No. 01 (Apple Valley), fiscal year 2024/2025" (hereafter referred to as "Engineer's Report") in accordance with the Act; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following:

- a) Plans and specifications that describe the District and Improvements.
- b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment.
- c) The Budget that outlines the costs and expenses to service and maintain the improvements including incidental expenses to operate the District.
- d) An Assessment Diagram that identifies the boundaries of the District.
- e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and the assessment for fiscal year 2024/2025.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer’s Report.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 FOR STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 01 (APPLE VALLEY)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings to levy special benefit assessments against parcels of land within Street and Storm Drain Maintenance District No. 01 (Apple Valley) (hereafter referred to as the “District”) for the fiscal year commencing July 1, 2024 and ending June 30, 2025; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the “Act”) to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer’s Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the City Council conducted in May 2005 a property owner protest ballot proceeding for the District assessments proposed to be levied and majority protest of the assessments described in the Engineer’s Report did not exist pursuant to the provisions of the California State Constitution Article XIID.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer’s Report prepared in connection therewith; the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer’s Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.
- b) The District includes the lands receiving such special benefit.
- c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2024 and ending June 30, 2025.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street right-of-way improvements and storm drain facilities within the District and the appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the establishment of the maximum assessment rate described in the Engineer’s Report and the levy of assessments for the fiscal year commencing July 1, 2024 and ending June 30, 2025.

SECTION 7. The City Clerk or her designee is hereby authorized and directed to file the levy with the County Auditor, per Section 54718 of the Act, upon adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council held on the ____th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

CITY OF ATASCADERO

Fiscal Year 2024/25 Engineer's Report

Street and Storm Drain Maintenance District No. 01 (Apple Valley)

May 2024

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 01
(Apple Valley)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
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CITY COUNCIL

Heather Moreno, Mayor

Susan Funk, Mayor Pro Tem

Charles Bourbeau, Council Member

Mark Dariz, Council Member

Heather Newsom, Council Member

AGENCY STAFF

Jim Lewis, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Tim Seufert, Client Services Director

Adina McCargo, Project Manager

Danielle Robison, Administrator

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1. ENGINEER’S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-042, the City Council of the City of Atascadero (the “City”), State of California, in accordance with and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703 (hereafter referred to as the “1982 Act”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIIID (hereafter referred to as the “California Constitution”), established the City of Atascadero Street and Storm Drain Maintenance District No. 01 (Apple Valley) (the “District”); and

WHEREAS, on May 28, 2024, the City Council, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer’s Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2024/25:

FY 2024/25 Summary of Assessment

Description	Amount
Estimated Annual Costs	\$22,640
Capital Reserve Collection/(Uses)	24,090
Levy Adjustments	(8,230)
Balance to Levy	\$38,500
Fiscal Year 2024/25 Maximum Rate	\$926.69
Fiscal Year 2024/25 Proposed Applied Rate	\$550.00

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1982 Act.

City Engineer



2. EXECUTIVE SUMMARY

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the “1982 Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIII D* (hereafter referred to as the “California Constitution”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), proposed to form and levy special benefit assessments for the district designated as:

Street and Storm Drain Maintenance District No. 01 (Apple Valley)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as Apple Valley, Tract 2495 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2024/25.

The City Council formed the District and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the street and storm drain improvements and facilities associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities. The annual assessments described herein will provide a funding source for the continued operation and maintenance of streets, storm drain system, and appurtenant facilities installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the streets and storm drain system that provides special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2495; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of this District’s formation, the City conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the *California Constitution, Article XIII D Section 4*. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to



consider public testimonies, comments, and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. The tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein; therefore, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for Fiscal Year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, proposed services, the annual budget or assessments for that fiscal year and the City Council may hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

3.1 Benefiting Properties within the District

The territory within the District consists of the lots, parcels, and subdivisions of land within the proposed residential subdivision known as the Apple Valley, Tract 2495, which encompasses an area of land totaling approximately twenty-eight acres (27.71 acres).

This residential subdivision includes seventy (70) single-family residential homes. The subdivision is situated in the northern portion of the City just southwest of Highway 101 and is generally located:

- South of Del Rio Road;
- North of Conejo Road;
- West of Ramona Road; and,
- East of Graves Creek.

3.2 Funding Authorized by the 1982 Act

As generally defined by the 1982 Act and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

- Drainage and Flood Control;
- Streets and Roads.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction, or replacement of drainage and flood control facilities as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

3.3 Description of Improvements and Services

The purpose of this District is to fund the activities necessary to maintain and service the local streets and the drainage and flood control systems constructed and installed in connection with development of properties within the residential subdivision known as Apple Valley, Tract 2495 pursuant to approved development plans and agreements. The improvements may consist of all or a portion of the public streets, drainage and flood control facilities associated with Tract 2495 and the maintenance of these improvements may include but are not limited to the materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition.

The maintenance of the improvements and related activities shall be funded entirely or partially through the District assessments. The District improvements and services are generally described as:

- Street maintenance that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, bridges, driveway approaches, sidewalks, barricades, delineation, signage, or other facilities within the public street rights-of-way installed in connection with the development of properties in Tract 2495 and that have been dedicated to the City;
- Storm drain and flood control maintenance that may include but is not limited to inspection, repair and servicing of drainage basins, inlets, catch basins, manholes, outlets, drywells, pumps, filters, and storm drain pipes installed in connection with the development of properties of Tract 2495 as well as any off-site improvements and facilities directly associated with the aforementioned infrastructure that is deemed necessary to service or protect the properties including waste water treatment;
- The appurtenant, equipment, materials, and service contracts related to the aforementioned improvements and facilities;
- Specifically excluded are those improvements or facilities: located on private property or common areas; that may be provided or maintained by an agency other than the City; that may be provided by another assessment or tax levied by the City; or that may be provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

3.3.1 STREET MAINTENANCE

The street maintenance program may include but is not limited to: the repair of potholes, cracks, or other failures in the asphalt surface; repair or replacement of curbs, gutters, driveway approaches, and sidewalks as required as part of maintaining the streets; repair or installation of street signs, barricades, fencing, or other delineation; mechanized sweeping and cleaning of the streets and gutters; slurry sealing, overlays, and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City's Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits. Specifically, the street improvements for this District are identified as:

- Approximately 106,460 square feet of asphalt street surface located on the perimeter of the development (south half of Del Rio Road); and the various interior streets identified as Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, and San Ramon Road.



- Approximately 5,320 linear feet of curb and gutter along Del Rio Road, Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, San Ramon Road, and Conejo Road;
- Approximately 3,545 square feet of decorative street pavers and 1,254 linear feet of curb and gutter in and around the two median islands on San Ramon Road (entryways to the development at Del Rio Road and Conejo Road);
- Approximately 70 driveway approaches, 25,394 square feet of sidewalks and various street signs within the District;
- Specifically, not included as part of the street maintenance program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance and servicing of the improvements that will extend the useful life of the street improvements, the assessments are not intended to fund major replacements or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters, or driveway approaches. The costs of extensive replacement or reconstruction activities such as grinding and resurfacing of the asphalt; and replacement of curbs, gutters, driveway approaches, and sidewalks is significantly more than the amount that can reasonably be collected annually under the provisions of the 1982 Act. When such repairs or activities are deemed necessary, the City will consider various financing options including new or increased assessments for property owner approval.

The Public Works Department shall authorize the operational activities and maintenance of the public street and right-of-way improvements, facilities, and services that may include, but are not limited to:

- Regular street sweeping services necessary to control dirt and debris on street surfaces and gutters;
- Annual inspection of street surface and repair of potholes and surface cracks as needed;
- Periodic slurry or overly of street surfaces and driveway approaches (typically one or the other once every five years);
- Periodic re-stripping of traffic lanes, bike lanes, street parking areas, crosswalks, and intersections (typically in conjunction with slurry or overly activities);
- Graffiti abatement of public improvements within the street rights-of-way that are maintained by the District including but not limited to sandblasting, repainting and repair of fences, walls, barricades, sidewalks, and signage as needed;
- Annual inspection and periodic repair or replacement of decorative street- pavers as needed;
- Annual inspection and minor repairs of curbs, gutters, driveway approaches, and sidewalks including partial segment replacements as needed to ensure pedestrian and vehicle safety or the integrity of the street;
- Annual inspection and periodic repair or rehabilitation of street signs and traffic control devices;
- Annual inspection and repair of barricades, street-fencing, delineation or retaining walls within the street rights-of-way as needed.



A portion of the services described above are not performed on an annual basis but rather on a periodic basis, such as slurry sealing or overlaying the asphalt streets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City (approximately every five years). This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

3.3.2 STORM DRAIN AND FLOOD CONTROL MAINTENANCE

The storm drain and flood control system associated with the District may include but is not limited to: drainage basins and bio-filters; channel ways; storm drain inlets, catch basins, manholes, outlets; drywells, pumps, filters and pipes. The storm drain system to be maintained primarily involves on-site facilities (within the District boundaries) but may also include off-site improvements such as water treatment equipment, facilities or services mandated or required by Federal, State, or County regulations for water pollution control. The annual assessments for this District are intended to support a storm drain and flood control maintenance program that will adequately regulate and control storm water runoff resulting from the development of properties within the District. This maintenance program may include but is not limited to: inspection and documentation of the system; cleaning, servicing, or repair of the facilities and equipment; and the partial replacement or rehabilitation of equipment and facilities. The storm drain and flood control system includes but is not limited to:

- Approximately 30,050 square feet of drainage basin area;
- Twenty-eight (28) inlets, outlets, and manholes located throughout Tract 2495;
- Approximately 2,100 linear feet of storm drain pipe ranging from 18 inches to 42 inches in diameter.

The Public Works Department shall authorize and schedule the operational activities and maintenance of the storm drain and storm water pollution treatment infrastructure, facilities, and services that may include, but are not limited to:

- Cleaning of storm drain inlets, catch basins, manholes, and pipes as needed;
- Stencil maintenance and documentation of facilities as required by Federal, State, or County regulations;
- Cleaning and landscape maintenance of the drainage basins, bio-filter areas or channel ways as needed;
- Debris removal and pest control in and around the storm drain facilities as needed;
- Minor repairs and maintenance of the storm drain inlets, catch basins, and outlets as needed;
- Street sweeping services necessary to control debris and water flow for the storm drain system; and,



- The operational costs related to NPDES compliance requirements.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis such as minor repairs to the storm drain inlets, catch basins, and outlets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent as needed to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

4. ESTIMATE OF COSTS

Budget	2024/2025 Assessment
DIRECT COSTS	
Streets, Roads & Storm Drain Improvements	
Street Maintenance	\$8,600
Inspection & Operational Services - Roads, Drainage	8,000
Traffic Sign Replacement	0
Total Annual Direct Costs	\$16,600
ADMINISTRATION EXPENSES	
City Annual Administration	\$1,950
Engineer's Report & Services	3,890
Public Noticing	200
Total Annual Administration Costs	\$6,040
TOTAL DIRECT & ADMINISTRATION COSTS	\$22,640
CAPITAL RESERVE COLLECTIONS/(USES)	
Collection for Street Surface Activities	\$21,800
Collection Street Re-striping	80
Collection for Repair Activities: Curbs, Gutters, Approaches & Sidewalks	850
Collection for Debris Removal	380
Collection for Storm Drain Fencing	380
Collection for Storm Drain Infrastructure	600
Total Annual Capital Reserve Collections/(Uses)	\$24,090
LEVY ADJUSTMENTS	
Interest Income - Improvement Fund	(\$16,691)
Interest Income - Operating Reserve Fund	(429)
Reserve Fund Collection/(Use)	8,890
Total Levy Adjustments	(\$8,230)
BALANCE TO LEVY	\$38,500
DISTRICT STATISTICS	
Total Parcels	74
Parcels Levied	70
Total EBU ⁽¹⁾	70
Levy per EBU	\$550.00
Maximum Levy per EBU	\$926.69
FUND BALANCE INFORMATION	
Beginning Operating Reserve Balance	\$14,287
Operational Reserve Interest	429
Surplus Transfer from Improvement Fund	8,230
Operational Reserve Collection (Use)	(\$8,230)
Estimated Ending Operating Reserve Balance	\$14,716
Beginning Improvement Fund Balance	\$539,733
Improvement Fund Interest	16,691
Surplus Transfer to Operations Fund	(\$8,230)
Improvement Fund Collection/(Use)	24,090
Estimated Ending Improvement Fund Balance	\$572,284

⁽¹⁾ Levy per EBU rate does not include the County of San Luis Obispo fee of \$2.00 per parcel



5. METHOD OF ASSESSMENT

5.1 General

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation, and servicing of drainage and flood control improvements as well as streets, roads, and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service.”

Furthermore:

“The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized ... is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments.... The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

5.2 Benefit Analysis

Each of the proposed improvements and services, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The street and storm drain improvements associated with this District were necessary and essential requirements for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City’s General Plan. As such the ongoing operation, servicing, and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since each parcel to be assessed within the District could not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the appearance, use and preservation of the properties within the District and such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance of streets and appurtenant facilities allows individual parcels to be used to their fullest extent by ensuring the safe and

efficient movement of people and goods to and from the benefiting properties. Likewise, the maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to preservation and protection of private property. Together the maintenance and servicing of the streets and storm drain system contributes to a specific enhancement of each of the parcels within the District and the absence of adequate maintenance and servicing of the District improvements could eventually have a negative impact on properties within the District.

Although the improvements may include public streets and storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

5.3 Assessment Methodology

The costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIII D Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District based on similarities and differences in parcel land use.

5.3.1 EQUIVALENT BENEFIT UNITS:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1982 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and



applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

5.3.2 EBU APPLICATION BY LAND USE:

- (1) **Single-family Residential** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against (i.e. Equivalent Benefit Unit “EBU”).
- (2) **Multi-family Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile-home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel’s total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single-family residential property is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for the remaining units.
- (3) **Condominium/Town-home Units** — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes, and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).



- (4) Planned-Residential Development** — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).
- (5) Vacant Residential** — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.0 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU). Parcels less than one acre, shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract).
- (6) Exempt Parcels** — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include but is not limited to:
- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
 - Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks, or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.;
 - Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.



(7) Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel’s total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU’s) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU’s of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

5.4 Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIC and XIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).



The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for Fiscal Year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to the future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.
- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for Fiscal Year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of "All Urban Consumers" for the San Francisco-Oakland-San Jose Area from February to February. The Maximum Assessment rate was increased by 3.000% for Fiscal Year 2024/25.

Beginning with Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District's annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living. In January 2018, BLS introduced a new geographic area sample for the CPI. As part of the change the index for this area was renamed from San Francisco-Oakland-San Jose to San Francisco-Oakland-Hayward. The metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California. This CPI will be used going forward.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classification is permitted. Changes in land use or size of an individual property resulting in an assessment increase, are not considered an increased assessment.

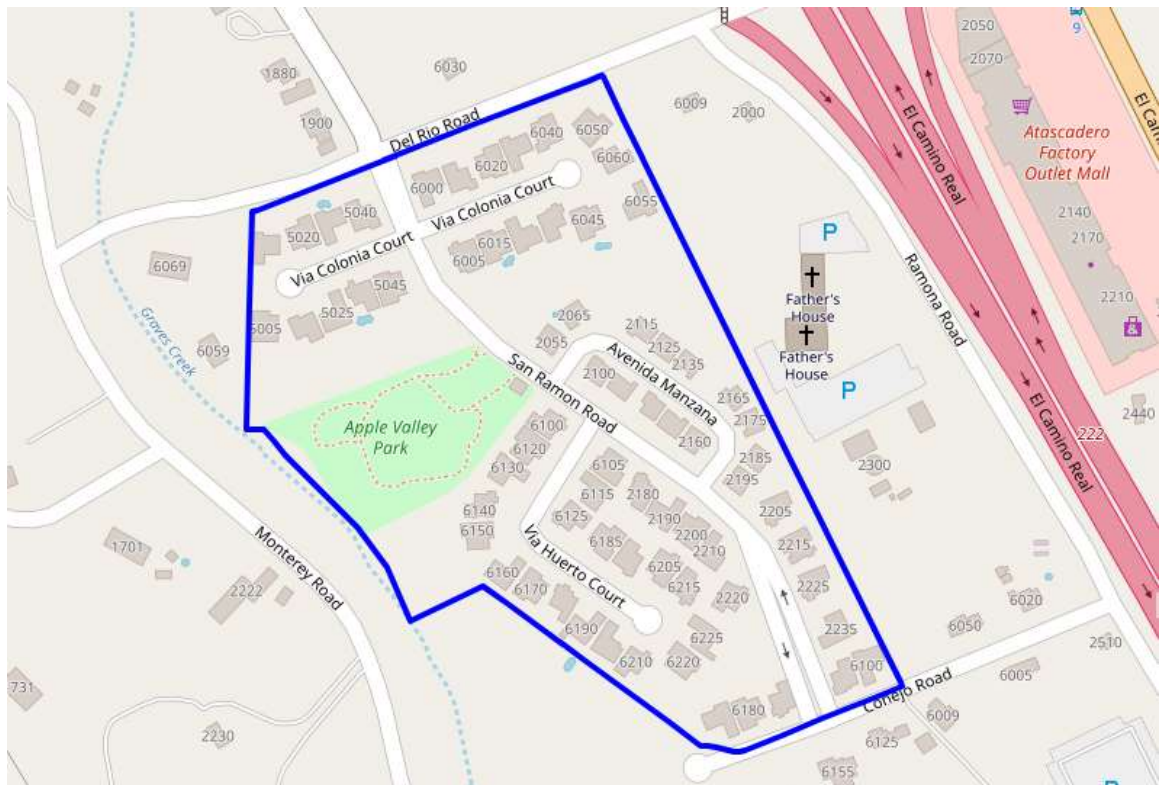
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.



6. ASSESSMENT DIAGRAM

The parcels within the Street and Storm Drain Maintenance District No. 01 (Apple Valley) consist of the lots, parcels, and subdivisions of land located in the residential development known as Apple Valley, Tract 2495. The District covers approximately twenty-eight acres (27.71 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, rights-of-way, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

**City of Atascadero
Street & Storm Drain Maintenance No. 1
Final Billing Detail Report for Fiscal Year 2024/25**

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-192-001	6000 VIA COLONIA CT	SFR	1.0	\$926.70	\$550.00
049-192-002	6010 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-003	6020 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-004	6030 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-005	6040 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-006	6050 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-007	6060 VIA COLONIA RD	SFR	1.0	926.70	550.00
049-192-008	6055 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-009	6045 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-010	6035 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-011	6025 VIA COLONIA RD	SFR	1.0	926.70	550.00
049-192-012	6015 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-013	6005 VIA COLONIA RD	SFR	1.0	926.70	550.00
049-192-014	5045 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-015	5035 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-016	5025 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-017	5015 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-018	5005 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-019	5010 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-020	5020 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-021	5030 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-192-022	5040 VIA COLONIA CT	SFR	1.0	926.70	550.00
049-193-001	6100 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-002	6120 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-003	6130 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-004	6140 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-005	6150 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-006	6160 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-007	6170 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-008	6180 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-010	6200 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-011	6210 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-012	6220 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-013	6225 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-014	6215 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-015	6205 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-016	6195 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-017	6185 VIA HUERTO RD	SFR	1.0	926.70	550.00
049-193-018	6125 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-019	6115 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-020	6105 VIA HUERTO CT	SFR	1.0	926.70	550.00
049-193-021	2180 SAN RAMON RD	SFR	1.0	926.70	550.00

Slight variances may occur due to rounding

City of Atascadero
Street & Storm Drain Maintenance No. 1
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-193-022	2190 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-023	2200 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-024	2210 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-025	2220 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-026	6190 CONEJO RD	SFR	1.0	926.70	550.00
049-193-027	6180 CONEJO RD	SFR	1.0	926.70	550.00
049-193-028	6160 CONEJO RD	SFR	1.0	926.70	550.00
049-193-029	6140 CONEJO RD	SFR	1.0	926.70	550.00
049-193-030	6100 CONEJO RD	SFR	1.0	926.70	550.00
049-193-031	2235 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-032	2225 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-033	2215 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-034	2205 SAN RAMON RD	SFR	1.0	926.70	550.00
049-193-035	2195 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-036	2185 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-037	2175 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-038	2165 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-039	2135 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-040	2125 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-041	2115 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-042	2065 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-043	2055 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-044	2100 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-045	2110 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-046	2140 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-047	2150 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-048	2160 AVENIDA MANZANA RD	SFR	1.0	926.70	550.00
049-193-051	6190 VIA HUERTO CT	SFR	1.0	926.70	550.00
70 Accounts			70.0	\$64,868.85	\$38,500.00

Slight variances may occur due to rounding

DRAFT RESOLUTION C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING DISTRICT NO. 01 (APPLE VALLEY), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO IN FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as the “City Council”), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, in connection with the proposed levy for Landscaping and Lighting District No. 01 (Apple Valley) (hereafter referred to as the “District”) and the collection of assessments related thereto for the fiscal year starting July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled “Engineer’s Annual Levy Report for the Landscaping and Lighting District No. 01 (Apple Valley), fiscal year 2024/2025” (hereafter referred to as the “Engineer’s Report”) in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the “Act”); and

WHEREAS, the City Council has carefully examined and reviewed the Engineer’s Report as presented and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer’s Report.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer’s Report as presented, consists of the following:

- a) Plans and specifications that describe the District and Improvements.
- b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel’s proportional special benefit assessment as well as a description of the assessment range formula that establishes the maximum assessment rate in subsequent fiscal years.
- c) The Budget that outlines the costs and expenses to service and maintain the improvements including incidental expenses authorized by the Act to operate the District.
- d) An Assessment Diagram that identifies the boundaries of the District.
- e) An Assessment Roll containing each of the Assessor’s Parcel Numbers that comprise the District and the proportional maximum assessment and annual assessment for fiscal year 2024/2025.

SECTION 3. The Engineer’s Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer’s Report.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION D

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 FOR LANDSCAPING AND LIGHTING DISTRICT NO. 01 (APPLE VALLEY)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Landscaping and Lighting District No. 01 (Apple Valley) (hereafter referred to as the "District") for fiscal year 2024/2025, said fiscal year commencing July 1, 2024 and ending June 30, 2025; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting and appurtenant facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting, and appurtenant facilities related thereto; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIID of the California State Constitution.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection with the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance, and servicing of improvements to be provided by the District.

b) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street lights, landscaping, parks and open space areas within the District and appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 01 (Apple Valley), and such money shall be expended for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Sections 22645-22647 of the Act, upon adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council held on the ___th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

CITY OF ATASCADERO

Fiscal Year 2024/25 Engineer's Report For:

Landscaping and Lighting District

District No. 01 (Apple Valley)

May 2024

Prepared by:



Corporate Headquarters
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Temecula, CA 92592
Toll free: 800.676.7516

CITY OF ATASCADERO
Landscaping & Lighting District No. 01
(Apple Valley)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
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CITY COUNCIL

Heather Moreno, Mayor

Susan Funk, Mayor Pro Tem

Charles Bourbeau, Council Member

Mark Dariz, Council Member

Heather Newsom, Council Member

AGENCY STAFF

Jim Lewis, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Tim Seufert, Client Services Director

Adina McCargo, Project Manager

Danielle Robison, Administrator

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1. ENGINEER’S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-045, the City Council of the City of Atascadero (the “City”), State of California, in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500 (the “1972 Act”) established the City of Atascadero Landscaping and Lighting District No. 01 (Apple Valley) (the “District”); and

WHEREAS, on May 28, 2024, the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer’s Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2024/25:

FY 2024/25 Budget Summary

Description	Total Costs	Costs Not Assessed	Proposed Assessment	Total Benefit Units	Maximum Rate	Proposed Rate Per BU
Annual Maintenance	\$80,720	(\$10,350)	\$70,370			
Special Annual Projects	3,060	0	3,060			
Administration	7,740	0	7,740			
Capital Reserve Collections/(Uses)	(2,009)	(650)	(2,659)			
Levy Adjustments	(26,511)	11,000	(15,511)			
Total	\$63,000	0	\$63,000	70	\$2,025.12	\$900.00

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1972 Act.

City Engineer



2. EXECUTIVE SUMMARY

Pursuant to the provisions of the Landscaping and *Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (hereafter referred to as the “1972 Act”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (hereafter referred to as “Article XIID”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), executed the proceedings required for the establishment of the special benefit assessment district designated as:

Landscaping and Lighting District No. 01 (Apple Valley)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as Apple Valley, Tract 2495 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2024/25, as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments will provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The boundaries of the District, the proposed improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2495; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of the District formation, the City of Atascadero conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing on May 24, 2005 to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing,



property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for Fiscal Year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

3.1 Description of the District

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the Apple Valley, Tract 2495, which encompasses an area of land totaling approximately twenty-eight acres (27.71 acres).

This residential subdivision includes seventy (70) single-family residential homes. The subdivision is situated in the northern portion of the City of Atascadero just southwest of Highway 101 and is generally located:

- South of Del Rio Road;
- North of Conejo Road;
- West of Ramona Road; and,
- East of Graves Creek

3.2 Improvements and Services Authorized by the 1972 Act

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

- 1) The installation or planting of landscaping;
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- 3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- 5) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts, and public restrooms.
- 6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- 7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;



- d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;
 - d) Compensation of any engineer or attorney employed to render services;
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

3.3 Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District (Tract 2495). These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or rights-of-way constructed and installed as part of the development plans and agreements approved for the development of each lot and parcel within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets of Tract 2495 that are within the public rights-of-way or easements and dedicated to the City for maintenance;
- Open space areas and fuel modification areas within or adjacent to the District boundaries;
- Park areas, recreational equipment, trails and landscaped drainage facilities developed and constructed as part of developing properties within Tract 2495;
- Public lighting facilities including street lighting, safety lighting and ornamental lighting installed as part of the residential development or landscaped improvement areas;
- Appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax



levied by the City or any improvement provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

3.3.1 LANDSCAPE IMPROVEMENTS

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public rights-of-way. Specifically the landscape improvement areas for this District are identified as:

- Approximately 30,580 square feet of streetscape (parkway) landscaping within the public rights-of-way located on the perimeter of the development (south side of Del Rio Road); and along various locations of the interior streets including Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, and San Ramon Road.
- Approximately 108 street trees located along Del Rio Road, Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, San Ramon Road and Conejo Road;
- Approximately 12,541 square feet of landscaping and trees within the median islands on San Ramon Road located at the two entryways to the development (Del Rio Road and Conejo Road);
- Approximately 106,460 square feet of non-irrigated open space area within the District;
- Approximately 109,837 square feet of irrigated park and open space areas within the boundaries of the District including 56,647 square feet of turf; 40,335 square feet of irrigated open space; and 12,855 square feet of landscaped slopes within two drainage basins (6,690 and 6,165 square feet respectively); along with various trees and picnic areas;
- Approximately 10,320 square feet of paths and trails, 25,394 square feet sidewalks and 5,145 linear feet of fencing within and adjacent to the various landscape improvement areas.

3.3.2 PUBLIC LIGHTING IMPROVEMENTS

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- Lighting facilities located within the landscaped areas including safety lights, security lights or ornamental lights installed as part of the District improvements.

4. ESTIMATE OF COSTS

BUDGET	Total Budget	Costs Not Assessed	2024/25 Assessment
DIRECT COSTS			
Annual Costs			
Landscape Services	\$48,450	(\$6,550)	\$41,900
Landscape Supplies	2,600	0	2,600
Landscape Utilities	14,770	(3,693)	11,077
City Landscape Services	7,400	0	7,400
Tree Trimming and Replacement/Infrastructure Improvements	7,500	(107)	7,393
Total Annual Direct Costs	80,720	(\$10,350)	\$70,370
CAPITAL EXPENDITURES			
Special Projects	\$3,060	\$0	\$3,060
Total Annual Special Projects	\$3,060	\$0	\$3,060
ADMINISTRATION EXPENSES			
Annual Administration Expenses			
City Annual Administration	\$2,190	\$0	\$2,190
Engineer's Report & Services	5,040	0	5,040
Public Noticing	510	0	510
Total Administration	\$7,740	\$0	\$7,740
TOTAL DIRECT & ADMINISTRATION COSTS	\$91,520	(\$10,350)	\$81,170
CAPITAL RESERVE COLLECTIONS/(USES)			
Landscape Rehabilitation/Replacement	\$1,300	(\$650)	\$650
Median Rehabilitation/Replacement	238	0	238
Open Space Rehabilitation/Replacement	1,120	0	1,120
Tree Rehabilitation/Replacement	(5,467)	0	(5,467)
Other Rehabilitation/Replacement	800	0	800
Total Annual Capital Reserve Collections/(Uses)	(2,009)	(\$650)	(2,659)
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	(\$2,116)	\$0	(\$2,116)
Interest Income - Operating Reserve Fund	(1,804)	0	(1,804)
Contributions from other Sources	(11,000)	(11,000)	0
Reserve Collection/(Use)	(11,591)	0	(\$11,591)
Total Levy Adjustments	(\$26,511)	(\$11,000)	(\$15,511)
BALANCE TO LEVY	\$63,000	\$0	\$63,000
DISTRICT STATISTICS			
Total Parcels			74
Parcels Levied			70
Total EBU ⁽¹⁾			70
Levy per EBU			\$900.00
Maximum Levy per EBU			\$2,025.12
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance			\$54,933
Operational Reserve Interest			1,804
Surplus Transfer from Improvement Fund			15,721
Operational Reserve Collection (Use)			(15,511)
Estimated Ending Operating Reserve Balance			\$56,947
Beginning Improvement Fund Balance			\$82,427
Improvement Fund Interest			2,116
Surplus Transfer to Operations Fund			(15,721)
Improvement Fund Collection/(Use)			(2,009)
Estimated Ending Improvement Fund Balance			\$66,813

⁽¹⁾ Levy per EBU rate does not include the County of San Luis Obispo fee of \$2.00 per parcel



5. METHOD OF ASSESSMENT

5.1 General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of Article XIII.D. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

5.2 Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1972 Act and Article XIII.D. The improvements provided by this District and for which properties will be assessed have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

5.2.1 SPECIAL BENEFIT

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.



- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

5.2.2 GENERAL BENEFIT

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of developing properties within the District and the ongoing maintenance and operation of these improvements will directly affect the properties within the District. Although the improvements include public areas, easements, rights-of-way and other amenities available or visible to the public at large, the construction and installation of these improvements were only necessary for the development of properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

5.3 Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special

benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the proposed improvements it has been determined that each of the residential parcels within the District receives special benefits from the improvements to be funded by annual assessments and based on the planned property development a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit.

5.3.1 EQUIVALENT BENEFIT UNITS:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

5.3.2 EBU APPLICATION BY LAND USE:

- (1) **Single-family Residential** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against regarding special benefit (i.e. Equivalent Benefit Unit "EBU").
- (2) **Multi-family Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately

assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single-family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for remaining units.

- (3) Condominium/Town-home Units** — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).
- (4) Planned-Residential Development** — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).
- (5) Vacant Residential** — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent

of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.00 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.00 EBU (parcels in excess of 25 acres are assigned 25.00 EBU). Parcels less than one acre, shall be assigned a minimum of 1.00 EBU (similar to a vacant lot within a residential tract).

(6) Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

(7) Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU’s) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU’s of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

5.4 Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment



amount for Fiscal Year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.
- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for Fiscal Year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-Hayward Area from February to February. The Maximum Assessment rate was increased by 3.000% for Fiscal Year 2024/25.

Beginning with Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate is established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District’s annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living. In January 2018, BLS introduced a new geographic area sample for the CPI. As part of the change the index for this area was renamed from San Francisco-Oakland-San Jose to San Francisco-Oakland-Hayward. The metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California. This CPI will be used going forward.

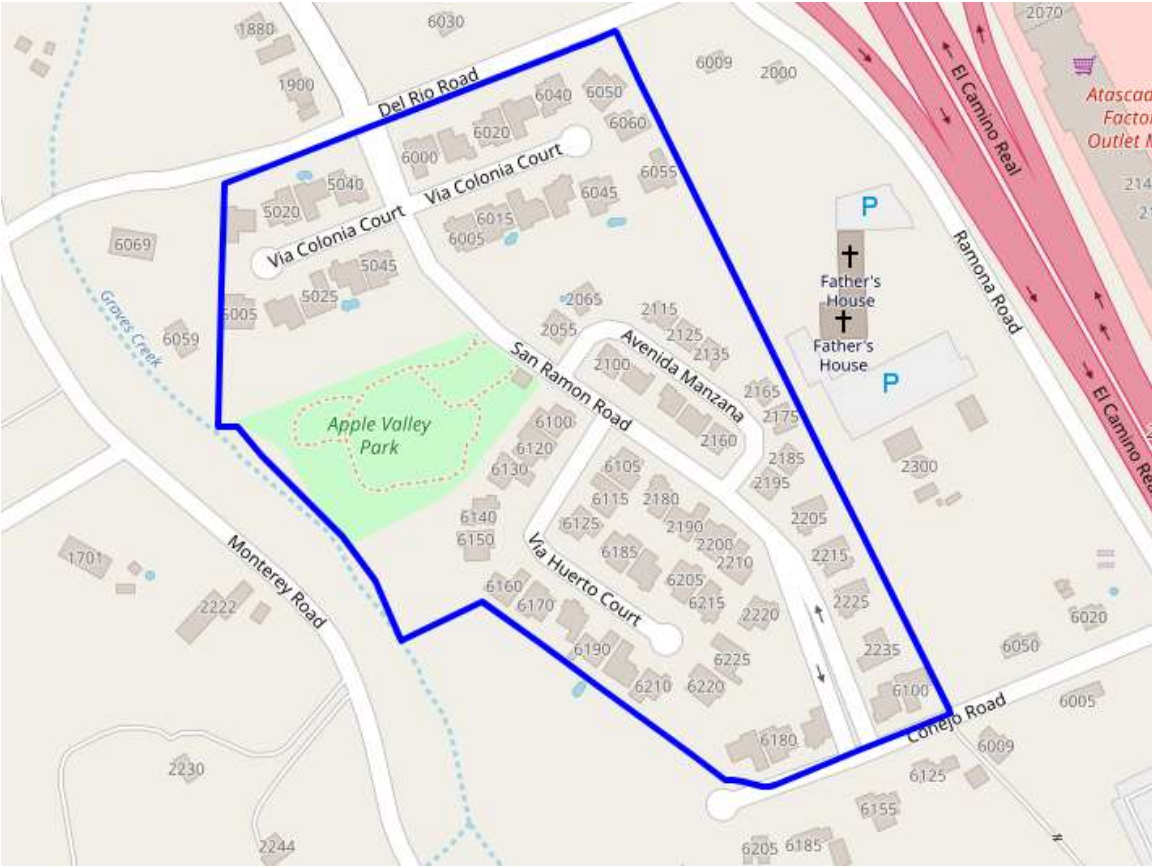
Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Landscaping and Lighting District No. 01 (Apple Valley) consist of the lots, parcels and subdivisions of land located in the planned residential development known as Apple Valley, Tract 2495. The District covers approximately twenty-eight acres (27.71 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor’s Maps and the San Luis Obispo County Assessor’s information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, rights-of-way, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of Atascadero
Landscaping & Lighting Maint Dist No. 1
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Amount
049-192-001	6000 VIA COLONIA CT	SFR	1.0	\$2,025.12	\$900.00
049-192-002	6010 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-003	6020 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-004	6030 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-005	6040 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-006	6050 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-007	6060 VIA COLONIA RD	SFR	1.0	2,025.12	900.00
049-192-008	6055 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-009	6045 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-010	6035 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-011	6025 VIA COLONIA RD	SFR	1.0	2,025.12	900.00
049-192-012	6015 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-013	6005 VIA COLONIA RD	SFR	1.0	2,025.12	900.00
049-192-014	5045 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-015	5035 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-016	5025 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-017	5015 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-018	5005 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-019	5010 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-020	5020 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-021	5030 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-192-022	5040 VIA COLONIA CT	SFR	1.0	2,025.12	900.00
049-193-001	6100 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-002	6120 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-003	6130 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-004	6140 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-005	6150 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-006	6160 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-007	6170 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-008	6180 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-010	6200 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-011	6210 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-012	6220 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-013	6225 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-014	6215 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-015	6205 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-016	6195 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-017	6185 VIA HUERTO RD	SFR	1.0	2,025.12	900.00
049-193-018	6125 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-019	6115 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-020	6105 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
049-193-021	2180 SAN RAMON RD	SFR	1.0	2,025.12	900.00

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 1
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Amount
049-193-022	2190 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-023	2200 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-024	2210 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-025	2220 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-026	6190 CONEJO RD	SFR	1.0	2,025.12	900.00
049-193-027	6180 CONEJO RD	SFR	1.0	2,025.12	900.00
049-193-028	6160 CONEJO RD	SFR	1.0	2,025.12	900.00
049-193-029	6140 CONEJO RD	SFR	1.0	2,025.12	900.00
049-193-030	6100 CONEJO RD	SFR	1.0	2,025.12	900.00
049-193-031	2235 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-032	2225 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-033	2215 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-034	2205 SAN RAMON RD	SFR	1.0	2,025.12	900.00
049-193-035	2195 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-036	2185 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-037	2175 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-038	2165 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-039	2135 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-040	2125 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-041	2115 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-042	2065 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-043	2055 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-044	2100 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-045	2110 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-046	2140 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-047	2150 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-048	2160 AVENIDA MANZANA RD	SFR	1.0	2,025.12	900.00
049-193-051	6190 VIA HUERTO CT	SFR	1.0	2,025.12	900.00
70 Accounts			70.0	\$141,758.56	\$63,000.00

Slight variances may occur due to rounding



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B3

Department: Administrative Services
Date: 6/25/24
Placement: Public Hearing

TO: JAMES R. LEWIS, CITY MANAGER
FROM: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES
PREPARED BY: DAWN PATTERSON, ACCOUNTING SPECIALIST
SUBJECT: De Anza Estates Assessment Districts

RECOMMENDATION:

Council:

1. Adopt Draft Resolution A, approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto for Fiscal Year 2024/2025.
2. Adopt Draft Resolution B, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Street and Storm Drain Maintenance District No. 03 (De Anza Estates).
3. Adopt Draft Resolution C, approving the final Engineer's Report regarding the Landscaping and Lighting District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto in Fiscal Year 2024/2025.
4. Adopt Draft Resolution D, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Landscaping and Lighting District No. 03 (De Anza Estates).

REPORT IN BRIEF:

Adoption of the annual Draft Resolutions A-D declaring the City's intention to levy and collect assessments for fiscal year 2024/2025 for the De Anza Estates Street and Storm Drain Maintenance and the Landscaping and Lighting Maintenance Districts.

DISCUSSION:

The City Council formed and began assessing Street and Storm Drain Maintenance District No.03 (De Anza Estates) in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the De Anza Estates subdivision.

The City Council also formed and began assessing Landscaping and Lighting Maintenance District No.03 (De Anza Estates) in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscaping and lighting improvements within the De Anza Estates subdivision.

NBS, an independent financial consultant, was hired to prepare the engineer's reports for the two districts. The engineer's reports and the levies must be approved by Council annually. This is done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the Engineer's Reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight's public hearing was established. The resolutions that are before the Council tonight are for the final approval of the Engineer's Reports and for the approval of the annual levies.

The proposed assessments for fiscal year 2024/2025 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the City may increase the Maximum Assessment Rate for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased by 3.0% (CPI) this year for both districts.

An Assessment Information Notice was mailed to all property owners on April 22, 2024. The notice provided City staff contact information for questions and comments, dates for the related Council meetings, information on how to participate in the meeting, and the proposed and current levies for both districts.

Staff has reviewed the short and long-term costs to maintain the districts and recommends the total cost of both districts remains flat when compared to the prior year. The Landscaping and Lighting District levy is about 15% of the allowable maximum annual assessment and the Street and Storm Drain District is about 60% of the allowable maximum annual assessment.

District	Amount Per EBU Assessment Fiscal Year 2023-24	Amount Per EBU Proposed Assessment Fiscal Year 2024-25
Atascadero Street and Storm Drain Maintenance District No. 03 De Anza Estates - Senior Housing	\$ 342.48	\$ 342.48
Atascadero Street and Storm Drain Maintenance District No. 03 De Anza Estates - Single Family Residential	\$ 681.50	\$ 681.50
Atascadero Landscaping and Lighting Maintenance District No. 03 De Anza Estates	\$ 250.00	\$ 250.00

FISCAL IMPACT:

Annual assessments for 2024/2025 will total \$30,562 for road/drainage system maintenance and \$15,875 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in De Anza Estates. The City General Fund will contribute \$1,400 for the Fiscal Year 2024/2025 for half of the maintenance costs of the trails and open space.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT(S):

1. Draft Resolution A
2. Draft Resolution B
3. Engineer's Annual Levy Report Street and Storm Drain Maintenance District No. 03 (De Anza Estates)
4. Draft Resolution C
5. Draft Resolution D
6. Engineer's Annual Levy Report - Landscaping and Lighting District No. 03 (De Anza Estates)

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 03 (DE ANZA ESTATES), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as "City Council"), pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with the Act in connection with Street and Storm Drain Maintenance District No. 03 (De Anza Estates) (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto for fiscal year 2024/2025, said fiscal year starting July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for Street and Storm Drain Maintenance District No. 03 (De Anza Estates), fiscal year 2024/2025" (hereafter referred to as "Engineer's Report") in accordance with the Act; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following:

- a) Plans and specifications that describe the District and Improvements.
- b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment.
- c) The Budget that outlines the costs and expenses to service and maintain the improvements including incidental expenses to operate the District.
- d) An Assessment Diagram that identifies the boundaries of the District.
- e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and the assessment for fiscal year 2024/2025.

SECTION 3. The Engineer’s Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer’s Report.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 FOR STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 03 (DE ANZA ESTATES)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings to levy special benefit assessments against parcels of land within Street and Storm Drain Maintenance District No. 03 (De Anza Estates) (hereafter referred to as the “District”) for the fiscal year commencing July 1, 2024 and ending June 30, 2025; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the “Act”) to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer’s Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the City Council conducted in May 2005 a property owner protest ballot proceeding for the District assessments proposed to be levied and majority protest of the assessments described in the Engineer’s Report did not exist pursuant to the provisions of the California State Constitution Article XIII D.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer’s Report prepared in connection therewith; the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer’s Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within District will receive special benefit by the operation, maintenance, and servicing of improvements to be provided by the District.
- b) The District includes the lands receiving such special benefit.
- c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible

parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street right-of-way improvements and storm drain facilities within the District and the appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the establishment of the maximum assessment rate described in the Engineer’s Report and the levy of assessments for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Section 54718 of the Act, upon adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

CITY OF ATASCADERO

Fiscal Year 2024/25 Engineer's Report For:

Street and Storm Drain Maintenance District No. 03 (De Anza Estates)

May 2024

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 03
(De Anza Estates)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Heather Moreno, Mayor

Susan Funk, Mayor Pro Tem

Charles Bourbeau, Council Member

Mark Dariz, Council Member

Heather Newsom, Council Member

AGENCY STAFF

Jim Lewis, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Tim Seufert, Client Services Director

Adina McCargo, Project Manager

Danielle Robison, Administrator

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1. ENGINEER’S LETTER

WHEREAS, on August 9, 2005 by Resolution No. 2005-071, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703 (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (hereafter referred to as the "California Constitution"), established the City of Atascadero Street and Storm Drain Maintenance District No. 03 (De Anza Estates) (the "District"); and

WHEREAS, on May 28, 2024, the City Council, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer’s Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2024/25:

FY 2024/25 Summary of Assessment

Description	Zone A - Amount	Zone B - Amount	Total Amount
Estimated Annual Costs	\$8,121	\$14,389	\$22,510
Capital Reserve Collection/(Uses)	\$12,695	\$19,042	\$31,736
Levy Adjustments	(\$9,947)	(\$13,737)	(\$23,684)
Balance to Levy ⁽¹⁾	\$10,868	\$19,694	\$30,562
Fiscal Year 2024/25 Maximum Rate ⁽²⁾	\$920.14	\$1,137.59	
Fiscal Year 2024/25 Proposed Applied Rate ⁽²⁾	\$342.48	\$681.50	

(1) Total Levy Amount is rounded up to the nearest dollar.

(2) Rates above are per Equivalent Benefit Unit.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1982 Act.

City Engineer



2. EXECUTIVE SUMMARY

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the “1982 Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* (hereafter referred to as the “California Constitution”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), proposed to form and levy special benefit assessments for the district designated as:

Street and Storm Drain Maintenance District No. 03 (De Anza Estates)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as De Anza Estates, Tract 2498 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2024/25.

The City Council formed the District and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the street and storm drain improvements and facilities associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities. The annual assessments described herein will provide a funding source for the continued operation and maintenance of streets, storm drain system and appurtenant facilities installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the streets and storm drain system that provides special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2498; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of this District’s formation, the City conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the *California Constitution, Article XIID Section 4*. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District and



levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. The tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein; therefore, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for Fiscal Year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, proposed services, the annual budget or assessments for that fiscal year and the City Council may hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

3.1 Benefiting Properties within the District

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the De Anza Estates, Tract 2498, which encompasses an area of land totaling approximately seventy-six acres (75.84 acres).

This subdivision includes twenty-six (26) Single-Family Residential Units and sixty (60) Modified Housing/Senior Housing Units. The subdivision is situated in the northern portion of the City of Atascadero northeast of Highway 101 and is generally located:

- At the North end of El Camino Real;
- North and East of U.S. HWY 101; and,
- South and West of the Salinas River.

3.2 Funding Authorized by the 1982 Act

As generally defined by the Benefit Assessment Act of 1982 and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

- Drainage and Flood Control;
- Streets and Roads.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of drainage and flood control facilities as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

3.3 Description of Improvements and Services

The purpose of this District is to fund the activities necessary to maintain and service the local streets and the drainage and flood control systems constructed and installed in connection with development of properties within the residential subdivision known as (De Anza Estates), Tract 2498 pursuant to approved development plans and agreements. The improvements may consist of all or a portion of the public streets, drainage and flood control facilities associated with Tract 2498 and the maintenance of these improvements may include but are not limited to the materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition. The maintenance of the improvements and related activities shall be funded entirely or partially through the District assessments. The District improvements and services are generally described as:

- Street maintenance that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, bridges, driveway approaches, sidewalks, barricades, delineation, signage



or other facilities within the public street rights-of-way installed in connection with the development of properties in Tract 2498 and that have been dedicated to the City;

- Storm drain and flood control maintenance that may include but is not limited to inspection, repair and servicing of drainage basins, inlets, catch basins, manholes, outlets, drywells, pumps, filters and storm drain pipes installed in connection with the development of properties of Tract 2498 as well as any off-site improvements and facilities directly associated with the aforementioned infrastructure that is deemed necessary to service or protect the properties including waste water treatment;
- The appurtenant, equipment, materials and service contracts related to the aforementioned improvements and facilities;
- Specifically excluded are those improvements or facilities: located on private property or common areas; that may be provided or maintained by an agency other than the City; that may be provided by another assessment or tax levied by the City; or that may be provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

3.3.1 STREET MAINTENANCE

The street maintenance program may include, but is not limited to: the repair of potholes, cracks or other failures in the asphalt surface; repair or replacement of curbs, gutters, driveway approaches and sidewalks as required as part of maintaining the streets; repair or installation of street signs, barricades, fencing or other delineation; mechanized sweeping and cleaning of the streets and gutters; slurry sealing, overlays and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City's Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits. Specifically, the street improvements for this District are identified as:

- Approximately 66,000 square feet of asphalt street surface located on the interior streets of the development identified as El Camino Real north of the Upper Bridge Crossing; Ferrocarril Road from the Graves Creek Bridge northeast to the end of Tract 2498; and De Anza Court.
- Approximately 5,700 linear feet of curb and gutter along El Camino Real, Ferrocarril Road, and De Anza Court, 26 driveway approaches and various street signs within the District;
- Two bridges identified as the Upper Bridge Crossing (located on El Camino Real at the entryway to the tract) and the Graves Creek Bridge (located on Ferrocarril Road located at the entryway to the senior housing development);
- Specifically not included as part of the street maintenance program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance and servicing of the improvements that will extend the useful life of the

street improvements, the assessments are not intended to fund major replacements or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters or driveway approaches. The costs of extensive replacement or reconstruction activities such as grinding and resurfacing of the asphalt; and replacement of curbs, gutters driveway approaches and sidewalks is significantly more than the amount that can reasonably be collected annually under the provisions of the 1982 Act. When such repairs or activities are deemed necessary, the City will consider various financing options including new or increased assessments for property owner approval. Also not included as part of the street maintenance program are the street improvements within the senior housing development (street improvements southwest of the Graves Creek Bridge). The street improvements and facilities within the senior housing development shall be maintained and funded through a Homeowner's Association or similar entity.

The Public Works Department shall authorize the operational activities and maintenance of the public street and right-of-way improvements, facilities and services that may include, but are not limited to:

- Regular street sweeping services necessary to control dirt and debris on street surfaces and gutters;
- Annual inspection of street surface and repair of potholes and surface cracks as needed;
- Periodic slurry or overly of street surfaces and driveway approaches (typically one or the other once every five years);
- Periodic re-stripping of traffic lanes, bike lanes, street parking areas, crosswalks and intersections (typically in conjunction with slurry or overly activities);
- Graffiti abatement of public improvements within the street rights-of-way that are maintained by the District including but not limited to sandblasting, repainting and repair of fences, walls, barricades, sidewalks and signage as needed;
- Annual inspection and periodic repair or replacement of decorative street- pavers as needed;
- Annual inspection and minor repairs of curbs, gutters, driveway approaches and sidewalks including partial segment replacements as needed to ensure pedestrian and vehicle safety or the integrity of the street;
- Annual inspection and periodic repair or rehabilitation of street signs and traffic control devices;
- Annual inspection and repair of barricades, street-fencing, delineation or retaining walls within the street rights-of-way as needed.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis, such as slurry sealing or overlaying the asphalt streets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City (approximately every five years). This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

3.3.2 STORM DRAIN AND FLOOD CONTROL MAINTENANCE

The storm drain and flood control system associated with the District may include but is not limited to: drainage basins and bio-filters; channel ways; storm drain inlets, catch basins, manholes, outlets; drywells, pumps, filters and pipes. The storm drain system to be maintained primarily involves on-site facilities (within the District boundaries) but may also include off-site improvements such as water treatment equipment, facilities or services mandated or required by Federal, State or County regulations for water pollution control. The annual assessments for this District are intended to support a storm drain and flood control maintenance program that will adequately regulate and control storm water runoff resulting from the development of properties within the District. This maintenance program may include but is not limited to: inspection and documentation of the system; cleaning, servicing or repair of the facilities and equipment; and the partial replacement or rehabilitation of equipment and facilities. The storm drain and flood control system includes but is not limited to:

- A single drainage basin of approximately 9,000 square feet;
- A total of approximately three (3) inlets, catch basins, manholes or outlets located within the single-family residential portion of Tract 2498;
- Approximately 200 linear feet of 24 inch storm drain pipe.

The Public Works Department shall authorize and schedule the operational activities and maintenance of the storm drain and storm water pollution treatment infrastructure, facilities and services that may include, but are not limited to:

- Cleaning of storm drain inlets, catch basins, manholes and pipes as needed;
- Stencil maintenance and documentation of facilities as required by Federal, State or County regulations;
- Cleaning and landscape maintenance of the drainage basins, bio-filter areas or channel ways as needed;
- Debris removal and pest control in and around the storm drain facilities as needed;
- Minor repairs and maintenance of the storm drain inlets, catch basins and outlets as needed;
- Street sweeping services necessary to control debris and water flow for the storm drain system; and,
- The operational costs related to NPDES compliance requirements.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis such as minor repairs to the storm drain inlets, catch basins and outlets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent as needed to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

4. ESTIMATE OF COSTS

Budget	Zone A (Senior Housing)	Zone B (SF-Residential)	2024/2025 Assessment
DIRECT COSTS			
Streets, Roads & Storm Drain Improvements			
Drainage Maintenance Services	\$0	\$3,610	\$3,610
Street Sweeping Services	660	990	1,650
Inspection & Operational Services - Roads, Drainage	1,664	2,496	4,160
Traffic Sign Replacement	0	0	0
Street Maintenance	2,992	4,488	7,480
Total Annual Direct Costs	\$5,316	\$11,584	\$16,900
ADMINISTRATION EXPENSES			
City Annual Administration	\$810	\$810	\$1,620
Engineer's Report & Services	1,945	1,945	3,890
Public Noticing	50	50	100
Total Administration Costs	\$2,805	\$2,805	\$5,610
TOTAL DIRECT & ADMINISTRATION COSTS	\$8,121	\$14,389	\$22,510
CAPITAL RESERVE COLLECTIONS/(USES)			
Collection for Street Surface Activities	\$6,638	\$9,957	\$16,111
Collection for Street Re-striping	35	53	86
Collection for Repair Activities: Curbs, Gutters, Approaches & Sidewalks	120	179	290
Collection for Debris Removal	127	190	307
Collection for Bridges	8,594	5,729	14,323
Collection for Storm Drain Infrastructure	46	68	114
Total Capital Reserve Collections/(Uses)	\$15,559	\$16,177	\$31,736
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	(\$6,599)	(\$9,112)	(\$15,711)
Interest Income - Operating Reserve Fund	(180)	(249)	(429)
Reserve Fund Collection (Use)	(3,169)	(4,376)	(7,544)
Total Levy Adjustments	(\$9,947)	(\$13,747)	(\$23,684)
BALANCE TO LEVY	\$13,733	\$16,829	\$30,562
DISTRICT STATISTICS			
Total Parcels	61	28	89
Parcels Levied	60	26	86
Total EBU ⁽¹⁾	37.50	26	63.50
Proposed Levy per EBU	\$342.48	\$681.50	
Maximum Levy per EBU	\$920.14	\$1,137.59	
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance	\$6,113	\$8,441	\$14,554
Operational Reserve Interest	180	249	429
Surplus Transfer from Improvement Fund	9,801	13,535	23,335
Operational Reserve Collection (Use)	(9,947)	(13,737)	(23,684)
Ending Operating Reserve Balance	\$6,146	\$8,488	\$14,634
Beginning Improvement Fund Balance	\$214,779	\$296,599	\$495,744
Improvement Fund Interest	6,599	9,112	15,711
Surplus Transfer to Operations Fund	(9,801)	(13,535)	(23,335)
Improvement Fund Collection/(Use)	15,559	16,177	31,736
Estimated Ending Improvement Fund Balance	\$227,136	\$308,354	\$535,490

⁽¹⁾ Levy per EBU rate does not include the County of San Luis Obispo fee of \$2.00 per parcel



5. METHOD OF ASSESSMENT

5.1 General

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements as well as streets, roads and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service”.

Furthermore:

“The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized ... is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments.... The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

5.2 Benefit Analysis

Each of the proposed improvements and services, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The street and storm drain improvements associated with this District were necessary and essential requirements for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since each parcel to be assessed within the District could not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the appearance, use and preservation of the properties within the District and such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance of streets and appurtenant facilities allows individual parcels to be used to their fullest extent by ensuring the safe and

efficient movement of people and goods to and from the benefiting properties. Likewise, the maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to preservation and protection of private property. Together the maintenance and servicing of the streets and storm drain system contributes to a specific enhancement of each of the parcels within the District and the absence of adequate maintenance and servicing of the District improvements could eventually have a negative impact on properties within the District.

Although the improvements may include public streets and storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

5.3 Assessment Methodology

The costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIII D Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District based on similarities and differences in parcel land use.

5.3.1 ZONES OF BENEFIT:

While it has been determined that the improvements to be maintained by the District are entirely a special benefit to properties within the District (No measurable general benefit), upon review of the various improvements, the location and need for such improvements and the proposed development of properties within the District it has been determined that the improvements and services that will benefit the single-family residential properties are not identical to the improvements and services that will benefit the senior housing development, although they do share in the benefit of some of the improvements. Therefore, it has been determined that two separate zones of benefit are required to appropriately allocate the costs of

maintaining the improvements and establish proportional special benefit assessments. The properties associated with the senior housing development have been identified and designated as “Zone A”, and the single-family residential properties within Tract 2498 have been identified and designated as “Zone B” based on the improvements associated with those properties.

- (1) Zone A (Senior Housing Portion of Tract 2489)** — It has been determined that these properties benefit and shall proportionately share in the costs associated with maintaining and servicing the Upper Bridge Crossing, El Camino Real and the western portion of Ferrocarril Road leading into these properties. It has also been determined that the construction of the Graves Creek Bridge was only necessary for the development of these properties and therefore the cost to service and maintain this facility shall be entirely allocated to these properties. Conversely, the storm drain improvements that will be maintained by the City within Tract 2498 have been constructed as part of developing the twenty-six single-family residential properties and it has been determined that the senior housing properties do not receive direct and special benefit from those particular improvements. While these properties will not be assessed for the storm drain improvements, it should be noted that some storm drain facilities will be constructed as part of the senior housing development; however these improvements are not included in this District and will be provided and maintained by a Homeowner’s Association or similar entity.
- (2) Zone B (Single-Family Residential Portion of Tract 2498)** — Along with the properties in Zone A, the single-family residential properties within Tract 2498 benefit and shall proportionately share in the costs associated with maintaining and servicing the Upper Bridge Crossing and El Camino Real. In addition, the overall development of these particular properties required the construction and installation of the street improvements on Ferrocarril Road and De Anza Court as well as the entire storm drain system to be maintained by the District. Therefore, the cost of maintaining and servicing these particular improvements shall be budgeted and allocated proportionately to only those properties in Zone B. Conversely, the construction of the Graves Creek Bridge was only necessary for the development of the senior housing and the properties within Zone B will not share in the cost of maintaining this particular facility.

5.3.2 EQUIVALENT BENEFIT UNITS:

To assess benefits equitably it is necessary to relate each property’s proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1982 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property’s specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.



5.3.3 EBU APPLICATION BY LAND USE:

- (1) **Single-family Residential** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against (i.e. Equivalent Benefit Unit “EBU”).
- (2) **Multi-family Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel’s total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases, the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single-family residential property is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for the remaining units.
- (3) **Condominium/Town-home Units** — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).
- (4) **Modified Housing/Senior Housing Units** — Modified Housing or Senior Housing is generally defined as residential units that would typically be classified as Condominiums or Town-homes, but have specific deed restrictions that may limit the size or use of all units within the development. This classification is not applicable to individual single-family residential parcels unless all single-family residential parcels within that particular development or subdivision have the same restrictions.

(For example: One or more single-family units within a subdivision that are deed restricted as “Affordable Housing” or “Senior Housing” does not qualify for this land use classification, unless all the units within that development have the same or similar deed restrictions.) Since this classification generally involves Condominium or Town-home type properties, that are generally assigned 0.75 EBU, it has been determined that an appropriate allocation of special benefit for modified housing units or senior housing units is best represented by an assignment of 0.625 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to a single APN.

- (5) Planned-Residential Development** — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).
- (6) Vacant Residential** — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property’s special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.0 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU). Parcels less than one acre, shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract).
- (7) Exempt Parcels** — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include but is not limited to:
- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
 - Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.;



- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

(8) Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel’s total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Modified Housing/Senior Housing Units	0.625	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU’s) is the sum of the individual EBU’s applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU’s of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.



Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

5.4 Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for Fiscal Year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to the future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.
- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for Fiscal Year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of "All Urban Consumers" for the San Francisco-Oakland-San Jose Area from February to February. The Maximum Assessment rate was increased by 3.000% for Fiscal Year 2024/25.

Beginning with Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District's annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living. In January 2018, BLS introduced a new geographic area sample for the CPI. As part of the change the index for this area was renamed from San Francisco-Oakland-San Jose to San Francisco-Oakland-Hayward. The metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California. This CPI will be used going forward.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of



apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications is permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Street and Storm Drain Maintenance District No. 03 (De Anza Estates) consist of the lots, parcels and subdivisions of land located in the residential development known as De Anza Estates, Tract 2498. The District covers approximately seventy-six acres (75.84 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor’s Maps and the San Luis Obispo County Assessor’s information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of Atascadero
Street & Storm Drain Maintenance No. 3
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-044-002	755 N FERROCARRIL RD	Single Family Residential	1.000	\$1,137.60	\$681.50
049-044-003	765 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-004	805 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-005	905 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-006	955 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-007	1025 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-008	1055 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-009	1155 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-010	1255 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-011	1305 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-012	1355 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-013	1200 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-014	1100 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-015	1000 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-016	950 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-017	860 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-018	850 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-019	870 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-020	880 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-044-021	705 DE ANZA CT	Single Family Residential	1.000	1,137.60	681.50
049-044-022	725 DE ANZA CT	Single Family Residential	1.000	1,137.60	681.50
049-044-023	750 DE ANZA CT	Single Family Residential	1.000	1,137.60	681.50
049-044-024	740 DE ANZA CT	Single Family Residential	1.000	1,137.60	681.50
049-044-025	720 DE ANZA CT	Single Family Residential	1.000	1,137.60	681.50
049-044-026	700 DE ANZA CT	Single Family Residential	1.000	1,137.60	681.50
049-044-033	655 N FERROCARRIL RD	Single Family Residential	1.000	1,137.60	681.50
049-046-002	503 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-003	505 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-004	507 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-005	509 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-006	511 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-007	513 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-008	515 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-009	517 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-010	519 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-011	521 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-012	524 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-013	526 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-014	528 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-015	530 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-016	532 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-017	534 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04

Slight variances may occur due to rounding

City of Atascadero
Street & Storm Drain Maintenance No. 3
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APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-046-018	536 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-019	538 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-020	540 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-021	542 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-022	572 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-023	574 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-024	576 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-025	578 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-026	580 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-027	582 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-028	584 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-029	586 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-030	588 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-031	590 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-032	592 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-033	551 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-034	553 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-035	555 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-036	557 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-037	559 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-038	561 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-039	563 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-040	565 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-041	567 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-042	595 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-043	597 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-044	599 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-045	603 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-046	605 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-047	601 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-048	609 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-049	607 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-050	610 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-051	612 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-052	614 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-053	616 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-054	618 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-055	620 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-056	622 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-057	624 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-058	626 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-059	628 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04

Slight variances may occur due to rounding

City of Atascadero
Street & Storm Drain Maintenance No. 3
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-046-060	630 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
049-046-061	501 N FERROCARRIL RD	Senior Housing Units	0.625	711.00	214.04
86 Accounts			63.500		\$30,561.40
86 Total Accounts			63.500		\$30,561.40

Slight variances may occur due to rounding

DRAFT RESOLUTION C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING DISTRICT NO. 03 (DE ANZA ESTATES), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO IN FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as the "City Council"), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, in connection with the proposed levy for Landscaping and Lighting District No. 03 (De Anza Estates) (hereafter referred to as the "District") and the collection of assessments related thereto for the fiscal year starting July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for the Landscaping and Lighting District No. 03 (De Anza Estates), fiscal year 2024/2025" (hereafter referred to as the "Engineer's Report") in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following:

a) Plans and specifications that describe the District and Improvements.
b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment as well as a description of the assessment range formula that establishes the maximum assessment rate in subsequent fiscal years.
The Budget that outlines the costs and expenses to service and maintain the improvements including incidental expenses authorized by the Act to operate the District.

c) An Assessment Diagram that identifies the boundaries of the District.
d) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and annual assessment for fiscal year 2024/2025.

SECTION 3. The Engineer’s Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer’s Report.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION D

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ATASCADERO, CALIFORNIA, ORDERING THE LEVY AND
COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 FOR
LANDSCAPING AND LIGHTING DISTRICT NO. 03
(DE ANZA ESTATES)**

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Landscaping and Lighting District No. 03 (De Anza Estates) (hereafter referred to as the "District") for fiscal year 2024/2025, said fiscal year commencing July 1, 2024 and ending June 30, 2025; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting and appurtenant facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting, and appurtenant facilities related thereto; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIID of the California State Constitution.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection with the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within District will receive special benefit by the operation, maintenance, and servicing of improvements to be provided by the District.
- b) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration, and servicing of the improvements that may include, but is not limited to local streetlights, landscaping, parks and open space areas within the District and appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 03 (De Anza Estates), and such money shall be expended for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Sections 22645-22647 of the Act, upon adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

CITY OF ATASCADERO

Fiscal Year 2024/25 Engineer's Report For:

Landscaping and Lighting District

No. 03 (De Anza Estates)

May 2024

Prepared by:



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**CITY OF ATASCADERO
Landscaping & Lighting District No. 03
(De Anza Estates)**

**6500 Palma Avenue
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CITY COUNCIL

Heather Moreno, Mayor

Susan Funk, Mayor Pro Tem

Charles Bourbeau, Council Member

Mark Dariz, Council Member

Heather Newsom, Council Member

AGENCY STAFF

Jim Lewis, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Tim Seufert, Client Services Director

Adina McCargo, Project Manager

Danielle Robison, Administrator

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1. ENGINEER’S LETTER

WHEREAS, on August 9, 2005, by Resolution No. 2005-074, the City Council of the City of Atascadero (the “City”), State of California, in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500 (the “1972 Act”) established the City of Atascadero Landscaping and Lighting District No. 03 De Anza Estates (the “District”); and

WHEREAS, on May 28, 2024, the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer’s Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2024/25:

FY 2024/25 Budget Summary

Description	Total Costs	Costs Not Assessed	Proposed Assessment	Total Benefit Units	Maximum Rate	Proposed Rate Per BU
Annual Maintenance	\$12,110	(\$895)	\$11,215			
Special Projects	5,000	0	5,000			
Administration	7,620	0	7,620			
Capital Reserve	1,614	(500)	1,114			
Collections/(Use)	(10,469)	1,395	(9,074)			
Total	\$15,875	\$0	\$15,875	63.50	\$1,631.17	\$250.00

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1972 Act.

City Engineer



2. EXECUTIVE SUMMARY

Pursuant to the provisions of the Landscaping and *Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (hereafter referred to as the “1972 Act”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (hereafter referred to as “Article XIID”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), executed the proceedings required for the establishment of the special benefit assessment district designated as:

Landscaping and Lighting District No. 03 (De Anza Estates)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as De Anza Estates, Tract 2498 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2024/25, as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments will provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The boundaries of the District, the proposed improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2498; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of the District formation, the City of Atascadero conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing on August 9, 2005 to consider public testimonies, comments and written protests



regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for Fiscal Year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

3.1 Description of the District

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the De Anza Estates, Tract 2498, which encompasses an area of land totaling approximately seventy-six acres (75.84 acres).

This subdivision is planned to include twenty-six (26) Single-Family Residential Units and sixty (60) Modified Housing/Senior Housing Units at build-out. The planned subdivision is situated in the northern portion of the City of Atascadero northeast of Highway 101 and is generally located:

- At the North end of El Camino Real;
- North and East of U.S. HWY 101; and,
- South and West of the Salinas River.

3.2 Improvements and Services Authorized by the 1972 Act

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

- 1) The installation or planting of landscaping;
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- 3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- 5) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts, and public restrooms.
- 6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- 7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;



- e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;
 - d) Compensation of any engineer or attorney employed to render services;
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - f) Costs associated with any elections held for the approval of a new or increase assessment.

3.3 Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District (Tract 2498). These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or rights-of-way constructed and installed as part of the development plans and agreements approved for the development of each lot and parcel within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets of Tract 2498 that are within the public rights-of-way or easements and dedicated to the City for maintenance;
- Open space areas and fuel modification areas within or adjacent to the District boundaries;
- Park areas, recreational equipment, trails and landscaped drainage facilities developed and constructed as part of developing properties within Tract 2498;
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner’s Association or similar entity.
- Public lighting facilities including street lighting, safety lighting and ornamental lighting installed as part of the residential development or landscaped improvement areas;
- Appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City;



improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner’s Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

3.3.1 LANDSCAPE IMPROVEMENTS

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public rights-of-way. Specifically the landscape improvement areas for this District are identified as:

- Approximately 43,560 square feet of streetscape (parkway embankment) landscaping within the public rights-of-way located on El Camino Real within the boundaries of Tract 2498;
- An estimated 150 trees, including trees within the landscaped area on El Camino Real, various trees within the open space area and the street trees within the street right-of-way on Ferrocarril Road;
- Approximately 175,550 square feet (4.03 acres) of landscaped area in and around the two (2) drainage basins within Tract 2498;
- Approximately fifty-one (51) acres of non-irrigated open space area;
- Approximately 48,000 square feet of paved and unpaved trails; and 2,600 linear feet of steel rail fencing along the trail system and landscaped areas.

3.3.2 PUBLIC LIGHTING IMPROVEMENTS

The approved development plans for Tract 2498 do not include any proposed streetlight facilities.

4. ESTIMATE OF COSTS

BUDGET	Total Budget	Costs Not Assessed	2024/25 Assessment
DIRECT COSTS			
Annual Costs			
Landscape Services	\$6,500	(\$895)	\$5,605
Landscape Supplies	600	0	600
Landscape Utilities	1,500	0	1,500
City Landscape Services	3,460	0	3,460
Other Maintenance Services	50	0	50
Total Annual Direct Costs	\$12,110	(\$895)	\$11,215
CAPITAL EXPENDITURES			
Special Projects	\$5,000	\$0	\$5,000
Total Annual Special Projects	\$5,000	\$0	\$5,000
ADMINISTRATION EXPENSES			
Annual Administration Expenses			
City Annual Administration	\$2,270	\$0	\$2,270
Engineer's Report & Services	5,000	0	5,000
Public Noticing	350	0	350
Total Administration	\$7,620	\$0	\$7,620
TOTAL DIRECT & ADMINISTRATION COSTS	\$24,730	(\$895)	\$23,835
CAPITAL RESERVE COLLECTIONS/(USES)			
Landscape Rehabilitation/Replacement	\$762	\$0	\$762
Trail and Pathway Rehabilitation/Replacement	1,000	(500)	500
Park and Open Space Rehabilitation/Replacement	707	0	707
Tree Rehabilitation/Replacement	(3,793)	0	(3,793)
Park Rehabilitation/Replacement	2,938	0	2,938
Total Annual Capital Reserve Collections/(Uses)	\$1,614	(\$500)	\$1,114
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	(\$2,896)	\$0	(\$2,896)
Interest Income - Operating Reserve Fund	(384)	0	(384)
Contribution from Other Sources	(1,395)	(1,395)	0
Reserve Collection/(Use)	(5,794)	0	(5,794)
Total Levy Adjustments	(\$10,469)	(\$1,395)	(\$9,074)
BALANCE TO LEVY	\$15,875	\$0	\$15,875
DISTRICT STATISTICS			
Total Parcels			89
Parcels Levied			86
Total EBU ⁽¹⁾			63.50
Levy per EBU			\$250.00
Maximum Levy per EBU			\$1,631.17
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance			\$13,871
Operational Reserve Interest			384
Surplus Transfer from Improvement Fund			8,308
Operational Reserve Collection/(Use)			(9,074)
Estimated Ending Operating Reserve Balance			\$ 13,489
Beginning Improvement Fund Balance			\$105,485
Improvement Fund Interest			2,896
Surplus Transfer to Operations Fund			(8,308)
Improvement Fund Collection/(Use)			\$1,614
Estimated Ending Improvement Fund Balance			\$101,687

⁽¹⁾ Levy per EBU rate does not include the County of San Luis Obispo fee of \$2.00 per parcel.



5. METHOD OF ASSESSMENT

5.1 General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of Article XIIID. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

5.2 Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1972 Act and Article XIIID. The improvements provided by this District and for which properties will be assessed have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

5.2.1 SPECIAL BENEFIT

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green



space and landscaping.

- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

5.2.2 GENERAL BENEFIT

Upon reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing, constructing and maintaining such improvements, it is evident that the properties within the District receive special benefit from those improvements. While the District improvements clearly include public areas, easements, rights-of-way and other amenities available or visible to the public at large, the landscaped areas, trails, detention basin as well as the need to increase maintenance activities within the open space areas resulted solely from the development of properties within the District and would otherwise not have been required nor necessarily desired by any properties or developments outside the District and any public access or use of the improvements by others is incidental. Therefore, it has been determined that these improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large. However, while this development has facilitated a need for increased maintenance of the open space area associated with Tract 2498, it is also recognized that land conservation and ensuring adequate open space areas within the City does have some indirect, but not quantifiable, benefit to the community at large. Therefore, while the entire cost to maintain the open space area as well as the Horse Arena facility have been incorporated into the District budget, the annual cost to maintain the arena and a portion of the

open space area are not included in the proposed special benefit assessments. Should the City require maintenance of these areas, the associated costs will be funded by other revenue sources available to the City.

5.3 Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the proposed improvements it has been determined that each of the residential parcels within the District receives special benefits from the improvements to be funded by annual assessments and based on the planned property development a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit.

5.3.1 EQUIVALENT BENEFIT UNITS:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

5.3.2 EBU APPLICATION BY LAND USE:

- (1) **Single-family Residential** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This is the base value



that the other properties are compared and weighted against regarding special benefit.

- (2) Multi-family Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel’s total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single-family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for remaining units.
- (3) Condominium/Town-home Units** — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).
- (4) Modified Housing/Senior Housing Units** — Modified Housing or Senior Housing is generally defined as residential units that would typically be classified as Condominiums or Town-homes, but have specific deed restrictions that may limit the size or use of all units within the development. This classification is not applicable to individual single-family residential parcels unless all single-family residential parcels within that particular development or subdivision have the same restrictions. (For example: One or more single-family units within a subdivision that are deed restricted as “Affordable Housing” or “Senior Housing” does not qualify for this land use classification, unless all the units within that development have the same or similar deed restrictions.) Since this classification generally involves Condominium or Town-home type properties, that are generally

assigned 0.75 EBU, it has been determined that an appropriate allocation of special benefit for modified housing units or senior housing units is best represented by an assignment of 0.625 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to a single APN.

- (5) Planned-Residential Development** — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).
- (6) Vacant Residential** — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.00 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.00 EBU (parcels in excess of 25 acres are assigned 25.00 EBU). Parcels less than one acre, shall be assigned a minimum of 1.00 EBU (similar to a vacant lot within a residential tract).
- (7) Exempt Parcels** — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:
- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
 - Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
 - Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;



These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels’ current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

- (8) Special Cases** — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel’s total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Modified Housing/Senior Housing Units	0.625	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
Planned Residential Development	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU’s) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU’s of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$



5.4 Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for Fiscal Year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.
- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for Fiscal Year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of "All Urban Consumers" for the San Francisco-Oakland-Hayward Area from February to February. The Maximum Assessment rate was increased by 3.000% for Fiscal Year 2024/25.

Beginning with Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate is recalculated and a new Maximum Assessment Rate is established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate has been calculated independent of the District's annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living. In January 2018, BLS introduced a new geographic area sample for the CPI. As part of the change the index for this area was renamed from San Francisco-Oakland-San Jose to San Francisco-Oakland-Hayward. The metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California. This CPI will be used going forward.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional

special benefit assigned to a land use classifications are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Landscaping and Lighting District No. 03 De Anza Estates consist of the lots, parcels and subdivisions of land located in the planned residential development known as De Anza Estates, Tract 2498. The District covers approximately seventy-six acres (75.84 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor’s Maps and the San Luis Obispo County Assessor’s information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, rights-of-way, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of Atascadero
Landscaping & Lighting Maint Dist No. 3
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-044-002	755 N FERROCARRIL RD	Single Family Residential	1.000	\$1,631.18	\$250.00
049-044-003	765 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-004	805 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-005	905 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-006	955 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-007	1025 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-008	1055 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-009	1155 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-010	1255 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-011	1305 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-012	1355 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-013	1200 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-014	1100 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-015	1000 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-016	950 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-017	860 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-018	850 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-019	870 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-020	880 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-044-021	705 DE ANZA CT	Single Family Residential	1.000	1,631.18	250.00
049-044-022	725 DE ANZA CT	Single Family Residential	1.000	1,631.18	250.00
049-044-023	750 DE ANZA CT	Single Family Residential	1.000	1,631.18	250.00
049-044-024	740 DE ANZA CT	Single Family Residential	1.000	1,631.18	250.00
049-044-025	720 DE ANZA CT	Single Family Residential	1.000	1,631.18	250.00
049-044-026	700 DE ANZA CT	Single Family Residential	1.000	1,631.18	250.00
049-044-033	655 N FERROCARRIL RD	Single Family Residential	1.000	1,631.18	250.00
049-046-002	503 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-003	505 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-004	507 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-005	509 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-006	511 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-007	513 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-008	515 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-009	517 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-010	519 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-011	521 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-012	524 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-013	526 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-014	528 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-015	530 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-016	532 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-017	534 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 3
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-046-018	536 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-019	538 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-020	540 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-021	542 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-022	572 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-023	574 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-024	576 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-025	578 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-026	580 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-027	582 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-028	584 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-029	586 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-030	588 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-031	590 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-032	592 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-033	551 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-034	553 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-035	555 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-036	557 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-037	559 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-038	561 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-039	563 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-040	565 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-041	567 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-042	595 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-043	597 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-044	599 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-045	603 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-046	605 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-047	601 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-048	609 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-049	607 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-050	610 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-051	612 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-052	614 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-053	616 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-054	618 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-055	620 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-056	622 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-057	624 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-058	626 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-059	628 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 3
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
049-046-060	630 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
049-046-061	501 N FERROCARRIL RD	Senior Housing Units	0.625	1,019.49	156.24
86 Accounts			63.500		\$15,874.40
86 Total Accounts			63.500		\$15,874.40

Slight variances may occur due to rounding



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B4

Department: Administrative Services
Date: 6/25/24
Placement: Public Hearing

TO: JAMES R. LEWIS, CITY MANAGER

FROM: JERI RANGEL, DIRECTOR OF ADMINISTRATIVE SERVICES

PREPARED BY: DAWN PATTERSON, ACCOUNTING SPECIALIST

SUBJECT: Las Lomas (Woodridge) Assessment Districts

RECOMMENDATION:

Council:

1. Adopt Draft Resolution A, approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 02 (Las Lomas [Woodridge]), and the levy and collection of annual assessments related thereto for Fiscal Year 2024/2025.
2. Adopt Draft Resolution B, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Street and Storm Drain Maintenance District No. 02 (Las Lomas [Woodridge]).
3. Adopt Draft Resolution C, approving the final Engineer's Report regarding the Landscaping and Lighting District No. 02 (Las Lomas [Woodridge]), and the levy and collection of annual assessments related thereto in Fiscal Year 2024/2025.
4. Adopt Draft Resolution D, ordering the levy and collection of assessments for Fiscal Year 2024/2025 for Landscaping and Lighting District No. 02 (Las Lomas [Woodridge]).

REPORT IN BRIEF:

Adoption of the annual Draft Resolutions A-D declaring the City's intention to levy and collect assessments for fiscal year 2024/2025 for the Las Lomas Street and Storm Drain Maintenance and the Landscaping and Lighting Maintenance Districts.

DISCUSSION:

The City Council formed and began assessing Atascadero Street and Storm Drain Maintenance District No. 02 (Woodridge) in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the Woodridge (Las Lomas) subdivision.

The City Council also formed and began assessing Atascadero Landscaping and Lighting Maintenance District No. 02 (Woodridge) in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscape and lighting improvements within the Woodridge subdivision.

The Woodridge subdivision is now known as Las Lomas. The Assessment Districts were formed and named when the area was known as the Woodridge development. All references to Woodridge are now understood to mean the development known as Las Lomas.

NBS, an independent financial consultant, was hired to prepare the engineer's reports for the two districts. The engineer's reports and the levies must be approved by Council annually. This is done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the engineer's reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight's public hearing was established. The resolutions that are before the Council tonight are for the final approval of the Engineer's Reports and for the approval of the annual levies.

The proposed assessments for fiscal year 2024/2025 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the City may increase the Maximum Assessment Rate for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased by 3.0% (CPI) this year for both districts.

An Assessment Information Notice was mailed to all property owners on April 22, 2024. The notice provided city staff contact information for questions and comments, dates for the related Council meetings, information on how to participate in the meeting, and the proposed and current levies for both districts.

The Landscaping and Lighting District levy is about 14% of the allowable maximum annual assessment and the Street and Storm Drain District is about 47% of the allowable maximum annual assessment.

The Landscape and Lighting District is experiencing increased costs due to the aging landscape and increases in costs of labor and utilities. City staff works to maximize efficiencies and minimize levy increases. City staff expect modest levy increases in future years in order to continue providing the existing service levels.

At the direction of the homeowners in attendance at meetings held December 14, 2017, and April 11, 2018, the City staff set the levy for the Street and Storm Drain (SSD) Benefit Assessment District at an amount that will cover short-term maintenance but will not be sufficient for long-term maintenance and repair.

This Assessment District levy amount is sufficient only for the annual operating costs and a periodic surface treatment (slurry seal) of the roads. As discussed at the afore mentioned meetings and the Public Hearings, Neighborhood meetings, and Annual Notices since, these funds will only be enough to cover road maintenance costs through fiscal year 2032/33. Beyond that time, the roads will require more in-depth road rehabilitation projects that will require significant funding. The estimated cost of that work is just under \$1,000,000 using current dollars

and is the financial obligation of the residents of the Benefit Assessment District. As 2034 approaches, a bond issue or other financing mechanism will need to be approved and paid for by the residents to fund the longer-term improvements needed to maintain the District. This information was included in the Assessment Information Notice that was mailed to the property owners.

To further ensure that property owners and prospective buyers are advised of these future road expenses, staff recorded the attached “Notice of Assessment” (Attachment 7) on each of the parcels in the District. This Notice will be an additional way to make sure that all interested parties are aware of the financial obligation for future road maintenance costs in addition to the assessment that is being considered with this staff report.

District	Amount Per EBU Assessment Fiscal Year 2023-24	Amount Per EBU Proposed Assessment Fiscal Year 2024-25
Atascadero Street and Storm Drain Maintenance District No. 02 Las Lomas	\$ 428.00	\$ 438.00
Atascadero Landscaping and Lighting Maintenance District No. 02 Las Lomas	\$ 320.00	\$ 328.00

FISCAL IMPACT:

Annual assessments for 2024/2025 will total \$101,506 for road/drainage system maintenance and \$76,014 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Las Lomas (Woodridge). The City General Fund will contribute \$2,600 for the fiscal year 2024/2025 for 25% of the maintenance costs of the trails and open space.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT(S):

1. Draft Resolution A
2. Draft Resolution B
3. Engineer's Annual Levy Report - Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas)
4. Draft Resolution C
5. Draft Resolution D
6. Engineer's Annual Levy Report - Landscaping and Lighting District No. 02 – Woodridge (Las Lomas)
7. Notice of Assessment

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 02 (LAS LOMAS [WOODRIDGE]), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as "City Council"), pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with the Act in connection with Street and Storm Drain Maintenance District No. 02 (Woodridge) (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto for fiscal year 2024/2025, said fiscal year starting July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for Street and Storm Drain Maintenance District No. 02 (Woodridge), fiscal year 2024/2025" (hereafter referred to as "Engineer's Report") in accordance with the Act; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented and is satisfied with the items and documents as set forth therein and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following:

- a) Plans and specifications that describe the District and Improvements.
- b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment.
- c) The Budget that outlines the costs and expenses to service and maintain the improvements including incidental expenses to operate the District.
- d) An Assessment Diagram that identifies the boundaries of the District.
- e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and the assessment for fiscal year 2024/2025.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer’s Report.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 FOR STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 02 (LAS LOMAS [WOODRIDGE])

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings to levy special benefit assessments against parcels of land within Street and Storm Drain Maintenance District No. 02 (Woodridge) (hereafter referred to as the “District”) for the fiscal year commencing July 1, 2024 and ending June 30, 2025; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the “Act”) to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer’s Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the City Council conducted in May 2005 a property owner protest ballot proceeding for the District assessments proposed to be levied and majority protest of the assessments described in the Engineer’s Report did not exist pursuant to the provisions of the California State Constitution Article XIID.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer’s Report prepared in connection therewith; the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer’s Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within District will receive special benefit by the operation, maintenance, and servicing of improvements to be provided by the District.
- b) The District includes the lands receiving such special benefit.
- c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration, and servicing of the improvements that may include, but is not limited to local street right-of-way improvements and storm drain facilities within the District and the appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Street and Storm Drain Maintenance District No. 02 (Woodridge), and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the establishment of the maximum assessment rate described in the Engineer’s Report and the levy of assessments for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Section 54718 of the Act, upon adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

CITY OF ATASCADERO

Fiscal Year 2024/25 Engineer's Report For:

Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge)

May 2024

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 02
Las Lomas (Woodridge)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
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CITY COUNCIL

Heather Moreno, Mayor

Susan Funk, Mayor Pro Tem

Charles Bourbeau, Council Member

Mark Dariz, Council Member

Heather Newsom, Council Member

AGENCY STAFF

Jim Lewis, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Robison, Administrator

Adina McCargo, Project Manager

Tim Seufert, Client Services Director

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1. ENGINEER’S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-048, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703 (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (hereafter referred to as the "California Constitution"), established the City of Atascadero Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge) (the "District"); and

WHEREAS, on May 28, 2024 the City Council, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer’s Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2024/25:

FY 2024/25 Summary of Assessment

Description	Amount
Estimated Annual Costs	\$22,830
Capital Reserve Collection/(Uses)	114,270
Levy Adjustments	(35,590)
Balance to Levy	\$101,510
Fiscal Year 2024/25 Maximum Rate	\$927.10
Fiscal Year 2024/25 Proposed Applied Rate	\$438.00

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1982 Act.

City Engineer



2. EXECUTIVE SUMMARY

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the “1982 Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* (hereafter referred to as the “California Constitution”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), proposed to form and levy special benefit assessments for the district designated as:

Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as Las Lomas (Woodridge), Tract 2525-1 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2024/25.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the street and storm drain improvements and facilities associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities. The annual assessments described herein will provide a funding source for the continued operation and maintenance of streets, storm drain system and appurtenant facilities installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the streets and storm drain system that provides special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2525-1; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of this District’s formation, the City conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the *California Constitution, Article XIID Section 4*. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District and



levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. The tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein; therefore, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for Fiscal Year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, proposed services, the annual budget or assessments for that fiscal year and the City Council may hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

3.1 Benefiting Properties within the District

The territory within the District consists of the lots, parcels and subdivisions of land within the residential subdivision known as the Las Lomas (Woodridge), Tract 2525-1, which encompasses an area of land totaling approximately one hundred and eleven acres (111.20 acres).

This residential subdivision includes one hundred forty-three (143) single-family residential units; thirty-five (35) condominium/senior housing units; and a single, one hundred (100) unit multi-family residential project at build-out. Due to parcel splits the multi-family residential project is spread over three parcels. The planned subdivision is situated in the southeast portion of the City of Atascadero and is generally located:

- South and east of Halcon Road;
- East of Highway 101 and El Camino Real
- South and west of the Southern Pacific Railroad Tracks; and
- North of Salinas Road and Santa Cruz Road

3.2 Funding Authorized by the 1982 Act

As generally defined by the Benefit Assessment Act of 1982 and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

- Drainage and Flood Control;
- Streets and Roads.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of drainage and flood control facilities as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

3.3 Description of Improvements and Services

The purpose of this District is to fund the activities necessary to maintain and service the local streets and the drainage and flood control systems constructed and installed in connection with development of properties within the residential subdivision known as Las Lomas (Woodridge), Tract 2525-1 pursuant to approved development plans and agreements. The improvements may consist of all or a portion of the public streets, drainage and flood control facilities associated with Tract 2525-1 and the maintenance of these improvements may include but are not limited to the materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition. The maintenance of the improvements and related activities shall be funded entirely or partially through the District assessments. Not

all improvements have been fully accepted by the City. It is anticipated that will occur within the next fiscal year at which time the costs of maintenance for those improvements will be charged to the district. The District improvements and services are generally described as:

- Street maintenance that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, bridges, driveway approaches, sidewalks, barricades, delineation, signage or other facilities within the public street rights-of-way installed in connection with the development of properties in Tract 2525-1 and that have been dedicated to the City;
- Storm drain and flood control maintenance that may include but is not limited to inspection, repair and servicing of drainage basins, inlets, catch basins, manholes, outlets, drywells, pumps, filters and storm drain pipes installed in connection with the development of properties of Tract 2525-1 as well as any off-site improvements and facilities directly associated with the aforementioned infrastructure that is deemed necessary to service or protect the properties including waste water treatment;
- The appurtenant, equipment, materials and service contracts related to the aforementioned improvements and facilities;
- Specifically excluded are those improvements or facilities: located on private property or common areas; that may be provided or maintained by an agency other than the City; that may be provided by another assessment or tax levied by the City; or that may be provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

3.3.1 STREET MAINTENANCE

The street maintenance program may include, but is not limited to: the repair of potholes, cracks or other failures in the asphalt surface; repair or replacement of curbs, gutters, driveway approaches and sidewalks as required as part of maintaining the streets; repair or installation of street signs, barricades, fencing or other delineation; mechanized sweeping and cleaning of the streets and gutters; slurry sealing, overlays and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City's Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits. Specifically, the street improvements for this District are identified as:

- Approximately 290,610 square feet of asphalt street surface located on the various interior streets identified as Calle Milano, Eliano Street, Via Cielo, Avion Road, Alcotan Lane, and Azor Lane;
- Approximately 13,750 linear feet of curb and gutter along Calle Milano, Eliano Street, Via Cielo, Avion Road, Alcotan Lane, and Azor Lane;
- Approximately 1,480 linear feet of curb and gutter in and around the median islands on Calle Milano and at Via Cielo;



- Approximately 145 driveway approaches, 45,264 square feet of sidewalks and various street signs within the District;
- Specifically not included as part of the street maintenance program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance and servicing of the improvements that will extend the useful life of the street improvements, the assessments are not intended to fund major replacements or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters or driveway approaches. The costs of extensive replacement or reconstruction activities such as grinding and resurfacing of the asphalt; and replacement of curbs, gutters driveway approaches and sidewalks is significantly more than the amount that can reasonably be collected annually under the provisions of the 1982 Act. When such repairs or activities are deemed necessary, the City will consider various financing options including new or increased assessments for property owner approval.

The Public Works Department shall authorize the operational activities and maintenance of the public street and right-of-way improvements, facilities and services that may include, but are not limited to:

- Regular street sweeping services necessary to control dirt and debris on street surfaces and gutters;
- Annual inspection of street surface and repair of potholes and surface cracks as needed;
- Periodic slurry or overly of street surfaces and driveway approaches (typically one or the other once every five years);
- Periodic re-stripping of traffic lanes, bike lanes, street parking areas, crosswalks and intersections (typically in conjunction with slurry or overly activities);
- Graffiti abatement of public improvements within the street rights-of-way that are maintained by the District including but not limited to sandblasting, repainting and repair of fences, walls, barricades, sidewalks and signage as needed;
- Annual inspection and periodic repair or replacement of decorative street- pavers as needed;
- Annual inspection and minor repairs of curbs, gutters, driveway approaches and sidewalks including partial segment replacements as needed to ensure pedestrian and vehicle safety or the integrity of the street;
- Annual inspection and periodic repair or rehabilitation of street signs and traffic control devices;
- Annual inspection and repair of barricades, street-fencing, delineation or retaining walls within the street rights-of-way as needed.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis, such as slurry sealing or overlaying the asphalt streets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City (approximately every five years). This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.



3.3.2 STORM DRAIN AND FLOOD CONTROL MAINTENANCE

The storm drain and flood control system associated with the District may include but is not limited to: drainage basins and bio-filters; channel ways; storm drain inlets, catch basins, manholes, outlets; drywells, pumps, filters and pipes. The storm drain system to be maintained primarily involves on-site facilities (within the District boundaries) but may also include off-site improvements such as water treatment equipment, facilities or services mandated or required by Federal, State or County regulations for water pollution control. The annual assessments for this District are intended to support a storm drain and flood control maintenance program that will adequately regulate and control storm water runoff resulting from the development of properties within the District. This maintenance program may include but is not limited to: inspection and documentation of the system; cleaning, servicing or repair of the facilities and equipment; and the partial replacement or rehabilitation of equipment and facilities. The storm drain and flood control system includes but is not limited to:

- Approximately 175,550 square feet of drainage basin area;
- Twenty-four (24) inlets, outlets and manholes located throughout Tract 2525-1;
- Approximately 4,965 linear feet of storm drain pipe ranging from 18 inches to 36 inches in diameter.

The Public Works Department shall authorize and schedule the operational activities and maintenance of the storm drain and storm water pollution treatment infrastructure, facilities and services that may include, but are not limited to:

- Cleaning of storm drain inlets, catch basins, manholes and pipes as needed;
- Stencil maintenance and documentation of facilities as required by Federal, State or County regulations;
- Cleaning and landscape maintenance of the drainage basins, bio-filter areas or channel ways as needed;
- Debris removal and pest control in and around the storm drain facilities as needed;
- Minor repairs and maintenance of the storm drain inlets, catch basins and outlets as needed;
- Street sweeping services necessary to control debris and water flow for the storm drain system; and,
- The operational costs related to NPDES compliance requirements.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis such as minor repairs to the storm drain inlets, catch basins and outlets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent as needed to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

4. ESTIMATE OF COSTS

Budget	2024/25 Assessment
DIRECT COSTS	
Streets, Roads & Storm Drain Improvements	
Street Maintenance	\$8,600
Drainage Maintenance Services	3,830
Inspection & Operational Services - Roads, Drainage	0
Total Annual Direct Costs	\$12,430
SPECIAL PROJECT	
	\$0
ADMINISTRATION EXPENSES	
City Annual Administration	\$1,960
City Operational Services	4,400
Engineer's Report & Services	3,890
Public Noticing	150
Total Annual Administration Costs	\$10,400
TOTAL DIRECT & ADMINISTRATION COSTS	\$22,830
CAPITAL RESERVE COLLECTIONS/(USES)	
Collection for Street Surface Activities	\$97,500
Collection for Repair Activities: Curbs, Gutters, Approaches & Sidewalks	12,500
Collection for Debris Removal	1,250
Collection for Storm Drain Infrastructure	3,020
Total Annual Capital Reserve Collections/(Uses)	\$114,270
LEVY ADJUSTMENTS	
Interest Income - Improvement Fund	(\$23,652)
Interest Income - Operating Reserve Fund	(418)
Reserve Fund Collection (Use)	(11,520)
Total Levy Adjustments	(\$35,590)
BALANCE TO LEVY	\$101,510
DISTRICT STATISTICS	
Total Parcels	191
Parcels Levied	181
Total EBU ⁽¹⁾	231.75
Levy per EBU	\$438.00
Maximum Levy per EBU	\$927.10
FUND BALANCE INFORMATION	
Beginning Operating Reserve Balance	\$14,424
Operational Reserve Interest	418
Surplus Transfer from Improvement Fund	35,588
Operational Reserve Collection (Use)	(35,590)
Ending Operating Reserve Balance	\$14,840
Beginning Improvement Fund Balance	\$737,776
Improvement Fund Interest	23,652
Surplus Transfer to Operations Fund	(35,588)
Improvement Fund Collection	114,270
Ending Improvement Fund Balance	\$840,110

⁽¹⁾ Levy per EBU rate does not include the County of San Luis Obispo fee of \$2.00 per parcel



5. METHOD OF ASSESSMENT

5.1 General

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements as well as streets, roads and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service”.

Furthermore:

“The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized ... is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments.... The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

5.2 Benefit Analysis

Each of the proposed improvements and services, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The street and storm drain improvements associated with this District were necessary and essential requirements for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since each parcel to be assessed within the District could not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the appearance, use and preservation of the properties within the District and such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance of streets and appurtenant facilities allows individual parcels to be used to their fullest extent by ensuring the safe and efficient movement of people and goods to and from the benefiting properties Likewise, the maintenance and servicing of the storm drain system ensures proper water flow and control of excess

water during periods of rain, which is essential to preservation and protection of private property. Together the maintenance and servicing of the streets and storm drain system contributes to a specific enhancement of each of the parcels within the District and the absence of adequate maintenance and servicing of the District improvements could eventually have a negative impact on properties within the District.

Although the improvements may include public streets and storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

5.3 Assessment Methodology

The costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIII D Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District based on similarities and differences in parcel land use.

5.3.1 EQUIVALENT BENEFIT UNITS:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1982 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.



Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

5.3.2 EBU APPLICATION BY LAND USE:

- (1) **Single-family Residential** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against (i.e. Equivalent Benefit Unit “EBU”).
- (2) **Multi-family Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile-home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel’s total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases, the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single-family residential property is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for the remaining units.
- (3) **Condominium/Town-home Units** — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU



per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

- (4) Planned-Residential Development** — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).
- (5) Vacant Residential** — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.0 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU). Parcels less than one acre, shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract).
- (6) Exempt Parcels** — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include but is not limited to:
- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
 - Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.;
 - Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public



properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

- (7) Special Cases** — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel’s total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU’s) is the sum of the individual EBU’s applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU’s of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\begin{aligned} \text{Total Balance to Levy} / \text{Total EBU} &= \text{Levy per EBU} \\ \text{Levy per EBU} \times \text{Parcel EBU} &= \text{Parcel Levy Amount} \end{aligned}$$

5.4 Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any



assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to the future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.
- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for Fiscal Year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of "All Urban Consumers" for the San Francisco-Oakland-San Jose Area from February to February. The Maximum Assessment rate was increased by 3.000% for Fiscal Year 2024/25.

Beginning with Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District's annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living. In January 2018, BLS introduced a new geographic area sample for the CPI. As part of the change the index for this area was renamed from San Francisco-Oakland-San Jose to San Francisco-Oakland-Hayward. The metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California. This CPI will be used going forward.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications is permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIID Section 4c, that requires a public hearing and certain protest procedures including



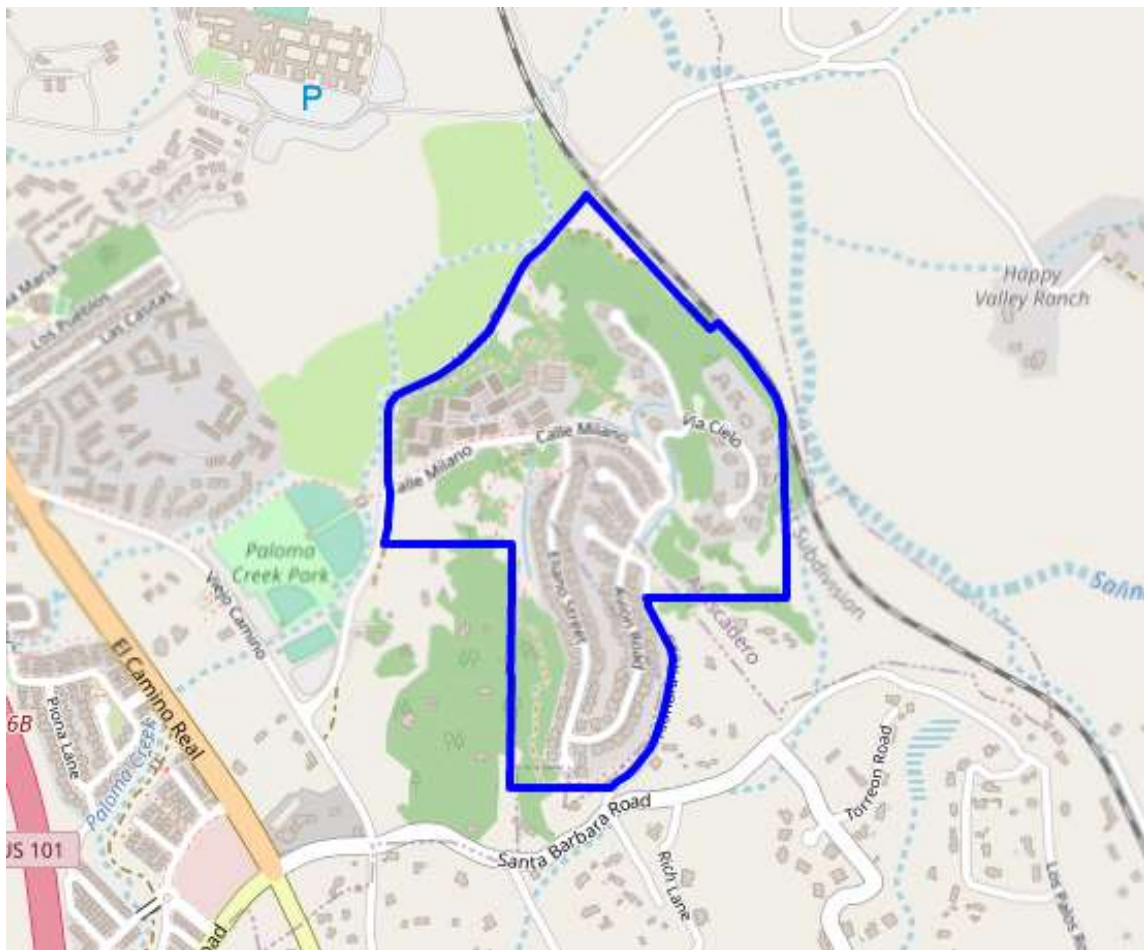
mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.



6. ASSESSMENT DIAGRAM

The parcels within the Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge) consist of the lots, parcels and subdivisions of land located in the residential development known as Las Lomas (Woodridge), Tract 2525-1. The District covers approximately one hundred and eleven acres (111.20 acres) in the southeast portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor’s Maps and the San Luis Obispo County Assessor’s information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, rights-of-way, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of Atascadero
Street & Storm Drain Maintenance No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-311-014	9341 DECHADO WAY	MFR	17.77	\$16,474.70	\$7,783.52
045-311-015	9261 LOS OLIVOS CIR	MFR	24.83	23,020.08	10,875.90
045-311-016	9110 CIRUELA WAY	MFR	19.90	18,449.44	8,716.50
045-312-001	9510 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-002	9520 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-003	11400 ELIANO ST	SFR	1.00	927.11	438.00
045-312-004	11390 ELIANO ST	SFR	1.00	927.11	438.00
045-312-005	11380 ELIANO ST	SFR	1.00	927.11	438.00
045-312-006	11370 ELIANO ST	SFR	1.00	927.11	438.00
045-312-007	11360 ELIANO ST	SFR	1.00	927.11	438.00
045-312-008	11350 ELIANO ST	SFR	1.00	927.11	438.00
045-312-009	11340 ELIANO ST	SFR	1.00	927.11	438.00
045-312-010	11320 ELIANO ST	SFR	1.00	927.11	438.00
045-312-011	11310 ELIANO ST	SFR	1.00	927.11	438.00
045-312-012	11305 ELIANO ST	SFR	1.00	927.11	438.00
045-312-013	11325 ELIANO ST	SFR	1.00	927.11	438.00
045-312-014	11335 ELIANO ST	SFR	1.00	927.11	438.00
045-312-015	11355 ELIANO ST	SFR	1.00	927.11	438.00
045-312-016	11365 ELIANO ST	SFR	1.00	927.11	438.00
045-312-017	11385 ELIANO ST	SFR	1.00	927.11	438.00
045-312-018	11395 ELIANO ST	SFR	1.00	927.11	438.00
045-312-019	11405 ELIANO ST	SFR	1.00	927.11	438.00
045-312-020	11415 ELIANO ST	SFR	1.00	927.11	438.00
045-312-021	11425 ELIANO ST	SFR	1.00	927.11	438.00
045-312-022	11435 ELIANO ST	SFR	1.00	927.11	438.00
045-312-023	9400 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-024	9410 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-025	9420 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-026	9430 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-027	9440 CALLE MILANO ST	SFR	1.00	927.11	438.00
045-312-028	9450 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-029	9460 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-030	9470 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-031	9480 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-032	9490 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-033	9500 CALLE MILANO	SFR	1.00	927.11	438.00
045-312-034	9510 CALLE MILANO RD	SFR	1.00	927.11	438.00
045-312-035	9520 CALLE MILANO RD	SFR	1.00	927.11	438.00
045-312-036	9535 AZOR LN	SFR	1.00	927.11	438.00
045-312-037	9525 AZOR LN	SFR	1.00	927.11	438.00
045-312-038	9515 AZOR LN	SFR	1.00	927.11	438.00
045-312-039	9505 AZOR LN	SFR	1.00	927.11	438.00

Slight variances may occur due to rounding

City of Atascadero
Street & Storm Drain Maintenance No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-312-040	9495 AZOR LN	SFR	1.00	927.11	438.00
045-312-041	9485 AZOR LN	SFR	1.00	927.11	438.00
045-312-042	9475 AZOR LN	SFR	1.00	927.11	438.00
045-312-043	9465 AZOR LN	SFR	1.00	927.11	438.00
045-312-044	9470 AZOR LN	SFR	1.00	927.11	438.00
045-312-045	9480 AZOR RD	SFR	1.00	927.11	438.00
045-312-046	9500 AZOR LN	SFR	1.00	927.11	438.00
045-312-047	9520 AZOR LN	SFR	1.00	927.11	438.00
045-312-048	9530 AZOR LN	SFR	1.00	927.11	438.00
045-312-049	9540 AZOR LN	SFR	1.00	927.11	438.00
045-312-050	9550 AZOR LN	SFR	1.00	927.11	438.00
045-312-051	9515 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-052	9505 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-053	9495 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-054	9485 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-055	9475 ALCOTAN RD	SFR	1.00	927.11	438.00
045-312-056	9500 ALCOTAN RD	SFR	1.00	927.11	438.00
045-313-001	11455 MONTE VERDE DR	SFV	1.00	927.11	438.00
045-313-002	9500 VIA CIELO	SFR	1.00	927.11	438.00
045-313-003	9550 VIA CIELO	SFR	1.00	927.11	438.00
045-313-004	9600 VIA CIELO RD	SFR	1.00	927.11	438.00
045-313-005	9650 VIA CIELO RD	SFR	1.00	927.11	438.00
045-313-006	9700 VIA CIELO RD	SFR	1.00	927.11	438.00
045-313-007	9655 VIA CIELO RD	SFR	1.00	927.11	438.00
045-313-008	9625 VIA CIELO	SFR	1.00	927.11	438.00
045-313-009	9575 VIA CIELO	SFR	1.00	927.11	438.00
045-313-010	9565 VIA CIELO	SFR	1.00	927.11	438.00
045-313-011	9555 VIA CIELO	SFR	1.00	927.11	438.00
045-313-012	9505 VIA CIELO	SFR	1.00	927.11	438.00
045-313-013	9515 VIA CIELO	SFR	1.00	927.11	438.00
045-313-014	9525 VIA CIELO	SFR	1.00	927.11	438.00
045-313-015	9535 VIA CIELO	SFR	1.00	927.11	438.00
045-313-018	9350 VIA CIELO	SFR	1.00	927.11	438.00
045-313-019	9402 VIA CIELO LN	SFR	1.00	927.11	438.00
045-313-020	9450 VIA CIELO	SFR	1.00	927.11	438.00
045-313-021	11450 MONTE VERDE	SFR	1.00	927.11	438.00
045-313-026	9250 VIA CIELO	SFR	1.00	927.11	438.00
045-313-027	9300 VIA CIELO	SFR	1.00	927.11	438.00
045-314-001	11290 ELIANO ST	SFR	1.00	927.11	438.00
045-314-002	11280 ELIANO ST	SFR	1.00	927.11	438.00
045-314-003	11270 ELIANO ST	SFR	1.00	927.11	438.00
045-314-004	11260 ELIANO ST	SFR	1.00	927.11	438.00

Slight variances may occur due to rounding

City of Atascadero
Street & Storm Drain Maintenance No. 2
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APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-314-005	11250 ELIANO ST	SFR	1.00	927.11	438.00
045-314-006	11240 ELIANO ST	SFR	1.00	927.11	438.00
045-314-007	11220 ELIANO ST	SFR	1.00	927.11	438.00
045-314-008	11215 ELIANO ST	SFR	1.00	927.11	438.00
045-314-009	11225 ELIANO ST	SFR	1.00	927.11	438.00
045-314-010	11235 ELIANO ST	SFR	1.00	927.11	438.00
045-314-011	11245 ELIANO ST	SFR	1.00	927.11	438.00
045-314-012	11255 ELIANO ST	SFR	1.00	927.11	438.00
045-314-013	11265 ELIANO ST	SFR	1.00	927.11	438.00
045-314-014	11275 ELIANO ST	SFR	1.00	927.11	438.00
045-314-015	11285 ELIANO ST	SFR	1.00	927.11	438.00
045-314-016	11290 AVION RD	SFR	1.00	927.11	438.00
045-314-017	11280 AVION RD	SFR	1.00	927.11	438.00
045-314-018	11270 AVION RD	SFR	1.00	927.11	438.00
045-314-019	11260 AVION RD	SFR	1.00	927.11	438.00
045-314-020	11250 AVION RD	SFR	1.00	927.11	438.00
045-314-021	11240 AVION RD	SFR	1.00	927.11	438.00
045-314-022	11230 AVION RD	SFR	1.00	927.11	438.00
045-314-023	11210 AVION RD	SFR	1.00	927.11	438.00
045-314-024	11200 AVION RD	SFR	1.00	927.11	438.00
045-314-025	11205 AVION RD	SFR	1.00	927.11	438.00
045-314-026	11215 AVION RD	SFR	1.00	927.11	438.00
045-314-027	11225 AVION RD	SFR	1.00	927.11	438.00
045-314-028	11235 AVION RD	SFR	1.00	927.11	438.00
045-314-029	11245 AVION RD	SFR	1.00	927.11	438.00
045-314-030	11255 AVION RD	SFR	1.00	927.11	438.00
045-314-031	11275 AVION RD	SFR	1.00	927.11	438.00
045-314-032	11285 AVION RD	SFR	1.00	927.11	438.00
045-314-033	11295 AVION RD	SFR	1.00	927.11	438.00
045-315-001	11210 ELIANO ST	SFR	1.00	927.11	438.00
045-315-002	11190 ELIANO ST	SFR	1.00	927.11	438.00
045-315-003	11180 ELIANO ST	SFR	1.00	927.11	438.00
045-315-004	11170 ELIANO ST	SFR	1.00	927.11	438.00
045-315-005	11160 ELIANO ST	SFR	1.00	927.11	438.00
045-315-006	11150 ELIANO ST	SFR	1.00	927.11	438.00
045-315-007	11140 ELIANO ST	SFR	1.00	927.11	438.00
045-315-008	11130 ELIANO ST	SFR	1.00	927.11	438.00
045-315-009	11120 ELIANO ST	SFR	1.00	927.11	438.00
045-315-010	11105 ELIANO ST	SFR	1.00	927.11	438.00
045-315-011	11115 ELIANO ST	SFR	1.00	927.11	438.00
045-315-012	11125 ELIANO ST	SFR	1.00	927.11	438.00
045-315-013	11100 AVION RD	SFR	1.00	927.11	438.00

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City of Atascadero
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APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-315-014	11165 ELIANO ST	SFR	1.00	927.11	438.00
045-315-015	11185 ELIANO ST	SFR	1.00	927.11	438.00
045-315-016	11195 ELIANO ST	SFR	1.00	927.11	438.00
045-315-017	11205 ELIANO ST	SFR	1.00	927.11	438.00
045-315-018	11180 AVION RD	SFR	1.00	927.11	438.00
045-315-019	11170 AVION RD	SFR	1.00	927.11	438.00
045-315-020	11160 AVION RD	SFR	1.00	927.11	438.00
045-315-021	11150 AVION RD	SFR	1.00	927.11	438.00
045-315-022	11130 AVION RD	SFR	1.00	927.11	438.00
045-315-023	11110 AVION RD	SFR	1.00	927.11	438.00
045-315-024	11105 AVION RD	SFR	1.00	927.11	438.00
045-315-025	11115 AVION RD	SFR	1.00	927.11	438.00
045-315-026	11125 AVION RD	SFR	1.00	927.11	438.00
045-315-027	11135 AVION RD	SFR	1.00	927.11	438.00
045-315-028	11145 AVION RD	SFR	1.00	927.11	438.00
045-315-029	11155 AVION RD	SFR	1.00	927.11	438.00
045-315-030	11165 AVION RD	SFR	1.00	927.11	438.00
045-315-031	11175 AVION RD	SFR	1.00	927.11	438.00
045-315-032	11185 AVION RD	SFR	1.00	927.11	438.00
045-315-033	11195 AVION RD	SFR	1.00	927.11	438.00
045-316-041	9350 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-042	9352 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-043	9354 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-044	9356 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-045	9358 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-046	9360 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-047	9362 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-048	9364 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-049	9366 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-050	9368 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-051	9369 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-052	9367 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-053	9374 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-054	9363 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-055	9361 RIBERENA CIR	CON	0.75	695.33	328.50
045-316-056	9355 RANADA CIR	CON	0.75	695.33	328.50
045-316-057	9357 RANADA CIR	CON	0.75	695.33	328.50
045-316-058	9359 RANADA CIR	CON	0.75	695.33	328.50
045-316-059	9361 RANADA CIR	CON	0.75	695.33	328.50
045-316-060	9363 RANADA CIR	CON	0.75	695.33	328.50
045-316-061	9371 CADENCIA CT	CON	0.75	695.33	328.50
045-316-062	9373 CADENCIA CT	CON	0.75	695.33	328.50

Slight variances may occur due to rounding

City of Atascadero
Street & Storm Drain Maintenance No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-316-063	9375 CADENCIA CT	CON	0.75	695.33	328.50
045-316-064	9377 CADENCIA CT	CON	0.75	695.33	328.50
045-316-065	9379 CADENCIA CT	CON	0.75	695.33	328.50
045-316-066	9381 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-067	9383 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-068	9385 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-069	9387 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-070	9389 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-071	9388 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-072	9386 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-073	9384 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-074	9382 CIELO AZUL CT	CON	0.75	695.33	328.50
045-316-075	9380 CIELO AZUL CT	CON	0.75	695.33	328.50
181 Accounts			231.75		\$101,507.42
181 Total Accounts			231.75		\$101,507.42

Slight variances may occur due to rounding

DRAFT RESOLUTION C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING DISTRICT NO. 02 (LAS LOMAS [WOODRIDGE]), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO IN FISCAL YEAR 2024/2025

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as the "City Council"), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, in connection with the proposed levy for Landscaping and Lighting District No. 02 (Woodridge) (hereafter referred to as the "District") and the collection of assessments related thereto for the fiscal year starting July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for the Landscaping and Lighting District No. 02 (Woodridge), fiscal year 2024/2025" (hereafter referred to as the "Engineer's Report") in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following:

- a) Plans and specifications that describe the District and Improvements.
- b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment as well as a description of the assessment range formula that establishes the maximum assessment rate in subsequent fiscal years.
- c) The Budget that outlines the costs and expenses to service and maintain the improvements including incidental expenses authorized by the Act to operate the District.
- d) An Assessment Diagram that identifies the boundaries of the District.
- e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and annual assessment for fiscal year 2024/2025.

SECTION 3. The Engineer’s Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer’s Report.

PASSED AND ADOPTED at a regular meeting of the City Council held on the ___th day of June 2024.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

DRAFT RESOLUTION D

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ATASCADERO, CALIFORNIA, ORDERING THE LEVY AND
COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 FOR
LANDSCAPING AND LIGHTING DISTRICT NO. 02
(LAS LOMAS [WOODRIDGE])**

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Landscaping and Lighting District No. 02 (Woodridge) (hereafter referred to as the “District”) for fiscal year 2024/2025, said fiscal year commencing July 1, 2024 and ending June 30, 2025; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting and appurtenant facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer’s Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting, and appurtenant facilities related thereto; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIID of the California State Constitution.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer’s Report prepared in connection with the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer’s Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within District will receive special benefit by the operation, maintenance, and servicing of improvements to be provided by the District.
- b) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration, and servicing of the improvements that may include, but is not limited to local streetlights, landscaping, parks and open space areas within the District and appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 02 (Woodridge), and such money shall be expended for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2024, and ending June 30, 2025.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Sections 22645-22647 of the Act, upon adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council held on the __th day of June 2024.

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

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

CITY OF ATASCADERO

Fiscal Year 2024/25 Engineer's Report For:

Landscaping and Lighting District

District No. 02 Las Lomas (Woodridge)

May 2024

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF ATASCADERO
Landscaping & Lighting District No. 02
Las Lomas (Woodridge)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Heather Moreno, Mayor

Susan Funk, Mayor Pro Tem

Charles Bourbeau, Council Member

Mark Dariz, Council Member

Heather Newsom, Council Member

AGENCY STAFF

Jim Lewis, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Tim Seufert, Client Services Director

Adina McCargo, Project Manager

Danielle Robison, Administrator

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1. ENGINEER’S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-051, the City Council of the City of Atascadero (the “City”), State of California, in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500 (the “1972 Act”) established the City of Atascadero Landscaping and Lighting District No. 02 Las Lomas (Woodridge) (the “District”); and

WHEREAS, on May 28, 2024 the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District; and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location, and extent of the improvements to be maintained; an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year; a diagram for the District, showing the area and properties to be assessed; and an assessment of the estimated costs of the administration, maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer’s Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2024/25:

FY 2024/25 Budget Summary

Description	Total Costs	Costs Not Assessed	Proposed Assessment	Total Benefit Units	Maximum Rate	Proposed Rate Per BU
Annual Maintenance	\$89,080	(\$2,250)	\$86,830			
Special Project	13,000	0	13,000			
Administration	6,910	0	6,910			
Capital Reserve Collections/(Use)	1,567	(250)	1,317			
Levy Adjustments	(\$34,543)	\$2,500	(\$32,043)			
Total	\$76,014	\$0	\$76,014	231.75	\$2,302.26	\$328.00

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1972 Act.

City Engineer



2. EXECUTIVE SUMMARY

Pursuant to the provisions of the Landscaping and *Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (hereafter referred to as the “1972 Act”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (hereafter referred to as “Article XIID”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), executed the proceedings required for the establishment of the special benefit assessment district designated as:

Landscaping and Lighting District No. 02 Las Lomas (Woodridge)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as Las Lomas (Woodridge), Tract 2525-1 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2024/25, as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments will provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The boundaries of the District, the proposed improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2525-1; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of the District formation, the City of Atascadero conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing on May 24, 2005 to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing,



property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for Fiscal Year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

3.1 Description of the District

The territory within the District consists of the lots, parcels and subdivisions of land within the residential subdivision known as the Las Lomas (Woodridge), Tract 2525-1, which encompasses an area of land totaling approximately one hundred and eleven acres (111.20 acres).

This residential subdivision includes one hundred forty-three (143) single-family residential units; thirty-five (35) condominium/senior housing units; and a single one hundred (100) unit multi-family residential project at build-out. Due to parcel splits the multi-family residential project is spread over three parcels. The planned subdivision is situated in the southeast portion of the City of Atascadero and is generally located:

- South and east of Halcon Road;
- East of Highway 101 and El Camino Real
- South and west of the Southern Pacific Railroad Tracks; and
- North of Salinas Road and Santa Cruz Road

3.2 Improvements and Services Authorized by the 1972 Act

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

- 1) The installation or planting of landscaping;
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- 3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- 5) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts, and public restrooms.
- 6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- 7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;



- c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 8) Incidental expenses associated with the improvements including, but not limited to:
- a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;
 - d) Compensation of any engineer or attorney employed to render services;
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

3.3 Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District (Tract 2525-1). These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or rights-of-way constructed and installed as part of the development plans and agreements approved for the development of each lot and parcel within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets of Tract 2525-1 that are within the public rights-of-way or easements and dedicated to the City for maintenance;
- Open space areas and fuel modification areas within or adjacent to the District boundaries;
- Park areas, recreational equipment, trails and landscaped drainage facilities developed and constructed as part of developing properties within Tract 2525-1;
- Public lighting facilities including street lighting, safety lighting and ornamental lighting installed as part of the residential development or landscaped improvement areas
- Appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;



- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner’s Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

3.3.1 LANDSCAPE IMPROVEMENTS

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public rights-of-way. Specifically, the landscape improvement areas for this District are identified as:

- Approximately 34,420 square feet of streetscape landscaping and trees within the public rights-of-way along or adjacent to Halcon Road, Calle Milano, Via Cielo and Eliano Street including but not limited to approximately 27,200 square feet of parkway landscaping and 7,220 square feet of median landscaping;
- Approximately 220,850 square feet (5.07 acres) of landscaped slope areas within the District boundaries and adjacent to the residential properties, open space areas, drainage basins and streets of Tract 2525-1;
- Approximately 175,550 square feet (4.03 acres) of landscaped area in and around the two (2) drainage basins within Tract 2525-1;
- Approximately 106,460 square feet of non-irrigated open space area within the District;
- Approximately 1,981,980 square feet of non-irrigated open space area within the boundaries of the District associated with the development of the residential properties within Tract 2525-1;
- Approximately 225 street trees located within the public rights-of-way of the streets within Tract 2525-1 including but not limited to Calle Milano, Via Cielo, Eliano Street, Avion Road, Azor Lane and Alcotan Lane;
- Approximately 1,910 square feet of paths and trails, 45,265 square feet sidewalks and 6,100 linear feet of fencing within and adjacent to the various landscape improvement areas.

3.3.2 PUBLIC LIGHTING IMPROVEMENTS

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:



- There are five (5) public streetlights currently planned for Tract 2525-1. These streetlights are located on Calle Milano between Halcon Road and Eliano Street (The entryway to the residential properties within the District);
- Lighting facilities may also include but are not limited to safety lights, security lights or ornamental lights located within the various landscape improvement areas installed as part of the District's landscape improvements.

4. ESTIMATE OF COSTS

BUDGET	Total Budget	Costs Not Assessed	2024/25 Assessment
DIRECT COSTS			
Annual Costs			
Landscape Services	\$65,000	(2,250)	\$62,750
Landscape Supplies	2,000	0	2,000
Landscape Utilities	7,680	0	7,680
City Landscape Services	11,250	0	11,250
Other Maintenance Services	3,150	0	3,150
Total Annual Direct Costs	\$89,080	(\$2,250)	\$86,830
CAPITAL EXPENDITURES			
Special Projects	\$13,000	\$0	\$13,000
Total Annual Special Projects	\$13,000	\$0	\$13,000
ADMINISTRATION EXPENSES			
Annual Administration Expenses			
City Annual Administration	\$1,520	\$0	\$1,520
Engineer's Report & Services	5,040	0	5,040
Public Noticing	350	0	350
Total Administration	\$6,910	\$0	\$6,910
TOTAL DIRECT & ADMINISTRATION COSTS	\$108,990	(\$2,250)	\$106,740
CAPITAL RESERVE COLLECTIONS/(USES)			
Landscape Rehabilitation/Replacement	\$3,128	\$0	\$3,128
Median Rehabilitation/Replacement	138	0	138
Open Space Rehabilitation/Replacement	1,000	(250)	750
Tree Rehabilitation/Replacement	(7,194)	0	(7,194)
Slope Rehabilitation/Replacement	3,754	0	3,754
Other Rehabilitation/Replacement	741	0	741
Total Annual Capital Reserve Collections/(Uses)	(\$1,567)	(\$250)	(\$1,317)
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	(\$2,051)	\$0	(\$2,051)
Interest Income - Operating Reserve Fund	(2,129)	0	(2,129)
Contribution from Other Sources	(2,500)	(2,500)	0
Reserve Collection/(Use)	(27,863)	0	(27,863)
Total Levy Adjustments	(\$34,543)	(\$2,500)	(\$32,043)
BALANCE TO LEVY	\$76,014	\$0	\$76,014
DISTRICT STATISTICS			
Total Parcels			191
Parcels Levied			181
Total EBU ⁽¹⁾			231.75
Levy per EBU			\$328.00
Maximum Levy per EBU			\$2,302.26
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance			\$61,426
Operational Reserve Interest			2,129
Surplus Transfer from Improvement Fund			30,254
Operational Reserve Collection (Use)			(32,043)
Estimated Ending Operating Reserve Balance			\$61,766
Beginning Improvement Fund Balance			\$90,744
Improvement Fund Interest			2,051
Surplus Transfer to Operations Fund			(30,254)
Improvement Fund Collection/(Use)			1,567
Estimated Ending Improvement Fund Balance			\$64,108

⁽¹⁾ Levy per EBU rate does not include the County of San Luis Obispo fee of \$2.00 per parcel



5. METHOD OF ASSESSMENT

5.1 General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of Article XIIIID. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

5.2 Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1972 Act and Article XIIIID. The improvements provided by this District and for which properties will be assessed have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

5.2.1 SPECIAL BENEFIT

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.



- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

5.2.2 GENERAL BENEFIT

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of developing properties within the District and the ongoing maintenance and operation of these improvements will directly affect the properties within the District. Although the improvements include public areas, easements, rights-of-way and other amenities available or visible to the public at large, the construction and installation of these improvements (except portions of the open space areas) were only necessary for the development of properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. With respect to the open space areas, these areas are an integral part of property development within the District and clearly provide a direct and special benefit those properties. However, it is

also recognized that the majority of this open space area is located on the perimeter of the District and is directly accessible from surrounding properties and the public at large. Therefore, it has been determined that up to twenty-five percent (25%) of the costs to maintain this area shall be allocated as general benefit and not assessed as part of the District's special benefit assessments

5.3 Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Article XIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the proposed improvements it has been determined that each of the residential parcels within the District receives special benefits from the improvements to be funded by annual assessments and based on the planned property development a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit.

5.3.1 EQUIVALENT BENEFIT UNITS:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

5.3.2 EBU APPLICATION BY LAND USE:

- (1) **Single-family Residential** — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against regarding special benefit (i.e. Equivalent Benefit Unit “EBU”).
- (2) **Multi-family Residential** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel’s total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single-family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for remaining units.
- (3) **Condominium/Town-home Units** — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).
- (4) **Planned-Residential Development** — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a

single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

(5) Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.00 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.00 EBU (parcels in excess of 25 acres are assigned 25.00 EBU). Parcels less than one acre, shall be assigned a minimum of 1.00 EBU (similar to a vacant lot within a residential tract).

(6) Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

(7) Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's

total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBU’s) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU’s of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

5.4 Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIC and XIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment



amount for Fiscal Year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.
- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for Fiscal Year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-Hayward Area from February to February. The Maximum Assessment rate was increased by 3.000% for Fiscal Year 2024/25.

Beginning with Fiscal Year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate is established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District’s annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living. In January 2018, BLS introduced a new geographic area sample for the CPI. As part of the change the index for this area was renamed from San Francisco-Oakland-San Jose to San Francisco-Oakland-Hayward. The metropolitan area is comprised of Alameda, Contra Costa, Marin, San Francisco and San Mateo Counties in the State of California. This CPI has and will be used in all subsequent reports or until such time there is a revision per the BLS and approval from the City Council.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Landscaping and Lighting District No. 02 Las Lomas (Woodridge) consist of the lots, parcels and subdivisions of land located in the planned residential development known as Las Lomas (Woodridge), Tract 2525-1. The District covers approximately one hundred and eleven acres (111.20 acres) in the southeast portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, rights-of-way, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of Atascadero
Landscaping & Lighting Maint Dist No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-311-014	9341 DECHADO WAY	MFR	17.77	\$40,911.17	\$5,828.56
045-311-015	9261 LOS OLIVOS CIR	MFR	24.83	57,165.13	8,144.24
045-311-016	9110 CIRUELA WAY	MFR	19.90	45,814.98	6,527.20
045-312-001	9510 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-002	9520 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-003	11400 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-004	11390 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-005	11380 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-006	11370 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-007	11360 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-008	11350 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-009	11340 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-010	11320 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-011	11310 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-012	11305 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-013	11325 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-014	11335 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-015	11355 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-016	11365 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-017	11385 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-018	11395 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-019	11405 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-020	11415 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-021	11425 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-022	11435 ELIANO ST	SFR	1.00	2,302.26	328.00
045-312-023	9400 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-024	9410 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-025	9420 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-026	9430 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-027	9440 CALLE MILANO ST	SFR	1.00	2,302.26	328.00
045-312-028	9450 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-029	9460 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-030	9470 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-031	9480 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-032	9490 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-033	9500 CALLE MILANO	SFR	1.00	2,302.26	328.00
045-312-034	9510 CALLE MILANO RD	SFR	1.00	2,302.26	328.00
045-312-035	9520 CALLE MILANO RD	SFR	1.00	2,302.26	328.00
045-312-036	9535 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-037	9525 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-038	9515 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-039	9505 AZOR LN	SFR	1.00	2,302.26	328.00

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-312-040	9495 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-041	9485 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-042	9475 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-043	9465 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-044	9470 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-045	9480 AZOR RD	SFR	1.00	2,302.26	328.00
045-312-046	9500 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-047	9520 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-048	9530 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-049	9540 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-050	9550 AZOR LN	SFR	1.00	2,302.26	328.00
045-312-051	9515 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-052	9505 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-053	9495 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-054	9485 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-055	9475 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-312-056	9500 ALCOTAN RD	SFR	1.00	2,302.26	328.00
045-313-001	11455 MONTE VERDE DR	SFV	1.00	2,302.26	328.00
045-313-002	9500 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-003	9550 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-004	9600 VIA CIELO RD	SFR	1.00	2,302.26	328.00
045-313-005	9650 VIA CIELO RD	SFR	1.00	2,302.26	328.00
045-313-006	9700 VIA CIELO RD	SFR	1.00	2,302.26	328.00
045-313-007	9655 VIA CIELO RD	SFR	1.00	2,302.26	328.00
045-313-008	9625 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-009	9575 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-010	9565 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-011	9555 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-012	9505 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-013	9515 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-014	9525 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-015	9535 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-018	9350 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-019	9402 VIA CIELO LN	SFR	1.00	2,302.26	328.00
045-313-020	9450 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-021	11450 MONTE VERDE	SFR	1.00	2,302.26	328.00
045-313-026	9250 VIA CIELO	SFR	1.00	2,302.26	328.00
045-313-027	9300 VIA CIELO	SFR	1.00	2,302.26	328.00
045-314-001	11290 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-002	11280 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-003	11270 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-004	11260 ELIANO ST	SFR	1.00	2,302.26	328.00

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-314-005	11250 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-006	11240 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-007	11220 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-008	11215 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-009	11225 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-010	11235 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-011	11245 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-012	11255 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-013	11265 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-014	11275 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-015	11285 ELIANO ST	SFR	1.00	2,302.26	328.00
045-314-016	11290 AVION RD	SFR	1.00	2,302.26	328.00
045-314-017	11280 AVION RD	SFR	1.00	2,302.26	328.00
045-314-018	11270 AVION RD	SFR	1.00	2,302.26	328.00
045-314-019	11260 AVION RD	SFR	1.00	2,302.26	328.00
045-314-020	11250 AVION RD	SFR	1.00	2,302.26	328.00
045-314-021	11240 AVION RD	SFR	1.00	2,302.26	328.00
045-314-022	11230 AVION RD	SFR	1.00	2,302.26	328.00
045-314-023	11210 AVION RD	SFR	1.00	2,302.26	328.00
045-314-024	11200 AVION RD	SFR	1.00	2,302.26	328.00
045-314-025	11205 AVION RD	SFR	1.00	2,302.26	328.00
045-314-026	11215 AVION RD	SFR	1.00	2,302.26	328.00
045-314-027	11225 AVION RD	SFR	1.00	2,302.26	328.00
045-314-028	11235 AVION RD	SFR	1.00	2,302.26	328.00
045-314-029	11245 AVION RD	SFR	1.00	2,302.26	328.00
045-314-030	11255 AVION RD	SFR	1.00	2,302.26	328.00
045-314-031	11275 AVION RD	SFR	1.00	2,302.26	328.00
045-314-032	11285 AVION RD	SFR	1.00	2,302.26	328.00
045-314-033	11295 AVION RD	SFR	1.00	2,302.26	328.00
045-315-001	11210 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-002	11190 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-003	11180 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-004	11170 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-005	11160 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-006	11150 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-007	11140 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-008	11130 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-009	11120 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-010	11105 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-011	11115 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-012	11125 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-013	11100 AVION RD	SFR	1.00	2,302.26	328.00

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-315-014	11165 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-015	11185 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-016	11195 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-017	11205 ELIANO ST	SFR	1.00	2,302.26	328.00
045-315-018	11180 AVION RD	SFR	1.00	2,302.26	328.00
045-315-019	11170 AVION RD	SFR	1.00	2,302.26	328.00
045-315-020	11160 AVION RD	SFR	1.00	2,302.26	328.00
045-315-021	11150 AVION RD	SFR	1.00	2,302.26	328.00
045-315-022	11130 AVION RD	SFR	1.00	2,302.26	328.00
045-315-023	11110 AVION RD	SFR	1.00	2,302.26	328.00
045-315-024	11105 AVION RD	SFR	1.00	2,302.26	328.00
045-315-025	11115 AVION RD	SFR	1.00	2,302.26	328.00
045-315-026	11125 AVION RD	SFR	1.00	2,302.26	328.00
045-315-027	11135 AVION RD	SFR	1.00	2,302.26	328.00
045-315-028	11145 AVION RD	SFR	1.00	2,302.26	328.00
045-315-029	11155 AVION RD	SFR	1.00	2,302.26	328.00
045-315-030	11165 AVION RD	SFR	1.00	2,302.26	328.00
045-315-031	11175 AVION RD	SFR	1.00	2,302.26	328.00
045-315-032	11185 AVION RD	SFR	1.00	2,302.26	328.00
045-315-033	11195 AVION RD	SFR	1.00	2,302.26	328.00
045-316-041	9350 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-042	9352 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-043	9354 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-044	9356 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-045	9358 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-046	9360 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-047	9362 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-048	9364 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-049	9366 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-050	9368 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-051	9369 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-052	9367 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-053	9374 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-054	9363 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-055	9361 RIBERENA CIR	CON	0.75	1,726.70	246.00
045-316-056	9355 RANADA CIR	CON	0.75	1,726.70	246.00
045-316-057	9357 RANADA CIR	CON	0.75	1,726.70	246.00
045-316-058	9359 RANADA CIR	CON	0.75	1,726.70	246.00
045-316-059	9361 RANADA CIR	CON	0.75	1,726.70	246.00
045-316-060	9363 RANADA CIR	CON	0.75	1,726.70	246.00
045-316-061	9371 CADENCIA CT	CON	0.75	1,726.70	246.00
045-316-062	9373 CADENCIA CT	CON	0.75	1,726.70	246.00

Slight variances may occur due to rounding

City of Atascadero
Landscaping & Lighting Maint Dist No. 2
Final Billing Detail Report for Fiscal Year 2024/25

APN	Address	Land Use	Benefit Units	Max Assessment	Levy Total
045-316-063	9375 CADENCIA CT	CON	0.75	1,726.70	246.00
045-316-064	9377 CADENCIA CT	CON	0.75	1,726.70	246.00
045-316-065	9379 CADENCIA CT	CON	0.75	1,726.70	246.00
045-316-066	9381 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-067	9383 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-068	9385 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-069	9387 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-070	9389 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-071	9388 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-072	9386 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-073	9384 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-074	9382 CIELO AZUL CT	CON	0.75	1,726.70	246.00
045-316-075	9380 CIELO AZUL CT	CON	0.75	1,726.70	246.00
181 Accounts			231.75		\$76,014.00
181 Total Accounts			231.75		\$76,014.00

Slight variances may occur due to rounding

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

City Clerk
City of Atascadero
6500 Palma Ave
Atascadero, California 93422

NOTICE OF ASSESSMENT

**City of Atascadero
Street and Storm Drain Maintenance District No. 02
(Woodridge/Las Lomas)**

Pursuant to the requirements of the Streets and Highways Code of California, the undersigned City Clerk of the City of Atascadero, County of San Luis Obispo, State of California, hereby gives confirmation that a diagram and assessment were filed in the office of the City Clerk of the City of Atascadero, State of California.

The undersigned City Clerk of the City of Atascadero certifies that the diagram showing the boundaries of the Street and Storm Drain Maintenance District No. 02 (Woodridge/Las Lomas), City of Atascadero, County of San Luis Obispo, State of California, was approved by the City Council of said City at a regular meeting thereof held on the 24th day of May, 2005, by its Resolution No. 2005-048. The boundaries of said Street and Storm Drain Maintenance District (District) are contiguous with the Tract Maps 2525-1 and 2525-2 recorded in the Office of the Recorder of the County of San Luis Obispo, State of California, in Book 25, Pages 83-92 and Book 27, Pages 06-10, respectively.


Notice is further given that upon the recording of this Notice, the County Auditor shall enter on the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessment, in accordance with Section 22645 of the Streets and Highways Code.

Property owners in the District pay assessments through property tax bills which the City uses to maintain roads within the District. City staff met with property owners to discuss the level at which levies for road maintenance should be set. At the direction of the homeowners in attendance at meetings held December 14, 2017, and April 11, 2018, the City staff set the levy for the Street and Storm Drain Benefit Assessment District at an amount that will only cover short-term maintenance of the roads, but will not be sufficient for long-term maintenance and repair.

The Assessment District levy amount entered on the county assessment roll for the 2023/2024 fiscal year, and anticipated amounts for future years, are sufficient only for the annual operating costs and a periodic surface treatment (slurry seal) of the roads. As discussed at the aforementioned meetings and the Public Hearings, Neighborhood meetings, and Annual Notices since 2018, these funds will only be enough to cover road maintenance costs. The roads will require more in-depth road rehabilitation projects (expected around 2034) that will require significant funding. The estimated cost of that work is just under \$1,000,000 using 2018 dollars, and is the financial obligation of the residents of the District. As the needed road rehabilitation project approaches, a financing mechanism will need to be approved and paid for by the residents to fund the longer-term improvements needed to maintain the District.

The name or names of the owners of the assessed parcels as they appear on the latest secured assessment roll are set forth in Exhibit "A" hereto attached and by reference incorporated herein.

Dated: August 29, 2023



Lara K. Christensen, City Clerk
City of Atascadero



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item B5

Department: Public Works
Date: 6/25/24
Placement: Public Hearing

TO: JAMES R. LEWIS, CITY MANAGER

FROM: NICK DEBAR, PUBLIC WORKS DIRECTOR/CITY ENGINEER

PREPARED BY: RYAN BETZ, PUBLIC WORKS ANALYST

SUBJECT: Adopting Sewer Service Charges to be Added to the 2024-2025 Property Tax Rolls

RECOMMENDATIONS:

Council:

1. Conduct a public hearing to receive verbal testimony regarding the proposed sewer service charges to be levied onto property tax rolls.
2. Adopt Draft Resolution approving sewer service charges to be added to the 2024-2025 property tax rolls.

DISCUSSION:

Background:

The Atascadero Municipal Code provides for the collection of sewer service charges on the general County property tax bills. Charges have been collected in this manner since the City took ownership of the Atascadero County Sanitation District in 1984. Currently, sewer service charges are based upon Equivalent Dwelling Units (EDUs), where one EDU is the basis for a single-family residence (SFR) service charge, based upon an estimated average daily flow of 240 gallons of wastewater and wastewater strength. Other connection users are assigned a multiple or fraction of an EDU based upon expected average daily flow and strength of wastewater compared to that of SFR. This fixed rate methodology is used since the City is not the water supplier and does not have access to individual customer water consumption data. The City currently has approximately 8,300 EDUs in the system. Revenue from the service charges directly funds sewer (wastewater) services including the collection and treatment of wastewater, rising energy costs, impacts of regulation and legislation; and past and continued critical upgrades and/or replacement of wastewater facilities and infrastructure.

A Wastewater Rate Study was completed in 2019 that proposed increases to sewer service charges and sewer connection fees (capacity charges) to be phased over a five-year period. Efforts to develop a new five-year Wastewater Rate Study are currently underway and will include updates to the current and potential future operational and infrastructure needs of the City's wastewater system. The Study's analysis will include the updated operation and infrastructure

cost estimates for constructing and operating the Water Reclamation Facility Retrofit project. Customers connected to the City’s sanitary sewer system are billed a monthly fixed charge for the service the City provides to collect and treat the wastewater. Sewer service charges are collected by placing a levy each year on the property taxes of individual customers through San Luis Obispo County. The City provides data to the County, including the Assessor’s Parcel Number (APN), and the associated sewer service charge being levied on the property. The charge is included as a line item on the customer’s property tax statements. The rates set forth in the attached resolution do not increase the rates in effect for the prior fiscal year, which were approved following a Proposition 218 procedure. As such, the City has not engaged in the Proposition 218 process for this year’s rates, and this public hearing is being conducted to allow the City to place the sewer service charges on the property tax bills pursuant to the Atascadero Municipal Code.

The public hearing for levying sewer service charges was publicly noticed in June of 2024. A list of properties by Assessor Property Numbers (APNs) and levy amount (which does not include the two-dollar County fee) are itemized on Exhibit A of the Draft Resolution available in the Public Works Engineering Office. Sewer service charges will appear as a line item entitled “ATAS SEWER CHARGE” on property tax statements. Any questions or concerns received during the public hearing should be referred to staff for resolution prior to submitting the charges to the County Auditor by the July 22, 2024, deadline.

FISCAL IMPACT:

The City estimates it will collect approximately \$4,838,614 in sewer service charges for Fiscal Year 2024-25 if Council adopts the attached resolution. Revenue from sewer service charges is paid to the City twice each year. An additional two dollars are added to each property on the tax roll to cover the County fee to administer the levy process.

ALTERNATIVES:

None recommended.

REVIEWED BY OTHERS:

This item has been reviewed by the Administrative Services Director.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Christensen, Deputy City Manager

ATTACHMENT(S):

1. Draft Resolution

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ADOPTING SEWER SERVICE CHARGES TO BE ADDED TO THE 2024-2025 PROPERTY TAX ROLLS

WHEREAS, the City Council of the City of Atascadero (hereafter referred to as City Council) has duly held a public hearing on June 25, 2024, concerning the addition of the 2024-2025 sewer service charges to the 2024-2025 property tax bills; and

WHEREAS, due notice was given to the public in accordance with Section 5470 et seq of the Health and Safety Code; and

WHEREAS, the City Council of the City of Atascadero approved the current sewer service rates on June 13, 2023, that become effective on July 1, 2023; and

WHEREAS, at said hearing the report marked “Exhibit A”, on file with the City Clerk and incorporated herein by reference, containing such charges reflecting changes in sewer service rates was duly received by said Council; and

WHEREAS, at said public hearing opportunity was given for filing objections and protests and for presentation of testimony of other evidence concerning same; and

WHEREAS, it is in the public interest that this body adopt the charges and determine and confirm the report presented at the hearing.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. That the recitals set forth hereinabove are true, correct and valid.

SECTION 2. That the City Council approve continuation of the 2023-24 sewer service rates for 2024-2025; and

SECTION 3. That the City Council hereby adopts the service charges set forth on the report marked “Exhibit A” which is on file in the City Clerk’s Office and hereby expressly incorporated herein by reference as though here fully set forth; and the City Council hereby determines and confirms the report containing such charges as set forth in said “Exhibit A” and hereby further determines and confirms that each and every service charge set forth in said report is true and accurate and is in fact owed.

SECTION 4. That the charges as so confirmed and determined and adopted shall appear as separate items on the tax bill of each parcel listed in said report, and such charges shall be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected, and are subject to the same penalties in the same procedure and sale in case the delinquency is provided for such taxes.

SECTION 5. The City Clerk shall file a certified copy of this Resolution and said Exhibit A with the County Auditor upon its adoption.

SECTION 6. This Resolution is approved by at least a two-thirds vote of said Council.

PASSED AND ADOPTED at a regular meeting of the City Council held on the 25th day of June 2024.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF ATASCADERO:

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

City of Atascadero



Annual Sanitary Sewer Charges 2024/2025

APN	Tax Rate
028-051-013	\$577.80
028-051-030	\$577.80
028-051-031	\$577.80
028-051-042	\$577.80
028-051-043	\$577.80
028-051-045	\$577.80
028-051-049	\$577.80
028-051-050	\$577.80
028-051-051	\$577.80
028-051-052	\$577.80
028-051-057	\$577.80
028-051-058	\$577.80
028-051-059	\$577.80
028-052-001	\$577.80
028-052-006	\$577.80
028-052-009	\$577.80
028-052-011	\$577.80
028-052-012	\$577.80
028-052-013	\$577.80
028-052-014	\$577.80
028-052-017	\$577.80
028-052-018	\$577.80
028-052-019	\$577.80
028-052-020	\$577.80
028-052-021	\$577.80
028-052-031	\$577.80
028-052-032	\$577.80
028-052-033	\$577.80
028-052-034	\$577.80
028-052-035	\$577.80
028-052-036	\$577.80
028-052-037	\$577.80
028-052-038	\$577.80
028-061-007	\$577.80
028-061-009	\$577.80
028-061-012	\$577.80
028-061-016	\$577.80
028-061-017	\$577.80
028-061-018	\$577.80
028-061-019	\$577.80

028-061-020	\$577.80
028-061-021	\$577.80
028-061-022	\$577.80
028-061-023	\$577.80
028-061-028	\$577.80
028-061-032	\$577.80
028-061-033	\$577.80
028-061-036	\$577.80
028-061-037	\$577.80
028-061-040	\$577.80
028-061-041	\$577.80
028-061-042	\$577.80
028-061-043	\$577.80
028-061-044	\$577.80
028-061-048	\$577.80
028-061-050	\$577.80
028-061-051	\$577.80
028-061-052	\$577.80
028-061-053	\$577.80
028-061-054	\$577.80
028-062-001	\$577.80
028-062-002	\$577.80
028-062-006	\$577.80
028-062-011	\$577.80
028-062-012	\$577.80
028-062-014	\$577.80
028-062-015	\$577.80
028-062-016	\$577.80
028-062-017	\$577.80
028-062-018	\$577.80
028-062-020	\$577.80
028-062-024	\$577.80
028-062-025	\$577.80
028-062-026	\$577.80
028-062-027	\$577.80
028-062-028	\$577.80
028-062-029	\$577.80
028-062-030	\$577.80
028-062-031	\$577.80
028-062-032	\$577.80
028-062-033	\$577.80

028-062-036	\$577.80
028-062-038	\$577.80
028-062-039	\$577.80
028-062-040	\$577.80
028-062-041	\$577.80
028-062-042	\$577.80
028-062-043	\$577.80
028-071-001	\$577.80
028-071-002	\$577.80
028-071-006	\$577.80
028-071-012	\$577.80
028-071-033	\$577.80
028-071-037	\$577.80
028-071-041	\$577.80
028-071-042	\$577.80
028-071-043	\$577.80
028-071-044	\$577.80
028-071-047	\$577.80
028-071-048	\$577.80
028-071-050	\$577.80
028-071-051	\$577.80
028-071-052	\$577.80
028-071-054	\$577.80
028-072-001	\$577.80
028-072-002	\$577.80
028-073-001	\$577.80
028-082-001	\$577.80
028-082-008	\$1,155.60
028-082-009	\$577.80
028-082-010	\$577.80
028-082-011	\$577.80
028-082-014	\$577.80
028-082-015	\$577.80
028-082-016	\$577.80
028-082-018	\$577.80
028-082-020	\$577.80
028-082-021	\$577.80
028-082-022	\$577.80
028-082-023	\$577.80
028-084-003	\$577.80
028-084-004	\$577.80

028-084-005	\$577.80
028-084-006	\$577.80
028-084-007	\$577.80
028-084-008	\$577.80
028-084-009	\$577.80
028-084-010	\$577.80
028-084-011	\$577.80
028-084-012	\$577.80
028-084-013	\$577.80
028-084-014	\$577.80
028-084-015	\$577.80
028-084-016	\$577.80
028-084-017	\$577.80
028-084-018	\$577.80
028-084-019	\$577.80
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028-151-006	\$577.80
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028-151-011	\$577.80
028-151-012	\$577.80
028-151-013	\$577.80
028-151-016	\$577.80
028-151-017	\$577.80
028-151-018	\$577.80
028-151-019	\$577.80
028-151-020	\$577.80

028-151-022	\$577.80
028-151-023	\$577.80
028-151-024	\$577.80
028-151-025	\$577.80
028-151-026	\$577.80
028-151-027	\$577.80
028-151-028	\$577.80
028-151-029	\$577.80
028-151-030	\$577.80
028-151-031	\$577.80
028-151-032	\$577.80
028-151-033	\$577.80
028-151-034	\$577.80
028-151-035	\$577.80
028-151-037	\$577.80
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028-151-043	\$577.80
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028-151-046	\$577.80
028-151-048	\$577.80
028-151-050	\$577.80
028-151-051	\$577.80
028-151-052	\$577.80
028-151-053	\$577.80
028-151-054	\$577.80
028-151-055	\$577.80
028-151-056	\$577.80
028-151-057	\$577.80
028-151-058	\$577.80
028-151-059	\$577.80
028-151-060	\$577.80
028-151-061	\$577.80
028-151-062	\$577.80
028-151-063	\$577.80
028-152-006	\$577.80
028-152-007	\$577.80
028-152-008	\$577.80
028-152-009	\$577.80
028-152-010	\$577.80

028-152-011	\$577.80
028-152-013	\$577.80
028-152-015	\$577.80
028-152-016	\$577.80
028-152-019	\$577.80
028-152-020	\$577.80
028-152-023	\$577.80
028-152-024	\$577.80
028-152-029	\$577.80
028-152-030	\$577.80
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028-152-042	\$577.80
028-152-043	\$577.80
028-152-044	\$577.80
028-152-045	\$577.80
028-152-046	\$577.80
028-152-048	\$577.80
028-152-049	\$577.80
028-152-050	\$577.80
028-152-051	\$577.80
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028-152-066	\$577.80
028-152-067	\$577.80
028-152-068	\$577.80
028-152-069	\$577.80
028-152-070	\$577.80
028-152-072	\$577.80
028-152-073	\$577.80
028-161-001	\$577.80
028-161-003	\$577.80
028-161-006	\$577.80
028-161-007	\$577.80
028-161-014	\$577.80
028-161-015	\$577.80

028-161-021	\$1,155.60
028-161-022	\$577.80
028-161-024	\$577.80
028-161-026	\$577.80
028-161-027	\$577.80
028-171-005	\$577.80
028-172-001	\$577.80
028-172-005	\$577.80
028-172-013	\$577.80
028-172-014	\$577.80
028-172-028	\$577.80
028-181-020	\$577.80
028-181-021	\$577.80
028-181-025	\$577.80
028-181-026	\$577.80
028-191-017	\$577.80
028-191-018	\$577.80
028-191-019	\$577.80
028-191-020	\$577.80
028-191-021	\$577.80
028-192-001	\$1,617.84
028-192-002	\$577.80
028-192-005	\$577.80
028-192-006	\$577.80
028-192-007	\$577.80
028-192-014	\$577.80
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029-271-018	\$577.80	029-274-015	\$577.80	029-291-026	\$577.80
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029-272-006	\$577.80	029-281-019	\$577.80	029-291-033	\$924.48
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029-272-013	\$577.80	029-281-023	\$577.80	029-292-002	\$577.80
029-272-016	\$577.80	029-281-028	\$577.80	029-292-003	\$577.80
029-272-017	\$577.80	029-281-029	\$577.80	029-292-004	\$1,155.60
029-272-021	\$577.80	029-281-030	\$577.80	029-292-007	\$577.80
029-272-022	\$577.80	029-281-031	\$577.80	029-292-013	\$577.80
029-272-023	\$577.80	029-281-032	\$577.80	029-292-014	\$577.80
029-272-024	\$577.80	029-281-033	\$577.80	029-292-015	\$577.80
029-272-025	\$577.80	029-281-034	\$577.80	029-292-016	\$577.80
029-272-026	\$577.80	029-281-035	\$577.80	029-292-018	\$577.80
029-272-027	\$577.80	029-281-036	\$577.80	029-292-019	\$577.80
029-273-001	\$577.80	029-281-038	\$577.80	029-292-020	\$577.80
029-273-002	\$577.80	029-281-040	\$577.80	029-292-022	\$577.80
029-273-003	\$577.80	029-281-041	\$577.80	029-292-023	\$577.80
029-273-004	\$577.80	029-281-042	\$577.80	029-292-025	\$2,889.00

029-292-030	\$1,300.06
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029-292-033	\$2,600.10
029-292-034	\$2,600.10
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029-292-046	\$577.80
029-292-047	\$577.80
029-292-048	\$577.80
029-292-050	\$577.80
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029-292-052	\$577.80
029-292-053	\$577.80
029-292-054	\$577.80
029-292-055	\$4,766.86
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029-301-029	\$577.80
029-301-030	\$577.80
029-301-031	\$577.80
029-301-032	\$577.80
029-301-033	\$577.80
029-301-034	\$577.80
029-301-035	\$768.48
029-301-036	\$2,311.20

029-301-037	\$577.80
029-301-038	\$1,155.60
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029-301-045	\$577.80
029-301-048	\$577.80
029-301-049	\$577.80
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029-302-018	\$577.80
029-302-019	\$2,311.20
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029-302-043	\$577.80
029-302-045	\$1,155.60
029-302-046	\$577.80
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029-302-048	\$1,155.60
029-302-049	\$2,166.76
029-302-052	\$577.80
029-302-053	\$577.80
029-302-054	\$577.80

029-302-055	\$577.80
029-302-056	\$577.80
029-302-058	\$577.80
029-302-059	\$577.80
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029-302-067	\$577.80
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029-311-016	\$577.80
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029-311-018	\$1,733.40
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029-311-024	\$577.80
029-311-025	\$577.80
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029-311-031	\$577.80
029-311-032	\$1,444.50
029-311-036	\$577.80
029-311-037	\$1,733.40
029-311-038	\$577.80
029-311-040	\$1,733.40
029-311-041	\$1,733.40
029-311-044	\$1,733.40
029-311-047	\$768.48
029-311-048	\$577.80
029-311-049	\$577.80
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029-312-011	\$577.80

029-312-015	\$577.80
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029-312-021	\$1,155.60
029-312-023	\$577.80
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029-312-026	\$1,733.40
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029-312-031	\$866.70
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029-312-033	\$2,600.10
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029-312-035	\$577.80
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029-312-037	\$577.80
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029-321-022	\$577.80
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029-322-009	\$3,466.80
029-322-010	\$577.80
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029-322-014	\$577.80
029-322-016	\$577.80
029-322-017	\$577.80
029-322-019	\$577.80

029-322-020	\$1,733.40
029-322-021	\$1,733.40
029-322-022	\$577.80
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029-323-018	\$577.80
029-323-019	\$577.80
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029-323-021	\$11,556.00
029-323-023	\$577.80
029-323-025	\$577.80
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029-341-016	\$866.70
029-341-017	\$866.70
029-341-018	\$866.70
029-341-019	\$577.80
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029-342-013	\$577.80
029-342-014	\$577.80
029-342-015	\$1,155.60
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029-343-017	\$866.70
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029-344-005	\$1,155.60
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029-344-036	\$1,155.60
029-344-037	\$577.80
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029-344-039	\$1,155.60
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029-347-023	\$577.80
029-351-001	\$577.80
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029-382-032	\$577.80
029-382-033	\$577.80
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030-011-006	\$577.80
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030-011-010	\$2,889.00
030-011-013	\$577.80
030-011-014	\$1,444.50
030-011-016	\$577.80
030-011-020	\$1,733.40
030-011-021	\$1,733.40
030-011-024	\$577.80
030-011-027	\$2,600.10
030-011-028	\$2,166.76
030-011-029	\$577.80
030-011-030	\$577.80
030-011-031	\$2,311.20
030-011-032	\$577.80
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030-011-036	\$577.80
030-011-038	\$2,600.10
030-011-039	\$2,166.76
030-011-040	\$2,600.10
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030-011-047	\$577.80
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030-021-013	\$577.80
030-021-015	\$1,155.60
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030-021-021	\$577.80
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030-071-058	\$577.80
030-071-059	\$577.80
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030-071-061	\$577.80
030-071-062	\$577.80
030-081-017	\$1,155.60
030-081-022	\$8,089.20
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030-081-026	\$577.80
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030-081-031	\$577.80
030-081-032	\$577.80
030-081-034	\$577.80

030-081-035	\$577.80
030-081-036	\$577.80
030-081-039	\$808.92
030-081-040	\$577.80
030-081-041	\$5,778.00
030-081-042	\$1,733.40
030-081-044	\$5,200.20
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030-081-048	\$4,911.30
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030-091-003	\$577.80
030-091-004	\$577.80
030-091-005	\$1,733.40
030-091-010	\$1,733.40
030-091-011	\$2,166.76
030-091-014	\$2,600.10
030-091-015	\$577.80
030-091-016	\$577.80
030-091-017	\$1,155.60
030-091-018	\$2,166.76
030-091-019	\$2,600.10
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030-091-022	\$2,600.10
030-091-023	\$3,033.46
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030-091-032	\$2,600.10
030-091-033	\$577.80
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030-091-042	\$1,300.06
030-091-043	\$577.80
030-091-045	\$1,733.40
030-091-046	\$1,300.06
030-091-048	\$577.80
030-091-049	\$577.80
030-091-052	\$2,600.10

030-091-053	\$2,166.76
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030-091-063	\$2,600.10
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030-091-067	\$577.80
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030-101-005	\$577.80
030-101-006	\$1,155.60
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030-101-025	\$433.36
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030-101-027	\$577.80
030-101-028	\$1,155.60
030-101-030	\$6,211.36
030-101-036	\$2,831.22
030-101-037	\$2,600.10
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030-121-046	\$5,778.00
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030-123-025	\$577.80
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030-123-027	\$577.80
030-123-028	\$577.80
030-123-030	\$577.80

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030-123-032	\$577.80
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030-292-024	\$3,466.80
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