



CITY OF ATASCADERO CITY COUNCIL

MINUTES

Tuesday, June 22, 2021

City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California

City Council Closed Session: 5:00 P.M.

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

COUNCIL CLOSED SESSION: 5:00 P.M.

Mayor Moreno called Closed Session to order at 5:00 p.m.

1. ROLL CALL

Present: **By Teleconference** - Council Members Bourbeau, Dariz and Funk, Mayor Pro Tem Newsom, and Mayor Moreno

Absent: None

Others Present: None

Staff Present: **By Teleconference** – City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Deputy City Manager/City Clerk Lara Christensen, and IT Manager Luke Knight

2. CLOSED SESSION -- PUBLIC COMMENT – None

3. COUNCIL LEAVES TO BEGIN CLOSED SESSION

Deputy City Manager/City Clerk Lara Christensen and IT Manager Luke Knight did not attend this portion of the meeting.

4. CLOSED SESSION -- CALL TO ORDER

a. Conference with Real Property Negotiators (Govt. Code 54956.8)

Real Property: 6009 Del Rio Road (APN 049141038 – City Property), 2000 Ramona Road (APN 049141039 – City Property), 2455 El Camino Real (APN 049151056 – People Self Help Housing Property), 6105 Olmeda Avenue (APN 029091001 – State of California Property), Atascadero, California, 93422

Agency Negotiator: Rachelle Rickard, City Manager

Negotiating Parties: People Self Help Housing and State of California

Subject of Negotiations: Purchase price and/or terms of payment.

b. Conference with Labor Negotiators (Govt. Code Sec. 54957.6)

Agency designated representatives: Rachelle Rickard, City Manager

Employee Organizations: Atascadero Professional Firefighters, Local 3600; Atascadero Police Association; Service Employees International Union, Local 620; Mid-Management/Professional Employees; Non-Represented Professional and Management Workers and Confidential Employees

5. CLOSED SESSION – ADJOURNMENT

6. COUNCIL RETURNS

7. CLOSED SESSION – REPORT

Mayor Moreno noted that more time would be needed to complete the discussion on the Closed Session items and that Council would be recessing Closed Session until after the close of Regular Session.

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

Mayor Moreno called the meeting to order at 6:01 p.m. and Council Member Bourbeau led the Pledge of Allegiance.

ROLL CALL:

Present: **By Teleconference** - Council Members Bourbeau, Dariz and Funk, Mayor Pro Tem Newsom, and Mayor Moreno

Absent: None

Others Present: None

Staff Present: **By Teleconference** – City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Community Development Director Phil Dunsmore, Public Works Director Nick DeBar, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen, Senior Planner Kelly Gleason, and IT Manager Luke Knight

APPROVAL OF AGENDA:

- MOTION:** By Mayor Pro Tem Newsom seconded by Council Member Bourbeau to:
1. Approve this agenda; and,
 2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.
- Motion passed 5:0 by a roll-call vote.*

PRESENTATIONS:

1. Proclamation in Appreciation and Recognition of Atascadero's First Responders

Mayor Moreno noted that the City Council presented the Proclamation to representatives of the Atascadero Police Department, Atascadero Fire & Emergency Services Department, and Public Works Department earlier in the day in front of City Hall and a video of the presentation was played.

A. CONSENT CALENDAR:

1. City Council Draft Action Minutes – June 8, 2021 & June 9, 2021

- Recommendation: Council approve the June 8, 2021 Draft City Council Regular Meeting Minutes and the June 9, 2021 Draft City Council Special Meeting Minutes. [City Clerk]

2. May 2021 Accounts Payable and Payroll

- Fiscal Impact: \$2,494,928.63
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for May 2021. [Administrative Services]

3. Property Acquisition for Lift Station #13 and Force Main Realignment Project

- Fiscal Impact: The total compensation to be paid is \$11,000, plus an additional \$5,500 for the lateral construction.
- Recommendation: Council adopt Draft Resolution approving compensation payment for permanent easement acquisition located at APN 049-041-009 for the Lift Station #13 Replacement and Force Main Realignment Project. [Public Works]

4. San Gabriel Road and San Marcos Road Pavement Rehabilitation Project Construction Award

- Fiscal Impact: \$1,208,047.55
- Recommendations: Council:
 1. Award a construction contract for \$1,208,047.55 to Souza Construction Inc. for the San Gabriel Road and San Marcos Road Rehabilitation Project (Project No. C2020R05).

2. Authorize the City Manager to execute a construction contract with Souza Construction Inc. for \$1,208,047.55 for the San Gabriel Road and San Marcos Road Rehabilitation Project (Project No. C2020R05).
3. Authorize the Director of Public Works to file a Notice of Completion with the County Recorder upon satisfactory completion of the Project. [Public Works]

5. American Rescue Plan Act of 2021 Funds

- Fiscal Impact: ARPA funds in the amount of \$7,194,579 are expected to be received.
- Recommendations: Council:
 1. Adopt Draft Resolution accepting the receipt of all funds available to the City pursuant to the American Rescue Plan Act of 2021.
 2. Authorize the City Manager or her designee to execute all documents as necessary for the funding. [Administrative Services]

Deputy City Manager/City Clerk Christensen noted that a correction had been made to the June 9, 2021 Special Meeting Minutes under Ex Parte Communications for Council Member Bourbeau changing the last part of the sentence to read “former owner of the project property entire Dove Creek area”.

Sarah Reinhart, First 5 San Luis Obispo County, addressed the City Council on Consent Calendar Item #A-5.

MOTION: By Council Member Bourbeau and seconded by Council Member Funk to approve the Consent Calendar with corrections noted to Consent Calendar Item #A-1. (#A-3: Resolution No. 2021-055) (#A-4: Contract No. 2021-017) (#A-5: Resolution No. 2021-056)
Motion passed 5:0 by a roll-call vote.

UPDATES FROM THE CITY MANAGER:

City Manager Rachelle Rickard gave an update on projects and issues within the City.

Chief Masterson also gave an update on the Police Department's response to activities in Centennial Plaza.

COMMUNITY FORUM:

The following citizens spoke by telephone or through the webinar on this item: Wendy Lewis

Emails from the following citizens were read into the record by Deputy City Manager/City Clerk Christensen: Concerned Atascadero Parents

Mayor Moreno closed the COMMUNITY FORUM period.

B. PUBLIC HEARINGS:

1. Del Rio Ranch General Plan, Zoning Map, and Specific Plan Amendments and Master Plan of Development (AMND21-0020)

- Fiscal Impact: The proposed project is a large scale retail and lodging focused development which is expected to bring in significant revenues, especially to lodging uses. The development is required to annex into the City-wide CFD. With annexation into the CFD, overall, the project will be fiscally positive.
- Recommendations: Planning Commission recommends City Council:
 1. Adopt Draft Resolution A approving a General Plan Map Amendment, based on findings.
 2. Introduce for first reading, by title only, Draft Ordinance approving a Zoning Map Amendment and amendments to the Del Rio Road Commercial Area Specific Plan, based on findings.
 3. Adopt Draft Resolution B approving a Conditional Use Permit to establish a Master Plan of Development for the Del Rio Ranch project and allow for a conference center, mixed-use buildings, and an RV park, based on findings and subject to conditions of approval.

The Planning Commission also recommended the City Council:

4. Consider allowing temporary uses on the site prior to the establishment of permanent improvements and provide direction to staff and the applicant. If temporary uses are supported, details and conditions regarding temporary uses would need to return to the City Council at a later date. [Community Development]

Ex Parte Communications:

Council Member Funk reported reviewing the project as part of the DRC and speaking with concerned citizens.

Mayor Pro Tem Newsom reported reviewing the project as part of the DRC.

No other Council Members had anything to report.

Community Development Director Dunsmore and Senior Planner Gleason gave the report and answered questions from the Council

Mayor Moreno recessed the meeting at 8:16 p.m.

Mayor Moreno reconvened the meeting at 8:26 p.m. will all present

Ted Lawton, applicant, gave a presentation and answered questions from the Council (Exhibit A).

PUBLIC COMMENT:

The following citizens spoke by telephone or through the webinar on this item: Michael Manchak, Fred Muroe, and Geoff Auslen.

Mayor Moreno closed the Public Comment period.

MOTION:

By Mayor Moreno and seconded by Council Member Bourbeau to:

1. Adopt Resolution 2021-057 approving a General Plan Map Amendment, based on findings.
2. Introduce for first reading, by title only (with revised title as read by the City Clerk), Draft Ordinance approving a Zoning Map Amendment and amendments to the Del Rio Road Commercial Area Specific Plan, based on findings and adding the following language to Exhibit B - Specific Plan Section 4.1.1(2):

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

- *City Council review and approval of the conditional use permit*
 - *A development agreement, or similar mechanism for enforcement, shall be required*
 - *Temporary uses shall be of limited duration, not to exceed 18 months, unless an extension is granted by City Council*
 - *Adequate emergency access shall be provided for all temporary uses*
 - *Utilities shall be installed as needed to accommodate temporary uses*
 - *Appropriate mitigation to address dust and dirt track out onto public right of way shall be incorporated in the approved plans for temporary uses.*
 - *Temporary use areas shall be reviewed for aesthetics, neighborhood compatibility and site impacts through the Conditional Use Permit process.*
 - *Any other conditions necessary based on proposed land use and temporary development plans*
3. Adopt Resolution 2021-058 approving a Conditional Use Permit to establish a Master Plan of Development for the Del Rio Ranch project and allow for a conference center, mixed-use buildings, and an RV park, based on findings and subject to conditions of approval with the following changes:
 - Amend the second paragraph of Condition 4
Construction of the multi-family residential portion of the project may not commence until the RV resort and commercial center have been issued building permits and are under construction substantially complete. Issuance of a grading or on-site improvement permit shall not satisfy this requirement.
 - Amend Condition 100(c)
Developer shall improve the intersection of El Camino Real and Del Rio Road, specifically the ~~northeast~~ southeast corner adjacent to the project frontage, with signal modifications in accordance with the Del Rio Commercial Specific Plan Traffic Analysis and project-specific Del Rio Ranch Traffic Impact Analysis. The improvements shall be coordinated with the Public Works Department, City Engineer and designated City

consultant(s) who have produced signal improvement plans for recent projects in the area.

- Amend Condition 101(a) & (d)
 - a. Provide a Collector Road (Standard Detail AT 406) to serve as an extension of Obispo Road through the property. The road shall align with the existing Obispo Road intersection at Del Rio Road and shall have a 60' right of way with two (2) 20' wide travel lanes and 5' wide sidewalks (minimum) to the satisfaction of the City Engineer. The Del Rio Ranch Traffic Impact Analysis indicates there is limited site distance exiting the project onto Del Rio Rd, therefore the intersection shall be designed to improve site distance, or limit turning movements as necessary, for the safety of the public and to the satisfactory of the City Engineer. After the road is extended beyond the project boundary for use by adjoining multi-family properties completion, the new Obispo Road is to be accepted and maintained by the City with the expectation to connect the road at a future date to the Emerald Ridge development.
 - d. The road-on- and off-site improvements for phases 1, 2, and 3 shall be complete and accepted prior to occupancy of any residential unit.
- Add a Condition to require affordable housing as proposed
 - 20 % of any units in excess of the original SP max density of 72 units shall be deed restricted at the following ratio:
 - 37 % low
 - 20% very low

These units can be constructed as density bonus units. Should the project qualify based on the above percentages, concessions shall be provided in accordance with State DB law.

- Amend Condition 17

The existing maintenance Community Facilities District established for maintenance of the frontage improvement and landscaping, including median landscaping, ~~shall be amended to reflect the revised right-of-way improvements or shall be extinguished and improvement shall be maintained by the commercial development owner(s) in perpetuity. Should the maintenance CFD be extinguished and a map be recorded that allows for multiple parcels, a maintenance agreement that defines responsibilities of property owners shall be required to record prior to, or concurrently with, final map recordation.~~

City Clerk Christensen read the title of the Ordinance:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO,
CALIFORNIA, APPROVING A ZONING MAP AMENDMENT AND AMENDMENTS
TO THE DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN FOR THE
DEL RIO RANCH PROJECT**

Motion passed 5:0 by a roll-call vote.

3. Adopting Sewer Service Charges to be Added to the 2021-2022 Property Tax Rolls

- Fiscal Impact: The City estimates it will collect \$3,320,523 in sewer service charges for Fiscal Year 2021-2022.
- 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 2021-2022 property tax rolls. [Public Works]

Ex Parte Communications: None.

Public Works Director DeBar gave the report and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Bourbeau and seconded by Mayor Pro Tem Newsom to adopt Resolution No. 2021-059 approving sewer service charges to be added to the 2021-2022 property tax rolls.
Motion passed 5:0 by a roll-call vote.

4. Community Facilities District 2005-1 Annexation No. 23

- Fiscal Impact: Assessments for this annexation are estimated to be \$42,400 annually, adjusted each year for inflation.
- Recommendation: Council continue the public hearing to the July 13, 2021 City Council Meeting to allow staff additional time to fulfill the legal noticing requirement. [Community Development]

Ex Parte Communications: None.

Deputy City Manager/City Clerk briefed the City Council on the staff report.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno did not close the Public Comment period.

Mayor Moreno noted that the Public Hearing would be continued to July 13, 2021.

C. MANAGEMENT REPORTS: None.

D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

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

Mayor Pro Tem Newsom

1. County Mayors Round Table – attended on behalf of Mayor Moreno

Council Member Bourbeau

1. Integrated Waste Management Authority (IWMA)

Council Member Dariz

1. Air Pollution Control District

Council Member Funk

1. Homeless Services Oversight Council

E. INDIVIDUAL DETERMINATION AND / OR ACTION: None.

ADJOURN

Mayor Moreno recessed the Regular Meeting at 9:41 and reconvened the Closed Session Meeting at 9:42 p.m.

The meeting was adjourned at 10:24 pm; no reportable action.

MINUTES PREPARED BY:



Lara K. Christensen
Deputy City Manager / City Clerk

The following exhibit is available for review in the City Clerk's office:

- Exhibit A – Presentation by applicant, Ted Lawton

APPROVED: July 13, 2021



DEL RIO RANCH ± 25.9 ACRE COMERCIAL RESORT COMMUNITY

THE ULTIMATE Commercial Resort & Recreation Destination! Come and experience all the Central Coast has to offer at Del Rio Ranch experiential resort community located perfectly between beautiful wine country and stunning coastal beaches.

THE FUTURE OF COMMERCIAL REAL ESTATE

CONTACT

Jack Phelan
805.215.2703

Jennifer Kim
213.820.1282

Ted Lawton
415.987.6928

License No. 01862677

DEL RIO RANCH RV RESORT – Introduction

Project Team



Jack Phelan, PhD.

President & CEO
BRE#02075856
jack@calcoastalslo.com



Jennifer Kim, MBA

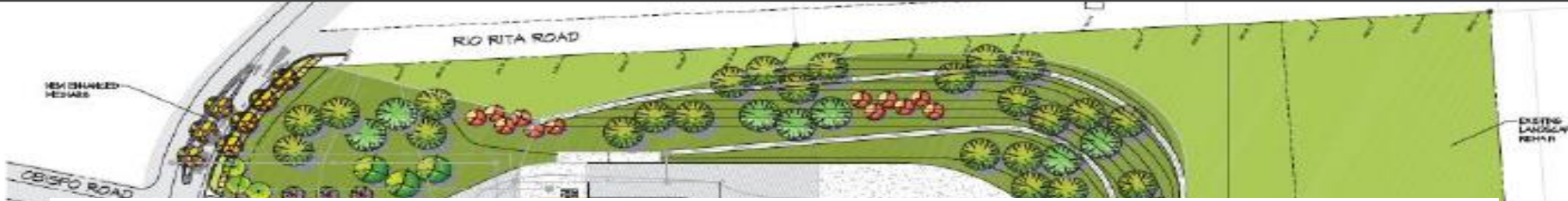
Senior Business Analyst / Investor Relations
jennifer@calcoastalslo.com



Ted Lawton, PMP

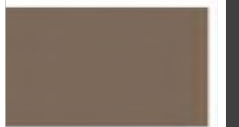
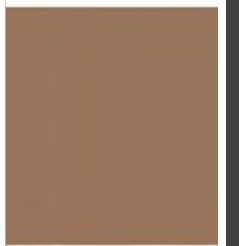
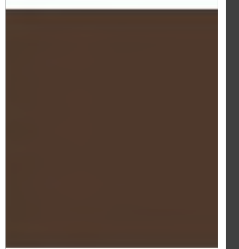
Senior Program Mgr. / Development Analyst
BRE #01862677
ted@calcoastalslo.com

DEL RIO RANCH RV RESORT – Approved Project



Wal-Mart's application has been revised and now proposes an 117,767± square foot retail and grocery store which includes the following:

- General Merchandise Sales Area 63,499± square feet
- Grocery Sales and Support Area 27,869± square feet
- Retail Tenant Space 2,625± square feet
- Stock and Ancillary Area 23,774± square feet



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DEL RIO RANCH - Commercial Program

Del Rio Ranch Resort

Commercial Retail

109,000 ± square feet

Recreational Lodging

± 4.85 acres

Outdoor Amphitheater

± 300 person

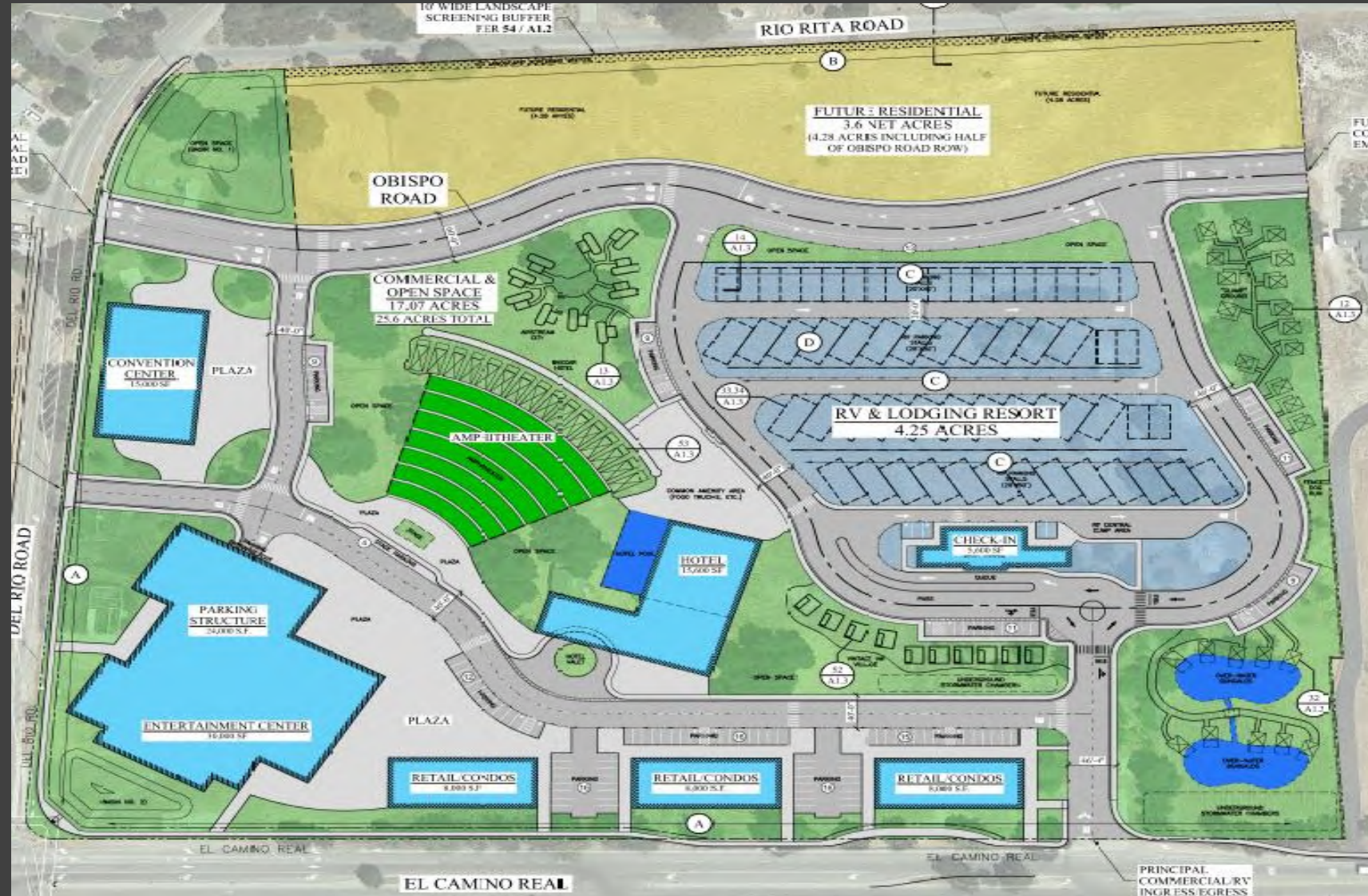
48 Residential Condos

2bd/2bth

48,000 ± square feet

Single Family Homes

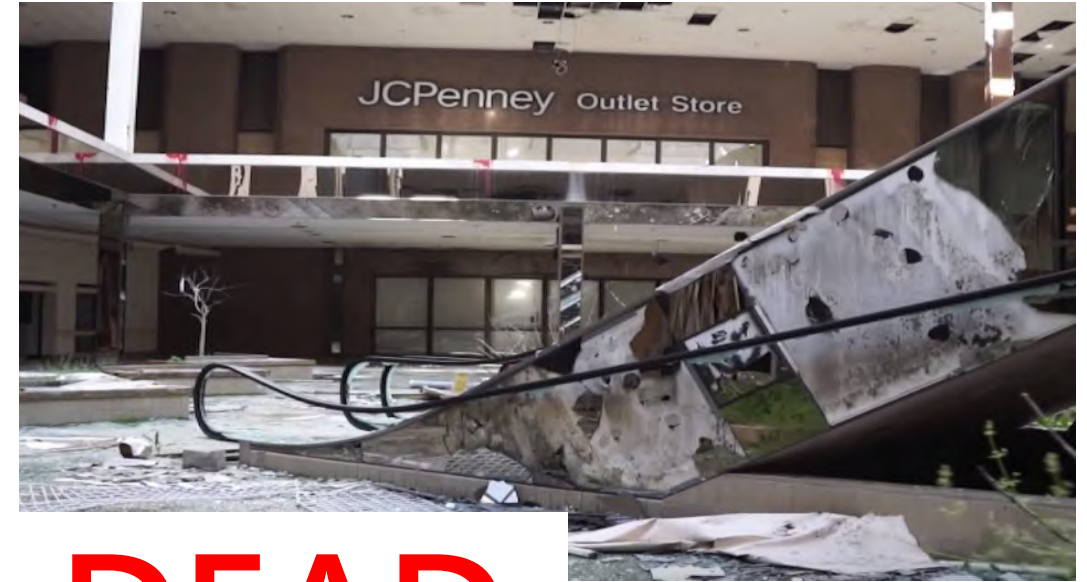
± 3.68 acres



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DEL RIO RANCH – Old Retail Centers Model

Death by Amazon



DEAD

TRADITIONAL RETAIL MALLS & CENTERS ARE



DEL RIO RANCH RV RESORT - Modern Retail

Indoor / Outdoor / Experiential



Future

EXPERIENTIAL, COVID FRIENDLY, INDOOR/OUTDOOR IS THE



Small Excerpt of Commercial Restrictions

The following commercial uses are not allowed by Walmart:

(i) a Discount Department Store (as hereinafter defined), (ii) wholesale membership/warehouse club, (iii) Grocery Store/Supermarket (as hereinafter defined), (iv) pharmacy/drug store; (v) gas station, quick lube/oil change facility, automobile tire sales; (vi) a variety, general, “dollar” type store; (vii) primary or urgent care medical facility; (viii) any lockers, lock-boxes or other type of storage system that is used to receive or store merchandise from a catalog or online retailer; (ix) operating a fulfillment facility in connection with selling, receiving, storing or distributing merchandise from a catalog or online retailer; (x) operating an Internet Fulfillment Center; Discount Department Store; as used herein shall mean a store containing in excess of eight thousand (8,000) square feet of dedicated retail floor space that sells a full line of hard goods and soft goods (e.g. clothing, cards, gifts, electronics, garden supplies, furniture, lawnmowers, toys, health and beauty aids, hardware items, bath accessories and auto accessories) at a discount, in a retail operation similar to that of Walmart. (xi) grocery store/supermarket, shall mean a food store or food department that sells food for consumption off the premises, and which may include but is not limited to the sale of dry, refrigerated or frozen groceries, meat, seafood, poultry, produce, delicatessen or bakery products, refrigerated or frozen dairy products or any grocery products normally sold in such stores or departments. Notwithstanding the foregoing, a Lodging C-Store (as hereinafter defined) shall be a permitted use, and may sell grocery products that would otherwise be prohibited by the Grocery Store / Supermarket restriction above. “adult” business activities, including without limitation any massage parlor, escort service, facility with nude (or partially nude, bathing suit-clad or lingerie-clad) models or dancers or any establishment selling or exhibiting sexually explicit materials; (ii) pawn shop, gambling activities (including but not limited to electronic gambling, slot machines and other devices similar to the aforementioned); (iii) any business that cashes checks or makes short-term or “payday advance” type loans; (iv) any business or facility used in growing, delivering, transferring, supplying, dispensing, dispersing, distributing or selling marijuana or any synthetic substance containing tetrahydrocannabinol, any psychoactive metabolite thereof, or any substance chemically similar to any of the foregoing, whether by prescription, medical recommendation or otherwise, and whether consisting of live plants, seeds, seedlings or processed or harvested portions of the marijuana plant; or (v) involuntary human detention or incarceration (the “Noxious

DEL RIO RANCH - Commercial Program



One of the last Large Strategic Commercial Sites

- Maximize the amount of Commercial Use the site can support
- Generate the LARGEST amount of Sales Tax & TOT Revenue for Atascadero
- Focus on untapped RV Lodging Market
- Create a large tourism/visitor serving opportunity
- Provide an entertainment hub for the residents and visitors of Atascadero
- Attract head-of-household jobs & businesses to the city
- Walmart Deed Restrictions (5 pages of prohibited uses)
- Provides much needed dining options of local residents
- Solution for Jobs/Housing/Imbalance



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DEL RIO RANCH - Project Phasing Plan



Phasing Plan / CUP Application:

Phase I — Site Clean Up, Beautification, Landscaping, Temp facilities, create equipment & material staging area, small onsite temporary interim use Lodging component (TOT)

Phase II — permanent site improvements, install roads for circulation commercial frontage & lodging development, required offsite improvements

Phase III — Residential Affordable-by-Design Housing

Phases IV — Hotel, Conference Center, Parking Structure



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DEL RIO RANCH - Phase I (June 23rd, 2021)

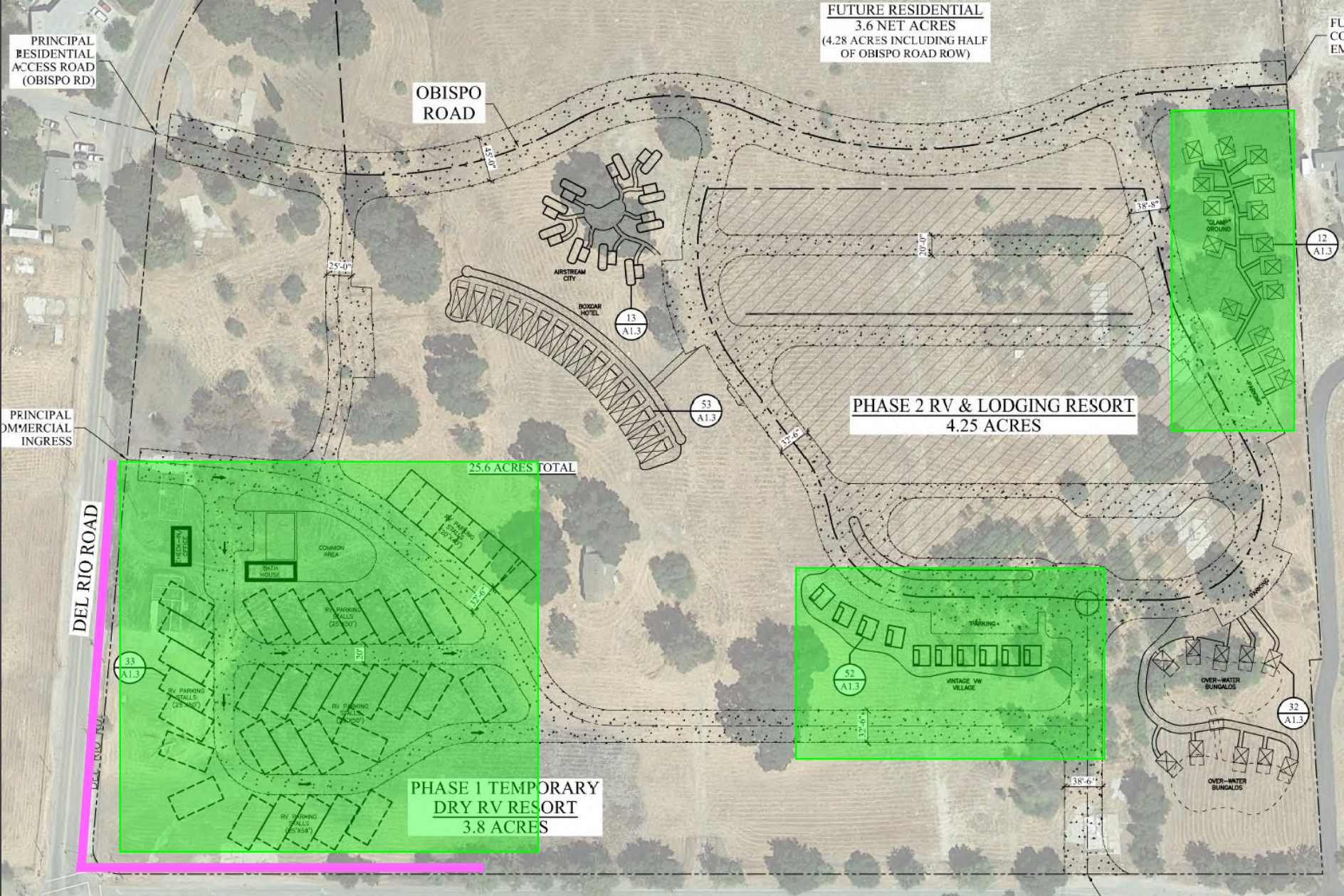


Phase I

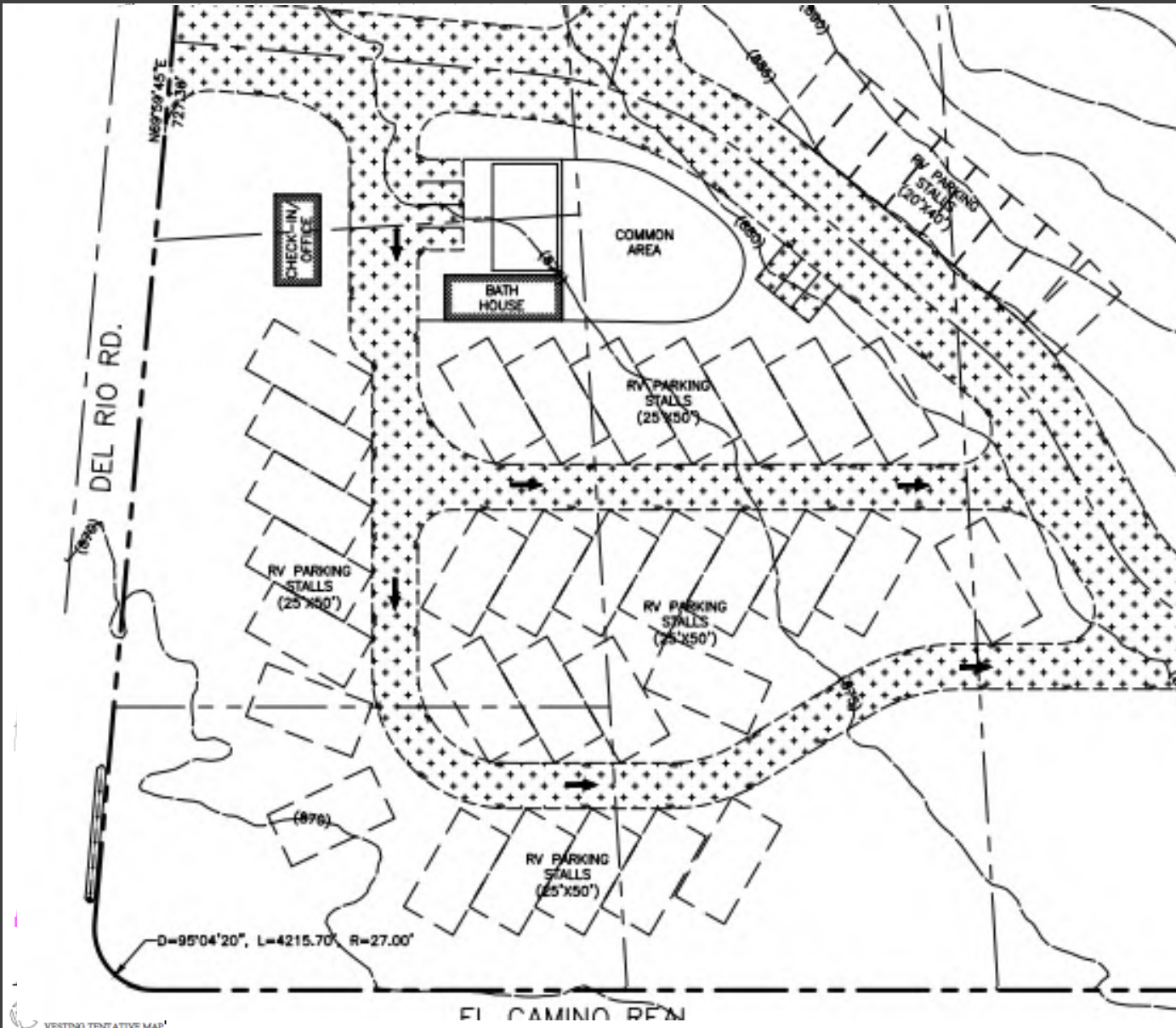
- Site Clean Up & Beautification
- New Landscaping
- Tree Care & Maintenance
- Preservation of Heritage Oak Trees
- Temp facilities, Restrooms & Office
- Establish equipment & material staging area
- Create small onsite Lodging component (TOT) located outside Phase II areas of development



DEL RIO RANCH - Phase I Interim Use



DEL RIO RANCH - Phase I Interim Use



Interim Use

- Check In Office
- Security Shack
- Bath House
- Restroom Facilities
- Portable Dump Station
- Interim Privacy Screens
- Interim & Landscaping
- Fully Enclosed Trash Receptacles
- Stabilized Entrances & Roads
- Picnic Tables
- Fire Pits
- Adirondack Chairs
- Walking Paths
- Pop Up Vendors

DEL RIO RANCH - Phase I Interim Use

Interim Use

- Check In Office
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DEL RIO RANCH - Phase I Interim Use



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DEL RIO RANCH - Phase I Interim Use



Interim Use

- Check In Office
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DEL RIO RANCH - Phase I Site Beautification & Interim Use



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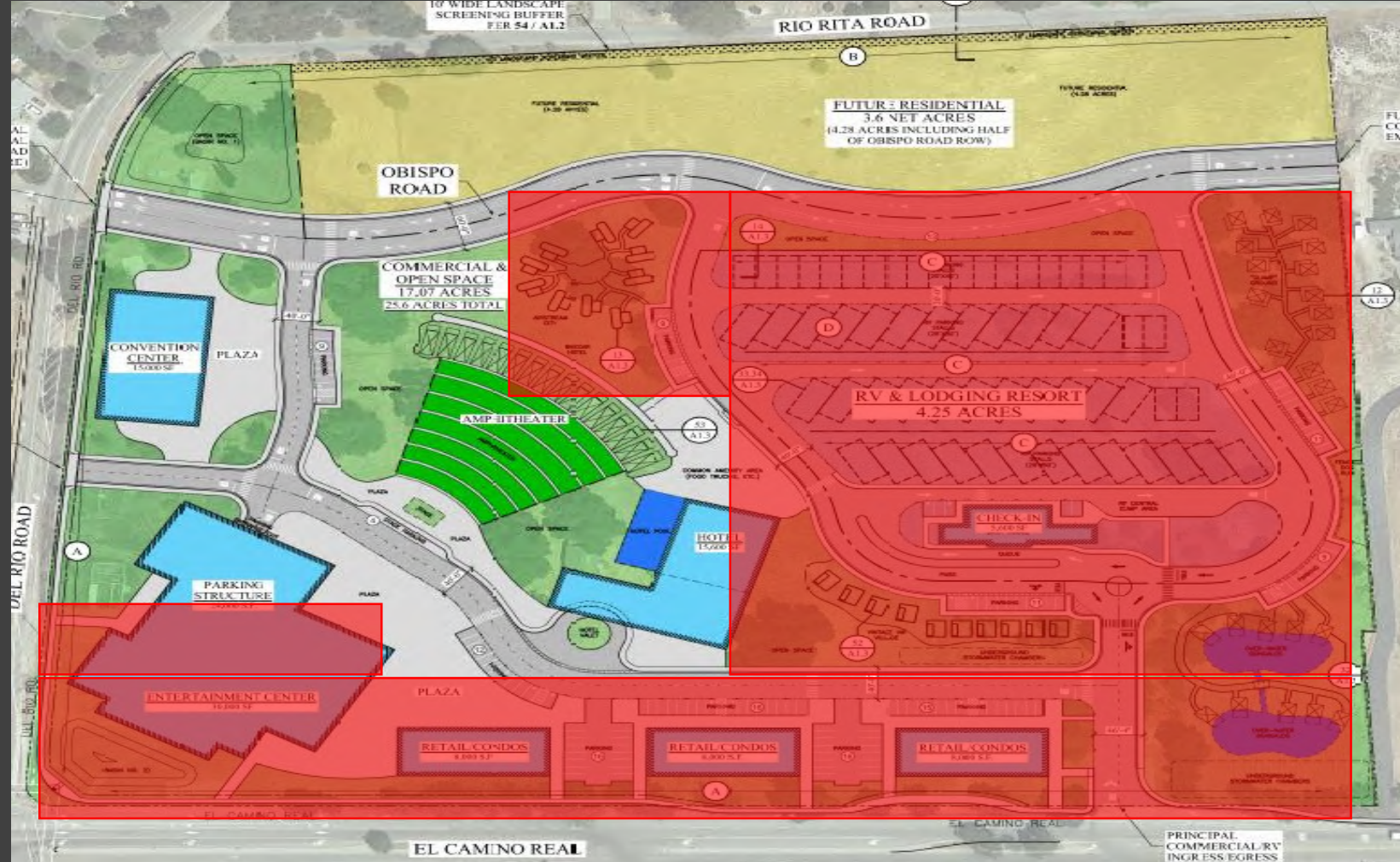
DEL RIO RANCH - Phase I Interim Use



DEL RIO RANCH - Phase II (by - June 20,2022)

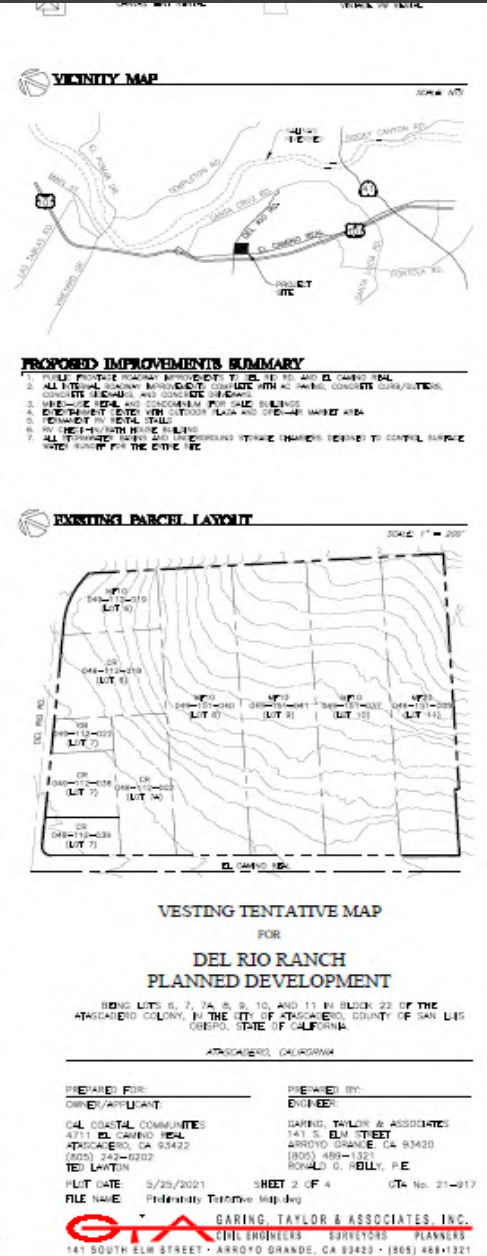
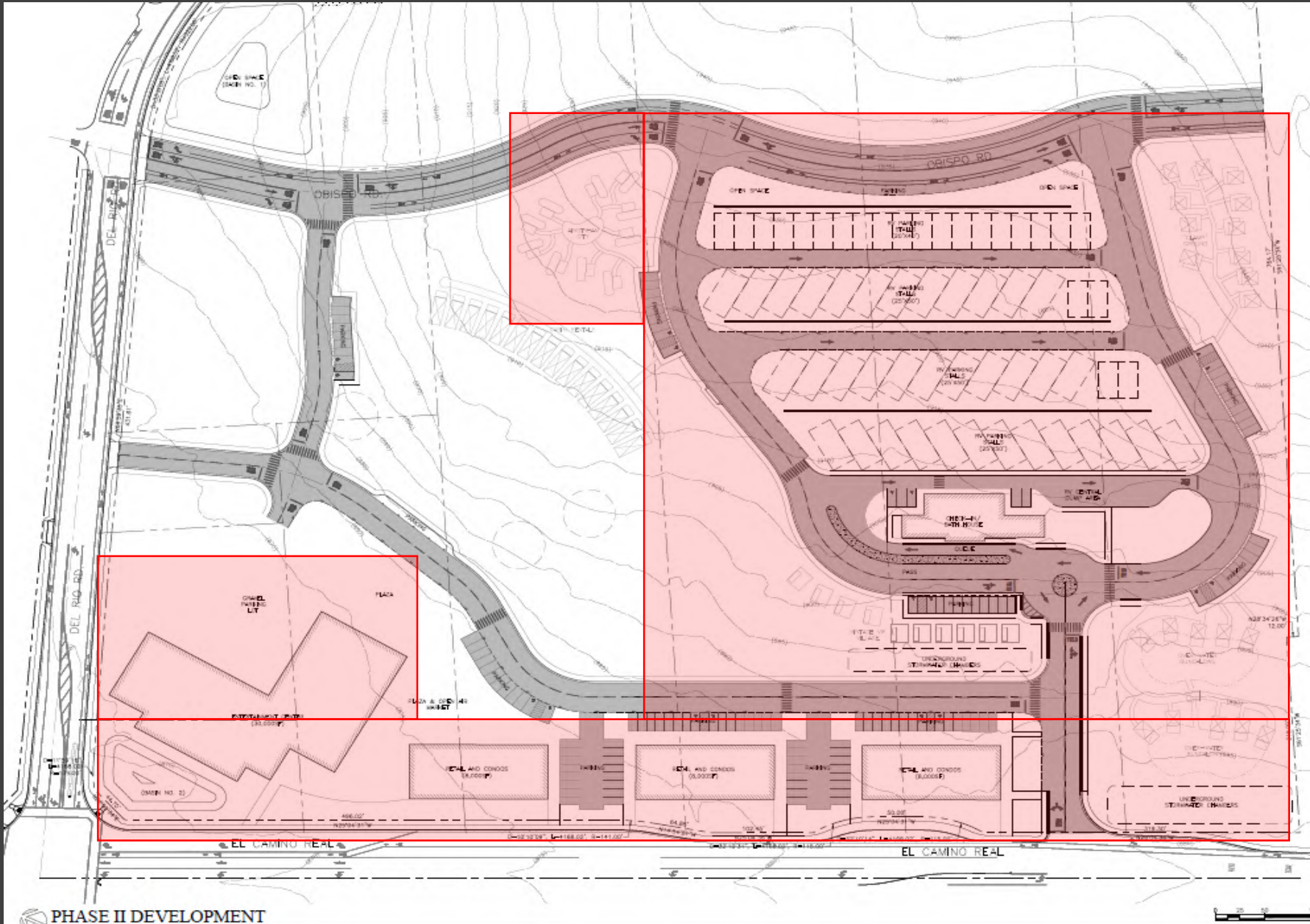
Phase II

- Permanent site improvements
- Install roads for circulation
- Build commercial frontage & lodging development
- Install required offsite improvements



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DEL RIO RANCH - Phase II



DEL RIO RANCH - Open Space Park & Amenities



DEL RIO RANCH – Commercial Frontage

Condominium Over Retail



DEL RIO RANCH - Food & Dining Experience



HIGH QUALITY FOOD - Del Rio Ranch is focused on providing a high quality dining experience by combining both indoor/outdoor environments with amazing an assortment of farm-to-table food creations:

FOOD TYPES

- Organic Americana
- Italian Cuisine
- Vintner's Restaurant
- Taste of Asia Cuisine
- Sports Bar & Grill
- Indoor/Outdoor Cafe
- Sandwich Shop
- Artisan Bakery
- Ice Cream Shop
- Assorted Food Trucks



DEL RIO RANCH - Craft Cider, Micro Brew, Winery & Distilleries

CRAFT BEVERAGES Del Rio Ranch is the center for all CRAFT Beverages in Northern San Luis Obispo County. Options will include non-alcoholic beverages for visitors who wish to enjoy the quality of craft beverages without the side effects.

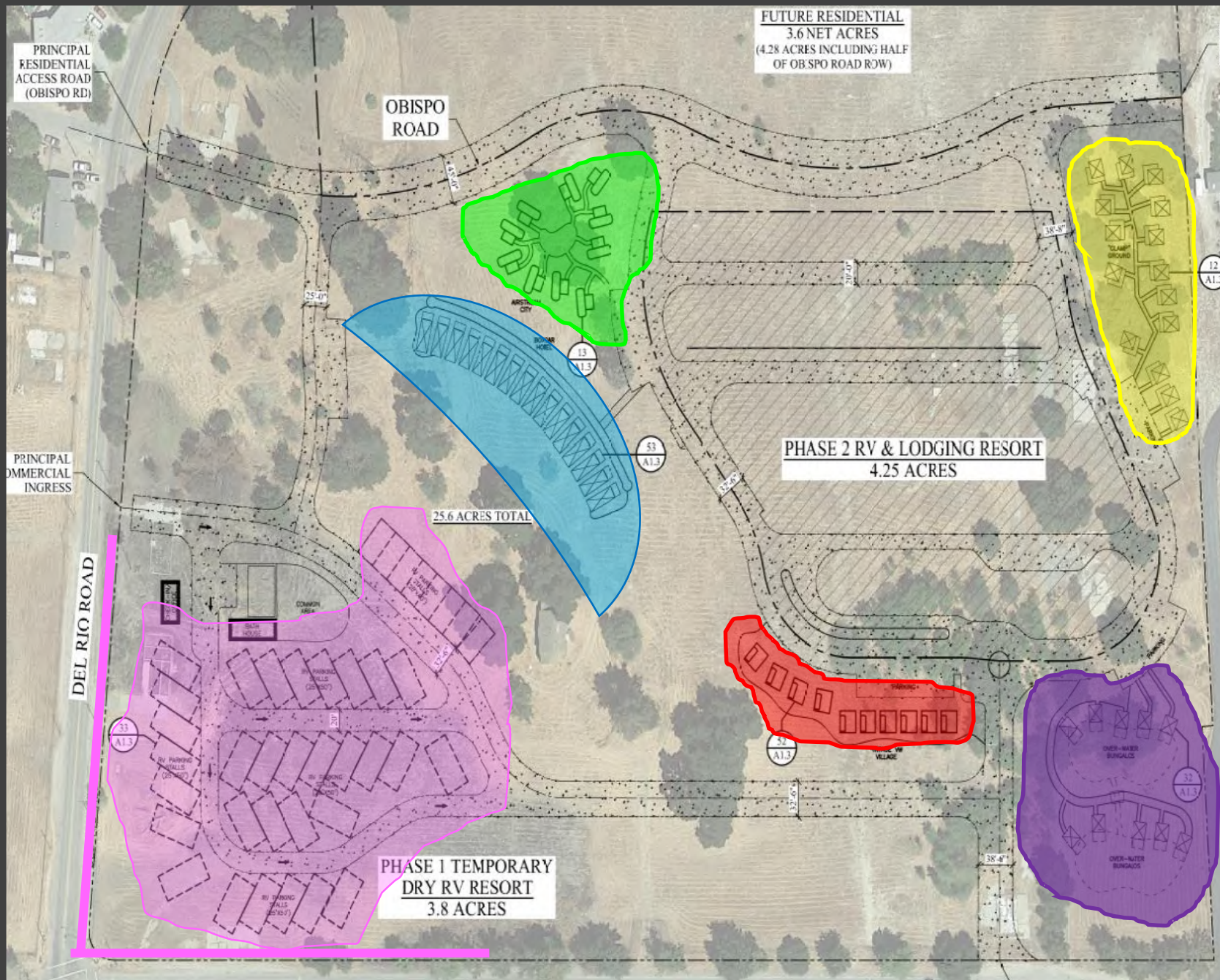
BEVERAGE TYPES

- Organic Winery & Tasting
- Microbreweries
- Craft Cider / Kombucha House
- Coffee Roaster & Café
- Fresh Organic Juice Bar
- Micro Distillery



DEL RIO RANCH – RV Lodging





Open Space Lodging Types

- 1. Over Water Bungalows
- 2. Vintage VW Village
- 3. Glamp Ground
- 4. Airstream City
- 5. Boxcar Hotel
- 6. Interim RV Sites

1. Over Water Bungalows



2. Vintage VW Village



3. Glamp Ground



4. Airstream City



5. Boxcar Hotel



DEL RIO RANCH - Entertainment Center +/- 30,000SF



DEL RIO RANCH - Entertainment Center +/- 30,000SF



DEL RIO RANCH - Phase III (by December 2023)

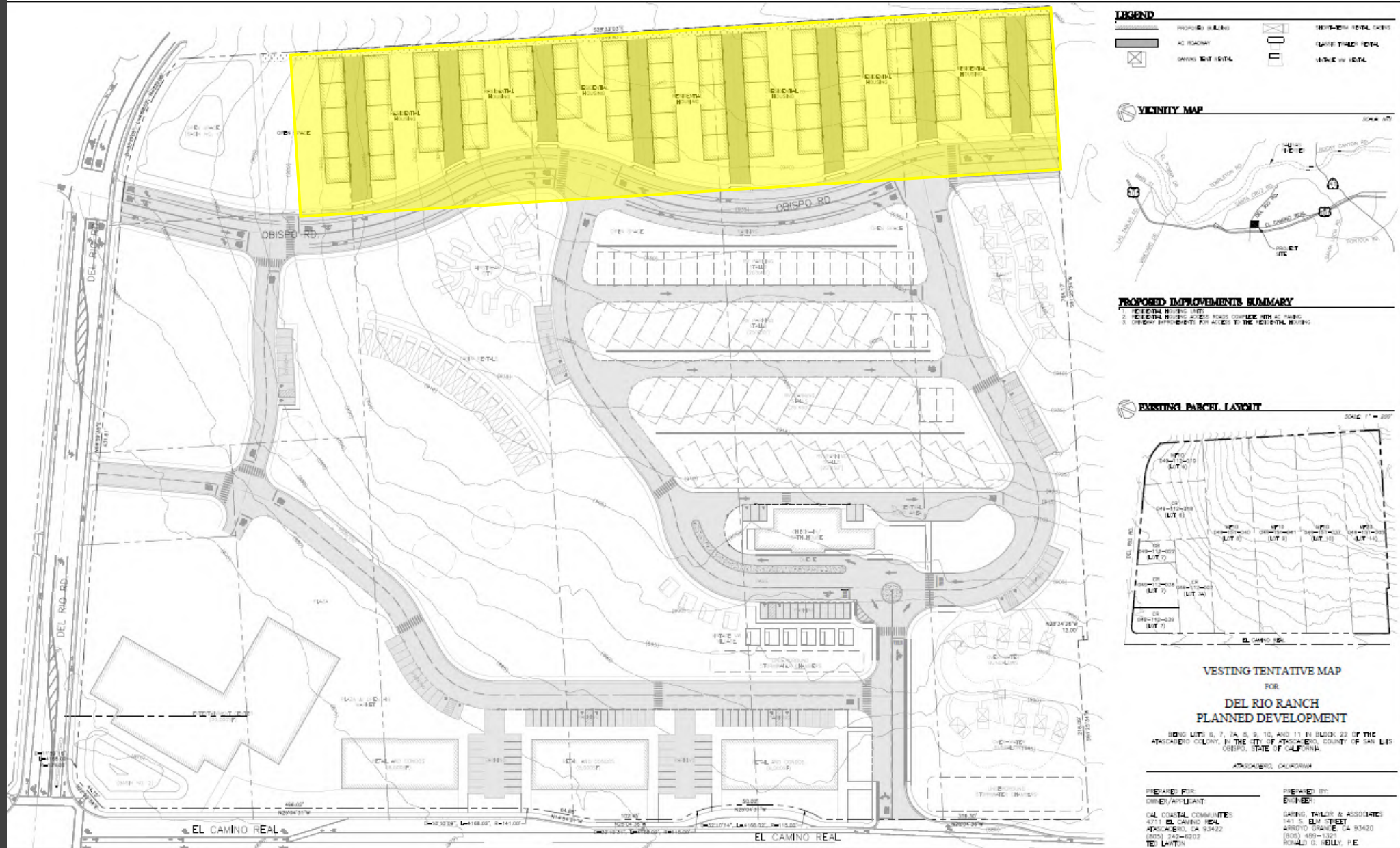


Phase III

- Residential Single Family Homes



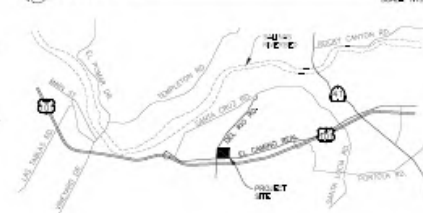
DEL RIO RANCH - Phase III



LEGEND

PROPOSED BUILDING	EXISTING RENTAL CHURCH
AS ROADWAY	UNIMPROVED RENTAL
GRADING LOT TOTAL	UNIMPROVED RENTAL

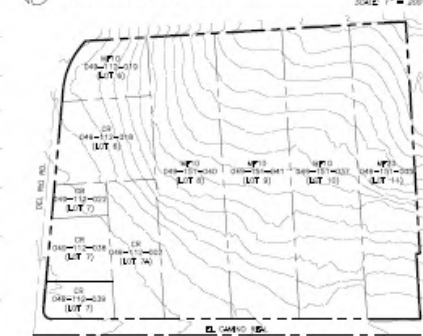
VICINITY MAP



PROPOSED IMPROVEMENTS SUMMARY

1. PROPOSED BUILDING
2. PROPOSED BUILDING ACCESS ROADS COMPLETE WITH AS PAVING
3. PROPOSED IMPROVEMENTS FOR ACCESS TO THE EXISTING BUILDING

EXISTING PARCEL LAYOUT



VESTING TENTATIVE MAP FOR DEL RIO RANCH PLANNED DEVELOPMENT

8000 LOTS 6, 7, 7A, 8, 9, 10, AND 11 IN BLOCK 22 OF THE
ATASCADERO COLONY, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS
OBISPO, STATE OF CALIFORNIA

ATASCADERO, CALIFORNIA

PREPARED FOR:

OWNER/APPLICANT
CAL COASTAL COMMUNITIES
4711 EL CAMINO REAL
ATASCADERO, CA 93422
(805) 342-6202
TED LAYTON

PREPARED BY:

ENGINEER
GARYN TAYLOR & ASSOCIATES
141 S. ELM STREET
ATASCADERO, CA 93420
(805) 459-1321
RONALD G. HOLLY, P.E.

DEL RIO RANCH - Residential Housing Affordable-By-Design



Del Rio Ranch Terrace: will include +/- 3.6 Ac. of for sale, fee simple homes that can be purchased using traditional financing. These units will all be sold at or below San Luis Obispo County's affordable housing standards for moderate family income purchase price requirements.



DEL RIO RANCH - Phase IV (By December 2024)

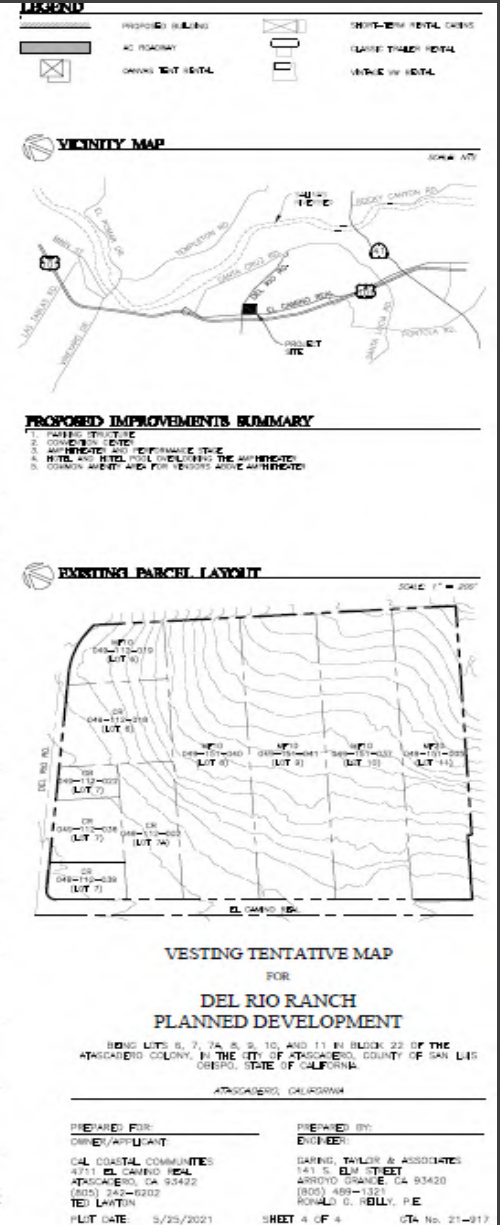


Phase IV

- Conference Center
- Outdoor Amphitheater
- Parking Structure
- Hotel
- Final Site Improvements



DEL RIO RANCH - Phase IV

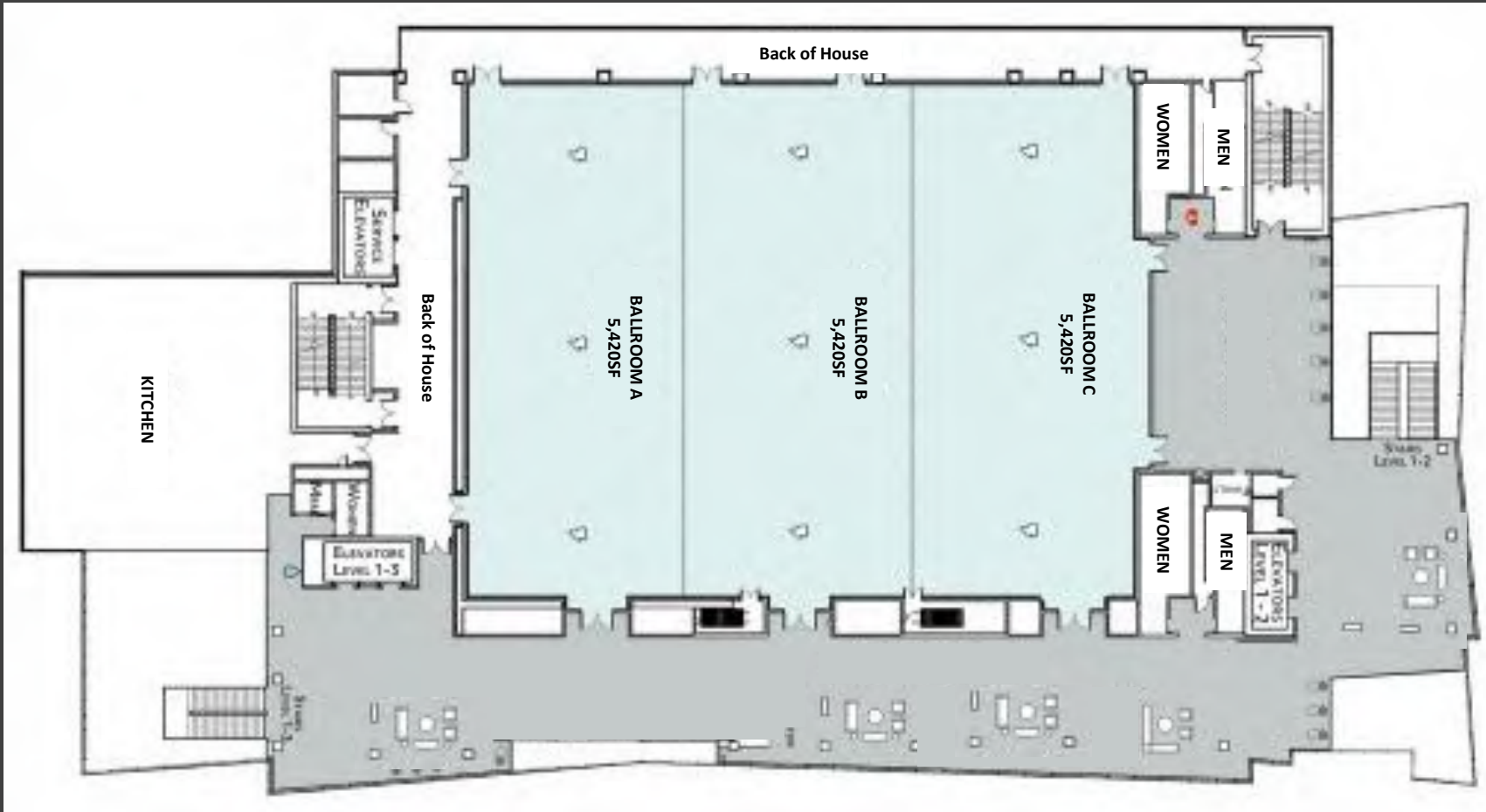


DEL RIO RANCH - Conference & Event Center



DEL RIO RANCH - Convention Expo Center

The **New Expo Center** will feature 3 separate ballroom options that expand into a large full expo center and will include large exterior roll-up doors to create an indoor / outdoor experience for attendees. The center will also feature a commercial kitchen and restaurant to service the programmed events.



DEL RIO RANCH - OUTDOOR AMPHITHEATER



Amphitheater – this outdoor venue will seat up to **300 attendees** with a mixture of seating types and reservations. The venue will serve the community for local school band performances, outdoor plays, music concerts and movie nights for both Atascadero residents and resort community guests to share. Noise and event hours will be compliant with city codes & ordinances.



DEL RIO RANCH - Parking Structure



DEL RIO RANCH - Boutique Hotel & Pool



Key Priorities Driving Development of the 2019-2021 Budget

Leverage Place-Making in the Commercial Areas for Long-Term Economic Development: 9 out of 10

- Complete the El Camino Corridor Study which shall be used as a basis to guide future policies, updates and development along the corridor.
- Facilitate Downtown infrastructure enhancements.
- Facilitate commercial development near Del Rio.
- Examine future uses of City-owned lots to best facilitate vibrancy in the Downtown.
- Support and adopt legislation that maintains quality public spaces, and a vibrant environment in the downtown.
- Explore and investigate potential Code options / changes to the Code that would promote creative solutions to perceived barriers to redevelopment.
- In coordination with the El Camino Corridor Plan, focus on other opportunity areas for community place-making.
- Continue to encourage and expect quality development.
- Work to reduce the number of vacant store fronts.
- Build partnerships and alliances with local business interests.

“A local company focused on local community goals” - Cal Coastal Communities

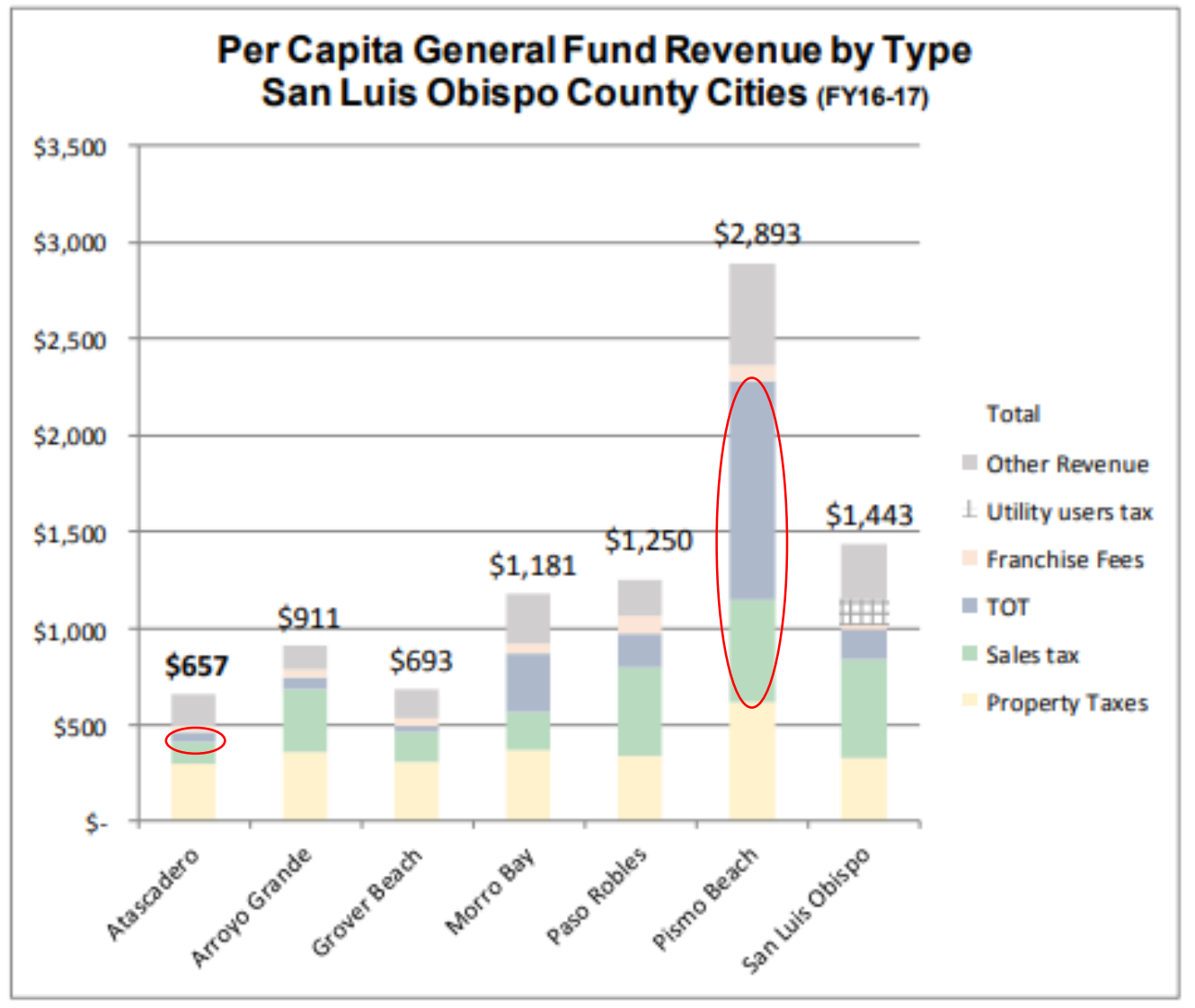
DEL RIO RANCH - City Economic Development Goals



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DEL RIO RANCH - City Economic Development Goals



Direct Impact – (TOT)

Lodging Type	Units	Day Rate	Occupancy	Annual	TOT
RV Sites	60 \$	85.00	0.75% \$	1,396,125.00	\$ 167,535.00
Glamping	25 \$	250.00	0.65% \$	1,482,812.50	\$ 177,937.50
Airstreams	10 \$	250.00	0.65% \$	593,125.00	\$ 71,175.00
VW Campers	10 \$	225.00	0.65% \$	533,812.50	\$ 64,057.50
Box Car	16 \$	275.00	0.65% \$	1,043,900.00	\$ 125,268.00
Hotel	100 \$	250.00	0.85% \$	7,756,250.00	\$ 930,750.00
	221 \$	222.50	0.65% \$	12,806,025.00	\$ 1,536,723.00

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DEL RIO RANCH - City Economic Development Goals



Direct Impact – Sales Tax / Measure #D-20

Commercial Use	Revenue	Sales Tax	Taxes Paid	City Of Atascadero
Restaurant (sm)	\$ 2,000,000.00	8.75%	\$ 175,000.00	\$ 35,000.000
Restaurant (sm)	\$ 2,000,000.00	8.75%	\$ 175,000.00	\$ 35,000.000
Restaurant (med)	\$ 3,000,000.00	8.75%	\$ 262,500.00	\$ 52,500.000
Restaurant (med)	\$ 3,000,000.00	8.75%	\$ 262,500.00	\$ 52,500.000
Winery	\$ 2,000,000.00	8.75%	\$ 175,000.00	\$ 35,000.000
Micro Brew	\$ 2,000,000.00	8.75%	\$ 175,000.00	\$ 35,000.000
Conference Center	\$ 1,000,000.00	8.75%	\$ 87,500.00	\$ 17,500.000
Ampitheater	\$ 500,000.00	8.75%	\$ 43,750.00	\$ 8,750.000
Retail 1	\$ 1,500,000.00	8.75%	\$ 131,250.00	\$ 26,250.000
Retail 2	\$ 1,500,000.00	8.75%	\$ 131,250.00	\$ 26,250.000
Retail 3	\$ 1,500,000.00	8.75%	\$ 131,250.00	\$ 26,250.000
Retail 4	\$ 1,500,000.00	8.75%	\$ 131,250.00	\$ 26,250.000
Retail 5	\$ 1,500,000.00	8.75%	\$ 131,250.00	\$ 26,250.000
	\$ 23,000,000.00		\$ 2,012,500.00	\$ 402,500.000

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Direct Impact – Summary

Total Economic Benefits:

- City Maker Project
- 350 to 400 New Jobs
- \$1.5M in TOT Revenue
- \$400K Sales Tax
- Estimated \$2M of new revenue
- New Tourism Serving Attraction
- Sales Tax Measure #D-20
- Atascadero Tourism Serving District

Add \$2,000,000 to City Revenue

Commercial	Head Count
Restaurant (sm)	15
Restaurant (sm)	20
Restaurant (med)	30
Restaurant (med)	30
Winery	12
Micro Brew	12
Conference Center	30
Amphitheater	35
Retail 1	8
Retail 2	8
Retail 3	6
Retail 4	6
Retail 5	6
Hotel	120
RV Resort	30
Total New Job Count	368

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Conditions of Approval – Interim Use

Applicants are proposing for the establishment of temporary uses as part of phase I of the overall master plan of development. The Interim Use will allow for temporary lodging and the required temporary facilities to support, manage, and operate the onsite use lodging, site safety, SWPPPS compliance, and both proper on and offsite traffic control measure, as well as ensuring emergency means of site access and navigation.

The **Interim Use** will provide the following minimum of services and improvements:

1. Stabilized points of ingress and egress from both Del Rio Rd and El Camino Real.
2. The site will provide for adequate Black & Grey water disposal, through a portable collection station that will be collected and serviced on a regular basis.
3. The applicant will also install temporary power, water, and fire waiver lines for both lodging guests and site operations.
4. All main interior roads for site circulation will be improved and approved by the public works and fire department to comply with their minimum standards i.e. compacted decomposed granite, gravel and other road base materials.
5. All lodging guest and site operations must comply with city ordinances regarding hours of operations to be from 7am to 10pm.
6. Interim Use will only be allowed up to and until the final and permanent site improvements have been fully reviewed, approved and permitted for phase I of the master plan of development by the City and City Staff.
7. All roads and Interim Site Improvements will be subject to proper SWPPP's compliance and mitigation BMPs as required.
8. The Interim will also include temporary facilities like: portable restrooms & shower units, portable security office and check In location as well as site storage areas and storage containers to support onsite operations and management.
9. Allowance for non-permanent "Pop-Up" Vendors such as food, beverage, artisan crafts, and basic amenities.
10. The applicant will be responsible for maintaining cleanliness of site and provide covered trash enclosures and regular trash removal with the Waste Management Company.
11. No long-term stays over 29 days shall be permitted. The RV and glamping sites are approved as a tourist-serving transient occupancy only. No residential uses are permitted within these sites. No installation of mobile homes or other structures that will require that the State exercise over construction permit jurisdiction shall be permitted within any portion of the entire site.

Enclosing we would kindly ask that any decision and or recommendation regarding the proposed Interim Use be forwarded to the city council for their final review and consideration.

DEL RIO RANCH - Tobin James Winery - Case Study

8950 Union Rd, Paso Robles, CA 93446,



DEL RIO RANCH RV RESORT



THANK YOU



PUBLIC COMMENT PROVIDED BY EMAIL

COMMUNITY FORUM

SUBMISSION FROM: Stephanie Drexler

From: Stephanie Drexler <Stephaniedrexler@hotmail.com>

Sent: Tuesday, June 22, 2021 12:26 PM

To: City Clerk <cityclerk@atascadero.org>

Subject: City Council Meeting 6.22.21-Public Comments

Good evening,

We are writing to you today regarding our concerns about the safety of our children and community due to the recent incidents near Centennial Plaza, Sunken Gardens, and the surrounding area. We had hoped to speak to you in person at the council meeting but appreciate you reading our letter. We are not only parents, but leaders in our community involved with sports, 4H, PTA and numerous other organizations. We request that you listen to our concerns and continue to take action.

The safety issues downtown due to drug use and homelessness have put our children, surrounding businesses and community in danger. The recent escalation of incidents includes, stabbings, assault, drug use, an incident involving a man in the creek with a gun during school hours and an arrest of a man for Lewd or Lascivious acts with a child under 14. This is the same area the middle school kids congregate with friends, get dropped off by parents for school and even visit the local orthodontist office. The issues have escalated and now we believe that it is not if a child will get hurt, it is when. This is not acceptable.

We understand that this issue is important to the City Council and APD and appreciate the recent patrolling of the area. Our concern is that the area is still unsafe for our children when they return to school in August. We want to be sure there is a plan in place to secure this area is safe for all. We ask that you add this issue to your next agenda meeting for the community to speak and express their concerns as well as to adopt a plan of action.

As parents and involved community members we are willing to be a part of the solution.

Thank you for your time.

Sincerely,

Concerned Atascadero Parents

Stephanie Drexler
Josh and Tracy Alldredge
Tricia England
Travis and Amanda Ferrie'
Richard and Beth Caddy
Jared Heinemann
Garet and Aubrey Pyle
Troy and Julia Witt
Doug and Iris Martin
Greg and Margaux O'Quest
Eric and Kathy Schwartz
Andy and Kristy Smith

Ronnaug Purchase
Lisa Mallory
Gordon and Sharon West
Tania and Jon Litten
Guy and Kelly Azelton
Aaron and Carrie Schechter