



CITY OF ATASCADERO CITY COUNCIL

AGENDA

Tuesday, October 8, 2019

**City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California
(Entrance on Lewis Ave.)**

City Council Regular Session:

6:00 P.M.

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

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Bourbeau

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

APPROVAL OF AGENDA: Roll Call

Recommendation: Council:

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

PRESENTATIONS:

1. Proclamation proclaiming October 6-12, 2019 as Fire Prevention Week
2. Proclamation Celebrating Atascadero Library's 100 year anniversary

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

1. City Council Draft Action Minutes – September 24, 2019

- Recommendation: Council approve the September 24, 2019 Draft City Council Meeting Minutes. [City Clerk]

2. Budget Amendment for Apple Valley Street and Storm Drain Maintenance District No. 1 Pavement Management

- Fiscal Impact: None.
- Recommendations: Council:
 1. Authorize the Director of Administrative Services to appropriate an additional \$26,000 in Apple Valley Street and Storm Drain Maintenance District No. 1 Funds in fiscal year 2018-2019 for the slurry seal project.
 2. Authorize the Director of Administrative Services to reduce the budget of Apple Valley Street and Storm Drain Maintenance District No. 1 Funds-Slurry Seal Project by \$26,000 in fiscal year 2019-2020. [Public Works]

3. Adopt an Ordinance to Amend Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” Pertaining to Wastewater

- Fiscal Impact: Adoption of the Ordinance enables the processing of Sewer Capacity Fees adopted by Resolution at the September 24, 2019 Council Meeting.
- Recommendation: Council adopt on second reading by title only, Draft Ordinance amending Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” pertaining to Wastewater. [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: None.

C. MANAGEMENT REPORTS:

1. Community Cats

- Fiscal Impact: Future adoption of a Community Cat Program could reduce the amount paid to Animal Services over time.
- Recommendation: Council review, discuss, and provide direction to staff on options for the management of community cats in Atascadero. [City Manager]

2. Request for Authorization to Process General Plan Amendment for 11600 El Camino Real (APN: 045-331-014) (Lawton)

- Fiscal Impact: If the General Plan Amendment is authorized to move forward, the City will need to have further discussion of fiscal neutrality of the project.
- Recommendation: Council authorize the Cal Coastal Development Team to proceed with a Master Plan of Development Amendment application to the Dove Creek Development to allow residential uses as part of a mixed-use development on the existing vacant commercial parcel at the corner of El Camino Real and Santa Barbara Road and provide direction to staff on moving forward with the application processing. [Community Development]

3. 2019 Citywide Pavement Evaluation Report

- Fiscal Impact: None.
- Recommendation: Council receive and file the 2019 Citywide Pavement Evaluation Report. [Public Works]

4. Consideration of the Renewal of the San Luis Obispo County Tourism Marketing District (SLOCTMD)

- Fiscal Impact: The increase of the assessment to 1.5% would result in an increase in assessments received of approximately \$70,000 and increased pass-through to SLOCTMD of a similar amount (the City retains a small portion for administrative costs).
- Recommendation: Council adopt Draft Resolution granting consent to the County of San Luis Obispo to renew the San Luis Obispo County Tourism Marketing District (SLOCTMD) as proposed to include lodging establishments within the City of Atascadero for a 10-year period with a 1.5% assessment. [City Manager]

5. Amendment to Atascadero Municipal Code Section 4-2.1301 – Time Limit Parking

- Fiscal Impact: None.
- Recommendation: Council introduce, for first reading by title only, Draft Ordinance amending Title 4, Chapter 2, Article 13, Section 4-2.1301 of the Atascadero Municipal Code regarding time limit parking areas. [Police Department]

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. Economic Vitality Corporation, Board of Directors (EVC)
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Bourbeau

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

Council Member Fonzi

1. Air Pollution Control District
2. Atascadero Basin Ground Water Sustainability Agency (GSA)
3. City of Atascadero Design Review Committee
4. SLO Local Agency Formation Commission (LAFCo)

Council Member Funk

1. City of Atascadero Finance Committee
2. Homeless Services Oversight Council
3. League of California Cities – Council Liaison

Council Member Newsom

1. California Joint Powers Insurance Authority (CJPIA) Board
2. City / Schools Committee
3. City of Atascadero Design Review Committee
4. Visit SLO CAL Advisory Committee

- 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

F. ADJOURN

Please note: Should anyone challenge any proposed development entitlement listed on this Agenda in court, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing. Correspondence submitted at this public hearing will be distributed to the Council and available for review in the City Clerk's office.

City of Atascadero

WELCOME TO THE ATASCADERO CITY COUNCIL MEETING

The City Council meets in regular session on the second and fourth Tuesday of each month at 6:00 p.m. Council meetings will be held at the City Hall Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Council in the order of the printed Agenda. Regular Council meetings are televised live, audio recorded and videotaped for future playback. Charter Communication customers may view the meetings on Charter Cable Channel 20 or via the City's website at www.atascadero.org. Meetings are also broadcast on radio station KPRL AM 1230. Contact the City Clerk for more information at cityclerk@atascadero.org or (805) 470-3400.

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 during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and 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 either read into the record or referred to in their statement will be noted in the minutes and available for review in the City Clerk's office.

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "COMMUNITY FORUM", the Mayor will call for anyone from the audience having business with the Council to approach the lectern and be recognized.

1. Give your name for the record (not required)
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Mayor and Council.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present

This is the time items not on the Agenda may be brought to the Council's attention. A maximum of 30 minutes will be allowed for Community Forum (unless changed by the Council). If you wish to use a computer presentation to support your comments, you must notify the City Clerk's office at least 24 hours prior to the meeting. Digital presentations must be brought to the meeting on a USB drive or CD. You are required to submit to the City Clerk a printed copy of your presentation for the record. Please check in with the City Clerk before the meeting begins to announce your presence and turn in the printed copy.

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Mayor will identify the subject, staff will give their report, and the Council will ask questions of staff. The Mayor will announce when the public comment period is open and will request anyone interested to address the Council regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Mayor
2. Give your name (not required)
3. Make your statement
4. All comments should be made to the Mayor and Council
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present
6. All comments limited to 3 minutes

The Mayor will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Council.



CITY OF ATASCADERO CITY COUNCIL

DRAFT MINUTES

Tuesday, September 24, 2019

**City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California
(Entrance on Lewis Ave.)**

City Council Regular Session:

6:00 P.M.

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

Mayor Moreno called the meeting to order at 6:00 p.m. and Council Member Fonzi led the Pledge of Allegiance.

ROLL CALL:

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

Absent: None

Staff Present: City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, Police Chief Jerel Haley, Community Development Director Phil Dunsmore, Fire Captain Tom Peterson, City Attorney Brian Pierik and Deputy City Manager/City Clerk Lara Christensen.

APPROVAL OF AGENDA:

MOTION: By Mayor Pro Tem Bourbeau and seconded by Council Member Fonzi 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: None.

A. CONSENT CALENDAR:

1. City Council Draft Action Minutes – September 10, 2019

- Recommendation: Council approve the September 10, 2019 Draft City Council Meeting Minutes. [City Clerk]

2. August 2019 Accounts Payable and Payroll

- Fiscal Impact: \$4,335,017.45
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for August 2019. [Administrative Services]

3. Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982

- Fiscal Impact: None.
- Recommendation: Council adopt Draft Resolution adopting a statement of Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982. [Administrative Services]

4. Measure F-14 2020 Pavement Rehabilitation Project Design Engineering Services Contract

- Fiscal Impact: \$2,650,000.00
- Recommendation: Council authorize the City Manager to execute a contract for \$210,640 with Rick Engineering Company to provide design engineering services for the Measure F-14 2020 Pavement Rehabilitation Project (Project No. C2019R02). [Public Works]

5. Parcel Map AT 17-0088 (La Plaza)

- Fiscal Impact: None.
- Recommendations: Council:
 1. Approve Parcel Map AT 17-0088, including abandonment of public right-of-way as shown on said map, and associated Subdivision Improvement Agreement.
 2. Authorize the City Manager to execute the Subdivision Improvement Agreement for Parcel Map AT 17-0088 on behalf of the City Council. [Public Works]

MOTION: By Council Member Fonzi and seconded by Council Member Newsom to approve the Consent Calendar. (#A-3: Resolution No. 2019-076) (#A-4: Contract No. 2019-012) (#A-5: Contract No. 2019-013)
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.

COMMUNITY FORUM:

The following citizens spoke during Community Forum: Gary Kirkland, Jim Shannon (Exhibit B), Mike Zappas, Jim Wilkins, Karen McNamara and Jayne Sacks, Karen Levanway, Betty Lightfoot, Clyde Snider (Exhibit A), Geoff Auslen, and Janice Whitely

B. PUBLIC HEARINGS:

1. **Consider an Ordinance to Amend Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” Pertaining to Wastewater and Adopting a Resolution Setting Sewer Capacity Charges**

- Ex-Parte Communications:
- Fiscal Impact: Adopting the Draft Ordinance and Draft Resolution will have a significant positive fiscal impact to the Wastewater Fund.
- Recommendations: Council:
 1. Conduct a public hearing to receive all written and verbal testimony regarding the Draft Ordinance and Proposed Sewer Capacity Charges.
 2. Introduce, for first reading by title only, Draft Ordinance amending Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” pertaining to Wastewater.
 3. Adopt Draft Resolution setting Sewer Capacity Charges for the Wastewater Division. [Public Works]

Ex Parte Communications

The Council Members reported having no communications on this item.

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

PUBLIC COMMENT:

The following citizens spoke on this item: Geoff Auslen

Mayor Moreno closed the Public Comment period.

Council requested that a small sign, notifying the public of the upcoming changes in fees, be placed at the front counter.

MOTION: By Mayor Pro Tem Bourbeau and seconded by Council Member Funk to:

1. Introduce, for first reading by title only, Draft Ordinance amending Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” pertaining to Wastewater.
2. Adopt Resolution No. 2019-007 setting Sewer Capacity Charges for the Wastewater Division.

Deputy City Manager/City Clerk Christensen read the title of the Ordinance:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO,
CALIFORNIA, AMENDING MUNICIPAL CODE TITLE 7 – “PUBLIC WORKS”,
CHAPTER 2 – “DEFINITIONS”, CHAPTER 4 – “PERMITS AND CONNECTION FEES”,
AND CHAPTER 9 – “SEWER FACILITIES ACCOUNT” PERTAINING TO
WASTEWATER**

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

C. MANAGEMENT REPORTS:

1. Drive-Through Businesses (CPP19-0082)

- Fiscal Impact: Updating the zoning code related to Drive-Through Businesses is expected to take a significant amount of staff time. Staff is estimating approximately 200 hours in staff time, plus an additional \$2,000 in expenses for public meeting noticing and support.
- Recommendation: Council discuss drive-through businesses and the City's existing Municipal Code that regulates them and provide direction to staff on whether an update to the Municipal Code or other action addressing drive-through businesses is necessary.[Community Development]

Community Development Director Dunsmore gave the report and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: Geoff Auslen, Gary Kirkland, and Heather Branton

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Fonzi and seconded by Council Member Newsom to direct staff to utilize the “*Alternative Cost per Single Trip Method*” to drive-through businesses where the average daily trip per square foot is higher than average commercial uses in order to more appropriately account for the circulation impact of these businesses and develop a City Council policy to address high-traffic generating businesses in the area of Del Rio (boundaries to be determined in the policy).

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

2. Implementation of the Compliance Engine Inspection Tracking System Program

- Fiscal Impact: None.
- Recommendations: Council adopt Draft Resolution authorizing staff to enter into a contract with Brycer, LLC, to implement “The Compliance Engine”, a records management system that increases the compliance of life safety building inspections, providing for increased safety for the public and fire personnel. [Fire Development]

Fire Captain Peterson 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 Fonzi and seconded by Council Member Funk to adopt Resolution No. 2019-078 authorizing staff to enter into a contract with Brycer, LLC, to implement “The Compliance Engine”, a records management system that increases the compliance of life safety building inspections, providing for increased safety for the public and fire personnel.
Motion passed 5:0 by a roll-call vote.

Mayor Moreno recessed the meeting at 9:13 p.m.

Mayor Moreno reconvened the meeting at 9:23 p.m. with all present.

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 Moreno

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

Mayor Pro Tem Bourbeau

1. City / Schools Committee
2. Integrated Waste Management Authority (IWMA)

Mayor Pro Tem Bourbeau reported participating in the Creek Cleanup this weekend and noted that there were many more participants and, in the area he was assigned, less litter.

Council Member Fonzi

1. Air Pollution Control District
2. City of Atascadero Design Review Committee
3. SLO Local Agency Formation Commission (LAFCo)

Council Member Funk

1. Homeless Services Oversight Council
2. League of California Cities – Council Liaison

Council Member Newsom

1. City / Schools Committee
2. City of Atascadero Design Review Committee

E. INDIVIDUAL DETERMINATION AND / OR ACTION: None

F. ADJOURN

Mayor Moreno adjourned the meeting at 9:44 p.m.

MINUTES PREPARED BY:

Lara K. Christensen
Deputy City Manager / City Clerk

The following exhibits are available for review in the City Clerk's office:

- Exhibit A – Villa Margarita Mobile Home Park rent increase notice
- Exhibit B – Refuge Church recovery group informational card

APPROVED:



Atascadero City Council

Staff Report - Public Works Department

Budget Amendment for Apple Valley Street and Storm Drain Maintenance District No. 1 Pavement Management

RECOMMENDATIONS:

Council:

1. Authorize the Director of Administrative Services to appropriate an additional \$26,000 in Apple Valley Street and Storm Drain Maintenance District No. 1 Funds in fiscal year 2018-2019 for the slurry seal project.
2. Authorize the Director of Administrative Services to reduce the budget of Apple Valley Street and Storm Drain Maintenance District No. 1 Funds- Slurry Seal Project by \$26,000 in fiscal year 2019-2020.

DISCUSSION:

Background

Parcels within the Apple Valley subdivision are part of a Benefit Assessment District whereby each property pays an annual assessment to the City for maintaining common infrastructure. Maintenance District No. 1 was established in 2005 for Apple Valley, whereby the City collects two assessments from each parcel via property tax levy: one for landscaping and lighting maintenance, the second for street and storm drain maintenance. Assessments are deposited into two separate accounts for these purposes and proceeds can only be used toward those maintenance costs within the District.

The City manages the maintenance districts as any other City maintained facility and tracks related expenses separately. All roadways in the Apple Valley Street and Storm Drain (AVSSD) Maintenance District No. 1 are programmed into the City's Pavement Management Program and projects listed on the 5-Year Capital Improvement Program (CIP). The current adopted CIP and Budget includes \$156,000 for pavement maintenance work in FY2019/2020 for AVSSD Maintenance District No. 1.

The City awarded a contract to American Asphalt South, Inc. in April 2019 for the 2019 Pavement Resurfacing Project, which involves microsurfacing 4.35 centerline miles of other arterial and collector road segments. In addition the City hired Viborg Construction to seal pavement cracks in preparation for the microsurfacing work. Completing the

needed work in Apple Valley as part of the existing contracts for crack sealing and microsurfacing was an extremely cost effective method of completing the necessary road work in Apple Valley, whereby providing an excellent value to District properties. Staff negotiated with both contractors to perform crack sealing (Viborg) for \$6,167 and microsurfacing and pavement markings (American Asphalt South) for \$36,022 in the AVSSD Maintenance District No. 1 at the unit prices stipulated in their bid proposals.

Analysis

Although staff attempted to have all pavement maintenance work for AVSSD Maintenance District No. 1 completed on or after July 1, 2019 to coincide with the \$156,000 programmed for FY19/20, a portion of the work was completed before July 1, 2019 in FY18/19 in which there was no budgeted funding for this work.

American Asphalt South was scheduled to perform microsurfacing work in Atascadero the last week of June 2019 through July 3, 2019. American Asphalt South is headquartered in Fontana and, like all other surface treatment contractors, travel all over the region to perform this specialized work. Half of the road widths in AVSSD Maintenance District No. 1 were microsurfaced the last week of June 2019 (FY18/19), with the other half treated the first few days of July 2019 (FY19/20). In addition, Viborg Construction completed all crack sealing work in late June 2019 (FY18/19) prior to microsurfacing. The combined value of work performed in FY18/19 is \$23,875.

Staff is requesting that \$26,000 of the \$156,000 programmed for AVSSD Maintenance District No. 1 pavement management in FY19/20 be allocated to FY18/19, retroactively, and adjust the FY19/20 to \$130,000.

Summary

In order to receive the competitive price, the work scheduled for fiscal year 2019-2020, was performed prior to July 1, 2019. Staff is recommending amending the FY18/19 Budget to include \$26,000 toward the AVSSD Maintenance Assessment District No. 1 Pavement Management project, with a corresponding reduction of \$26,000 in the fiscal year 2019-2020 budget.

FISCAL IMPACT:

Approving staff recommendations contained herein will result in an increase of \$26,000 to the FY18/19 Budget for AVSSD Maintenance District No. 1 Pavement Management and a decrease of \$26,000 in the FY19/20 Budget for the same, resulting in a net zero fiscal impact.

ATTACHMENTS:

None



Atascadero City Council

Staff Report - Public Works Department

Adopt an Ordinance to Amend Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” Pertaining to Wastewater

RECOMMENDATION:

Council adopt on second reading by title only, Draft Ordinance amending Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” pertaining to Wastewater.

DISCUSSION:

Background

Title 7, Chapters 1 through 10 of the Municipal Code pertain to the Wastewater Division of the Public Works Department. This portion of the Code was last revised in 2004 (Ordinance No. 438), and prior to that, in 1993 and 1988. Much of the terminology included in these chapters originate back to the 1970's. Of particular note, sewer connection charges and fees are broken into various items, and the names of these charges and fees have morphed with the Code amendments making it difficult to know exactly what the charges and fees are for, if referenced by name only.

In addition, California Government Code (CGC) Section 66013 was modified since the last Code revisions to provide definitions for various terms including “sewer connection”, “capacity charges”, and “fee”. These changes, coupled with the recent Atascadero Wastewater Rate Study (Rate Study) and wastewater rate updates, provides the City an opportunity to “clean up” the wastewater Municipal Code sections. In addition, this new terminology is directly related to the sewer connection charges that need to be implemented from the Rate Study.

The City Council held a public hearing on September 24, 2019 to introduce the attached Ordinance. No public comment regarding the amendments was received. As part of this public hearing, a Resolution setting Sewer Capacity Charges was adopted. The Resolution uses the proposed amendments in this Ordinance to ensure consistency with various terminology for permits, fees, and charges. If adopted, the Ordinance will become effective on November 7, 2019 – prior to the effective date of the Resolution setting Sewer Capacity Charges, which becomes effect November 23, 2019.

Summary of Draft Ordinance

Capacity Charges: CGC 66013 codified the term “capacity charge” to be applied to new connections for capacity charges that are one-time charges paid by new customers as a capital contribution for capacity in the wastewater system. These charges are similar to development impact fees and can be assessed to existing wastewater customers requiring increased capacity to serve changes in their development or use occupancy. The proceeds from capacity charges are a financing source for future facilities. Capacity charges allow new connections to “pay their fair share” of past capital costs that provide capacity in the wastewater system and to finance future upgrades and construction in a proportionate benefit to the person or property being charged. Another similar analogy is the meter fee charged by Atascadero Mutual Water Company for new connections.

A single “Sewer Capacity Charge” is proposed to replace the following two existing fees in the Code for these impact-type development fees.

- Sewer connection charge – comprised of:
 - Sewer connection fee – assure upgrade of sewer system
 - Sewer extension fee (formerly sewer annexation fee) – assure expansion of sewer system and wastewater treatment plant

Sewer Connection Fees: CGC 66013 also codified the term “fee” and “sewer connection” to mean the costs borne by the local agency related to the physical facilities necessary to make a sewer connection. These costs are associated with furnishing and installing actual portions of the sewer connection (such as a sewer tap), but also includes time spent processing permit applications, reviewing plans, inspecting work, and other related expenses. It is important to note that local agencies should only charge fees that are equal or less than actual costs borne by the agency.

The following existing fees are proposed to be renamed as follows and are now associated with a “Sewer Connection Permit”.

- “Sewer Processing Fee” will become “Sewer Connection Processing Fee”
- “Sewer Tap Charge” will become “Sewer Connection Inspection Fee”

The above processing fee has no change in its purpose or fee amount of \$45. The existing sewer tap charge is defined as the actual physical connection of a building sewer to the main sewer. During the not-so-recent past, wastewater operators would supply fittings and parts, use City tools to core into the live main sewer, install a saddle tap, and connect the building sewer to the live main sewer. Current practice today is to provide the saddle tap parts or a wye fitting, and perform the inspection for only the connection to the main sewer. The current sewer tap charge is \$526 – of which a good portion can be related to supplying connection fittings and parts.

The adopted Resolution set the sewer connection inspection fee to \$250 to provide inspection of only a building’s sewer connection to the main sewer or to a lateral stub-out. The City would no longer supply fittings and parts to make the connection, but would specify which products are acceptable to use.

Note that fees for plan review and inspection of trenching, pipe installation, backfilling, etc. for a new building sewer is covered by building and encroachment permits – which is a current practice.

Chapter 2 – “Definitions”: Contains many minor changes to definitions for clarity, consistency with other chapters and user classification schedule, or modernizing of definitions.

Chapter 4 – “Permits and Connection Fees”: Revised to clarify the purpose of fees and charges, and detail when a permit is required (sewer connection permit, building permit, and encroachment permit).

Chapter 9 – “Sewer Facilities Account”: This account was set up for revenue contributions toward wastewater facilities upgrades and expansion. However, these revenues can be tracked, reported, and accounted for as part of the Wastewater Fund, rendering this chapter obsolete.

FISCAL IMPACT:

Adopting the Draft Ordinance will provide consistency with the recently adopted Resolution setting Sewer Capacity Charges. While adopting the Draft Ordinance will have no direct fiscal impact, it will provide the terminology and mechanisms to allow the adopted Resolution setting Sewer Capacity Charges to be implemented. This will result in an increase in Sewer Capacity Charges of roughly \$225,000 to \$275,000 per year. This additional revenue is restricted and can only be used for upgrades and expansion of wastewater facilities.

ATTACHMENT:

Draft Ordinance to Amend Title 7, Chapters 2, 4, and 9

DRAFT ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING MUNICIPAL CODE TITLE 7 – “PUBLIC WORKS”, CHAPTER 2 – “DEFINITIONS”, CHAPTER 4 – “PERMITS AND CONNECTION FEES”, AND CHAPTER 9 – “SEWER FACILITIES ACCOUNT” PERTAINING TO WASTEWATER

WHEREAS, the City of Atascadero owns and operates a municipal wastewater collection and treatment system for the safe and reliable collection and disposal of wastewater in accordance with applicable regulations; and

WHEREAS, Title 7, Chapters 1 through 10 of the Municipal Code pertain to rules and regulations concerning the wastewater system and was adopted by the Atascadero City Council on February 10, 2004 by Ordinance 438; and

WHEREAS, the City of Atascadero levies and imposes various fees and charges for sewer connections to the wastewater system that are described in Title 7, Chapter 1 – “Definitions” and Chapter 4 – “Permits and Connection Fees” of the Municipal Code; and

WHEREAS, Section 66013 of the California Government Code pertains to fees and charges for sewer connections imposed by local agencies and provides definitions for “sewer connection”, “capacity charges”, and “fee”; and

WHEREAS, the Atascadero City Council desires to have terminology for sewer connection fees and charges in Title 7, Chapters 1 and 4, of the Municipal Code that are consistent with Section 66013 of the California Government Code; and

WHEREAS, the Atascadero City Council desires to clarify other definitions and procedures pertaining to wastewater in Title 7, Chapters 1 and 4 of the Municipal Code; and

WHEREAS, Title 7, Chapter 9 of the Municipal Code pertains to the Sewer Facilities Account that receives revenue obtained from sewer connection charges and designated revenues from sewer service charges used to pay the cost of upgrading and expansion of the wastewater collection and treatment facilities; and

WHEREAS, current accounting practices allows revenues for the Sewer Facilities Account to be tracked and accounted for separately from other revenues deposited in the Wastewater Fund, whereby rendering the Sewer Facilities Account obsolete; and

WHEREAS, on September 24, 2019, the City Council held a duly noticed public hearing, at which interested persons had an opportunity to testify in support of, or in opposition to, the proposed amendments to Title 9 of the City’s Municipal Code and at which time the City Council considered the proposed amendments .

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

SECTION 1: Recitals. The above recitals are true and correct and are hereby incorporated by reference.

SECTION 2. Atascadero Municipal Code Title 7 - “Public Works”, Chapter 2 - “Definitions” and Chapter 4 - “Permits and Connections Fees” pertaining to wastewater is amended as detailed in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. The contents of Atascadero Municipal Code Title 7 - “Public Works”, Chapter 9 - “Sewer Facilities Account” pertaining to wastewater is deleted in its entirety and the chapter title is renamed “RESERVED”.

SECTION 4. The City Council of the City of Atascadero, in a regular session assembled on September 24, 2019, resolved to introduce for first reading, by title only, an Ordinance to amend Title 7 – “Public Works”, Chapter 2 - “Definitions”, Chapter 4 – “Permits and Connections Fees”, and Chapter 9 – “Sewer Facilities Account” pertaining to wastewater as shown in Exhibit A on file in the City Clerk’s Office and incorporated herein by reference.

SECTION 5. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. A summary of this Ordinance, approved by the City Attorney, together with the ayes and noes, shall be published twice: at least five days prior to its final passage in the Atascadero News, a newspaper published and circulated in the City of Atascadero, and; before the expiration of fifteen (15) days after its final passage in the Atascadero News, a newspaper published and circulated 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.

SECTION 7. This Ordinance shall take effect 30 days from the date of final passage.

INTRODUCED at a regular meeting of the City Council held on _____, and **PASSED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

Chapter 2

DEFINITIONS

Sections:

7-2.001 Definitions.

7-2.001 Definitions.

“Accessory Dwelling Unit” (“ADU”) means a secondary living unit, either attached or detached, associated with a single-family residence, as defined and used in Section 65852.2 or the Government Code and approved and permitted by the City.

“Apartment” means a residence, as herein defined, which is part of or located in a multiple-family dwelling as herein defined.

“Applicant” means the person submitting an application for a permit for a sewer or plumbing installation and shall be the owner of the premises to be served by the sewer for which a permit is requested, or the authorized agent or the owner of the premises.

“Bar” or “pub” means a building or portion thereof used for, or intended for use for, selling and consuming alcoholic drinks such as beer, wine, cider, and spirits, but not including eating establishments or production facilities such as breweries, wineries, and distilleries.

“Bath” means a room containing one (1) or more water closets, bathtubs, shower stalls, and wash basins which are intended and suitable for human use and are connected to the sewer system.

“Biochemical oxygen demand (BOD)” means the quantity of oxygen utilized in the biochemical oxidation of organic matter, after five (5) days, using standard laboratory procedures and expressed in milligrams per liter (~~MG~~mg/l).

“Building” means any structure used for human habitation or a place of business, recreation, or other activity and containing sanitary facilities.

“Building sewer” means that portion of any sewer beginning two (2) feet from any building and extending to and including its connection to a public sewer. Building sewers are considered privately-owned and maintained by the owner of the property or project it serves.

“Carwash unit” means a building or portion thereof used for, or intended for use for, the routine cleaning of motor vehicles comprised of a single bay or stall intended to accommodate a single vehicle at a time, whether or not part of a gas station.

“City” means the City of Atascadero.

“Cleanout” means a branch fitting installed in a sewer or pipe for the purpose of providing access for cleaning.

“Commercial-~~establishment~~ unit” means a building or portion thereof used for, or intended for use for, commercial, business or governmental purposes, including but not limited to stores, markets, ~~theaters~~, business offices, government offices and other places of business, but not including eating establishments, laundromats, theaters, grocery stores, or other business establishments previously defined herein.

“Condominium unit” means a residence occupied or suitable for occupancy in whole or in part as a home or living quarters either permanently or temporarily by a single family, their guests and servants, but not including an apartment or other unit of multiple-family dwelling as defined herein.

“Customer” means a person, property, or entity that owns a property that is connected to the City’s waterwater system or who benefits from discharging sewage to the wastewater system.

“Department” means the City of Atascadero Department of Public Works.

“Director” means the Director of Public Works for the City of Atascadero.

“Domestic wastewater” means water bearing only those wastes derived from the ordinary living processes and of such character as to permit satisfactory disposal to, and treatment at the City wastewater treatment plant.

“Dwelling Unit” (“DU”) means a single family, duplex, or multi-family living unit, as approved and permitted by the City.

“Eating establishment” means a building or portion thereof, upon the premises of which are provided facilities for dining, eating and/or beverage consumption by the public, and which is held out by the owner or operator thereof as a place where food and/or beverages may be purchased for consumption upon the premises, including establishments designated as restaurants, cafes, drive-ins, coffee shops, ice cream parlors, ~~bars~~, and bowling alleys, and other such establishments where food or drink is served.

“Encroachment permit” means a permit to excavate, occupy, block, construct, or perform other work in the public right-of-way or public easement. Encroachment permit applications are processed by the Public Works Department and approved by the Director.

“Equivalent Dwelling Unit” (“EDU”) means the equivalent sewer flow and strength from a single-family dwelling unit (one EDU) used for calculating proportionate sewer charges and fees for all other residential, commercial, and industrial uses. EDU assignment for industrial users and other unclassified uses, or connections with unusual sewer flow and strength, shall be determined by means deemed appropriate by the City Engineer.

“Extension” means expansion of a service area or extension of a main sewer.

“Financial Institutions” means a building or portion thereof used for, or intended for use for, financial market purposes, including but not limited to banks, credit unions, trust companies, mortgage lenders, and similar business.

“Fixture ~~unit~~” means any sink, tub, shower, toilet, or other facility components connected by drain to the sewer.

“Fixture unit” means a quantity in terms of which the load-producing effects on the plumbing system connected to the sewer from different kinds of fixtures.

“Garbage” means solid wastes from the preparation, cooking, and dispensing of food and from the handling, storage, and sale of agricultural products.

“Garbage grinder” means a unit designed and used to grind or otherwise treat garbage so that it can be disposed of through the sewer system.

“Gas station” means a building or portion thereof used for, or intended for use for, the on-site selling of gasoline and diesel fuel for motor vehicles and might include as ancillary uses the on-site selling of convenience goods including prepacked food, snacks, and drinks, and basic restroom facilities.

“Grease” means all fat, grease, oil, wax or other trichloro-trifluoroethane soluble matter of animal, vegetable, petroleum or mineral origin.

“Hotel” means a building or group of buildings containing six (6) or more sleeping rooms or suites of rooms designed as, and occupied or suitable for occupation as, a temporary abiding or sleeping place for persons who, for compensation, are lodged with or without meals, including buildings designed as hotels and boarding, lodging houses, rooming houses, but not including those defined herein as multiple-family dwellings, motels, trailer courts, or dormitories, sanitariums, hospitals, asylums, orphanages, or buildings where persons are housed under restraint.

“Hotel room” means a room or suite of rooms in a hotel as herein defined, designed as, and occupied or suitable for occupation as, one (1) sleeping or living unit.

“House trailer” or “mobile home” means a transportable structure designed, built and equipped as, and occupied or suitable for occupation as, a home or living quarters, either permanently or temporarily, by a single family and their guests and servants.

“Industrial user” means a person, business, or entity who discharges nondomestic wastewater into the City sewer system.

“Kitchen” means a room, all or any part of which is designed, built and equipped as, and is used or is intended to be used for the cooking and/or other preparation of food for human consumption.

“Lateral sewer”, “sewer lateral”, or “lateral” means that portion of a building sewer lying within a public right-of-way or easement, which connects, or is intended to connect, a building sewer to a main sewer.

“Laundromat” means a building or portion thereof designed, equipped, and used or intended for use as a self-service laundry, where there is no pickup or delivery service and no steam or hand laundry of any type.

“Lot” means any piece or parcel of land, bounded, defined, or shown upon a plot or deed recorded in the office of the County Recorder of San Luis Obispo County; provided, however, that in the event any structure is located upon more than one (1) parcel of land all under one (1) ownership and as herein defined, the term “lot” shall include all such parcels of land.

“Main sewer” or “sewer main” means that sewer, excluding lateral sewers, whose main purpose is to accept wastewater from lateral sewers and convey it to the wastewater treatment plant.

~~“Manager” means the manager of the Wastewater Division Public Works Department.~~

“Manhole” means a structure for the purpose of providing access of a man to a buried sewer.

“Motel” means a building or group of buildings containing two (2) or more rooms or suites of rooms, and designed, intended, or used primarily for the accommodation of transient automobile travelers, including establishments designated as motels, auto courts, tourist cabins, motor lodges, motor courts, and by similar designations.

“Motel unit” means a room or suite of rooms in a motel as herein defined, designed as, and occupied or suitable for occupation as, one (1) sleeping or living unit.

“Multiple-family dwelling” means a building or group of buildings designed as, and occupied or suitable for occupation as, a home or living quarters, either permanently or temporarily, by more than a single family, including buildings, designated as apartment houses, apartment buildings, duplexes, triplexes and condominiums, but not including motels, hotels, dormitories, or trailer courts as herein defined.

“Office unit” means a commercial unit that is occupied for, or intended for, office use.

“pH.” The logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

“Permit” means any written authorization required pursuant to this Municipal Code.

“Person” means any individual, firm, company, association, society, private or public corporation, group, governmental agency or educational institution.

“Private main sewer” means that portion of a main sewer lying within a public right-of-way or easement, or on private property, that discharges wastewater to the City’s wastewater system but is not owned or maintained by the City’s Public Works Department.

“Public main sewer” means that portion of a main sewer lying within a public right-of-way or easement, and maintained by, and subject to the jurisdiction of the ~~Wastewater Division of the City’s~~ Public Works Department.

“Residence” means a building or portion thereof, or a group of buildings, designed as and occupied or suitable for occupation in whole or in part as a home or living quarters, either permanently or temporarily, by a single family and their guests and servants, including a house and an apartment or other unit of multiple-family dwelling as herein defined.

“Rest home” means a building or portion thereof, or a group of buildings, designed as and occupied or suitable for occupancy in whole or in part as an establishment that provides housing and general care for the aged or the convalescent.

“School” means an institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California, including preschool or nursery, elementary, junior and senior high and parochial and private schools and junior colleges, colleges, and universities.

“Senior apartment unit” means a dwelling unit residence designed as and occupied or suitable for occupation in whole or in part as a home or living quarters, either permanently or temporarily, by persons in the senior community.

“Sewer” or “sanitary sewer” means a pipe or conduit for carrying wastewater.

“Sewer capacity charge” or “wastewater capacity charge” means a charge for wastewater facilities in existence at the time a charge is imposed or charges for new wastewater facilities to be acquired or constructed in the future that are of proportionate benefit to the person or property being charged. Capacity charges are one-time charges paid as a capital contribution for capacity in the wastewater system by new customers connecting to the wastewater system and existing customers that require increased capacity due to changes from development, use, or occupancy.

“Sewer collection system” or “wastewater collection system” or “public sewer system” means the network of public main sewers, manholes, lift stations, forcemains, and other components that collects wastewater from the various laterals and conveys it to the wastewater treatment plant.

“Sewer connection” means the connection of a structure or project to a public sewer system.

“Sewer connection fee” or “wastewater connection fee” means a fee related to the physical facilities necessary to make a sewer connection comprised of costs incurred by the City to process permit application, review plans, inspect construction of others, and other related expenses. Sewer connection fees are paid through the City’s permit application process and associated fee schedules, including but not limited to sewer connection, encroachment, and building permits.

~~“Sewer connection charge” means the charge levied by the City for connection to the mainline sewer.~~

~~(a) “Sewer connection fee” means the fee assessed to assure upgrade of sewer system.~~

~~(b) “Sewer extension fee” or “extension fee” means the fee assessed to assure expansion of sewer system and wastewater treatment plant.~~

“Sewer connection inspection fee” means a fee by the City for inspecting the actual physical connection from of a building sewer to either the City’s mainline sewer or the lateral sewer stub-out at the property line. This charge does not include City inspection costs associated with any construction of building sewers involving trenching, backfilling, pipe installation, removals, restoration, or other work.

“Sewer connection processing fee” means a fee by the City for administrative processing of sewer connection permit applications for new connections to the wastewater system, and existing connections that require a change in capacity due to changes from development or building occupancy.

“Sewer extension reimbursement cost” means the proportional share of the cost of a sewer extension per Section 7-5.003. This charge applies to new sewer connections to sewer extensions covered by a current reimbursement agreement approved by the City in accordance with Section 7-5.004.

“Sewer service charge” or “wastewater service charge” means the monthly service charge levied and imposed upon any occupied premises within the City having any sewer connection with the sewerage system of the City, or otherwise discharging wastewater which ultimately passes through the City’s sewerage system or to which a public sewer is available according to Section 7-3.001 of this title, and upon the owner or occupant thereof.

“Shall” is mandatory; “may” is permissive.

“Trailer court” means an area containing two (2) or more trailer spaces as herein defined, including areas designed as trailer courts, trailer camps, and by similar designations.

“Trailer space” means an area which is laid out and provided with facilities including a sewer connection for, and is occupied or is suitable for occupation by, a house trailer as herein defined.

“User classification” or “user category” or “customer classification” means the type of occupancy for a sewer connection to a building or project that discharges to the wastewater system.

“Wastewater” or “sewage” means any water-carried wastes from residences, business buildings, public buildings, institutions, and industrial facilities.

“Wastewater system” means the combined wastewater collection system and wastewater treatment plant with the purpose of collecting and treating wastewater discharges.

“Wastewater treatment plant” (“WWTP”) and “Water Reclamation Facility” (“WRF”) means the arrangement of devices and structures used for treating wastewater generated within the City. (Ord. 438 § 2, 2004; Ord. 246 § 1 (Exh. A), 1993; Ord. 181 § 2, 1988)

Chapter 4

PERMITS AND CONNECTION FEES

Sections:

- 7-4.001 Permit required.
- 7-4.002 Application.
- 7-4.003 Application exemptions.
- 7-4.004 ~~Sewer connection fees.~~ Fees.
- 7-4.005 Sewer connection permit application required.
- 7-4.0056 Building permit required. Fees credited where.
- 7-4.0067 Encroachment permit required. Sewer tap charge.
- 7-4.0078 Sewer capacity charges. extension fee.
- 7-4.0089 Fees. Capacity charges deposited where.
- 7-4.00910 Fees and charges payable when.

7-4.001 Permit required.

It is unlawful for any person other than the City to make any connection with any public or building sewer, or to construct or alter any public or building sewer, within the City without first obtaining appropriate permits from the City for such work. (Ord. 438 § 2, 2004)

7-4.002 Application.

Any person desiring a permit for work involving sewers shall make application in writing to the City giving such information as it may require, on blank forms to be furnished for that purpose. If it appears that the work to be performed is to be done according to the regulations contained in this title and otherwise provided by law governing the construction of such work, a permit shall be issued upon payment of the required fees. (Ord. 438 § 2, 2004)

7-4.003 Application exemptions.

Nothing contained in this chapter shall be deemed to require the application for, or the issuance of, a permit for the purpose of removing stoppages or repairing leaks in a building sewer, except when it is necessary to replace any part of such sewer or if such work occurs in the public right-of-way or a sewer easement. (Ord. 438 § 2, 2004)

7-4.004 Sewer connection fees. Fees.

Sewer Connection fees shall be collected and paid according to the category of building sewer through the City permit application process and associated fee schedules, including but not limited to sewer connection, building, and encroachment permits.
~~Fees for connection shall be set by Resolution of the Council. (Ord. 438 § 2, 2004)~~

7-4.005 Sewer connection permit application required.

Property owners requesting new sewer connections to the City's wastewater system, or property owners of existing sewer connections that require a change in capacity due to changes from development, use, or building occupancy, shall submit a complete sewer connection permit application and pay a processing fee. All applicants shall pay any sewer capacity charges due prior to issuance of sewer connection permit. In addition to the processing fee, capacity charges, and other required permit fees, property owners requesting new sewer connections or replacing existing sewer connections shall pay a sewer connection inspection fee prior to issuance of building or encroachment permits for sewer connection work.

7-4.0056 Building permit required. Fees credited where.

For each connection of a building sewer to a lateral sewer, a building permit shall be applied for and secured by property owner or property owners' representative prior to any construction of the building sewer. Permit fees shall be credited to the general operating account for the Wastewater Division of the Public Works Department. (Ord. 438 § 2, 2004)

7-4.0067 Encroachment permit required. Sewer tap charge.

For each connection of a building sewer to a public main sewer that occurs in the public right-of-way or public sewer easement, an encroachment permit shall be applied for and secured by property owner or property owner's representative prior to any construction of the lateral sewer. sewer tap charge shall be collected by the City before the permit for the construction is issued. (Ord. 438 § 2, 2004)

7-4.0078 Sewer capacity charges extension fee.

New customers connecting to the wastewater system, and existing customers requiring increased capacity due to changes from development, use or capacity, shall pay sewer capacity charges as a capital contribution for capacity in the wastewater system in an amount proportionate to the cost of the capacity needed. Capacity charges shall be paid according to the user classification for new connections, and the change in user classification (occupancy) for existing connections. A change in user classification for an existing connection that results in a lower capacity will maintain a credit for the previous higher capacity use. Sewer capacity charges shall be set by Resolution of the Council. In addition to such fees as shall be assessed for sewer connection and sewer taps, applications for sewer service shall be assessed a sewer extension fee as applicable. (Ord. 438 § 2, 2004)

7-4.0089 Fees Use of Capacity Charges deposited where.

Connection fees and extension fees Sewer capacity charges shall be deposited in the City's Sewer Facilities Fund (Chapter 9 of this title), and shall be used to pay the cost of wastewater system upgrade and expansion. (Ord. 438 § 2, 2004)

7-4.00910 Fees and charges payable when.

All fees and charges Fees assessed pursuant to this chapter, including any applicable sewer extension reimbursement costs, for extensions, permits, connection and tap charge shall be payable at the time of permit issuance. (Ord. 438 § 2, 2004)

Chapter 9

**SEWER FACILITIES ACCOUNT
RESERVED**

Sections:

~~7-9.001 Established.~~

~~7-9.002 Purpose.~~

~~7-9.003 Use.~~

~~7-9.001 Established.~~

~~———— A sewer facilities account is established to consist of revenue obtained from connection fees, sewer extension fees, and designated revenues from the sewer service charges. (Ord. 438 § 2, 2004)~~

~~7-9.002 Purpose.~~

~~———— The sewer facilities account shall be primarily to finance expansion, replacement and upgrade of the wastewater treatment facilities, and the replacement or enlargement of trunk sewer lines or other sewer lines or capital improvement items, including equipment. (Ord. 438 § 2, 2004)~~

~~7-9.003 Use.~~

~~———— When moneys are available from the account, the City Council may utilize these moneys to construct public sewers in streets or easements to extend service to previously unsewered areas when the costs of such sewer construction are to be reimbursed by the owners of the properties requesting such extensions. Before moneys from said account are so used, the City Council shall enter into an agreement with the owner or owners of the properties to be served. (Ord. 438 § 2, 2004)~~



Atascadero City Council

Staff Report - City Manager's Department

Community Cats

RECOMMENDATION:

Council review, discuss, and provide direction to staff on options for the management of community cats in Atascadero.

REPORT IN BRIEF:

Many if not most communities across the country have a large population of free-roaming, ownerless and/or feral cats, and the City of Atascadero is unfortunately no exception. For years, animal shelters have treated both dogs and cats in much the same manner; with animals coming into the shelter, remaining for a period of time to allow owner recovery, and then being adopted, transferred or euthanized. While this model seems to work well for dogs; intake and in some communities, euthanasia, for cats has worsened.

A large percentage of cats entering the shelter system are not owned. Cats without identification have little to no chance of being reclaimed. Holding these cats can expose them to potential stress and sickness, slow or reduce their movement into homes, and expend shelter resources that could be directed elsewhere.

Humanely reducing or eliminating free roaming/feral/community cats is a goal shared by representatives of local government, non-profit animal-sheltering organizations and rescue groups, veterinary professionals, animal protection experts and philanthropists. Funds currently spent on housing and the potential euthanasia of healthy feral/community cats would be better spent on non-lethal programs aimed at reducing outdoor cat populations.

Trap-Neuter-Return, or TNR for short, is the humane approach to controlling cat overpopulation. It is a community-based program that involves collaboration amongst concerned citizens, local government and non-profit animal organizations and rescues to trap free-roaming cats in a jurisdiction, bring them to a clinic to be spayed or neutered, and then return the cats to the exact location where they were trapped so they can live out the rest of their natural lives.

DISCUSSION:

In Atascadero, there is a very large population of free-roaming stray and feral cats. Given their strong survival capabilities and prolific breeding, if nothing is done this population will simply continue to grow. If the population is left unchecked, it will only lead to more and more cats living in unmanaged colonies, a decrease in public tolerance of free-roaming cats, and increased pressure on the environment, animal control agencies, fiscal resources, and our community as a whole.

Community cats

While those cats that are truly strays may be adoptable, the vast majority of these free-roaming cats are community, feral cats that are not socialized to humans and are not adoptable.

Community cats make their home where they find shelter and food, often in close proximity to humans. These cats typically live in groups called colonies and have strong social bonds with their colony members. Because these cats are not socialized and unadoptable, their home is the outdoors.

The old approach to controlling community cats was repeated extermination attempts. Capturing stray and feral cats and turning them in to animal shelters, where they will be killed, may temporarily reduce their numbers but this does not solve the problem for long. Cats live in a particular location because there is a food source (intended or not) and there is some sort of shelter. When cats are removed from a location, it creates a vacuum effect. New cats move in to take advantage of the natural food and shelter sources. Surrounding cats sense the hole created by the removal and they breed rapidly to fill in the gap. This vacuum effect is well documented. Trapping and removing cats often results in having even more unsterilized cats in the location than when efforts were first started to control the population.

Returning these cats to where they are found is not abandonment, and in fact is more likely than not to save their lives. Many of these cats were healthy and thriving in the community before being taken to the shelter. Cats are susceptible to stress-related diseases from being in shelters and bringing in too many cats can cause many or all the cats in that shelter to suffer.

Some of these free-roaming cats may be pets that spend time outdoors, or pets who have wandered off or have gotten temporarily lost. Data suggests their best hope is to stay outside of the shelter system. While organizations such as North County Paws Cause actively recovers cats from the shelter in San Luis Obispo County, thereby preventing euthanasia, those that are adoptable and may have been pets inadvertently picked up as strays, are statistically likely to be adopted into another home rather than reunited with their owners.

Animal Control and community cats

Both the contract for Animal Services with the County and the City's Municipal Code call for the pickup and impounding of all stray or abandoned cats. No distinction is made for those that are actually stray or lost pets and those that are feral. As a result, Animal Control must currently respond to calls for service where free-roaming cats have been

trapped by residents in the area. Animal Control then goes to pick up and impound those cats. Once impounded, Animal Control must provide shelter services for these animals.

The City of Atascadero has the highest level of per capita cat intakes in the County. Over the past three years, Animal Services has provided shelter services to approximately 1,081 free-roaming cats in Atascadero. Currently the City pays approximately \$350 per animal for shelter services and once the new County animal shelter is built, it is anticipated that the City will pay over \$600 per animal that is sent to the shelter. Because of the overwhelming population of free-roaming cats being picked up by or turned over to Animal Control, the cost of the Animal Services contract for Atascadero has increased dramatically over the past few years and is expected to continue to increase as both the number of cats sent to the shelter increases and the cost to shelter animals rises.

In order to address the rising cost of the Animal Services contract, City staff has met with representatives from County Animal Control on several occasions. The County is currently undergoing a revision of Title 9, Animals, of the County Code. Part of this undertaking is to get collaboration and buy-in from those jurisdictions that contract with Animal Services in order to create a more uniform code addressing animals Countywide. While the City will be asked to adopt this code in some form; once it is complete, there will still be an opportunity for the City to create additional regulations in the City's Municipal Code in order to address those issues that are unique to Atascadero and meet the needs of Atascadero residents.

In meeting with the County and with other stakeholders in the City, staff believes a Community Cat Program would be beneficial to the management of cats in our community and will relieve some of the concerns residents have with these cats; both those that are actively caring for these community cats and those that are impacted by these cats in their neighborhoods.

Community Cat Program

The goal of a community cat program is to humanely reduce and eventually eliminate, through attrition, the population of community cats in a jurisdiction. Developing a program to address community cats will enable the City to work more closely with volunteers and organizations already feeding and/or managing colonies in order to ensure that these cats do not interfere with the enjoyment of the City by residents and visitors or result in health and safety problems.

A successful program defines the care, feeding and management of the population within a jurisdiction through the utilization of a responsible trap, neuter, release, adopt and management process. In order to adopt a successful program in the City, staff is asking Council to review, discuss and provide feedback on the options below.

Options

Repeal of mandatory pick-up of cats in Atascadero

The City Council may wish to repeal the mandatory pick-up of cats in Atascadero and, depending on the direction of the ordinance revisions currently being drafted by the County, remove all such mention of the pick-up of free-roaming cats in Atascadero's

code and if necessary, revise the service agreement to exclude the pick-up of free-roaming cats. Currently, Animal Services does not trap free-roaming cats. Free-roaming cats are trapped by property owners and/or residents and upon the request of the person who has trapped the cat, Animal Services will respond and pick-up the cat.

State law does not require agencies to take in healthy stray, feral or owned cats. While Animal Services is required to pick-up dogs running at large, when it comes to cats the law only requires Animal Services to respond to calls when there is a report of an injured animal, animal neglect or abuse, animal bites, or dangerous animals. There is no state requirement for the intake of free-roaming cats or owner surrenders by Animal Services.

The common assumption that taking an animal into the shelter is the best outcome is not true for cats in most communities. Lost pet cats are more likely to get home on their own – 60 to 66% of those recovered in national surveys, compared with fewer than 4% returning with shelter assistance. The volume of cats entering any given shelter each year, relative to the total cat population, is so small that removing them cannot impact the larger community of cats in the long term.

Where municipalities have shifted from euthanasia to TNR, they have not seen increases in problems associated with stray and feral cats. On the contrary, TNR practices can stabilize or decrease the size of the community cat colonies. In addition, fewer cats going into the shelter results in less expense to the City for shelter services, which would allow for additional monies to be spent on a workable, functioning Community Cat Program.

Spay/Neuter of cats at large on private property

Unless kept strictly indoors, cats are apt to freely roam and do not abide by traditional means of confinement, such as fencing and leashing, which may work for other pets such as dogs. Cats roaming at large, upon private property, regardless of ownership status, may be trapped by the property owner in which the cat is found roaming and may be spayed or neutered at the request of that property owner and then released back to the location where it was trapped. At the City Council's direction, staff could draft ordinance language to address the spay/neuter of cats at large on private property.

Trap/Neuter/Return (TNR) Program

Where cities can redirect funds, that would have been spent on the sheltering and potential euthanasia process, to programs promoting the practice of Trap, Neuter, and Return (TNR), in which agencies spay or neuter healthy stray and feral cats and then return them back to the location from which they originated, the numbers of stray and feral cats in the community will gradually reduce and ultimately diminish over time.

When community cats are trapped and spayed/neutered there are no more kittens and over time, the numbers gradually reduce and their lives are improved. The behaviors and stresses associated with mating, such as yowling or fighting, stop. The cats are vaccinated before being returned to their outdoor home. This program creates a safety net for both the cats and the community. TNR programs can also reduce residents' concerns about community cats. Research suggests that altered males are less likely to fight and vocalize, behaviors that may prompt residents to call animal control. Additional research concluded that neutering also reduced stress in male community cats.

TNR does work. The overall live outcome for the County Animal Shelter is 93%. When feral cats from Atascadero cannot be adopted out, North County Paws Cause partners with Woods Humane Society to ensure these cats are neutered/spayed, vaccinated and identified as such by the presence of a tipped ear, and then they are returned to the location in which they were originally picked up by Animal Services. No vacuum effect is created, the disturbances associated with unaltered cats is eliminated, and no new offspring can be created.

If the City Council chose to move forward with a TNR Program, policy and program language could be drafted to include a partnership with organizations such as Woods Humane Society – North County (Woods) and North County Paws Cause, where individual residents and volunteers could contact these organizations for information on humane trapping, including the use and/or rental of humane traps, scheduling of an appointment at Woods for , spay/neuter, vaccination and identification via painless ear notches, and the ultimate return or adoption of the cat(s) whenever possible.

Knowing that TNR is successful and the overwhelming research supporting the use of TNR for the control of community cat populations, the issue becomes addressing ongoing management of these colonies and the elimination of artificial levels of resources for free-roaming cats.

Restriction on outside feeding of cats

As mentioned above, community cats make their home where they find shelter and food. Placing restrictions on where, how, and when cats can be fed will help to reduce impacts on the environment as well as reduce and eventually eliminate any artificial level of resources being created for these cats. These restrictions can apply to the feeding of cats on both public and private property and the City Council may wish to direct staff to draft ordinance language to address the feeding of cats on public and private property such as outlined below.

Feeding established community cat colonies on public property

Where community cat colonies have been identified on public property, the City will work with registered, and permitted: volunteers, non-profit organizations or rescue groups to establish an authorized feeding location where daily meals and water and observation of the community cat activity, in compliance with the Community Cat Program, can be maintained. Only authorized small feeding locations will be allowed on public property. These small feeding locations must be kept out of sight of the general public and the location of authorized feeding sites will be designated solely by the City. The locations will be away from heavily populated or trafficked areas. The small feeding locations must be kept free of debris and cat feces. The City will relocate or eliminate an authorized feeding area should a problem arise.

Cats may be fed fresh food only during daylight hours and only by those registered with, and permitted by, the City. This will aid in the proper care of the cats, avoid providing resources for additional free-roaming cats as well as avoid the attraction of unwanted wildlife. Outdoor feeding is limited to the amount of food necessary to feed the established colony. The amount of food provided must be gauged so that only those cats identified as part of a managed colony are fed. Virtually no food should be left over once these cats are fed. Food attracts wildlife, flies, ants, and creates other

environmental hazards, which must be prevented. When feeding at approved public locations, cats should not be fed out of cans or from paper plates. Feeding must be done only at the authorized feeding locations and in approved feeding containers. Food containers must be cleaned and all food picked up each day no later than dusk. On a daily basis, any food container not removed by dusk may be removed by the City as non-compliant with the City's program. Water may be provided at any time.

Feeding of animals on private property

Outdoor household pets may be fed fresh food only during daylight hours. This will avoid providing resources for community cats and the attraction of unwanted wildlife. Outdoor feeding is limited to the amount of food necessary to feed no more than three cats. The amount of food provided must be gauged so that only those pets belonging to an individual property owner are being fed. Virtually no food should be left over once these pets have been fed. If more than three cats are located and being fed on a property, the property owner will need to contact the City to apply for a permit to allow for the feeding of these additional cats.

Assuming responsibility for community cats

Individuals or organizations that feed any community cats outside, regardless of location temperament, or ownership status, will be accepting responsibility for the management and maintenance of these community cats. At the City Council's direction, staff could draft ordinance and policy language detailing this responsibility. This responsibility could include such requirements as:

- Abide by the Community Cat Program, including the regulations for the feeding of community cats.
 - Not place nor construct any feeding or sheltering structures on public or private property without the express consent and authorization of the property owner or possessor.
 - Not allow food to remain in the environment for an extended period of time or to attract wildlife.
 - Ensure that all approved cat feeding containers are clean, sanitary, and appropriately labeled.
- Manage the health and safety of the cats.
 - Altering any cats being fed.
 - Conducting regular health assessments and assuring all cats are vaccinated.
 - Immediately addressing any health and safety issues or concerns identified or which are brought to their attention by the City, private property owner, or one of the non-profit or rescue groups working in the City.
- Reduce the size of the colonies or groups over time.
 - Maintaining an inventory of cats by feeding location for submission to the City or a designated non-profit/rescue organization on a semi-annual basis.
 - Monitor the cat population for newcomers, including kittens, and removing all socialized adult cats and kittens from the feeding location.
 - Employing the trap, neuter/spay, return/adopt method of management.

Registration of volunteers, non-profit organizations and rescue groups

The City Council could choose to institute, as part of a community cat program, policy and ordinance language to address the registration and permitting of volunteers, non-profit organizations and rescue groups. In order to ensure that regulations regarding feeding, management, and maintenance of these cat colonies are being followed, all volunteers, non-profit organizations, and rescue groups who feed and manage community cat colonies could be required to register with the City and obtain a permit for the care of these cats. Private groups that do not feed cats directly but have contact with individuals who do would notify these individuals of the Community Cat Program and encourage those individuals to consult the City for additional information on the rules and regulations pertaining to community cats in Atascadero.

Next Steps

As Animal Services continues to work through a revision of Title 9, Animals, of the County Code, the City Council may direct staff to create additional regulations in the City's Municipal Code in order to address those issues that are unique to Atascadero and meet the needs of Atascadero residents. A workable Community Cat Program would best be achieved through a combination of policy and regulation. If the City Council would like to put a program in place, staff could begin drafting policy and ordinance language to capture the goals of the City Council and incorporate Council's direction with regards to the options mentioned above. Staff would also work with stakeholders such as Animal Services, Woods and North County Paws Cause in the development of the program as well as the details for any partnership necessary for the education, trapping, spaying/neutering, vaccinating, and release/adoption of community cats. Working with Woods and North County Paws Cause, staff could determine what type of funding would be necessary for the partnership.

FISCAL IMPACT:

The fiscal impact is currently unknown. Given the number of stray cat intakes over the past three years, a community cat program, where Animal Control and Services is no longer responsible for the intake and sheltering of free-roaming cats in the City, will reduce the cost of the contract for the City. While a program of this kind will require the City to provide funding to non-profit and rescue organizations in order to facilitate TNR, that cost will be much less than what is currently paid to the County for sheltering.

ALTERNATIVES:

Council may take no action, or continue the item for additional information.

ATTACHMENTS:

None



Atascadero City Council

Staff Report - Community Development Department

Request for Authorization to Process General Plan Amendment for 11600 El Camino Real (APN: 045-331-014) (Lawton)

RECOMMENDATION:

Council authorize the Cal Coastal Development Team to proceed with a Master Plan of Development Amendment application to the Dove Creek Development to allow residential uses as part of a mixed-use development on the existing vacant commercial parcel at the corner of El Camino Real and Santa Barbara Road and provide direction to staff on moving forward with the application processing.

REPORT-IN-BRIEF:

A request has been submitted for an amendment to the Master Plan of Development at 11600 El Camino Real to include residential uses on the existing vacant commercial parcel as part of a Mixed-Use development plan. Technically, a General Plan Amendment is also required to increase the allowable maximum number of residential units for any portion of the Dove Creek Development. However, the applicant is not seeking to amend the Commercial Mixed-Use land use designation and the existing Commercial Retail zoning designation is proposed to remain. At this time, the plan is conceptual and the applicant team is seeking authorization to proceed, prior to closing escrow on the site. The project details will be modified in response to input received from the community and from the City Council. An additional project review/check-in will occur at a later date if the applicant is authorized to proceed. Proposed uses include retail, live/work flexible office space, and a boutique hotel. Council authorization to accept and process the application is required prior to staff work on any General Plan amendments.

Situation and Facts:

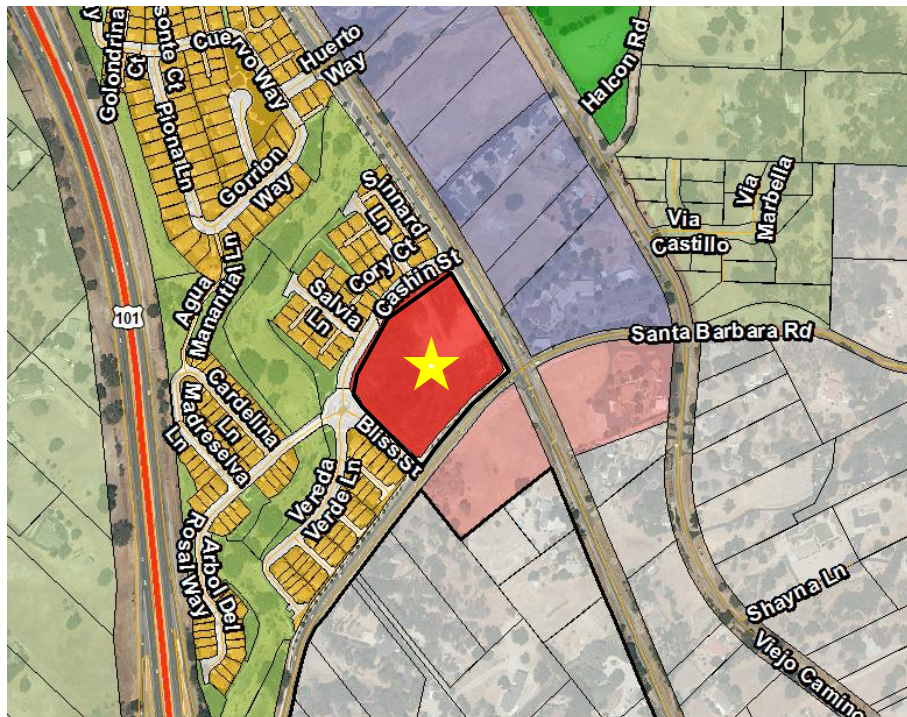
- | | |
|------------------------------|---|
| 1. Applicant/ Owner: | Cal Coastal Properties |
| 2. Project Addresses: | 11600 El Camino Real |
| 3. General Plan Designation: | Mixed-Use – Planned Development (MU-PD) |
| 4. Zoning District: | Commercial Retail (CR) |

5. Site Area: 5.2-acres
6. Existing Use: Vacant
7. Environmental Status: Not yet determined – application pending

DISCUSSION:

Background

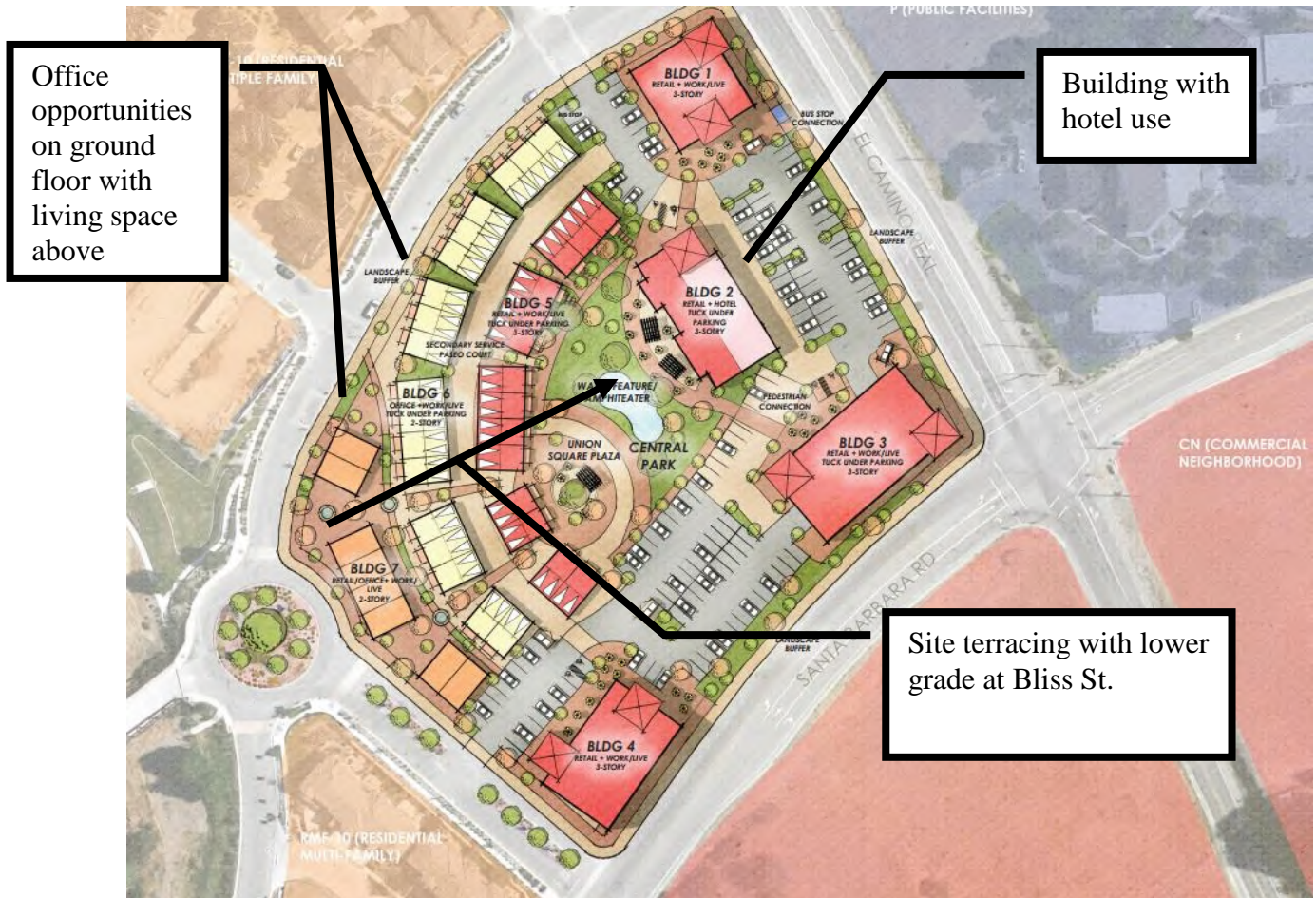
The City has received a request for a project amendment (Master Plan and General Plan text) to increase the residential density for the Dove Creek project area. While the site's current commercial retail zoning allows for mixed-use developments that include residential, the General Plan specifies a maximum base density of 200 units for the entirety of the Dove Creek Development area. The base density does not include increases in the number of units for the provision of affordable housing or high quality architectural design. The residential portion is built out and includes a total of 279 units, which includes application of the affordable housing density bonus and high quality architecture density bonus. Should the project move forward, an amendment to the existing Planned Development Overlay Zone and approved Master Plan of Development will be required. The applicant team is seeking both community and Council input prior to refining development plans.



Project Concept

The proposed project concept includes a mix of commercial, hotel, live/work flexible office spaces, and residential uses that integrate common plaza and gathering space throughout the project site. The preliminary concept design includes:

- Approximately 49,000 sf of ground floor retail space.
- Approximately 61,000 sf of office space that is attached/accessible to residential units.
- Approximately 29,000 sf of residential use with 54 residential units of approximately 500 square-feet each.
- A lodging use with 20 rooms.



The plan above depicts the conceptual design plan and the colors on the site plan indicate building massing:

- Red indicates three-story buildings with retail on the ground floor, live/work office spaces on the second floor and residential living space on the third floor (with the exception of building 2, which will be utilized as a hotel).
- Yellow and tan indicates a two-story structure with the option of live/work office space on the first floor and living space on the second floor. Ground floor commercial spaces will be separate from residential condos shown above.

The site is enhanced by the addition of a central park, plaza area and water feature with extensive pedestrian amenities. The park area is intended to complement the retail and lodging uses and can also be utilized by the Dove Creek community. The applicant envisions that community-serving uses will occupy the commercial tenant spaces.

Common plaza and gathering spaces are an integral part of the applicant's vision for the site and may include family friendly amenities to encourage community cohesion. Parking has been located internally on the site, toward the El Camino Real and Santa Barbara Road frontages to minimize visual impacts to the surrounding neighbors. The site grading concept includes terracing: to lower the site towards the roundabout at the corner facing the existing residential units; to increase the curb appeal of the project; to enhance pedestrian access; and to reduce the apparent height of buildings.

Considerations for including residential uses on this site, as part of a mixed-use development, include the following:

- 1) Neighborhood compatibility
 - a. Building Height
 - b. Interface between the existing residences and the project site
- 2) Parking
- 3) Mix of Uses
- 4) Fiscal sustainability

Commercial Viability of Site

Over the past decade, several commercial projects have been contemplated on this site; however, none of the projects have come to fruition. This is primarily due to the relative isolation of the site from other commercial areas, the low residential density in the region, its detachment from Highway 101, its low visual and vehicle access from surrounding roads, and compatibility with neighboring properties. From conception, the site has been more suited to a neighborhood serving use.

The recent trend that shifts purchasing of goods from storefronts to the internet only compounds the difficulty of making this a viable regional retail center. Instead, project sites need to rely on a combination of land uses and on an experiential scenario. This is what the applicant team is contemplating for this site. A mixture of office, residential units, lodging and neighborhood commercial uses combined with a park-like setting that can serve both visitors and nearby residents in Dove Creek, Las Lomas and the surrounding neighborhoods. Given the vacancies and underutilized commercial parcels in more suitable commercial nodes in the City, there is little development pressure to visualize this site as prime commercial. This site may be better suited to a mixed-use experiential center that can maintain a commercial land use designation while meeting the compatibility and desires of the surrounding community.

Site Planning

The applicant has worked on reaching out to the neighborhood and to the City in conceptualizing the future of this site. Their process began with a design charrette with their architectural team at RRM Design Group. The team produced a variety of design options and then met with City staff to discuss the options. Staff discussed the history of the site and the need to retain a predominantly commercial land use scenario while maintaining neighborhood compatibility. Following City staff input, the applicant held a neighborhood meeting on the site to gather additional input. Community members commented on the concept, and the applicant plans to adjust their concept to address concerns. At this time, the plan is conceptual and the team continues to seek City and community input prior to closing escrow on the site, which is scheduled for October 9th.

Staff Impact

Any development project proposal has an impact on City staff resources. The General Plan Amendment is a small portion of the project scope and the General Plan designation would not change for this project. Project approval would require an amendment to Planned Development Overlay Zone #12, amendments to the current Master Plan of Development, and a tentative tract map application to establish a condominium subdivision. These combined actions are discretionary actions that require review by both the Planning Commission and City Council.

Council Authorization and Processing

Council policy requires Council review and authorization in order for staff to process any General Plan amendment applications. The Council's policy also requires all amendments to be reviewed and processed in such a manner as to facilitate citizen participation. The policy suggests the following process:

- A. Neighborhood Meeting. The applicant is required to hold a neighborhood meeting to present the request to citizens of the area neighborhoods and for the citizens to identify, list, and discuss issues related to the amendment. The applicant is responsible for organizing and conducting the meeting and attempting to resolve as many issues as possible before submitting a formal application to the City for review and processing.

The applicant hosted a community meeting to present the project concept and solicit feedback, at which approximately 70 people were in attendance. The applicant has compiled input received at the meeting and will address concerns and incorporate community needs, where feasible, should the project move forward.

- B. Study Session. Staff presents the basic facts of the amendment application to a joint City Council/Planning Commission study session, along with General Plan and environmental analysis. Comments from the Planning Commission and the public are received by staff for further consideration. The applicant is responsible for resolving of as many issues as possible before submitting a formal application to the City.

State law limits the amount of times a General Plan can be amended within a given year. Atascadero's General Plan designates a March and September cycle for the processing of privately sponsored General Plan amendment requests.

City Council may consider the following options in considering whether to authorize staff to proceed with this amendment:

1. *Allow staff to take the application in now and process as time allows*
2. *Suggest that staff not take in the application at this time*

Should City Council authorize staff to process this application, the authorization does not signal support for the project, nor does it guarantee that such a project would be approved by the Planning Commission or City Council. An authorization is limited to the determination that the application warrants further review and that the general project description and scope could have substantial benefit to the Community at large. The authorization review also allows the City Council and community to offer feedback and

comments towards a future application. The City Council may offer the applicant team specific direction about what components to include in the future application and general direction towards the project concept.

In this case, the applicant does not intend to alter the commercial zoning designation of the site, nor are they intending to produce a project that benefits only one property owner. Therefore, the authorization to process the project appears consistent with City Council goals.

FISCAL IMPACT:

According to the findings from the Taussig Study, revenue from new residential development including property tax revenues, vehicle licensing fees, sales taxes, and other revenues are insufficient to cover the maintenance and emergency service costs of new development. Based on the revenue projections from the Taussig Study, the City has developed standard conditions of approval for new residential development projects that require the cost of maintenance and emergency services to be funded by the project through a community facilities district (CFD).

If the project is approved for processing, it should be required to be fiscally neutral so that the added residential units fund their fair share of impacts to City police, fire, and parks services. City policy requires that all discretionary projects, which receive Council approval, and all projects that include five or more lots, or five or more residential units, must annex into the CFD. If the General Plan Amendment is authorized to move forward, the City will need to have further discussion of fiscal neutrality and potential annexation of the four proposed lots to the CFD.

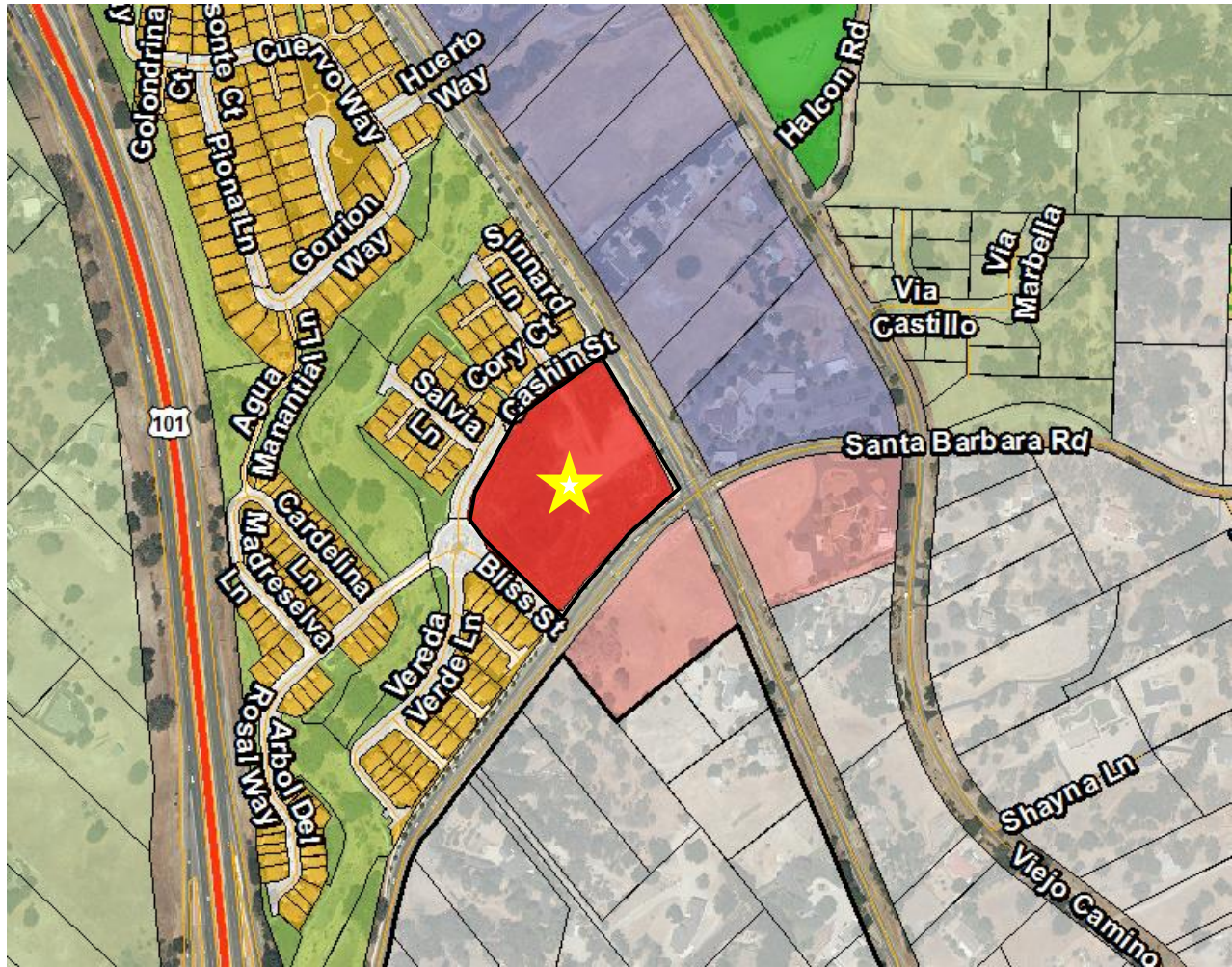
ALTERNATIVES:

1. Council may authorize staff to process the proposed General Plan Amendment application, with neighborhood meeting and study session.
2. Council may direct staff to gather additional information on the proposed project and report back to the Council before taking action regarding processing.
3. Council may suggest that the amendment is not appropriate at this time nor in the immediate future and suggest that staff not consider processing the application.

ATTACHMENTS:

1. Zoning Map
2. Aerial View
3. Applicant Design Concept Package


ATTACHMENT 1: Zoning Map
11600 El Camino Real
Dove Creek Commercaill Mixed-Use Development



ATTACHMENT 2: Aerial View
11600 El Camino Real
Dove Creek Commercaill Mixed-Use Development



DOVE CREEK MIXED - USE DEVELOPMENT

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	PROJECT STATISTICS	SHEET INDEX
	<p>OWNER: CAL COASTAL PROPERTIES 242 EL DORADO WAY, SHELL BEACH PISMO BEACH, CA 93449 CONTACT: TED LAWTON EMAIL: TED.CALCOASTALSLO.COM</p> <p>ARCHITECT: RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: EDDIE HERRERA PHONE: (805)-543-1794 EMAIL: EHERRERA@RRMDSIGN.COM</p> <p>LANDSCAPE ARCHITECT: RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: LANCE WERSCHEM PHONE: (805)-543-1794 EMAIL: LDWERSCHEM@RRMDSIGN.COM</p> <p>PROJECT ADDRESS: CORNER OF SANTA BARBARA RD AND EL CAMINO RD ATASCADERO, CA 93422</p> <p>APN: XXX-XXX-XXX</p>	<p>CAL COASTAL PROPERTIES HAS A VISION TO CREATE A MIXED-USE WORK/LIVE AND COMMERCIAL/RETAIL DEVELOPMENT THAT WILL BE INCORPORATED INTO THE REMAINING DOVE CREEK COMMERCIAL SITE LOCATED AT THE CORNER OF SANTA BARBARA ROAD AND EL CAMINO REAL ON THE SOUTHERN END OF ATASCADERO CITY LIMITS. THE SITE IS APPROXIMATELY +/-5 ACRES AND CURRENTLY ZONED CR (COMMERCIAL RETAIL). THE PROPERTY IS VACANT WITH OFF-SITE IMPROVEMENTS SURROUNDING THE SITE BOUNDARIES. MINOR OFF-SITE IMPROVEMENTS ARE ASSUMED. THE PROPERTY IS IMMEDIATELY ADJACENT TO VACANT LOTS ON TOWARDS THE SOUTH ZONED CN (COMMERCIAL NEIGHBORHOOD). TOWARDS THE EAST, THE EXISTING NEIGHBORING PROPERTY IS ZONED P (PUBLIC FACILITIES). THE NORTH-ERN AND WESTERN SIDE OF THE LOTS ARE ADJACENT TO THE EXISTING DOVE CREEK RESIDENTIAL DEVELOPMENT AND ZONED RMP-10 (MULTI-FAMILY). THE PROJECT SITE IS LOCATED NEAR HIGHWAY 101, JUST OFF THE SANTA BARBARA ROAD ON/OFF RAMP.</p>	<p>ZONING CR (COMMERCIAL RETAIL) PARCEL SIZE: 5.2 ACRES (226,512 SF)</p> <p>BLDG. 1: GROUND FLOOR: 6,300 SF RETAIL/COMMERCIAL SECOND FLOOR: 6,160 SF WORK (OFFICE) THIRD FLOOR: 3,080 SF LIVE (7-WORK/LIVE) TOTAL: +/-15,540 SF</p> <p>BLDG. 2: GROUND FLOOR: 6,000 SF RETAIL/COMMERCIAL SECOND FLOOR: 10,000 SF (10 HOTEL ROOMS) THIRD FLOOR: 10,000 SF (10 HOTEL ROOMS) TOTAL: +/-26,000 SF PARKING +/-4,000 SF TUCK UNDER PARKING</p> <p>BLDG. 3: GROUND FLOOR: 2,400 SF RETAIL/COMMERCIAL SECOND FLOOR: 8,800 SF WORK (OFFICE) THIRD FLOOR: 4,400 SF LIVE (10-WORK/LIVE) TOTAL: 15,600 SF PARKING +/-7,000 SF TUCK UNDER PARKING</p> <p>BLDG. 4: GROUND FLOOR: 7,800 SF RETAIL/OFFICE SECOND FLOOR: 7,040 SF WORK (OFFICE) THIRD FLOOR: 3,520 SF LIVE (8-WORK/LIVE) TOTAL: 18,360 SF</p> <p>BLDG. 5: GROUND FLOOR: 6,160 SF RETAIL/COMMERCIAL SECOND FLOOR: 12,320 SF WORK (OFFICE) THIRD FLOOR: 6,160 SF LIVE (14-WORK/LIVE) TOTAL: 24,640 SF PARKING +/-6,160 SF TUCK UNDER PARKING</p> <p>BLDG. 6: GROUND FLOOR: 15,800 SF RETAIL/COMMERCIAL SECOND FLOOR: 7,920 SF LIVE (18-WORK/LIVE) TOTAL: 23,760 SF PARKING +/-7,920 SF TUCK UNDER PARKING</p> <p>BLDG. 7: GROUND FLOOR: 10,560 SF RETAIL/COMMERCIAL SECOND FLOOR: 3,520 SF LIVE (8-WORK/LIVE) TOTAL: 14,080 SF</p>	<p>A1 COVER SHEET A2 EXISTING SITE A3 FEASIBILITY SITE CONCEPT PLAN</p> <p>PARKING SUMMARY PARKING RATIOS RETAIL/COMMERCIAL = 33,060 / 300 = 110 STALLS HOTEL = 20 ROOMS + 2 STAFF = 25 STALLS 58 WORK/LIVE = 2 PER UNIT + 1 PER 5 UNITS = 140 TOTAL PARKING REQUIRED = 275</p> <p>OPEN SPACE AMENITIES CENTRAL PARK / UNION SQUARE PLAZA: 0.40AC + 0.42AC = 0.82 AC OPEN SPACE CIRCULATION WALKWAYS: 1.18AC</p>



ACRES: 5.2 ACRES

ZONING: CR (COMMERCIAL RETAIL)

STANDARDS:

- (A) NO MINIMUM LOT SIZE
- (B) LANDSCAPE SCREENING REQUIRED ALONG ECR / FREEWAYS TO A MINIMUM OF 30 INCHES IN HEIGHT
- (C) 10 FEET MINIMUM SETBACK FROM FREEWAY
- (D) UTILITIES SHALL BE INSTALLED UNDERGROUND

SETBACKS: NONE

MAXIMUM HEIGHT: 35FT

PARKING:

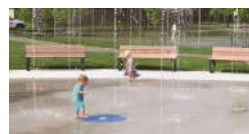
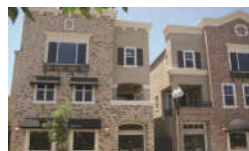
PARKING SPACE DIMENSIONS:
- 9FT X 18FT

RETAIL TRADE USES:

- 1 PER 200 FT²
- 1 PER CHECK STAND

RESIDENTIAL:

- 1 BEDROOM = 1.5 SPACES
- 2 BEDROOM UNIT = 2 SPACES
- EACH ADDITIONAL UNIT = 0.5 SPACES
- GUEST PARKING: 1 SPACE PER 5 UNITS





1" = 40'-0" (24X36 SHEET)
0 20 40 80
1" = 80'-0" (12X18 SHEET)


@1746-01-RS19
17 SEPTEMBER 2019

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Atascadero City Council

Staff Report - Public Works Department

2019 Citywide Pavement Evaluation Report

RECOMMENDATION:

Council receive and file the 2019 Citywide Pavement Evaluation Report.

DISCUSSION:

The City hired Pavement Engineering, Inc. (PEI) in February 2019 to perform visual inspection and evaluation of pavement conditions for all City-maintained roadways. Visual inspection and evaluation follows standardized procedures whereby various types of pavement distresses and deficiencies are documented, including the quantities of each, and entered into a pavement management software program. The City utilizes StreetSaver® as its pavement management software program. Once entered, StreetSaver® assigns a Pavement Condition Index (PCI) score to each roadway segment between 0 and 100 to reflect the overall pavement condition.

PEI completed pavement inspections and evaluations, including data input and database updates, and will be presenting a summary of their findings at the Council meeting.

FISCAL IMPACT:

None

ATTACHMENTS:

None



Atascadero City Council

Staff Report – City Manager’s Office

Consideration of the Renewal of the San Luis Obispo County Tourism Marketing District (SLOCTMD)

RECOMMENDATION:

The Atascadero Tourism Business Improvement District (ATBID) Advisory Board recommends:

Council adopt Draft Resolution granting consent to the County of San Luis Obispo to renew the San Luis Obispo County Tourism Marketing District (SLOCTMD) as proposed to include lodging establishments within the City of Atascadero for a 10-year period with a 1.5% assessment.

DISCUSSION:

The San Luis Obispo County Tourism Marketing District (SLOCTMD), referred to as Visit SLO CAL, is a destination marketing organization that promotes San Luis Obispo County as an attractive travel destination, as well as a dynamic place to live and work through marketing and public relations regionally, nationally and internationally.

Prior to the establishment of the SLOCTMD, Visit San Luis Obispo County (VSLOC) was funded through annual contributions from local agencies. In December 2013, the Atascadero Tourism Business Improvement District (ATBID) Advisory Board voted to support the countywide Tourism Marketing District (TMD) and its sustainable funding model. In January 2015, the City Council adopted a resolution granting consent to form the San Luis Obispo Tourism Marketing District within the City of Atascadero City limits to be funded by a 1% gross room rental assessment.

On June 10, 2015, with the consent of all seven municipalities, the San Luis Obispo County Board of Supervisors unanimously approved Visit SLO CAL’s proposed San Luis Obispo County Tourism Marketing District. The SLOCTMD was approved as a five-year plan from 2015-2020 that established a unified District with the goals of increasing awareness of San Luis Obispo County and its offerings, as well as driving visitor demand. The SLOCTMD’s five-year plan placed a 1% assessment on short-term lodging stays throughout San Luis Obispo County. SLOCTMD uses these funds to market the County

throughout regional, national and international feeder markets. Assessed lodging partners, including hotels and motels, vacation rentals, bed & breakfasts, and homestays, receive Visit SLO CAL marketing benefits. The Management District Plan outlines the structure for the SLOCTMD, including the make-up of the Visit SLO CAL board.

Following is the annual 1% assessment of TOT for Atascadero:

FISCAL YEAR	ANNUAL 1% ASSESSMENT OF TOT PAID TO SLOCTMD
2015-16	\$117,547.14
2016-17	\$131,093.84
2017-18	\$134,790.70
2018-19	\$136,446.97
2019-20 (budgeted)	\$139,160.00

SLOCTMD 1% of TOT, less the 2% admin fee

Over the last four years, Visit SLO CAL has had a significant impact on tourism and economic development in the County.

The SLOCTMD will expire on June 30, 2020 and the lodging community, in partnership with Visit SLO CAL, is seeking the renewal of the SLOCTMD. The proposed new Management District Plan (Attachment 2), was approved by the Visit SLO CAL Board of Directors on March 28, 2019. The proposed plan outlines a ten-year renewal, an increase in the assessment from 1.0% to 1.5%, and a provision to charge cities a delinquencies charge of 10% for failure to remit funds within 30 days of the City receiving the funds.

Visit SLO CAL explored what the future competitive landscape of tourism will look like and how to best compete for visitors. The findings were discussed with lodging investors and government officials. Through those conversations, the industry identified five key areas of priority requiring long-term, strategic investment to keep SLO CAL competitive:

- Increased advertising in Visit SLO CAL's key domestic feeder markets
- Elevation of key sales initiatives and support
- Growth of international markets
- Continued support and expansion of air service development
- Execution of the Destination Management Strategy (<https://www.slocal.com/dms/>) recommendations that are tourism-related and/or owned by Visit SLO CAL.

These priorities are designed to benefit current members of the hospitality industry, the overall economy of the region, and the 11.8% increase in lodging inventory currently under construction in the county. As one indicator of the need for this type of investment, an independent entity is projecting a 3.5% decrease in occupancy and 1.7% decrease in revenue per available room (RevPAR) for 2020 based on the 11.8% increase in lodging inventory over the next 18 months. An additional 8% in lodging inventory will be added over the following two (2) years.

In addition to the marketing efforts SLOCTMD provides, the City is also served by the Atascadero Tourism Business Improvement District (ATBID). The ATBID assesses a 2% tax of the rent charged to visiting guests by the lodging facilities. This assessment is used to promote visitation to Atascadero with a goal of increasing lodging stays, weekday and off-season stays and introduce new visitors to the City as a travel destination. ATBID's marketing efforts concentrate on promoting geographically to Los Angeles, the Bay Area and the Central Valley, followed by Arizona, Nevada and Seattle. The marketing efforts of the ATBID continuously work to compliment the SLOCTMD's marketing efforts.

The City of Atascadero currently assesses a 10% TOT tax, a 2% ATBID tax and a 1% TMD tax of the rent charged by a lodging facility per night. The SLOCTMD increase will add .5% to the current 1% tax, which will bring Atascadero's total tax to guests at lodging facilities to 13.5% per night.

The Visit SLO CAL website (www.slocal.com) includes information about Atascadero along with other cities in the County. You can also find Atascadero's information directly at <https://www.slocal.com/explore/atascadero/>.

California State Law allows the initial term of a Tourism Marketing District to operate for five years before the lodging community has to reaffirm their support and agree to continue the voluntary assessment. The SLOCTMD will reach the end of that initial term in the next 9 months and without the consent of all seven cities and the affirmation of the San Luis Obispo County Board of Supervisors, the SLOCTMD and Visit SLO CAL will sunset on June 30, 2020. The lodging community, in partnership with Visit SLO CAL, is seeking renewal of the District for a 10-year period and an increased assessment from 1% to 1.5%. This increased assessment would provide an estimated \$2 million in additional revenue for Visit SLO CAL for a total budget of \$6 million. In addition to the increased charge, the proposed district management plan includes a provision to penalize cities that do not forward assessments received to SLOCTMD in a timely manner. The City has historically submitted remittances to SLOCTMD in a timely manner and does not see that this will pose a problem in the future.

The SLOCTMD's renewal process requires a series of public meetings in each community within the County to consider and approve the renewal of the SLOCTMD. Below is the current timeline and status for each jurisdiction's consideration of this renewal:

- Petition Launch - Week of July 29, 2019
- Paso Robles City Council – September 5, 2019 (Information Only)
- Grover Beach - September 16, 2019
- Arroyo Grande - September 24, 2019
- San Luis Obispo - October 1, 2019
- Paso Robles - October 1, 2019
- Morro Bay - October 8, 2019
- Atascadero - October 8, 2019
- Pismo Beach - October 15, 2019
- County of San Luis Obispo Board of Supervisors Final Hearing - January 2020

The County mailed petitions to all lodging establishments in the seven cities and unincorporated areas. Approvals are required from establishments generating over 50% of the TOT revenue generated in calendar year 2018 for the Board of Supervisors to approve the SLOCTMD renewal. Petitions in favor of the assessment have already been returned by lodging establishments generating over 77% of the TOT revenue for Atascadero.

On September 18, 2019, Visit SLO CAL made a presentation to the ATBID Advisory Board and the Board unanimously recommended that the City Council approve the renewal of the County TMD for a 10-year period with an increase in the assessment to 1.5%. A representative from Visit SLO CAL will also be providing a presentation to Council.

FISCAL IMPACT:

The increase of the assessment to 1.5% would result in an increase in assessments received of approximately \$70,000 and increased pass-through to SLOCTMD of a similar amount (the City retains a small portion for administrative costs).

ALTERNATIVES:

1. The Council may decide not to take action, causing the San Luis Obispo County TMD to sunset on June 30, 2020; or
2. The Council may request more information from staff.

ATTACHMENTS:

1. Draft Resolution
2. SLOCTMD Management District Plan

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, GRANTING CONSENT TO THE COUNTY OF SAN LUIS OBISPO TO RENEW THE SAN LUIS OBISPO COUNTY TOURISM MARKETING DISTRICT (SLOCTMD)

WHEREAS, on January 13, 2015, the City Council adopted Resolution No. 2015-006 granting consent to the County of San Luis Obispo to form the San Luis Obispo County Tourism Marketing District (SLOCTMD) for a five-year term ending June 30, 2020; and

WHEREAS, the County of San Luis Obispo is beginning the process of renewing the SLOCTMD for a ten-year term beginning July 1, 2020 pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code sections 36600 et seq., to promote lodging businesses in San Luis Obispo County, including the cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach and San Luis Obispo; and

WHEREAS, Streets and Highways Code Section 36620.5 requires the City of Atascadero to grant consent to the County of San Luis Obispo for the City of Atascadero to be included in the renewed SLOCTMD; and

WHEREAS, on September 18, 2019, the Atascadero Tourism Business Improvement District Advisory Board considered the proposal to renew the SLOCTMD and recommended approval.

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

SECTION 1. The above recital is true and correct.

SECTION 2. The City Council consents to the County of San Luis Obispo renewing the SLOCTMD, which District shall include the City of Atascadero.

SECTION 3. The Clerk of the City Council is hereby directed to transmit a certified copy of this Resolution to the Clerk of the Board of Supervisors.

SECTION 4. This Resolution is effective upon its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Atascadero, State of California, held on this 8th day of October, 2019 by the following vote:

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

APPROVED AS TO FORM:

Brian Pierik, City Attorney

2020-2030



**SAN LUIS OBISPO COUNTY
TOURISM MARKETING DISTRICT
MANAGEMENT DISTRICT PLAN**

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I. OVERVIEW

Developed by San Luis Obispo County Visitors and Conference Bureau (Visit SLO CAL), the San Luis Obispo County Tourism Marketing District (SLOCTMD) is an assessment district proposed to provide specific benefits to payors, by funding marketing, advertising, and sales efforts for assessed businesses. The countywide TMD is a cooperative effort to collectively market all that San Luis Obispo County (SLO CAL) has to offer for the benefit of assessed lodging businesses.

Location: The renewed SLOCTMD includes all lodging businesses located within the boundaries of the cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo, and the unincorporated portions of the County of San Luis Obispo, as shown on the map in Section IV.

Services: The SLOCTMD is designed to provide specific benefits directly to payors by increasing awareness and demand for room night sales. Marketing, advertising, and sales will increase demand for overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing demand for room night sales.

Budget: The total SLOCTMD annual budget for the initial year of its ten (10) year operation is anticipated to be approximately \$6,000,000.

Cost: The annual assessment rate is one and one-half percent (1.5%) of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; stays by any officer or employee of a foreign government who is exempt from Transient Occupancy Taxes by reason of express provision of federal law or international treaty; stays by employees of Federal Credit Unions while on official credit union business; and stays pursuant to contracts executed prior to July 1, 2015. Stays pursuant to contracts executed between July 1, 2015 and June 30, 2020 shall be subject to assessment at the rate of one percent (1%) of gross short-term room revenue.

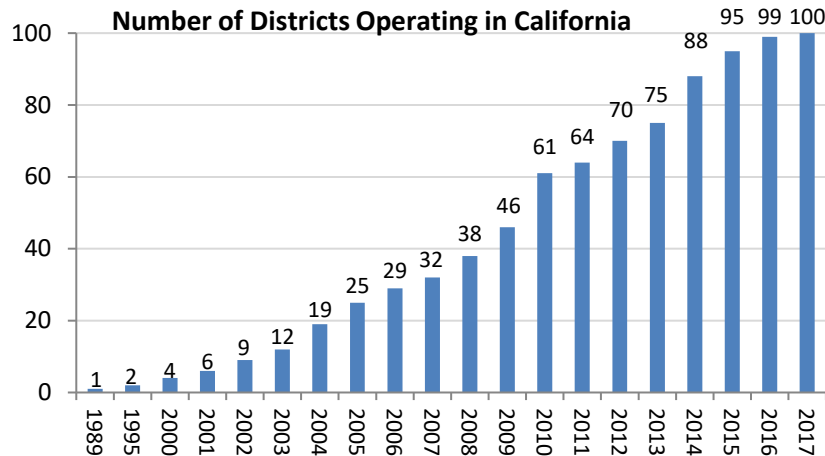
Collection: The County and cities will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the SLOCTMD, within their respective jurisdictions. The County and cities shall take all reasonable efforts to collect the assessments from each lodging business.

Duration: The renewed SLOCTMD will have a ten (10) year life, beginning July 1, 2020 through June 30, 2030. Once per year, beginning on the anniversary of SLOCTMD renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a Board of Supervisors hearing on SLOCTMD termination.

Management: Visit SLO CAL will continue to serve as the SLOCTMD's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the Board of Supervisors.

II. BACKGROUND

TMDs are an evolution of the traditional Business Improvement District. The first TMD was formed in West Hollywood, California in 1989. Since then, over ninety California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TMD laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TMDs without a state law.



California's TMDs collectively raise over \$250 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that SLO CAL lodging businesses continue to invest in stable, lodging-specific marketing programs.

TMDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TMDs allow lodging business owners to organize their efforts to increase demand for room night sales. Lodging business owners within the TMD pay an assessment and those funds are used to provide services that increase demand for room night sales.

In California, TMDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TMDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TMDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

III. MAJOR ACCOMPLISHMENTS

From 2015-2020, Visit SLO CAL accomplished significant efforts within the SLOCTMD. These accomplishments are listed below:

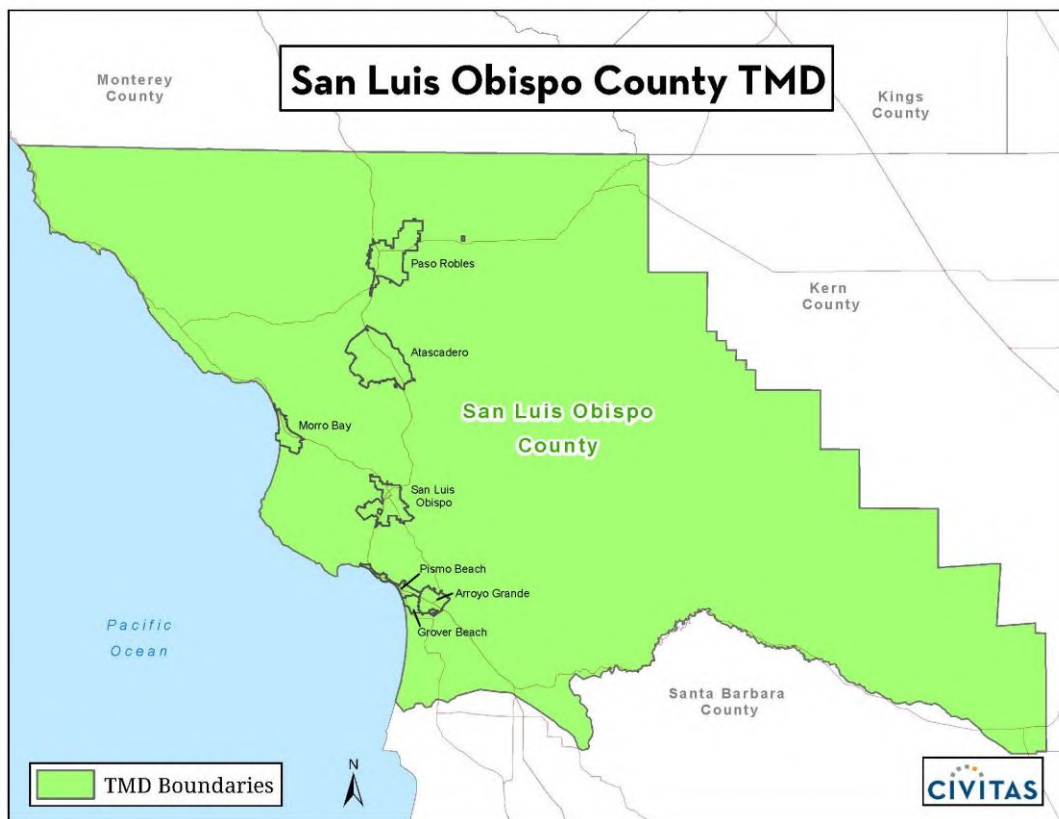
- Tourism Marketing District Approved (June 2015)
- Developed Crisis Communication Plan (September 2015)
- Economic Impact of Tourism Exceeds \$1.5B (December 2015)
- First Shoulder Season Marketing Campaign Launched (January 2016)
- New Booking Engine Partnership (March 2016)
- First-of-their-Kind Countywide Research Studies Completed (April 2016)
- AMGEN Tour of California in SLO CAL (Morro Bay) (April 2016)
- National Advertising Agency Hired (May 2016)
- Strategic Direction 2020 Approved (June 2016)
- Chimney Fire - Crisis Communication Plan Activated (August 2016)
- First SAVOR - A San Luis Obispo County Experience - San Diego (November 2016)
- Highway 1 Closure (November 2016)
- UK Trade & Media Representation Contract Begins (November 2016)
- Inclusion in Visit California Television Ad (Morro Rock) (Winter 2016)
- SLO CAL Brand and Life's Too Beautiful to Rush Campaign Launched (January 2017)
- SAVOR - A San Luis Obispo County Experience – Seattle (February 2017)
- New Air Service from Seattle Begins (April 2017)
- AMGEN Tour of California in SLO CAL (Pismo Beach/Morro Bay) (April 2017)
- Conference Center Feasibility Study Completed (April 2017)
- New Air Service from Denver Begins (June 2017)
- \$1M Ad Campaign Launched (October 2017)
- Hired National PR Agency (TURNER PR) (November 2017)
- Inclusion in Visit California Television Ad (Oceano Dunes) (Winter 2017)
- Thomas Fire - Crisis Communication Plan Activated (December 2017)
- Launched SLOCAL.com, SLO CAL Connection and CRM (February 2018)
- Poppy Award for Best Digital Campaign (February 2018)
- Launched Destination Management Strategy Process (May 2018)
- Launched “SLO CAL Storytellers” Ambassador Program (June 2018)
- Received DMAP Accreditation (July 2018)
- Highway 1 Re-Opens (July 2018)
- Visit SLO CAL Champions Dream Drive Event (August 2018)
- \$1M Ad Campaign Launched (September 2018)
- New Air Service from Dallas Begins (April 2019)
- Completion of Destination Management Strategy (Spring 2019)

IV. BOUNDARY

The SLOCTMD will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo, and the unincorporated portions of the County of San Luis Obispo.

Lodging business shall mean any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, short-term vacation rental, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location or other similar structure or portion thereof; and shall further include any space, lot, area or site in any trailer court, recreational vehicle park, mobile home park, camp, park or lot where a trailer, tent, recreational vehicle, mobile home, motorhome, or other similar conveyance is occupied or intended or designed for occupancy by transients dwelling, lodging or sleeping purposes.

The boundary, as shown in the map below, currently includes 2,666 lodging businesses. A complete listing of lodging businesses within the renewed SLOCTMD can be found in Appendix 2.

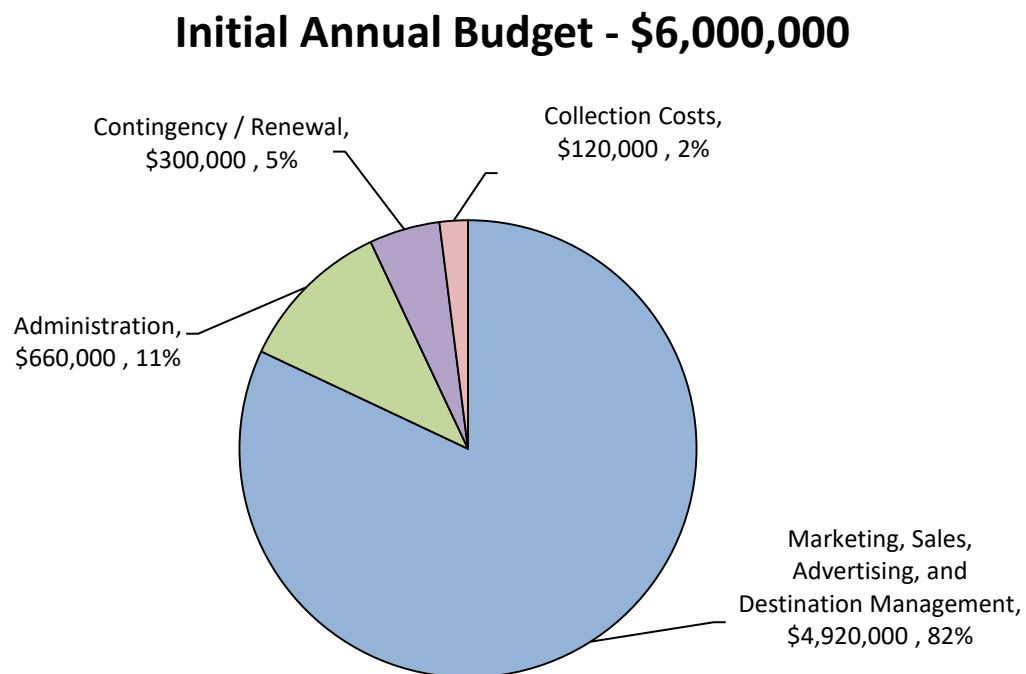


V. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the County of conferring the benefits or granting the privileges. The privileges and services provided with the SLOCTMD funds are marketing, advertising, and sales programs available only to assessed businesses. There shall be industry-specific marketing included in the marketing program, including marketing of bed and breakfasts, vacation rentals, and RV parks.

A service plan budget has been developed to deliver services that benefit the assessed businesses. A detailed annual budget will be developed and approved by the Visit SLO CAL Board. The table below illustrates the initial annual budget allocations. The total initial budget is \$6,000,000.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the County and the Visit SLO CAL board shall have the authority to adjust budget allocations between the categories by no more than twenty-five percent (25%) of the total budget per year. A description of the proposed improvements and activities is listed below. The same activities are proposed for subsequent years. In the event of a legal challenge against the SLOCTMD, any and all assessment funds may be used for the costs of defending the SLOCTMD.

Each budget category includes all costs related to providing that service, in accordance with Generally Accepted Accounting Procedures (GAAP). For example, the marketing budget includes the cost of staff time dedicated to overseeing and implementing the marketing program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories, as appropriate in accordance

with GAAP. The staffing levels necessary to provide the services below will be determined by Visit SLO CAL and their Board on an as-needed basis.

Marketing, Sales, Advertising & Destination Management

A marketing, sales, advertising, and destination management and advertising program will promote SLO CAL as a tourist, meeting, and event destination. The program will have a central theme of promoting SLO CAL as a desirable place for overnight visits. Sales efforts will be designed to attract group, leisure travel, meetings and conferences and event business to SLO CAL. The program will have the goal of increasing awareness for overnight visitation and demand for room night sales at assessed businesses, and may include the following activities:

- Strategic planning and message positioning to attract overnight visitors to assessed businesses;
- Brand development and management to attract overnight visitors to assessed businesses;
- Digital marketing, advertising and promotions to drive demand for lodging sales at assessed businesses, including blogs, e-newsletters, social media and direct response campaigns;
- Website development and maintenance to drive demand for lodging sales at assessed businesses;
- Media and public relations to increase destination awareness and demand for overnight stays at assessed businesses;
- Radio, print and tv advertising to increase destination awareness and demand for overnight stays at assessed businesses;
- Domestic and international sales missions to increase awareness and demand for overnight stays at assessed businesses;
- Staff engaged in implementing marketing, advertising, promotions and sales activities to increase awareness and demand for overnight stays at assessed businesses;
- Seasonal and event-related promotions and event guides to drive demand for lodging sales at assessed businesses;
- Strategic partnerships with travel associates to increase awareness and demand for overnight stays at assessed businesses;
- Management of a resource library to assist assessed businesses with sales and marketing efforts;
- Event marketing to increase awareness and demand for overnight stays at assessed businesses;
- Consumer communication for the benefit of assessed businesses;
- Working with and as the Film Commission (Film SLO CAL) to increase awareness and demand for overnight stays at assessed businesses;
- Attendance of conferences, events, and trade shows to showcase the destination and to increase awareness and demand for overnight stays at assessed businesses;
- Research on market conditions and opportunities to increase awareness and demand for overnight stays at assessed businesses;
- Management of a destination media kit to increase awareness and demand for overnight stays at assessed businesses;
- Development, production and distribution of a destination visitors' magazine to increase awareness and demand for overnight stays at assessed businesses; and
- Destination management for the benefit of assessed businesses.

Administration

The administrative and operations portion of the budget shall be utilized for administrative (non-program) staffing costs, office costs, and other general program-related administrative costs such as insurance, legal, auditing, and accounting fees.

Collection Costs

The County and each City shall retain a fee equal to two percent (2%) of the amount of assessment collected, within their respective jurisdictions, to cover its costs of collection and administration.

Contingency/Renewal

The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the Visit SLO CAL Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Visit SLO CAL Board. Contingency/renewal funds may be spent on District programs or administrative and renewal costs in such proportions as determined by the Visit SLO CAL Board. The reserve fund may be used for the costs of renewing the SLOCTMD.

B. Annual Budget

The total ten (10) year improvement and service plan budget is projected at approximately \$6,000,000 annually, or \$60,000,000 through 2030. This amount may fluctuate as sales and revenue increase at assessed businesses, but is not expected to change significantly over the term.

C. California Constitutional Compliance

The SLOCTMD assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term ‘assessments’ to levies on real property.¹ Rather, the SLOCTMD assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the SLOCTMD, a “specific benefit” and a “specific government service.” Both require that the costs of benefits or services do not exceed the reasonable costs to the County of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, “a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.”² The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the SLOCTMD. The activities described in this Plan are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the SLOCTMD, and are narrowly tailored. SLOCTMD funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assessees. Assessment funds shall not be used to feature non-assessed lodging businesses in SLOCTMD programs, or to directly generate sales for non-assessed businesses. The activities paid

¹ *Jarvis v. the City of San Diego* 72 Cal App. 4th 230

² Cal. Const. art XIII C § 1(e)(1)

for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this SLOCTMD is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in demand for room night sales. The specific benefit of an increase in demand for room night sales for assessed lodging businesses will be provided only to lodging businesses paying the district assessment, with marketing, advertising, and sales programs promoting lodging businesses paying the SLOCTMD assessment. The marketing, sales, and advertising programs will be designed to increase demand for room night sales at assessed lodging businesses. Because they are necessary to provide the marketing, advertising, and sales programs that specifically benefit the assessed lodging businesses, the administration and contingency services also provide the specific benefit of increased demand for room night sales to the assessed lodging businesses.

Although the SLOCTMD, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, “A specific benefit is not excluded from classification as a ‘specific benefit’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor.”³

2. Specific Government Service

The assessment may also be utilized to provide, “a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.”⁴ The legislature has recognized that marketing and promotions services like those to be provided by the SLOCTMD are government services within the meaning of Proposition 26⁵. Further, the legislature has determined that “a specific government service is not excluded from classification as a ‘specific government service’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor.”⁶

3. Reasonable Cost

SLOCTMD services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by the Visit SLO CAL Board, and reports submitted on an annual basis to the County. Marketing materials, sales leads generated from SLOCTMD-funded activities, advertising campaigns, and other SLOCTMD-funded services will be designed only to increase additional demand for room night sales at assessed lodging businesses. Non-assessed lodging businesses will not receive these, nor any other, SLOCTMD-funded services and benefits.

The SLOCTMD-funded programs are all targeted directly at providing additional demand for room nights only at assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses receive incremental room nights, that portion of the promotion or program generating those room nights may be paid with non-SLOCTMD funds. SLOCTMD funds shall only be spent to benefit the assessed businesses, and shall not be spent

³ Government Code § 53758(a)

⁴ Cal. Const. art XIII C § 1(e)(2)

⁵ Government Code § 53758(b)

⁶ Government Code § 53758(b)

on that portion of any program which directly generates incidental room nights for non-assessed businesses.

D. Assessment

The annual assessment rate is one and one-half percent (1.5%) of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; stays by any officer or employee of a foreign government who is exempt from Transient Occupancy Taxes by reason of express provision of federal law or international treaty; stays by employees of Federal Credit Unions while on official credit union business; and stays pursuant to contracts executed prior to July 1, 2015. Stays pursuant to contracts executed between July 1, 2015 and June 30, 2020 shall be subject to assessment at the rate of one percent (1%) of gross short-term room revenue.

The term “gross room rental revenue” as used herein means: the consideration charged, whether or not received, for the occupancy of space in a lodging business valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction. Gross room rental revenue includes, but is not limited to, fees, such as parking fees, resort fees, cleaning fees, pet fees, roll-away bed fees, energy fees, or miscellaneous fees and non-refundable deposits (including reservation fees) charged as a condition of occupying a room or rooms. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the SLOCTMD assessment is identified separately it shall be disclosed as the “TMD Assessment.” As an alternative, the disclosure may include the amount of the SLOCTMD assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the “Tourism Assessment.” The assessment is imposed solely upon, and is the sole obligation of the assessed lodging business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

E. Penalties and Interest

The SLOCTMD shall reimburse the cities and County for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent SLOCTMD assessment are sought to be recovered in the same collection action by the cities and County, the SLOCTMD shall bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. *Original Delinquency*

Any business which fails to remit the assessment within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.

2. *Continued Delinquency*

Any business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.

3. *Fraud*

If it is determined that nonpayment of any remittance is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the above penalties.

4. *Interest*

In addition to the penalties imposed, any business which fails to remit any assessment shall pay interest at the rate of one-half of one percent (0.5%) per month or fraction thereof on the amount of the assessment, exclusive of penalties, from the date on which the assessment first became delinquent until paid.

5. *Penalties Merged with Assessment*

Every penalty imposed and such interest as accrues shall become part of the assessment required to be paid.

F. Time and Manner for Collecting Assessments

The SLOCTMD assessment will be implemented beginning July 1, 2020 and will continue for ten (10) years through June 30, 2030. The cities and County will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in their respective jurisdictions. The cities and County shall take all reasonable efforts to collect the assessments from each lodging business within their respective jurisdiction.

The cities and County shall forward the collected assessment to the Owners' Association within thirty (30) days of receiving the assessments. Any City or County that is delinquent in forwarding the collected assessment to the Owners' Association shall be responsible for paying:

1. *Original Delinquency*

Any City or County which fails to remit the assessment within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.

2. *Continued Delinquency*

Any City or County which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.

VI. GOVERNANCE

A. Owners' Association

The Board of Supervisors, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the SLOCTMD as defined in Streets and Highways Code §36612. The Board of Supervisors has determined that San Luis Obispo County Visitors and Conference Bureau (Visit SLO CAL) will serve as the Owners' Association for the SLOCTMD.

Board of Directors

The Visit SLO CAL Board will strive to ensure that each jurisdiction is represented in approximate proportion to the amount contributed by lodging businesses in that jurisdiction. Each Director must be the owner or the general manager of an assessed lodging business, except for the County representative. The Directors will include the following:

- At least one representative of a lodging business in each jurisdiction
- At least one representative each from a vacation rental, a bed and breakfast, and an R.V. park
- At least one representative who is appointed by the County of San Luis Obispo
- At least one at-large assessed lodging business member

The Board of Directors shall be selected as follows:

- At least one lodging business representative from each of the cities shall be appointed by the respective jurisdiction's city council or tourism organization, as each city determines
- At least one lodging business representative shall be appointed by the County Board of Supervisors
- At least one additional representative at-large shall be appointed by the County Board of Supervisors
- Nominations shall be sought from the assessed lodging businesses for the remaining at-large seats. Nominations will be verified by the nominating committee, and a slate provided to the Board of Directors for election. The slate will take into consideration the requirement for various business types.

The Board of Directors shall serve for staggered three-year terms.

As part of the annual budget process, the Visit SLO CAL Board will review all staffing costs, including salaries and benefits.

Visit SLO CAL will also maintain two committees that will assist in managing and implementing the TMD funds and programs and communicating with the various jurisdictions.

Marketing Committee

The marketing committee's purpose will be to align marketing objectives and complementary strategies between community and county tourism marketing programming to optimize collaboration and reduce duplication. The committee will consist of managers and marketing professionals who have been selected through an application process that is managed and reviewed by the Visit SLO CAL Board of Directors and staff. The committee's recommendations will be submitted to the Visit SLO CAL Board of Directors for approval.

The Marketing Committee will include the following:

- The DMO manager from each community and the county unincorporated area
- At-large members, representing a mix of different sectors

DMO managers will have a standing seat on the Marketing Committee. At-large members shall serve for staggered three-year terms. At the initial meeting, each at-large member shall draw lots to determine their term.

Advisory Committee

The advisory committee will be comprised of one elected official and one city manager/county official from each participating community. Each community will determine its representative(s) to the committee. The participating communities or advisory committee may determine on their own to establish a core group of advisory committee individuals who will represent the broader group and interests of the communities on their behalf. The advisory committee will meet with the Visit SLO CAL Executive Committee a minimum of twice per year and no more than four times per year at the request of the advisory committee. Members of both bodies will be able to place items for discussion on the agenda. The advisory committee's input, concerns, and recommendations will be considered by Visit SLO CAL's Executive Committee when taking action on behalf of the organization. The advisory committee will liaise back to the communities they represent with programming updates and overall metrics demonstrating the impacts of the TMD on the County and cities.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Visit SLO CAL Board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

The Visit SLO CAL shall present an annual report by October 31, for the previous fiscal year of operation, to the Board of Supervisors pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

D. Audits and Accounting

The County of San Luis Obispo shall be allowed to review the financial records of Visit SLO CAL relative to the SLOCTMD. Visit SLO CAL shall engage either an independent certified public accountant or the County auditor-controller to conduct annual audits. The audit report must be submitted to the County no more than six (6) months after the fiscal year ends.

APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2018 SUPPLEMENT ***
(ALL 2017 LEGISLATION)

STREETS AND HIGHWAYS CODE DIVISION 18. PARKING PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
 - (2) Job creation.
 - (3) Business attraction.
 - (4) Business retention.
 - (5) Economic growth.
 - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
 - (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners’ association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. “Property”

“Property” means real property situated within a district.

36614.5. “Property and business improvement district”; “District”

“Property and business improvement district,” or “district,” means a property and business improvement district established pursuant to this part.

36614.6. “Property-based assessment”

“Property-based assessment” means any assessment made pursuant to this part upon real property.

36614.7. “Property-based district”

“Property-based district” means any district in which a city levies a property-based assessment.

36615. “Property owner”; “Business owner”; “Owner”

“Property owner” means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. “Business owner” means any person recognized by the city as the owner of the business. “Owner” means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. “Special benefit”

“Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. “Tenant”

“Tenant” means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board

of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

- (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
- (b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
- (1) A map showing the boundaries of the district.
 - (2) Information specifying where the complete management district plan can be obtained.
 - (3) Information specifying that the complete management district plan shall be furnished upon request.
- (c) The resolution of intention described in subdivision (a) shall contain all of the following:
- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
 - (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
- (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

- (e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
- (f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k) (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
- (2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
- (l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.
- (m) In a property-based district, the total amount of general benefits, if any.
- (n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.
- (o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

- (a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.
- (b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay

50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

- (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.
- (2) The number, date of adoption, and title of the resolution of intention.
- (3) The time and place where the public hearing was held concerning the establishment of the district.
- (4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.
- (5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.
- (6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.
- (7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.
- (8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in Section 36625.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

- (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may

classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

- (1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.
- (2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500))

or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

- (a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
- (b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
- (c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

- (a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:
 - (1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
 - (2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.
- (b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

- (a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
- (b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Lodging Business Name	Mailing Address	City, State, ZIP
AG Motel	329 Traffic Way	Arroyo Grande, CA 93420
AG Village Inn	500 Traffic Way	Arroyo Grande, CA 93420
Aloha Inn	611 El Camino Real	Arroyo Grande, CA 93420
Beach Way Inn	617 E Grand Ave.	Arroyo Grande, CA 93420
Best Western - Casa Grande	P.O. Box 177	Pismo Beach, CA 93448
Greib Farmhouse	851 Todd Lane	Arroyo Grande, CA 93420
Hampton Inn	1775 Hancock St Ste 200	San Diego, CA 92110
House of Another Tyme	227 Le Point St.	Arroyo Grande, CA 93420
Premier Inn	2484 Hotel Circle Pl.	San Diego, CA 92108
107 Oro Dr	6832 Geyser Ave.	Reseda, CA 91335
1091 Ash St.	1999 Stagecoach Pl.	Tulare, Ca 93274
1161 Maple St	P.O. Box 165	Skykomish, WA 98288
1253 Cedar St.	1253 Cedar St.	Arroyo Grande
1305 Newport	5630 Oak Hill Court	Orcutt, CA 93455
1401 Hillcrest Rd.	1401 Hillcrest Rd.	Arroyo Grande
1423 Raspberry Ave	1423 Raspberry Ave.	Arroyo Grande, CA 93420
1470 Sierra Dr	1470 Sierra Dr.	Arroyo Grande, CA 93420
1475 Hillcrest Dr	1475 Hillcrest Dr.	Arroyo Grande, CA 93420
151 W. Branch	151 W Branch St.	Arroyo Grande, CA 93420
176 Pine St	176 Pine St.	Arroyo Grande, CA 93420
201 Garden St.	P.O. Box 567	Arroyo Grande, CA 93420
206 Canyon Way	202 Canyon Way	Arroyo Grande, CA 93420
219 Miller Way	1045 Camino Caballo	Nipomo, CA 93444
225 Stanley Ave.	225 Stanley Ave.	Arroyo Grande, CA 93420
265 N Elm St.	1664 Quiet Oaks Dr.	Arroyo Grande, CA 93420
318 Short St.	P.O. Box 488	Arroyo Grande, CA 93420
320 Old Ranch Rd	412 Avenida de Diamante	Arroyo Grande, CA 93420
504 Ide Street	504 Ide St.	Arroyo Grande, CA 93420
537 May St	537 May St.	Arroyo Grande, CA 93420
538 Le Point St.	1140 Bellot Street	Pismo Beach, CA 93449
550 Crown Hill	828 Bath St. #C	Santa Barbara, CA 93101
550 E Branch St.	550 E Branch St.	Arroyo Grande, CA 93420
552 Paseo	552 Paseo	Arroyo Grande, CA 93420
620 Victoria Way	620 Victoria Way	Arroyo Grande, CA 93420
709 Mustang Cir	709 Mustang Circle	Arroyo Grande, CA 93420
756 Myrtle St.	756 Myrtle St.	Arroyo Grande, CA 93420
789 Valley Rd	P.O. Box 549	Arroyo Grande, CA 93420
811 Robin Cir	811 Robin Cr.	Arroyo Grande, CA 93420
Motel 6 # 0351	P.O. Box 117508	Carrolton, TX 75011
Best Western Plus Colony Inn	212 Sutter St 3 rd Floor	San Francisco, CA 94108-4423
America's Best Value Inn MAA Krupa, Inc.	6505 Morro Rd	Atascadero, CA 93422
Vino Inn & Suites	6895 El Camino Real	Atascadero, CA 93422
Carlton Hotel	6005 El Camino Real	Atascadero, CA 93422
Holiday Inn Express	9010 West Front	Atascadero, CA 93422

Lodging Business Name	Mailing Address	City, State, ZIP
Portola Inn	P.O. Box 808	Atascadero, CA 93423
Lodge West	10275 Santa Ana Rd	Atascadero, CA 93422
Colony College	1120 Bonnie View Rd	Hollister, CA 95023
Atascadero Mission Cottages	4900 San Palo	Atascadero, CA 93422
Spring Hill Suites	800 W. Ivy St. Ste D	San Diego, CA 92101
Blue Larkspur Partners LLC Wine Country Retreat	9825 Blue Larkspur Ln	Monterey, CA 93940
Spencer's Cozy House	6800 Portola Rd	Atascadero, CA 93422-3621
The Nest at Wild Hair Acres	3180 San Fernando Rd	Atascadero, CA 93422
Twin Oaks Studios	6500 Alcantara Ave	Atascadero, CA 93422-5145
Secure Property Management	PO Box 934	EL Cerrito, CA 94530-0934
Carndonagh House	5455 Rosario Ave	Atascadero, CA 93422
Terry Fahey	8200 Atascadero Ave	Atascadero, CA 93422
Geibel's Plpace	10720 Portal Rd	Atascadero, CA 93422
Ray & Laura Dienzo	8030 Atascadero Ave	Atascadero, CA 93422
Casa de los Quercus	14006 Morro Rd	Atascadero, CA 93422
Mike Burke	9045 Via Tortuga	Atascadero, CA 93422
Yule Gerreau	9205 Balboa Rd	Atascadero, CA 93422
Inn the Oaks on Cristobal	8052 Cristobal Ave	Atascadero, CA 93422
John & Jill Kiel	6291 Monterey Ct	Atascadero, CA 93422
Carter Smith	755 Pacific St Apt 3	Morro Bay, CA 93442-2379
Ginny's Enchanted Garden	9060 Santa Lucia Rd	Atascadero, CA 93422
Seven Oaks Cottage	7400 Cristobal Ave	Atascadero, CA 93422
Casita in Wine Country Rental	6705 Llano Rd	Atascadero, CA 93422
Tranquility Escape	2155 Ferrocarril Rd	Atascadero, CA 93422
Casa Del Rio	18492 Swarthmore Dr	Saratoga, CA 95070-4717
Robert Davis Land Management	8784 Plata Ln	Atascadero, CA 93422
Hilltop Ranch	8220 Santa Rosa Rd	Atascadero, CA 93422
Trudy Futak	6960 Santa Lucia Rd	Atascadero, CA 93422
Lyons Properties	5445 Encino Ave	Atascadero, CA 93422-3131
La Casita Portola	4655 Portola Rd	Atascadero, CA 93422
Guest House – De Rose	7100 Carmelita Ave	Atascadero, CA 93422
Orrick Enterprises	7655 Bella Vista Rd	Atascadero, CA 93422
The Vine House	1119 Nevada Ave	San Jose, CA 95125-3326
Cozy Guest House in Wine Country	7975 San Marcos Rd	Atascadero, CA 93422
Scott Cursey	6505 Poquito Creek	Atascadero, CA 93422
Paradise Junction	7550 San Gabriel Rd	Atascadero, CA 93422
Fazio's Vacation Rental	7055 San Gregorio Rd	Atascadero, CA 93422
Tom Kate Corner	5210 Capistrano Ave	Atascadero, CA 93422
Lydia Bower	1925 Redwood Dr	Paso Robles, Ca 93446-4427
Hacienda Robles	7129 San Gregorio Rd	Atascadero, CA 93422
Angela C. Romero Properties	12303 Harbor Pointe Blvd Apt L302	Mukilteo, WA 98275-5234
Creekside Cottage	3525 Colima Rd	Atascadero, CA 93422-2513
Greg Ravatt	5715 Rosario Ave	Atascadero, CA 93422-3462
Janice Hurlburt	9855 Calle Refugio	Atascadero, CA 93422

Lodging Business Name	Mailing Address	City, State, ZIP
Melissa Carstairs	204 Madera St	Los Osos, CA 93402-4213
Roger Mullenhour	2995 Ardilla Rd	Atascadero, CA 93422-1821
Laura Edwards	3025 Chico Rd	Atascadero, CA 93422
The Inn at Rockin' K Ranch	3940-7 Broad St, PMB 195	San Luis Obispo, CA 93401-7017
Jean-Francois Coget	7777 San Gregorio Rd	Atascadero, CA 93422
Orgill House	2560 Alturas Rd	Atascadero, CA 93422
Hidden Gem	8404 Los Osos Rd	Atascadero, CA 93422
Shaun A & Kristin N Edrington	11235 Eliano St	Atascadero, CA 93422
Diane Morrison	8406 Alta Vista Ave	Atascadero, CA 93422
Central Coast Casa	10620 Colorado Rd	Atascadero, CA 93422
Terry Otis & Cyndi Mims	6480 Alta Pradera Ln	Atascadero, CA 93422
Grover Beach Motel	PO Box 6451	Grover Beach, CA 93412
Pacific Inn	150 So 5th St	Grover Beach, CA 93433
Ninette B Latronica	1028 Iowa	Los Banos, CA 93635
Sea View Inn	150 No 5th St	Grover Beach, CA 93433
Holiday Inn Express GB	775 No Oak Park Blvd	Grover Beach, CA 93433
American Inn	135 So 5th St	Grover Beach, CA 93433
Beach Bum Holiday	354 Main St Suite A	Pismo Beach, CA 93449
Le Sage Riviera RV Park	319 No Highway 1	Grover Beach, CA 93433
Kim Mistretta	860 Osos Street Ste:10	San Luis Obispo, CA 93401
Vacasa LLC	P O Box 1338	Boise, ID 83701
Allen Thompson	11205 Coachlight Ct	Bakersfield, CA 93312
Brendi Auer	733 Saratoga Ave	Grover Beach, CA 93433
Jennifer Dundon	704 Front St	Grover Beach, CA 93433
Turnkey Vacation Rentals	P O Box 3089	Greenwood Village, CA 80155
Peterson Team Realty	160 So 3rd St	Grover Beach, CA 93433
Marco Moorehead	220 Beckett Place	Grover Beach, CA 93433
Turnkey Vacation Rentals	P O Box 3089	Greenwood Village, CA 80155
Turnkey Vacation Rentals	P O Box 3089	Greenwood Village, CA 80155
Tammy Pedersen	1261 Messina Ct	Grover Beach, CA 93433
Steven Otto	575 No 12th St	Grover Beach, CA 93433
Phyllis Dulap	465 Seabright Ave	Grover Beach, CA 93433
Anela & Michael Simmons	619 Seabright Ave	Grover Beach, CA 93433
Pismo Properties	1390 Price St	Grover Beach, CA 93433
Turnkey Vacation Rentals	P O Box 3089	Greenwood Village, CA 80155
G6 Hospitality Property, LLC	298 Atascadero Rd	Morro Bay, CA 93442
Gary L Gormley	2830 Alder Ave	Morro Bay, CA 93442
Charles & Eleanor Hartzell	851 Market Ave	Morro Bay, CA 93442
Twin Dolphin Hospitality LLC	590 Morro Ave	Morro Bay, CA 93442
Bartfield Family Exemption Trust	250 Pacific St	Morro Bay, CA 93442
Sean Alan McBride	1200 Morro Ave	Morro Bay, CA 93442
Amish Patel	730 Morro Ave	Morro Bay, CA 93442
Ta Hsie Lin	640 Main St	Morro Bay, CA 93442
Hemant Patel	890 Morro Ave	Morro Bay, CA 93442
Imperial Coast, LP	60 State Park Rd	Morro Bay, CA 93442
Claudia Foster	305 Marina St	Morro Bay, CA 93442

Lodging Business Name	Mailing Address	City, State, ZIP
Bartfield Family Exemption Trust	1206 Main St	Morro Bay, CA 93442
Steven And Amanda Allen	990 Morro Ave	Morro Bay, CA 93442
Dharmesh & Rita Panchal	1098 Main St	Morro Bay, CA 93442
Vinu Patel	225 Beach St	Morro Bay, CA 93442
Integra L L C	225 Harbor St	Morro Bay, CA 93442
Rita A Ranat	2630 Main St	Morro Bay, CA 93442
Valerie Seymour	1140 Front St	Morro Bay, CA 93442
Ragini Patel	670 Main St	Morro Bay, CA 93442
SAAP Trust	1148 Front St	Morro Bay, CA 93442
Rodger J Anderson	897 Embarcadero	Morro Bay, CA 93442
Kalpna Panchal	1100 Main St	Morro Bay, CA 93442
Amit Patel	1095 Main St	Morro Bay, CA 93442
Nishadkumar Patel	1080 Market Ave	Morro Bay, CA 93442
Nareshkumar Patel	540 Main St	Morro Bay, CA 93442
Manisha Panchal	290 Atascadero Rd	Morro Bay, CA 93442
Tamara Gray-Baston	561 Embarcadero Rd	Morro Bay, CA 93442
Viole' La Roche LLC	577 Embarcadero	Morro Bay, CA 93442
Eriksson Hotels Inc.	1050 Morro Ave	Morro Bay, CA 93442
The Viole' La Roche LLC Ynez Viole' O'Neill	591 Embarcadero	Morro Bay, CA 93442
Patrick Aurignac	260 Morro Bay Blvd	Morro Bay, CA 93442
Joyce Kaishar	2460 Main St	Morro Bay, CA 93442
John Napoli	220 Beach St	Morro Bay, CA 93442
Ram Krupa LLC	845 Morro Ave	Morro Bay, CA 93442
Chris Ferrante	780 Market Ave	Morro Bay, CA 93442
Peter Liu	235 Harbor St	Morro Bay, CA 93442
Cynthia Kostecka	501 Embarcadero	Morro Bay, CA 93442
G6 Hospitality Property, LLC	298 Atascadero Rd	Morro Bay, CA 93442
Gary L Gormley	2830 Alder Ave	Morro Bay, CA 93442
Charles & Eleanor Hartzell	851 Market Ave	Morro Bay, CA 93442
Twin Dolphin Hospitality LLC	590 Morro Ave	Morro Bay, CA 93442
Bartfield Family Exemption Trust	250 Pacific St	Morro Bay, CA 93442
Sean Alan McBride	1200 Morro Ave	Morro Bay, CA 93442
Amish Patel	730 Morro Ave	Morro Bay, CA 93442
Ta Hsie Lin	640 Main St	Morro Bay, CA 93442
Hemant Patel	890 Morro Ave	Morro Bay, CA 93442
Imperial Coast, LP	60 State Park Rd	Morro Bay, CA 93442
Claudia Foster	305 Marina St	Morro Bay, CA 93442
Bartfield Family Exemption Trust	1206 Main St	Morro Bay, CA 93442
Steven And Amanda Allen	990 Morro Ave	Morro Bay, CA 93442
Dharmesh & Rita Panchal	1098 Main St	Morro Bay, CA 93442
Vinu Patel	225 Beach St	Morro Bay, CA 93442
Integra L L C	225 Harbor St	Morro Bay, CA 93442
Rita A Ranat	2630 Main St	Morro Bay, CA 93442

Lodging Business Name	Mailing Address	City, State, ZIP
Valerie Seymour	1140 Front St	Morro Bay, CA 93442
Ragini Patel	670 Main St	Morro Bay, CA 93442
SAAP Trust	1148 Front St	Morro Bay, CA 93442
Rodger J Anderson	897 Embarcadero	Morro Bay, CA 93442
Kalpana Panchal	1100 Main St	Morro Bay, CA 93442
Amit Patel	1095 Main St	Morro Bay, CA 93442
Nishadkumar Patel	1080 Market Ave	Morro Bay, CA 93442
Nareshkumar Patel	540 Main St	Morro Bay, CA 93442
Manisha Panchal	290 Atascadero Rd	Morro Bay, CA 93442
Tamara Gray-Baston	561 Embarcadero Rd	Morro Bay, CA 93442
Viole' La Roche LLC	577 Embarcadero	Morro Bay, CA 93442
Eriksson Hotels Inc.	1050 Morro Ave	Morro Bay, CA 93442
The Viole' La Roche LLC Ynez Viole' O'Neill	591 Embarcadero	Morro Bay, CA 93442
Patrick Aurignac	260 Morro Bay Blvd	Morro Bay, CA 93442
Joyce Kaishar	2460 Main St	Morro Bay, CA 93442
John Napoli	220 Beach St	Morro Bay, CA 93442
Ram Krupa LLC	845 Morro Ave	Morro Bay, CA 93442
Chris Ferrante	780 Market Ave	Morro Bay, CA 93442
Peter Liu	235 Harbor St	Morro Bay, CA 93442
Cynthia Kostecka	501 Embarcadero	Morro Bay, CA 93442
Reg Whibley	451 Embarcadero	Morro Bay, CA 93442
Klose Rentals	27016 Mirasol St.	Valencia, CA 91355
Brenda Avery	751 10th St.	Boulder, CO 80302-7509
Jennifer Earle	1327 Peach St.	Selma, CA 93662
Sid & Karen Goldstien	2030 Dermanak Dr.	Solvang, CA 93463
The 1211 Trust	48 S. Ocean Avenue	Cayucos, CA 93430
Kevin Christiansen	8254 N. Archie	Fresno, CA 93720
Michael & Jordonna Does	259 Morro Bay Blvd.	Morro Bay, CA 93442
Grant & Phyllis Morris	P.O. Box 455	Cayucos, CA 93430
Lena Rutherford	817 Morro Bay Blvd	Morro Bay, CA 93442
Allen Hochstetler	259 Morro Bay Blvd.	Morro Bay, CA 93442
Manuel & Geraldine Rodrigues	19795 W. Greer Avenue	Hilmar, CA 95324
Jeff & Darlene Wise	766 Grant 756	Sheridan, AR 72150
Cindy Gregory	PO Box 1129	Exeter, CA 93221
Sue Quanstrom	1241 Johnson Ave., #204	San Luis Obispo, CA 93401
Joe & Susan Ross	259 Morro Bay Blvd.	Morro Bay, CA 93442
Giacomo Licari	259 Morro Bay Blvd.	Morro Bay, CA 93442
E. Wade & June Ortman	5001 Woodmere Drive	Bakersfield, CA 93313
Virginia Bailey	323 N. F Street	Tulare, CA 93274
Steven & Lisa Mia Williams	630 Quintana Road #205	Morro Bay, CA 93442
Frank & Sandra Ciano	781 Market Ave.	Morro Bay, CA 93442
Lee & Peggy Garispe	1903 S. Shenandoah	Visalia, CA 93277
Kenneth Vogel	10121 Beach Mill Road	Great Falls, VA 22066
Fred & Candi Wickman	PO Box 7075	Tahoe City, CA 96145
Agnes Dill	PO Box 498	Morro Bay, CA 93442
Brim J & June A Carter Trust	2328 Goldridge	Selma, CA 93662

Lodging Business Name	Mailing Address	City, State, ZIP
Karl & Elizabeth Levy	1320 Concord Avenue	Los Altos, CA 94024
Sharon Duganne	916 Marina Street	Morro Bay, CA 93442
Michelle Wiebe	1744 E. Paradise Ave	Visalia, CA 93292
Loyd & Madalyn Clift	259 Morro Bay Blvd.	Morro Bay, CA 93442
Gustafson, Cindy/Auerbach, Wally	PO Box 7571	Tahoe City, CA 96145
Sebastian & Zulmira Sousa	3644 Pine Valley Ct	Turlock, CA 95382
Gates, Jenn & Ronni/Grogan, Rene	121 N. 9th Street #302	Boise, ID 83702
Edwin Ferguson	817 Morro Bay Blvd	Morro Bay, CA 93442
Chris & Rebecca Running	774 Mays Blvd. #10-716	Incline Village, NV 89451
James & Peggy Church	926 Herbine Street	La Verne, CA 91750
Diane Doban	842 E. Walnut Ave	Burbank, CA 91501
Roberta & Wayne Colmer	259 Morro Bay Blvd.	Morro Bay, CA 93442
Brian Hill	1075 Robin Hill Dr.	San Marcos, CA 93069
DeRosa, Betty/Pegler, Robert	1163 Main Street	Morro Bay, CA 93442
Garcia Investments	259 Morro Bay Blvd.	Morro Bay, CA 93442
Carol Ferioli-Moe	850 Shasta Avenue Ste A	Morro Bay, CA 93442
William & Marlene Regan	3030 Beachcomber Drive	Morro Bay, CA 93442
Ciano Real Estate, Inc.	781 Market Ave.	Morro Bay, CA 93442
Anne Jenks	259 Morro Bay Blvd.	Morro Bay, CA 93442
Sam & Manetta Shields	817 Morro Bay Blvd	Morro Bay, CA 93442
Leslyn Keith/Robinson, William	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Linda S Warwick	2235 Juniper Avenue	Morro Bay, CA 93442
Michael Chernekoff	48 S. Ocean Avenue	Cayucos, CA 93430
Gary & Susie Ferreria	259 Morro Bay Blvd.	Morro Bay, CA 93442
Paul & Rebecca Drinkwater	538 W. Monte Vista Rd.	Phoenix, AZ 85067
Robert & Sabrina Elzer	259 Morro Bay Blvd.	Morro Bay, CA 93442
Steven & Lisa Mia Williams	630 Quintana Road #205	Morro Bay, CA 93442
James Sigler	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Genji & Stephanie Arakaki	2417 Mountain Avenue	La Crescenta, CA 91214
Karla A. Haeuser	3200 Ardilla Road	Atascadero, CA 93422
Thomas & Connie Jameson	15991 Washington Street	Riverside, CA 92504
Tim & Karen Dixon	798 Morro Bay Blvd.	Morro Bay, CA 93442
Marc & Cameron Mitchell	48 S. Ocean Avenue	Cayucos, CA 93430
Jullie Caglia	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Gabriela Heim	215 Harness Court	Templeton, CA 93465
Jack Randall	259 Morro Bay Blvd.	Morro Bay, CA 93442
Ed & Erin Largoza	4235 W. Riggins Avenue	Visalia, CA 93291
Teresa Shea	6341 Nancy Street	Los Angeles, CA 90045
Rhonda L. Davis	259 Morro Bay Blvd.	Morro Bay, CA 93442
Todd McGuyer	P.O. Box 1338	Boise, ID 83701
David Eggers	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Kate Stulberg	798 Morro Bay Blvd.	Morro Bay, CA 93442
Charles P. Ogle, Trustee	798 Morro Bay Blvd.	Morro Bay, CA 93442
James & Rhoda Gonzales	202 W. River Ridge	Fresno, CA 93711
Kurt & Darcy Senff	259 Morro Bay Blvd.	Morro Bay, CA 93442

Lodging Business Name	Mailing Address	City, State, ZIP
James Cooley	6407 Portola Road	Atascadero, CA 93422
Steven Cox	259 Morro Bay Blvd.	Morro Bay, CA 93442
Terry & Lissa Gillette	4163 Misty Hollow Court	Moorpark, CA 93021
Stephen & Glenna Penner	798 Morro Bay Blvd.	Morro Bay, CA 93442
Tom & Ordonna Link	259 Morro Bay Blvd.	Morro Bay, CA 93442
Brian Lucas	817 Morro Bay Blvd	Morro Bay, CA 93442
Robert & Sue Lords	7004 Luke Avenue	Bakersfield, CA 93308
Robert Coomer	4800 Rocky Canyon Road	Atascadero, CA 93422
Kenneth Burke	259 Morro Bay Blvd.	Morro Bay, CA 93442
N Keith Decker	500 Monte Cristo Place	Cambria, CA 93428
Bruce Morosin	259 Morro Bay Blvd.	Morro Bay, CA 93442
James & Casey Shuler	12001 Silver Spur Circle	Kamas, UT 84036
Douglas & Catherine Loop	69 Marbella	San Clemente, CA 92673
Joseph & Beverly Heinemann	6201 Apple Canyon Rd	Bakersfield, CA 93306
Garry & Janice Wilson	PO Box 1204	Lindsay, CA 93247
Chris Hunt	3210 Old Farm Road	Bakersfield, CA 93312
Diem Chau Le	1125 E. Broadway #402	Glendale, CA 91205
Linda Rieger	2328 N. Rosemont Court	Wichita, KS 67228
Dean & Bertha Tyler	1163 Main Street	Morro Bay, CA 93442
Frank Sampson	1163 Main Street	Morro Bay, CA 93442
Barron Aleshire	2958 Cedar Avenue	Morro Bay, CA 93442
Ken Lehman	259 Morro Bay Blvd.	Morro Bay, CA 93442
Meske by the Sea	PO Box 6335	Visalia, CA 93290
Ron Medellin	817 Morro Bay Blvd	Morro Bay, CA 93442
Blanche Hosfeldt	259 Morro Bay Blvd.	Morro Bay, CA 93442
Shiban & Sushma Tiku	817 Morro Bay Blvd	Morro Bay, CA 93442
Craig & Ellen Fetterolf	259 Morro Bay Blvd.	Morro Bay, CA 93442
Christopher & Elizabeth Appel	400 Pico Street	Morro Bay, CA 93442
Karen Farlow	PO Box 96	Clayton, CA 94517
Larry T & Corinne Black	625 Monterey Avenue	Morro Bay, CA 93442
Tom & Cynthia Gotuzzo	3060 Quinalt Court SW	Issaquah, WA 98027
Thomas Harrington	496 Kern	Morro Bay, CA 93442
Dan & Dina Krull	2575 Greenwood Avenue	Morro Bay, CA 93442
Arthur Dyson	1295 N. Wishon Avenue	Fresno, CA 93728
Gail Johnosn	3563 Sueldo Street Unit N	San Luis Obispo, CA 93401
Frank Ciano	781 Market Ave.	Morro Bay, CA 93442
Peter Sheehan	2881 Juniper Avenue	Morro Bay, CA 93442
Harry Stroup	561 Yerba Buena Street	Morro Bay, CA 93442
Gregory MacDougall	259 Morro Bay Blvd.	Morro Bay, CA 93442
Wilma Stephens	817 Morro Bay Blvd	Morro Bay, CA 93442
Rich Buquet	647 Estero Avenue	Morro Bay, CA 93442
Frederick Jack Buckman	671 Estero Avenue	Morro Bay, CA 93442
Sylvia Sanchez	4306 W. Cardiff	Fresno, CA 93722
Jeanne Schamblin	48 S. Ocean Avenue	Cayucos, CA 93430
Mark Hays	259 Morro Bay Blvd.	Morro Bay, CA 93442
Ginie Harris	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Karin Michelson	259 Morro Bay Blvd.	Morro Bay, CA 93442

Lodging Business Name	Mailing Address	City, State, ZIP
Aaron Anderson	146 N. Ocean Avenue	Cayucos, CA 93430
Julie Sanders	850 Main Street	Morro Bay, CA 93442
Elaine Heieck	259 Morro Bay Blvd.	Morro Bay, CA 93442
Jack Franklin	798 Morro Bay Blvd.	Morro Bay, CA 93442
Thomas Gruber	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Timothy Gomes	798 Morro Bay Blvd.	Morro Bay, CA 93442
Francis Guldenbrein	798 Morro Bay Blvd.	Morro Bay, CA 93442
David Rininger	505 Courtland Street	Fairport Harbor, OH 44077
Philp & Mary Ann Britton	465 Whidbey Street	Morro Bay, CA 93442
Lani Colhouer	401 San Joaquin Street	Morro Bay, CA 93442
Sean Green	361 Dunes Street	Morro Bay, CA 93442
Frank Ciano	781 Market Ave.	Morro Bay, CA 93442
Frank Ciano	781 Market Ave.	Morro Bay, CA 93442
Robyn Bowser	1364 Clarabelle	Morro Bay, CA 93442
Karen Croley	2870 Fir Avenue	Morro Bay, CA 93442
Lisa Mia Williams	630 Quintana Road #205	Morro Bay, CA 93442
Debra Lehman	259 Morro Bay Blvd.	Morro Bay, CA 93442
Steve Gong	817 Morro Bay Blvd	Morro Bay, CA 93442
Gina & John Strong	955 Napa Ave Apt A	Morro Bay, CA 93442
Lisa Burgstrom	798 Morro Bay Blvd.	Morro Bay, CA 93442
Brian Salber	817 Morro Bay Blvd	Morro Bay, CA 93442
Dennis Buckley	3660 Reminton Court	Paso Robles, CA 93446
Kenneth & Debra Lehman Trust	259 Morro Bay Blvd.	Morro Bay, CA 93442
Nancy Seiler	2556 Koa Avenue	Morro Bay, CA 93442
Jason Riley	875 Ridgeway Street	Morro Bay, CA 93442
Constance Hamilton Trustee G Hamilton Trust	850 Shasta Avenue Ste A	Morro Bay, CA 93442
The Saap Trust	630 Quintana Road #176	Morro Bay, CA 93442
Thomas Riley	400 Fresno Avenue	Morro Bay, CA 93442
Flaherty, Loreen/Dent, Chris	731 Marina	Morro Bay, CA 93442
Susan Craig	340 Island Street	Morro Bay, CA 93442
Brian Osgood	2250 Hemlock Avenue	Morro Bay, CA 93442
Kevin Winfield	2700 Greenwood Avenue	Morro Bay, CA 93442
Debbi Stevens	PO Box 300	Morro Bay, CA 93442
Iantha Miner	472 Rockview Street	Morro Bay, CA 93442
Frank Ferris	8681 Bayonne Drive	Morro Bay, CA 93442
Judy Kandarian	425 Bernardo	Morro Bay, CA 93442
Tedd Struckmeyer	259 Morro Bay Blvd.	Morro Bay, CA 93442
Brian Kraft	5355 N. Mc Call Ave	Clovis, CA 93619
Randall Dennis	116 Florin	Pismo Beach, CA 93449
Satoshi Sasaki	1426 E. Valley Forge Drive	Fresno, CA 93720
Jeff Rowland	PO Box 338	Kingsburg, CA 93631
Tylor Mason	335 Fairview Avenue	Morro Bay, CA 93442
Kathy Taverner	335 Piney Way	Morro Bay, CA 93442
Steven Banner	850 Shasta Avenue Ste A	Morro Bay, CA 93442
Patricia Czach	565 Monterey Ave #B	Morro Bay, CA 93442
Patricia Czach	565 Monterey Ave #B	Morro Bay, CA 93442

Lodging Business Name	Mailing Address	City, State, ZIP
Andrea Monsalve	53339 Timberview	North Fork, CA 93643
Marshall King	325 Shasta Ave	Morro Bay, CA 93442
William Benson	10019 Avenue 184	Tulare, CA 93274
John Strong	955 Napa Ave Apt A	Morro Bay, CA 93442
Robert Naste	380 Castle Street	Cambria, CA 93428
Sara Williams	659 Kern Avenue	Morro Bay, CA 93442
Craig Jeffus	1753 Alex Way	Turlock, CA 95382
Kolb Properties	1715 N. Refugio Road	Santa Ynez, CA 93460
Kolb Properties	1715 N. Refugio Road	Santa Ynez, CA 93460
Jennifer Redman	1251 Berwick Drive	Morro Bay, CA 93442
John Drazler	1472 W. Buckingham Drive	Hanford, CA 93230
Mark Graham	259 Morro Bay Blvd.	Morro Bay, CA 93442
Dawn McLean	2230 Emerald Circle	Morro Bay, CA 93442
Alice Frawley Bicksler	477 Kern Avenue	Morro Bay, CA 93442
James Ross	817 Morro Bay Blvd	Morro Bay, CA 93442
Richard Moss	817 Morro Bay Blvd	Morro Bay, CA 93442
Steve Barton	7203 47th Ave, W	Mukilteo, WA 98275
Jean White	413 Arbutus	Morro Bay, CA 93442
Susan Callado	1421 12th Street	Los Osos, CA 93402
Robert Schechter	259 Morro Bay Blvd.	Morro Bay, CA 93442
Kolb Properties	1715 N. Refugio Road	Santa Ynez, CA 93460
Cynthia Mauch	259 Morro Bay Blvd.	Morro Bay, CA 93442
LaRonda Chirman	2555 Canet Road	San Luis Obispo, CA 93405
LaRonda Chirman	2555 Canet Road	San Luis Obispo, CA 93405
Kenneth Fiser	35600 Road 124	Visalia, CA 93291
James Gillespie	2111 Skansen Street	Kingsburg, CA 93631
John Hyche	259 Morro Bay Blvd.	Morro Bay, CA 93442
Yolanda Hill	798 Morro Bay Blvd.	Morro Bay, CA 93442
Janice Kennedy	385 Tulare Avenue	Morro Bay, CA 93442
Antonio Benevento	2532 SE Cottonwood Circle	Visalia, CA 93277
Mike Fackler	259 Morro Bay Blvd.	Morro Bay, CA 93442
Annette Vanhumbeck	1736 Royal Court	San Luis Obispo, CA 93405
Terri Frank	445 Whidbey Way	Morro Bay, CA 93442
Kevin & Leslie Conrad	577 Mills Ranch Road	Woodland Park, CO 80863
Pacific Street Cottages LLC	581 Lilac Drive	Los Osos, CA 93402
Pacific Street Cottages LLC	581 Lilac Drive	Los Osos, CA 93402
Pacific Street Cottages LLC	581 Lilac Drive	Los Osos, CA 93402
Pacific Street Cottages LLC	581 Lilac Drive	Los Osos, CA 93402
Pacific Street Cottages LLC	581 Lilac Drive	Los Osos, CA 93402
Pacific Street Cottages LLC	581 Lilac Drive	Los Osos, CA 93402
David Zepp	120 Java Street	Morro Bay, CA 93442
Colin Chaney	508 Shasta Avenue	Morro Bay, CA 93442
Pacific Street	581 Lilac Drive	Los Osos, CA 93402
Pacific Street	581 Lilac Drive	Los Osos, CA 93402
Jasmyn Haas	400 Java St	Morro Bay, CA 93442
Racine Wendy	985 Pacific St.	Morro Bay, CA 93442
Caron Jannette	401 Merrydale Rd	San Rafael, CA 94903

Lodging Business Name	Mailing Address	City, State, ZIP
Dickson Todd	513 Jerlee St.	Bakersfield, CA 93314
Zevely Dave	1886 Ironwood Ave	Morro Bay, CA 93442
Perry William	235 Piney Way	Morro Bay, CA 93442
Boada Al	P.O. Box 1924	Morro Bay, CA 93443
Boada Al	P.O. Box 1924	Morro Bay, CA 93443
Boada Al	P.O. Box 1924	Morro Bay, CA 93443
Boada Al	P.O. Box 1924	Morro Bay, CA 93443
Chuck & Tillie Easterling	401 Mokelumne River Dr.	Lodi, CA 95240
Greg & Angie Wheeler	2697 Laurel Ave.	Morro Bay, CA 93442
Herb & Gayle Rose	645 St Anns	Laguna Beach, CA 92651
Greg Finch	630 Quintana Rd. #162	Morro Bay, CA 93442
Reilly & Sean Carpenter	3629 S. 2140 East	Salt Lake City, UT 84109
Ilsa Pope	259 Morro Bay Blvd.	Morro Bay, CA 93442
Stuart & Marcy Styles	2290 Ironwood Ave.	Morro Bay, CA 93442
Arthur Montoya	563 Le Point St.	Arroyo Grande, CA 93420
Donna & Robert Weigandt	14310 W. Ashlan	Kerman, CA 93630
Lisa Dornhofer	5619 E. Behymer	Clovis, CA 93619
Virginia & Tony Brazil	1163 Main Street	Morro Bay, CA 93442
Randy Bunnell	14314 Wrangell Ct.	Penn Valley, CA 95946
Paul & Janell Spencer	429 N. Westfield	Visalia, CA 93291
Brian & Ann Littlefield	13908 Fremantle Ct.	Bakersfield, CA 93314
Cynthia & Thomas Nabors	1038 E. Rialto	Fresno, CA 93704
Greg & Jeanne Frye	3420 Toro Lane	Morro Bay, CA 93442
Barry Bailey	410 Mindoro	Morro Bay, CA 93442
Carol Burk	P.O. Box 576	Squaw Valley, CA 93675
Patricia Brown	531 Eucalyptus Dr.	El Segundo, CA 90245
Beth & Douglas Kerns	196 N. Sunnyside	Sierra Madre, CA 91024
Gary & Nancy Weisenberger	115 Hatteras	Morro Bay, CA 93442
Mark & Susannah Wijzen	498 Kodiak	Morro Bay, CA 93442
Bay Pines Mobile Home Park	1565 Quintana Rd,	Morro Bay, CA 93442
Morro Dunes Trailer Park & Camp Ground	1700 Embarcadero	Morro Bay, CA 93442
Cypress Morro Bay R.V & M.H Park	1121 Main St	Morro Bay, CA 93442
Silver City Resort	500 Atascadero Rd	Morro Bay, CA 93442
Morro Strand R V Park	221 Atascadero Rd,	Morro Bay, CA 93442
Harbor View RV Park	1078 Monterey Ave.	Morro Bay, CA 93442
1021 Nanette Lane	3345 MONTEREY BLVD	OAKLAND, CA 94602-3562
1113 Fresno St. Vacation Rental	569 CANYON RD	REDWOOD CITY, CA 94062-3019
1129 Park Street LLC	940 S COAST DR STE 260	COSTA MESA, CA 92626-7719
119 Via Manzanita	815 W GRONDAHL ST #A	COVINA, CA 91722-1354
1222 Chestnut	PO BOX 4129	PASO ROBLES, CA 93447-4121
1311 Chestnut St. Vacation Rental	1311 CHESTNUT ST	PASO ROBLES, CA 93446-2005
1451 Lassen Court	1451 LASSEN CT	PASO ROBLES, CA 93446-3669
1538 Olive St	1538 OLIVE ST	PASO ROBLES, CA 93446-2124

Lodging Business Name	Mailing Address	City, State, ZIP
1623 Skyview Drive	1829 23RD ST	MANHATTAN BEACH, CA 90266-4102
1722 Stillwater Ct	1722 STILLWATER CT	PASO ROBLES, CA 93446-1920
17th Street Cottage	14221 MIRANDA RD	LOS ALTOS HILLS, CA 94022-2046
1828 Park St Vacation Rental	531 MAPLE ST	PASO ROBLES, CA 93446-2405
1832 Park St Vacation Rental	531 MAPLE ST	PASO ROBLES, CA 93446-2405
1955	10092 HOOKER WAY	WESTMINSTER, CO 80031-6770
2135 Olive Street - Casa Hermosa	PO BOX 4129	PASO ROBLES, CA 93447-4121
2251 Olive Street	2305 IRON STONE LOOP	TEMPLETON, CA 93465-8396
2305 Apion Court - Airbnb	2305 APION CT	PASO ROBLES, CA 93446-6316
3 Kings on Pacific	PO BOX 2684	PASO ROBLES, CA 93447-2684
324 Paso Robles LLC	1014 LOCKHAVEN DR	BREA, CA 92821-2426
324 Paso Robles LLC	1014 LOCKHAVEN DR	BREA, CA 92821-2426
3Vinos Hacienda	304 EGRET CT	BAKERSFIELD, CA 93309-1320
4 Kings On Union	PO BOX 2684	PASO ROBLES, CA 93447-2684
418 Appaloosa	608 12TH ST # 101	PASO ROBLES, CA 93446-2237
46 East Sunset Ridge Retreat	1412 EXPERIMENTAL STATION RD	PASO ROBLES, CA 93446-7128
470 Nickerson	591 BLUEROCK DR	SAN LUIS OBISPO, CA 93401-5627
503 Rentals	503 30TH ST	PASO ROBLES, CA 93446
51 Ridgeview Drive	6804 AMHERST CT	HIGHLANDS RANCH, CO 80130-3768
520 Olive Street	1106 VINE ST SUITE A	PASO ROBLES, CA 93446-2577
529 18th Street	6754 BERYLWOOD CT	RIVERSIDE, CA 92506-6205
531 Maple Street Vacation Rental	531 MAPLE ST	PASO ROBLES, CA 93446-2405
546 13th St	3415 W HIGHWAY 46	TEMPLETON, CA 93465-8790
605 3rd Street, Unit B	2425 GOLDEN HILL RD 106-228	PASO ROBLES, CA 93446-7038
606 13th St	3415 W HIGHWAY 46	TEMPLETON, CA 93465-8790
608 13th St	3415 W HIGHWAY 46	TEMPLETON, CA 93465-8790
63 Ridgeview Drive Vacation Rental	531 MAPLE ST	PASO ROBLES, CA 93446-2405
805 Elite Destinations	1305 E BATTLES RD APT 302	SANTA MARIA, CA 93454-8009
A-n-D Suites	802 VISTA GRANDE ST	PASO ROBLES, CA 93446-1822
Acorn Properties Paso Robles - 1411 Pine St	PO BOX 44	PASO ROBLES, CA 93447-0044
Acorn Properties Paso Robles - 1413 Pine, Unit 101	PO BOX 44	PASO ROBLES, CA 93447-0044
Acorn Properties Paso Robles - 1413 Pine, Unit 201	PO BOX 44	PASO ROBLES, CA 93447-0044
Address Realty Group, Inc.	877 S RIVERSIDE DR	PALM SPRINGS, CA 92264-8152
Adelaide Inn	1215 YSABEL ST	PASO ROBLES, CA 93446-1367
Airbnb - Nazgul	883 SYCAMORE CANYON RD	PASO ROBLES, CA 93446-4770
Alfaro Inc.	2840 VINE ST	PASO ROBLES, CA 93446-1109

Lodging Business Name	Mailing Address	City, State, ZIP
Allegretto Vineyard Resort	355 BRISTOL ST SUITE F	COSTA MESA, CA 92626-7968
Amelia's Loft	PO BOX 59	BRADLEY, CA 93426-0059
Amy & Christopher Austin	1923 KLECK RD	PASO ROBLES, CA 93446-7151
Amy King	257 SILVER OAK DR	PASO ROBLES, CA 93446
Amy King's Wine On The Creek	257 SILVER OAK DR	PASO ROBLES, CA 93446
Anna Hahn	507 REAL RD	BAKERSFIELD, CA 93309-1824
Antenucci's B&B	PO BOX 3143	PASO ROBLES, CA 93447-3143
B&B Via Camelia Ct	137 VIA CAMELIA CT	PASO ROBLES, CA 93446-1886
Balcon De Paso	912 VISTA CERRO DR	PASO ROBLES, CA 93446-5801
Beach Villa At Paso	5743 CORSA AVE STE 208	WESTLAKE VILLAGE, CA 91362-6465
Beckett Vacation Rentals (2)	5985 VISTA SERRANO	PASO ROBLES, CA 93446-7702
Bella Vista	2230 ARCIERO CT	PASO ROBLES, CA 93446-6314
Bella Vista Beauty	PO BOX 4129	PASO ROBLES, CA 93447-4121
Best Western Black Oak Lodge	PO BOX 486	PASO ROBLES, CA 93447-0486
Bestway Inn Of Paso Robles	2701 SPRING ST	PASO ROBLES, CA 93446-1253
Blossom Court Vacation Rental	PO BOX 3066	PASO ROBLES, CA 93447-3061
Blue House On Chestnut	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446
Blue Sky Home Rental	1105 CHESTNUT ST	PASO ROBLES, CA 93446-2465
Bogie Lane Vacation Rental	1007 BOGIE LN	PASO ROBLES, CA 93446-3433
Bradshaw Vacation Rental	188 LOS CERROS DR	SAN LUIS OBISPO, CA 93405-1218
Budget Inn Of Paso Robles	2745 SPRING ST	PASO ROBLES, CA 93446-1253
Bungalow Sixty-Four	PO BOX 922	TEMPLETON, CA 93465-0922
Burro Verde	1544 JAMES AVE	REDWOOD CITY, CA 94062-2249
Cabernet Cottage	2283 W 21ST ST	LOS ANGELES, CA 90018-1327
Calvey Rentals	617 WOODSIDE WAY APT C	SAN MATEO, CA 94401-1783
Candi Block DbA Block VRBO	PO BOX 379	SHANDON, CA 93461-0480
Candi Block Vacation Rental	PO BOX 379	SHANDON, CA 93461-0361
Candlewood Creek	PO BOX 75	BIG BEAR LAKE, CA 92315-0001
Casa Blanca Retreat	3570 ANTHONY WAY	PASO ROBLES, CA 93446-7338
Casa De Mimosa	420 9TH ST	PASO ROBLES, CA 93446-2563
Casa Verde	2125 OLIVE ST	PASO ROBLES, CA 93446-1401
Charm On Chestnut	PO BOX 4068	PASO ROBLES, CA 93447-4001
Chateau Three Four Five	914 VISTA CERRO DR	PASO ROBLES, CA 93446-5801
Cheese Cellar's Loft	PO BOX 4129	PASO ROBLES, CA 93447-4121
Chris Gatward	2805 FOREST HILL BLVD	PACIFIC GROVE, CA 93950-5107
Club Terra Bella Vacation Rental	786 OXEN ST	PASO ROBLES, CA 93446-4655
Cobblestone Corner	PO BOX 2502	PASO ROBLES, CA 93447-2461
Cornerstone Cabin	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446-1529
Cornerstone Cottage	1751 FILBERT ST	PASO ROBLES, CA 93446-1529
Cottage At Capitol Hill	PO BOX 3100	PASO ROBLES, CA 93447-3061
Cottage On Chestnut	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446
Cottage Park	9857 STEELHEAD RD	PASO ROBLES, CA 93446-7716
Country Hills Suite	2606 SILVERWOOD WAY	PASO ROBLES, CA 93446-4763
Courtyard by Marriott at Paso Robles	222 LAKEVIEW AVE SUITE 200	WEST PALM BEACH, FL 33401-6146

Lodging Business Name	Mailing Address	City, State, ZIP
Cowgirl On Vine Vacation Rental	HCR 69 BOX 3055	CALIFORNIA VALLEY, CA 93453
Cozy Casa Appaloosa	811 SPRING ST #116	PASO ROBLES, CA 93446-2842
Cozy Casa Blanca	PO BOX 539	PASO ROBLES, CA 93447-0539
Cozy Corner in Paso	PO BOX 4129	PASO ROBLES, CA 93447-4121
Crescent Oaks Heights	1015 CREEKSIDE CT	MORGAN HILL, CA 95037
Crown Way Casa	1329 CROWN WAY	PASO ROBLES, CA 93446-1859
Cuma Vacation Rental	404 LOMBARDO CT	PASO ROBLES, CA 93446-4646
DanAndAssana.com	554 S FRANCES ST	SUNNYVALE, CA 94086-7601
Daniel Appelbaum	1317 CROWN WAY	PASO ROBLES, CA 93446-1858
Danielle M. Lloyd Vacation Rental	PO BOX 7075	LOS OSOS, CA 93412-7140
Danley, LLC	129 HILLTOP DR	PASO ROBLES, CA 93446-2467
David Neal Youmans Rlt, Trustee	4919 SW TEXAS ST	PORTLAND, OR 97219-1475
Dawn Gregory	PO BOX 4068	PASO ROBLES, CA 93447-4001
Daymon C & Cassandra Merrill	4815 EL CAMINO REAL	ATASCADERO, CA 93422-2759
Dennis Bradshaw/ Craig Lane	PO BOX 2021	PASO ROBLES, CA 93447-2021
Destination Farmhouse	515 CRESTON RD	PASO ROBLES, CA 93446-2740
Diana Weatherholt	2015 KLECK RD	PASO ROBLES, CA 93446
DKM Enterprises LLC	3535 CAMINO CEREZA	CARLSBAD, CA 92009-8963
Downtown Airbnb	835 12TH ST SUITE B	PASO ROBLES, CA 93446-2253
Downtown Cottage	8335 N BARNES RD	PASO ROBLES, CA 93446-5307
Downtown Diggs	PO BOX 4129	PASO ROBLES, CA 93447-4121
Downtown Farmhouse	2138 OLIVE ST	PASO ROBLES, CA 93446-1426
Downtown Paso Robles Wine Country Cottage	205 17TH ST	PASO ROBLES, CA 93446-2019
Downtown R&R	94 DISCOVERY	IRVINE, CA 92618-3105
Economy Inn	2218 SPRING ST	PASO ROBLES, CA 93446-1456
El Dorado Hacienda De La Vista	753 N TRIGO LN	PASO ROBLES, CA 93446-2348
Fairway Escape	5672 SILVERADO PL	PASO ROBLES, CA 93446-7319
Farmhouse Motel	425 SPRING ST	PASO ROBLES, CA 93446-3125
Fiona Duncan	531 MAPLE ST	PASO ROBLES, CA 93446-2405
Foley Family Wines, Inc. dba EOS	PO BOX 81467	LAS VEGAS, NV 89180-1381
Frank R Bezkostny II & Carol M Bezkostny Rental	619 TRIGO LN	PASO ROBLES, CA 93446-2723
Gannage Vacation Rentals	104 16TH ST	PASO ROBLES, CA 93446-2080
Gilbert Land Services, Inc.	715 ORIOLE WAY	PASO ROBLES, CA 93446-4701
Goodwin's C O F House	1330 N PASS AVE	BURBANK, CA 91505-2137
Greenwood	PO BOX 4129	PASO ROBLES, CA 93447-4121
Hahn Services, Inc.	603 TRIGO LN	PASO ROBLES, CA 93446
Hampton Inn & Suites	9170 E BAHIA DR STE 101	SCOTTSDALE, AZ 85260-1582
Hastings Family Trust	504 FIRST ST STE A	PASO ROBLES, CA 93446-3742
Heather Andres Vacation Rental	2120 PROSPECT AVE	PASO ROBLES, CA 93446-9301
Helbourn Inn (Db)	725 RED CLOUD RD	PASO ROBLES, CA 93446-2912
Herdle Family Casita	PO BOX 631	TEMPLETON, CA 93465-0601
Hess Room Rental	1052 SLEEPY HOLLOW RD	PASO ROBLES, CA 93446-4834

Lodging Business Name	Mailing Address	City, State, ZIP
Hilltop West	200 HILLTOP DR	PASO ROBLES, CA 93446-2470
Holiday House	925 OLIVE ST	PASO ROBLES, CA 93446-2529
Holiday Inn Express Hotel/Suites	2455 RIVERSIDE AVE	PASO ROBLES, CA 93446-1338
Hotel Cheval, Llc	1021 PINE ST	PASO ROBLES, CA 93446-2537
Howard Kim Koch II	151 E WHITTIER BLVD SUITE E	LA HABRA, CA 90631-3825
Huston's Attic	PO BOX 539	PASO ROBLES, CA 93447-0539
Hutchens Vacation Rental	609 TUCKER AVE	PASO ROBLES, CA 93446-2725
Jack Chapman Vacation Rental	1214 ECHO CT	PASO ROBLES, CA 93446-4035
Jackson Citadel	2425 GOLDEN HILL RD STE 106-199	PASO ROBLES, CA 93446-7038
Janis Denner	1450 BARLEY GRAIN RD	PASO ROBLES, CA 93446-4907
Janis Denner	1450 BARLEY GRAIN RD	PASO ROBLES, CA 93446-4907
Janney Manor Of 1892	1039 CHESTNUT ST	PASO ROBLES, CA 93446-2449
Jany Home Vacation Rental	6025 LITTLE FAWN PL	PASO ROBLES, CA 93446-7407
Jardin Gonzalez de Robles	4830 GLENHILL LN	PASO ROBLES, CA 93446-7414
Jay Packer	PO BOX 1403	PASO ROBLES, CA 93447-1403
Jaz N' Jill's Place	728 BOLEN DR	PASO ROBLES, CA 93446-2706
Jeanie James	29092 COUNTRY HILLS RD	SAN JUAN CAPISTRANO, CA 92675-1025
John Denissen	3025 ST GEORGE ST	LOS ANGELES, CA 90027-2516
Jones Wine Club	5373 VIA PISA	NEWBURY PARK, CA 91320-7007
Judy McAlister	8670 FRENCH OAK DR	SAN JOSE, CA 95135-2125
Katie Kanphantha	1003 PIONEER TRAIL RD	PASO ROBLES, CA 93446-4751
Kennedy House	1233 OLIVE ST	PASO ROBLES, CA 93446-2256
Kevin & Heather Mikelonis, Hillside Hideout	145 W 17TH ST	PASO ROBLES, CA 93446-2052
Kristen and Larry Lutz	1527 S EXETER CT	VISALIA, CA 93292-1105
Kudenoff/Kroener Family Partnership	1205 BEAVER CREEK LN	PASO ROBLES, CA 93446-4942
La Bellasera Hotel & Suites (dba)	9170 E BAHIA DR STE 101	SCOTTSDALE, AZ 85260-1582
La Casa de Robles	1652 ENCINO CT	SAN LUIS OBISPO, CA 93401-4612
La Quinta Inn & Suites / Arciero Inns Corp	1344 OAK ST SUITE 101	PASO ROBLES, CA 93446-2323
Laurence Holguin	1920 WHARF RD	CAPITOLA, CA 95010-2607
Lawder Vacation Rental	837 SCIOTO DR	FRANKLIN LAKES, NJ 07417-2819
Lewis Loft	PO BOX 539	PASO ROBLES, CA 93447-0539
Liana's Getaway Vacation Rental	225 VIA PROMESA	PASO ROBLES, CA 93446-1833
Linda's Rentals	852 RED CLOUD RD	PASO ROBLES, CA 93446-2955
Linny's Place	PO BOX 3134	PASO ROBLES, CA 93447-3134
Lisa Lewis	237 17TH ST	PASO ROBLES, CA 93446-2019
Lisa's Dream Vacation LLC	PO BOX 4129	PASO ROBLES, CA 93447-4121
LIV LLC	1720 WILLOWHURST AVE	SAN JOSE, CA 95125-5562

Lodging Business Name	Mailing Address	City, State, ZIP
Locust Street Lodge	1843 LOCUST ST	PASO ROBLES, CA 93446-1568
Lone Oak Vacation Rental	827 WALNUT DR	PASO ROBLES, CA 93446-2301
Lyons Family Vacation Rental	1074 CAMINO RICARDO	SAN JOSE, CA 95125-4305
Magnolia House	PO BOX 3182	PASO ROBLES, CA 93447-3161
Mairead Clarke	PO BOX 3089	GREENWOOD VILLAGE, CO 80155-3001
Maria Toste DbA Casa Bella Airbnb	1341 STONEY CREEK RD	PASO ROBLES, CA 93446-5185
Martha & Frank Menacho	420 MONTEBELLO OAKS DR	PASO ROBLES, CA 93446-7172
Mary Agnes Poe House	PO BOX 70	PASO ROBLES, CA 93447-0070
Matthew Versluys	PO BOX 3089	GREENWOOD VILLAGE, CO 80155-3001
Max & Velmas	PO BOX 150	PASO ROBLES, CA 93447-0150
Melody Ranch Motel	939 SPRING ST	PASO ROBLES, CA 93446-2513
Mercer's Suite Retreat	333 SUSANNAH LN	PASO ROBLES, CA 93446-7115
Merry Hill Vacation Rental	PO BOX 3100	PASO ROBLES, CA 93447-3061
MG Properties	819 MARLBANK PL	PASO ROBLES, CA 93446-2791
MGC Park Place LLC	711 12TH ST	PASO ROBLES, CA 93446-2206
Michael Turner & Kelly Straight	255 S BAYVIEW AVE UNIT D	SUNNYVALE, CA 94086-6290
Michael's Country Club Home	1527 COUNTRY CLUB DR	PASO ROBLES, CA 93446-3404
Michelle Branch	PO BOX 3007	PASO ROBLES, CA 93447-3060
Mid Century at Fairview	PO BOX 4129	PASO ROBLES, CA 93447-4121
MoonSpinnerz	1027 OLIVIA CT	PASO ROBLES, CA 93446-3232
Motel 6 No. 1372	PO BOX 117508	CARROLLTON, TX 75011-7508
Mr. Sleepwell's Vacation Homes	3010 ROLLIE GATES DR	PASO ROBLES, CA 93446-9500
Mulberry Cottage	2707 VINE ST	PASO ROBLES, CA 93446-1121
Muse Vacation Rental	328 13TH ST	PASO ROBLES, CA 93446-2040
Navajo Trail	PO BOX 4129	PASO ROBLES, CA 93447-4121
Nicolette McCrary Vacation Rental	378 QUARTERHORSE LN	PASO ROBLES, CA 93446-2937
Noak Properties	1545 N STANLEY AVE	LOS ANGELES, CA 90046-2710
North Star Suite	114 15TH ST	PASO ROBLES, CA 93446-2076
Oak Street Retreat	3052 OLD NEW CUT RD	SPRINGFIELD, TN 37172-5716
Oak Street Studio	1920 OAK ST	PASO ROBLES, CA 93446-1611
Oak Tree Bungalow	129 16TH ST	PASO ROBLES, CA 93446-2079
Oaktop Manor	2021 N 23RD AVE	PHOENIX, AZ 85009-2918
Olive Alley	PO BOX 4129	PASO ROBLES, CA 93447-4121
Olive Street Oasis	2012 OLIVE ST	PASO ROBLES, CA 93446-1541
On The Vine	2210 NEAL SPRINGS RD	TEMPLETON, CA 93465-8549
Paige Parme	PO BOX 7709	INCLINE VILLAGE, NV 89450-7708
Park Street Paso LLC	2775 PIONEER RANCH RD	TEMPLETON, CA 93465-8491
Park Street Paso LLC	2775 PIONEER RANCH RD	TEMPLETON, CA 93465-8491
Paso Club Resort	708 ELM CT UNIT B	PASO ROBLES, CA 93446-1818
Paso Escape	201 VIA MAGNOLIA	PASO ROBLES, CA 93446-1878
Paso Highlands	3135 MCKINLEY ST	SAN DIEGO, CA 92104-4714
Paso House	1603 WINDSTAR CT	PASO ROBLES, CA 93446-1871

Lodging Business Name	Mailing Address	City, State, ZIP
Paso House Airbnb	944 PLAYER LN	PASO ROBLES, CA 93446-3499
Paso Park Suites - 201	684 HIGUERA ST SUITE B	SAN LUIS OBISPO, CA 93401-3550
Paso Park Suites - 202	684 HIGUERA ST SUITE B	SAN LUIS OBISPO, CA 93401-3550
Paso Park Suites - 203	684 HIGUERA ST SUITE B	SAN LUIS OBISPO, CA 93401-3550
Paso Park Suites - 204	684 HIGUERA ST SUITE B	SAN LUIS OBISPO, CA 93401-3550
Paso Perch	PO BOX 3100	PASO ROBLES, CA 93447-3061
Paso Robles Air BnB	511 RED RIVER DR	PASO ROBLES, CA 93446-4080
Paso Robles Inn, Inc.	1201 PALM ST	SAN LUIS OBISPO, CA 93408-3115
Paso Robles Wine House	24 YAWL ST #2	MARINA DEL REY, CA 90292-7132
Paso Stay Vacation Rental	PO BOX 4129	PASO ROBLES, CA 93447-4121
Paso Vine House	959 LAS TABLAS RD STE A1	TEMPLETON, CA 93465-9703
Paso Vino Time	39 AARON AVE	BRISTOL, RI 02809-1518
Paso Wine Country Rental	904 VISTA GRANDE ST	PASO ROBLES, CA 93446-1830
Paso's Victorian Rose Airbnb	1803 PINE ST	PASO ROBLES, CA 93446-1702
Pasoco	1825 VINE ST	PASO ROBLES, CA 93446-1545
Pasoco Incorporated	1825 VINE ST	PASO ROBLES, CA 93446-1545
Paul & Francene Vacation Rental	1782 W SIVA AVE	ANAHEIM, CA 92804-2670
Peachtree Lane Rentals	411 PEACHTREE LN	PASO ROBLES, CA 93446-2869
Peachy n Paso	225 MIRAMAR LN	SHELL BEACH, CA 93449-1538
PennPac Investments	1450 HARVARD ST # 1	SANTA MONICA, CA 90404-3127
Porch Light Lodge	1601 PINE ST	PASO ROBLES, CA 93446-1734
Priscilla Kiessig	460 Tessa CT	Templeton, CA 93465-3608
Private Casita	216 RED RIVER DR	PASO ROBLES, CA 93446-4074
Pruitt Vacation Rentals	1808 REDWOOD DR	PASO ROBLES, CA 93446-4409
PRW Vacations	852 PALO ALTO ST	CHICO, CA 95928-9416
Rachel Bellows	233 16TH ST	SEAL BEACH, CA 90740-6514
Red Cloud Rendezvous	PO BOX 4129	PASO ROBLES, CA 93447-4121
Richard and Sharon Casey	52293 PINE CANYON RD	KING CITY, CA 93930-9632
Richard's Vacation Rental	3330 NEAL SPRINGS RD	TEMPLETON, CA 93465-8660
Rick & Linda Antoine	6754 BERYLWOOD CT	RIVERSIDE, CA 92506-6205
Ridgeview Retreat	1330 CRISTINA AVE	SAN JOSE, CA 95125-2311
Ritz Del Rio	PO BOX 4129	PASO ROBLES, CA 93447-4121
River Oaks Air BnB	720 RIVER OAKS DR	PASO ROBLES, CA 93446-6341
Robert's Home Rental	PO BOX 3811	PASO ROBLES, CA 93447-3761
Roda Vacation Cottage	1117 VINE ST	PASO ROBLES, CA 93446-2560
Rosecoat	1035 VINE ST STE A	PASO ROBLES, CA 93446-2590
Ryan Home	6584 CAMDEN AVE	SAN JOSE, CA 95120-1909
Seamus And Julie Dever	10866 WILSHIRE BLVD 10TH FLOOR	LOS ANGELES, CA 90024-4350
Serendipity House	66 PUNTA PERDIDO	MONTEREY, CA 93940-6104

Lodging Business Name	Mailing Address	City, State, ZIP
Serenity Vacation Rental	1915 ROSITA AVE	SANTA MARIA, CA 93458-8343
Seven on Twelfth	PO BOX 1763	TEMPLETON, CA 93465-1635
Sharon George	144 18TH ST	PASO ROBLES, CA 93446-1502
Shelley Baier	PO BOX 2303	PASO ROBLES, CA 93447-2303
Sklar BnB Services	1109 ELM ST #3	SAN FRANCISCO, CA 94115-4512
Stamm Family Vacation Rental	2304 APION CT	PASO ROBLES, CA 93446-6316
Steve & Lori Foster	905 SALIDA DEL SOL DR	PASO ROBLES, CA 93446-5804
Steve Gregory - Vacation Rental	PO BOX 4068	PASO ROBLES, CA 93447-4001
STI Investments, LLC	708 ELM CT UNIT B	PASO ROBLES, CA 93446-1818
Storms Casa	1202 WINDSONG WAY	PASO ROBLES, CA 93446-1851
Suite 16th	PO BOX 1085	PASO ROBLES, CA 93447-1085
Suite Seven Investments	808 OXEN ST	PASO ROBLES, CA 93446-4657
Suite Seven Investments	808 OXEN ST	PASO ROBLES, CA 93446-4657
Sun Cava Robles RV LLC	27777 FRANKLIN RD SUITE 200	SOUTHFIELD, MI 48034-2337
Sunset Summit	4374 BURDICK LN	SANTA CLARA, CA 95054-4113
Sweet Spot on Pine	1520 PINE ST	PASO ROBLES, CA 93446
Terra Firma Investments	1106 VINE ST SUITE A	PASO ROBLES, CA 93446-2577
Terra Firma Investments	1106 VINE ST SUITE A	PASO ROBLES, CA 93446-2577
The Ab-Bees Trust	22 BEECHWOOD DR	SANDY HOOK, CT 06482-1113
The House On Top Of Peachtree Court	PO BOX 2534	PASO ROBLES, CA 93447-2580
The Inn On Spring	730 SPRING ST	PASO ROBLES, CA 93446-2841
The Martin Trust	216 N SUNSET PL	MONROVIA, CA 91016-1910
The Oaks Hotel	PO BOX 1978	PASO ROBLES, CA 93447-1978
The Olive Gate	191 FENNEL CT	MORGAN HILL, CA 95037-2506
The Owl On Hilltop	105 HILLTOP DR	PASO ROBLES, CA 93446-2467
The Painted Porch & Picnic	63 12TH ST	PASO ROBLES, CA 93446-2025
The Paso Lodge Suite	743 ORCHARD DR	PASO ROBLES, CA 93446-2330
The Stowell House	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446
The Sycamore On Olive	PO BOX 2095	PASO ROBLES, CA 93447-2095
Tolle House - 305 14th St	10701 STROGANOF DR	ANCHORAGE, AK 99507-6477
Tom and Lisa Keelan	2375 LARKFIELD PL	PASO ROBLES, CA 93446-4479
Touch Of Narnia	1955 OLIVE ST	PASO ROBLES, CA 93446-1538
Townhouse Motel	2749 SPRING ST	PASO ROBLES, CA 93446-1253
Treetop Cottage	PO BOX 4068	PASO ROBLES, CA 93447-4001
Treetop Lodge	PO BOX 4068	PASO ROBLES, CA 93447-4001
Twice is Nice	PO BOX 4068	PASO ROBLES, CA 93447-4001
Two Sweet	PO BOX 4068	PASO ROBLES, CA 93447-4001
Under The Oaks	6641 LEYLAND PARK DR	SAN JOSE, CA 95120-4637
Unwind On Vine	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446
Unwined	532 MAPLE ST	PASO ROBLES, CA 93446-2406
Upstairs On Vine	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446
Urban Woodland Retreat	915 OSOS WAY	PASO ROBLES, CA 93446-2305
Vacation Rental - Jones/Vecchio	853 BALBOA AVE	PACIFIC GROVE, CA 93950-2201
Vacations On Vine	1521 VINE ST	PASO ROBLES, CA 93446-2128
Villa At Salida Del Sol	901 SALIDA DEL SOL DR	PASO ROBLES, CA 93446-5804

Lodging Business Name	Mailing Address	City, State, ZIP
Villa de Rose	805 RED CLOUD RD	PASO ROBLES, CA 93446-2954
Villa View	925 ORIOLE WAY	PASO ROBLES, CA 93446-4717
Vine Street Getaway	1721 FILBERT ST 1/2	PASO ROBLES, CA 93446-1529
Vine Street Retreat	748 N TRIGO LN	PASO ROBLES, CA 93446-2349
Vino En Pino	1517 PINE ST	PASO ROBLES, CA 93446-1732
Vino Vacay Rentals	PO BOX 60783	BAKERSFIELD, CA 93386-0816
Vintage On Vine (Larson)	797 OXEN ST	PASO ROBLES, CA 93446-4656
Vintage Paso	121 PACIFIC AVE	PASO ROBLES, CA 93446-2407
Vista Cerro	963 VISTA CERRO DR	PASO ROBLES, CA 93446-5802
Wanderlust House	1550 W HIGHWAY 46	PASO ROBLES, CA 93446-9642
Welfringer Vacation Rentals	933 INVERNESS DR	PASO ROBLES, CA 93446-4839
William C. & Karen M. Roden Trust	1 ANNETTE RD	SHANDON, CA 93461-9613
Windsong Retreat	3196 DENNIS AVE	CLOVIS, CA 93619-5103
Wine Country Inn	1135 OAKLAND RD	SAN JOSE, CA 95112-1431
Wine Country Retreat	531 3RD ST	PASO ROBLES, CA 93446-3103
Wine Country Retreats	10279 MEADOWVIEW DR	SAN DIEGO, CA 92131-1217
Wine Country Rv Resort	27777 FRANKLIN RD STE 200	SOUTHFIELD, MI 48034-8205
Wine Down	PO BOX 4129	PASO ROBLES, CA 93447-4121
Wine On Pine	1751 1/2 FILBERT ST	PASO ROBLES, CA 93446
Winemakers Bungalo	228 19TH ST	PASO ROBLES, CA 93446-1553
Zen Out In Wine Country	617 12TH ST	PASO ROBLES, CA 93446-2204
Sea Garden Motel	340 Stimson	Pismo Beach, CA 93449
Sea Gypsy Motel LLC	1020 Cypress	Pismo Beach, CA 93449
Beachwalker Inn & Suites	490 Dolliver	Pismo Beach, CA 93449
Seaventure Resort	100 Ocean View	Pismo Beach, CA 93449
Pismo Coast Village Inc.	165 S Dolliver	Pismo Beach, CA 93449
Oxford Suites	475 NE Bellevue Drive #210	Bend, OR 97701-7411
Ocean Breeze Inn	4206 Spyglass Dr.	Stockton, CA 95219
Kon Tiki Inn	1621 Price Street	Pismo Beach, CA 93449
Edgewater Motel	280 Wadsworth	Pismo Beach, CA 93449
Cliffs Resort LLC	2757 Shell Beach	Pismo Beach, CA 93449
Pismo Beach Vacation Townhomes	P.O. Box 3114	Pismo Beach, CA 93448
Spyglass Inn	39 Argonaut	Aliso Viejo, CA 92656
Cottage Inn by the Sea	39 Argonaut	Aliso Viejo, CA 92656
Sandcastle Inn	17300 Red Hill Ave., Ste 250	Irvine, CA 92614
Pismo Creek RV Resort Inc.	98 S Dolliver	Pismo Beach, CA 93449
Holiday RV Park	100 S Dolliver	Pismo Beach, CA 93449
Coastal Vacation Rentals & Property Management	330 Main	Pismo Beach, CA 93449
Inn at the Cove	P.O. Box 12060	San Luis Obispo, CA 93406
World Mark The Club	6277 Sea Harbor Dr	Orlando, FL 32821
Pismo Beach Inn dba Valentina	930 Price Street	Pismo Beach, CA 93449
Pismo Lighthouse Suites	P.O. Box 12060	San Luis Obispo, CA 93406
Pismo Shore Cliff Inc.	P.O. Box 12060	San Luis Obispo, CA 93406
Beach House Inn	198 Main	Pismo Beach, CA 93449

Lodging Business Name	Mailing Address	City, State, ZIP
Pismo Beach Hotel Partners LLC	7540 Tracy Avenue	Buttonwillow, CA 93206
Beachcomber Inn	541 Cypress	Pismo Beach, CA 93449
Beach Bum Holiday Rentals	702 Dolliver	Pismo Beach, CA 93449
Quality Inn	230 Five Cities	Pismo Beach, CA 93449
Dolphin Bay Hotel & Residences	P.O. Box 3151	Pismo Beach, CA 93448
Shell Beach Inn	7033 N Fresno Street # 201	Fresno, CA 93720
Seacrest Oceanfront Hotel	2241 Price	Pismo Beach, CA 93449
Resort Rental LLC	9998 N Michigan Road	Carmel, IN 46032
Palomar Inn	460 Dennis Lane	Arroyo Grande, CA 93420
Wade & Nancy Hampton	2410 Wild Lilac Court	Meadow Vista, CA 95722
Abe & Abe	42143 Road 120	Orosi, CA 93647
Limas Properties	P.O. Box 189	Tulare, CA 93275
Treasures Vacation Rentals	325 N Teller Sreet	Gunnison, CO 81230
160 OCEAN VIEW	26401 Plateau	Tehachapi, CA 93561
Blue Seal Inn	230 Dolliver	Pismo Beach, CA 93449
Waymaker California Management Inc.	P.O. Box 1823	Pismo Beach, CA 93448
Pismo on the Beach Vacation Rentals	2307 Latigo Court	Paso Robles, CA 93446
G6 Hospitality Property LLC	P.O. Box 117508	Carrolton, TX 75011-7508
Walton Family Industries LLC	P.O. Box 11127	Fresno, CA 93771
Scott & Dana Milstead - Condo	2040 Southwood Dr.	San Luis Obispo, CA 93401
Interval International Inc.	6262 Sunset Drive #PH1	Miami, FL 33143
ISLAND HOSPITALITY MANAGEMENT IV, INC.	222 Lakeview Avenue Suite 200	West Palm Beach, FL 33401-6146
Vacasa, LLC	121 N. 9th St. Ste.302	Boise, ID 83702
Beeman, David	1848 Hillmont Way	Roseville, CA 95661
IWF Pismo Beach, LP dba Tides Oceanview Inn & Cottages	39 Argonaut	Aliso Viejo, CA 92656
Pacific Blue Rentals	295 Los Cerros Drive	San Luis Obispo, CA 93405
Maegert & Sons, LLC	P.O. Box 205	Avila Beach, CA 93424
Hawkins Vacation Rentals	6055 Via Colonia Court	Atascadero, CA 93422
Dolphin Cove Motel	170 Main	Pismo Beach, CA 93449
LG Ranch c/o Seven Sisters Vacation Rentals	P.O. Box 205	Avila Beach, CA 93424
390 San Luis		
TL Hicks c/o Seven Sisters Vacation Rentals	P.O. Box 205	Avila Beach, CA 93424
Paz, Mark c/o Seven Sisters Vacation Rentals	P.O. Box 205	Avila Beach, CA 93424
361 Ocean View	16919 Avenue 315	Visalia, CA 93292
Nine 26 & Company	P.O. Box 15452	San Luis Obispo, CA 93406
Pismo Property Management	1390 Price	Pismo Beach, CA 93449
SCM Pismo Beach Hotel, LLC.	39 Argonaut	Aliso Viejo, CA 92656
Hawkins Vacation Rentals	6055 Via Colonia Court	Atascadero, CA 93422
DUKE & LORI STERLING		

Lodging Business Name	Mailing Address	City, State, ZIP
SHULMAN GSTT EXEMPT TRUST		
Hamrok LLC	P.O. Box 3089	Greenwood Village, CO 80155-3089
Ocean Palms Motel	1095 Main Street	Morro Bay, CA 93442
THOMAS BREEN		
PISMO PALACE 360		
Carters Rentals	208 Stimson	Pismo Beach, CA 93449
HIYAMA FARMS INC		
HIYAMA FARMS INC		
HIYAMA FARMS INC		
PACIANO HOMESTAY		
ERNESTINE M CAMPODONICO		
2350 Meadow Homestay	2350 MEADOW ST	SAN LUIS OBISPO, CA 93401-5628
Adams Homestay	PO BOX 1754	GUALALA, CA 95445-1754
Airbnb, Inc.	PO BOX 3089	GREENWOOD VILLAGE, CO 80155-3001
Andrew Davis	1641 PHILLIPS LN	SAN LUIS OBISPO, CA 93401-2529
Apple Farm	285 BRIDGE ST	SAN LUIS OBISPO, CA 93401-5510
Avenue Inn	345 MARSH ST	SAN LUIS OBISPO, CA 93401-3820
Bishop Inn	1656 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2930
Blue Hill Hospitality	807 MURRAY AVE	SAN LUIS OBISPO, CA 93405-1736
Boutique Bungalow	2060 MCCOLLUM ST	SAN LUIS OBISPO, CA 93405-2106
Brown Rentals	1427 BROAD ST	SAN LUIS OBISPO, CA 93401-3911
Budget Inn	1515 ETO CIR	SAN LUIS OBISPO, CA 93405-7429
Carol Sexton	327 CHRISTINA WAY	SAN LUIS OBISPO, CA 93405-1235
Casa De Thomasson	1964 JOHNSON AVE	SAN LUIS OBISPO, CA 93401-4132
Casa Deyo	303 LAWRENCE DR	SAN LUIS OBISPO, CA 93401-5608
Chorro Street Homestay	235 CHORRO ST	SAN LUIS OBISPO, CA 93405-2315
Cottage On Caudill	664 CAUDILL ST	SAN LUIS OBISPO, CA 93401-5657
Courtyard By Marriott	PO BOX 58990	SEATTLE, WA 98138-1990
Creekside Downtown Studio	515 BROAD ST B	SAN LUIS OBISPO, CA 93405-2309
Cypress House	2109 CYPRESS ST	SAN LUIS OBISPO, CA 93401-5118

Lodging Business Name	Mailing Address	City, State, ZIP
D F C	98 PALOMAR AVE	SAN LUIS OBISPO, CA 93405-1741
Donnington Place	604 HENDERSON AVE STE 200	SAN LUIS OBISPO, CA 93401-2646
Du Bois Homestay	428 CORRIDA DR	SAN LUIS OBISPO, CA 93401-5530
Economy Motel	652 MORRO ST	SAN LUIS OBISPO, CA 93401-2707
Embassy Suites Hotel	3250 OCEAN PARK BLVD STE 350	SANTA MONICA, CA 90405-3208
Eric Fisher	522 STONERIDGE DR	SAN LUIS OBISPO, CA 93401-5669
G. Kaman Medical Services	1787 OCEANAIRE CT	SAN LUIS OBISPO, CA 93405-6832
Galpert Vacation Rental	105 FEL MAR DR	SAN LUIS OBISPO, CA 93405-1015
Garden Street Inn Bed & Breakfast	10000 WASHINGTON BLVD STE 600	CULVER CITY, CA 90232-2728
Granada Hotel	1126 MORRO ST	SAN LUIS OBISPO, CA 93401-3604
Hampton Inn & Suites	PO BOX 2186	MONROE, LA 71207-2186
Harris Homestay	1667 QUAIL DR	SAN LUIS OBISPO, CA 93405-6372
Heritage Inn Bed & Breakfast	978 OLIVE ST	SAN LUIS OBISPO, CA 93405-2360
Holdener Ranches	469 DANA ST	SAN LUIS OBISPO, CA 93401-3404
Holiday Inn Express	39 ARGONAUT	ALISO VIEJO, CA 92656-4152
Homestay	770 ISLAY ST	SAN LUIS OBISPO, CA 93401-4364
Homestay (Fixlini)	1900 FIXLINI ST	SAN LUIS OBISPO, CA 93401-3031
Homestay 1076 Pacific	1076 PACIFIC ST	SAN LUIS OBISPO, CA 93401-3624
Homestay Room Rental	2455 LEONA AVE	SAN LUIS OBISPO, CA 93401-5326
Homestay S L O	PO BOX 4359	SAN LUIS OBISPO, CA 93403-4301
Homestead Motel	920 OLIVE ST	SAN LUIS OBISPO, CA 93405-2360
Homestead On Collados	883 VISTA DEL COLLADOS	SAN LUIS OBISPO, CA 93405-4813
Hostel Obispo	1617 SANTA ROSA ST	SAN LUIS OBISPO, CA 93401-3721
Islay Homestay	771 ISLAY ST	SAN LUIS OBISPO, CA 93401-4363
James & Marianne Culver	879 CHURCH ST	SAN LUIS OBISPO, CA 93401-4416

Lodging Business Name	Mailing Address	City, State, ZIP
James Parker	120 E FOOTHILL BLVD	SAN LUIS OBISPO, CA 93405-1538
Jeff Eidelman	140 KENTUCKY ST	SAN LUIS OBISPO, CA 93405-1428
Joel Diringer	2475 JOHNSON AVE	SAN LUIS OBISPO, CA 93401-5349
KFJ PROPERTIES	781 PEACH ST	SAN LUIS OBISPO, CA 93401-2214
La Cuesta Inn, LLC	2074 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2618
Lakeside Lodge	1174 VISTA DEL LAGO	SAN LUIS OBISPO, CA 93405-4835
Lamplighter Inn & Suites	1604 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2930
Lathrop Homestay	580 FUNSTON AVE	SAN LUIS OBISPO, CA 93401-5683
Leo Fedewa	623 GROVE ST	SAN LUIS OBISPO, CA 93401-2509
Lexington Inn	604 HENDERSON AVE STE 200	SAN LUIS OBISPO, CA 93401-2646
Linda White	2077 SLACK ST	SAN LUIS OBISPO, CA 93405-2107
Los Padres Inn	1575 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2927
Madonna Inn, Inc	100 MADONNA RD	SAN LUIS OBISPO, CA 93405-5489
Melanie Potter	269 LOS CERROS DR	SAN LUIS OBISPO, CA 93405-1271
Michael De Martini	920 VISTA DEL BRISA	SAN LUIS OBISPO, CA 93405-4828
Mike & Laura Air Bnb	1266 MILL ST	SAN LUIS OBISPO, CA 93401-2815
Miller - Homestay	109 DEL SUR WAY	SAN LUIS OBISPO, CA 93405-1509
Motel 6 #0138	PO BOX 117508	CARROLLTON, TX 75011-7508
Motel 6 #1373	PO BOX 117508	CARROLLTON, TX 75011-7508
Olive Tree Inn	PO BOX 1339	PISMO BEACH, CA 93448-1301
Paul Whitney Homestay	3318 UNION AVE	SAN JOSE, CA 95124-2010
Peach Tree Inn	2001 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2617
Peemoeller House	704 MISSION ST	SAN LUIS OBISPO, CA 93405-2341
Peter Doyle	PO BOX 12809	SAN LUIS OBISPO, CA 93406-2801
Petit Soleil, LLC	1473 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2925
Quality Suites San Luis Obispo	4243 HUNT RD	BLUE ASH, OH 45242-6645

Lodging Business Name	Mailing Address	City, State, ZIP
R J H Investors L P	835 AEROVISTA PL STE 230	SAN LUIS OBISPO, CA 93401-8740
Randolph & Kayla Coates	368 HIGH ST	SAN LUIS OBISPO, CA 93401-5153
Richard Potter Airbnb Homestay	499 BLUEROCK DR	SAN LUIS OBISPO, CA 93401-5680
Rose Garden Inn	1585 CALLE JOAQUIN	SAN LUIS OBISPO, CA 93405-7205
Royal Oak Motor Hotel	214 MADONNA RD	SAN LUIS OBISPO, CA 93405-5409
Salisbury's Homestay & Vacation Rentals	1385 CAZADERO ST	SAN LUIS OBISPO, CA 93401-3006
San Luis Creek Lodge	1941 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2615
San Luis Inn & Suites	404 SANTA ROSA ST	SAN LUIS OBISPO, CA 93405-2440
Sands Inn and Suites	1930 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2616
Sky Bergman	1265 MILL ST	SAN LUIS OBISPO, CA 93401-2814
Slo Inn	950 OLIVE ST	SAN LUIS OBISPO, CA 93405-2360
SLO Lodging, Inc.	1895 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2613
SLO STUDIO LOFT	3361 BARRANCA ST	SAN LUIS OBISPO, CA 93401-6070
Solis Air Bnb	99 E FOOTHILL BLVD	SAN LUIS OBISPO, CA 93405-1535
Steven & Carmen Belasco	1535 ETO CIR	SAN LUIS OBISPO, CA 93405-7429
Steven Norris	1536 GARDEN ST	SAN LUIS OBISPO, CA 93401-4308
Super 8 Motel	1951 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2615
Taylor House Bnb	1343 MARSH ST	SAN LUIS OBISPO, CA 93401-3315
The Butler Hotel	1308 MONTEREY ST STE 230	SAN LUIS OBISPO, CA 93401-3177
The Chicken House	680 LEFF ST	SAN LUIS OBISPO, CA 93401-4352
The Good Place	2374 AUGUSTA ST	SAN LUIS OBISPO, CA 93401-4504
The Grand House	PO BOX 12057	SAN LUIS OBISPO, CA 93406-2001
Timberwolf Properties	2041 BEEBEE ST STE A	SAN LUIS OBISPO, CA 93401-5002
Trexler Homestay Slo	2065 MCCOLLUM ST	SAN LUIS OBISPO, CA 93405-2105

Lodging Business Name	Mailing Address	City, State, ZIP
Tricia Hamachai	2405 LEONA AVE	SAN LUIS OBISPO, CA 93401-5326
University Inn At S L O	1825 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2613
Vacation Rental - Short Term	1736 GARDEN ST	SAN LUIS OBISPO, CA 93401-4421
Vagabond Inn	2225 CAMPUS DR	EL SEGUNDO, CA 90245-0001
Via Marianne	1335 MORRO ST	SAN LUIS OBISPO, CA 93401-4027
Villa San Luis Motel	1670 MONTEREY ST	SAN LUIS OBISPO, CA 93401-2930
Webster Wolfe Management	245 CLOVER DR	SAN LUIS OBISPO, CA 93405-1059
Welsh Court Casita	1654 WELSH CT	SAN LUIS OBISPO, CA 93405-7422
1040 Suffolk, Cambria	32651 CASPIAN SEA DR	DANA POINT, CA 92629-3543
1405 GOLF COURSE LN	PO BOX 237	NIPOMO, CA 93444-0181
1407 GOLF COURSE LN	PO BOX 237	NIPOMO, CA 93444-0181
1423 GOLF COURSE LN	PO BOX 237	NIPOMO, CA 93444-0181
143 LLC	144 OCEAN BLVD	CAYUCOS, CA 93430
1560 Strand	124 S HALCYON RD B	ARROYO GRANDE, CA 93420-3116
1710 VACATION RENTAL	1690 KILER CANYON RD	PASO ROBLES, CA 93446-3724
1730 SIXTH ST	1730 6TH ST	LOS OSOS, CA 93402
1736 Pac LLC	1736 PACIFIC AV	CAYUCOS, CA 93430
1832 Strand	649 S GRAND AVE	PASADENA, CA 91105-2422
1872 Strand Way	223 SHELLEY AVE	CAMPBELL, CA 95008-7097
1950	6083 N FIGARDEN DR # 349	FRESNO, CA 93722-3226
1960 Ragin	1960 RAGIN WY	TEMPLETON, CA 93465
1981	2821 GIUSEPPE WY	ARROYO GRANDE, CA 93420-
2735 NOKOMIS COURT	PO BOX 974	EMMETT, ID 83617-0961
2955 VACA	4568 SPANISH OAKS DRIVE	SAN LUIS OBISPO, CA 93401
3090 Anderson, LLC	PO BOX 12910	SAN LUIS OBISPO, CA 93406-2901
310 Sandpiper	221 N JONNA AVE	FOWLER, CA 93625-2151
3180 Willow Creek, LLC	3180 Willow Creek Rd	Paso Robles, CA 93446
33 Oceanfront	1204 17TH ST	LOS OSOS, CA 93402
360 Ranch, LLC	2316 1/2 S UNION AVE 1	LOS ANGELES, CA 90007
3620 Studio Drive	1937 PORT PROVENCE PL	NEWPORT BEACH, CA 92660-5428
399 Pacific	145 VIA DEL SALINAS	PASO ROBLES, CA 93446-
3C Getaway	650 EXCELL WY	ARROYO GRANDE, CA 93420
450 Alliance Way	450 ALLIANCE WY	SAN LUIS OBISPO, CA 93405
454 Alliance Way	450 ALLIANCE WY	SAN LUIS OBISPO, CA 93405
50 Feet to sand	632 S GERTRUDAAVE	REDONDO BEACH, CA 90277
5783 LOMA VERDE DRIVE	519 AVENUE F	REDONDO BEACH, CA 90277-5153

Lodging Business Name	Mailing Address	City, State, ZIP
623 Lucerne	1818 GLENWOOD LN	NEWPORT BEACH, CA 92660-4317
6395 Parkhill	6395 PARKHILL RD	SANTA MARGARITA, CA 93453
6940 Avila Valley Dr	6940 AVILA VALLEY DR	SAN LUIS OBISPO, CA 93405
7210 VINEYARD DRIVE	6996 PEACHY CANYON RD	PASO ROBLES, CA 93446-6605
75 Tierra Vista LLC	75 TIERRA VISTA LN	PASO ROBLES, CA 93446
805 Suffolk	5558 RIVER ACRES DR	BAKERSFIELD, CA 93308-9207
890 S. Ocean Ave.	P O BOX 473	CAYUCOS, CA 93430
9 Iron Inn	37170 HOT SPRINGS RD	PORTERVILLE, CA 93257
A Day in the Spirit of SLO	5130 CABALLEROS AV	SAN LUIS OBISPO, CA 93401
A Seaside Escape	2121 BISON LN	SOLVANG, CA 93463-9797
A Step Away	448 PLYMOUTH ST	CAMBRIA, CA 93428
A Surf Break	13861 WOODHILL LN	CHINO HILLS, CA 91709-4434
Aaron Bickel	115 2ND ST	TEMPLETON, CA 93465
Abbas Motlagh	1864 WOODSIDE DR	THOUSAND OAKS, CA 91362
Abbas Motlagh	1864 WOODSIDE DR	THOUSAND OAKS, CA 91362
Acorn Hideaway	4115 GLENCOE AVE	CAMBRIA, CA 93428
Ada Lucido	15321 VIA LA GITANA	CARMEL VALLEY, CA 93924-9611
Adnan Saleh	310 INDIAN KNOB RD	SAN LUIS OBISPO, CA 93401
Adolfo Cabello	475 PACIFIC AVE	PASO ROBLES, CA 93446-2420
AGM Properties	9211 OAK HILLS AVE	BAKERSFIELD, CA 93312
Ahern/Best	732 WOODLAND DR	LOS OSOS, CA 93402
Airbnb- Near the Bay .8mi	1599 17TH ST	LOS OSOS, CA 93402
Al Goularte	6445 CAMBRIA PINES RD	CAMBRIA, CA 93428
AL KENNEDY	30307 REVIS RD	COARSGOLD, CA 93614
Al Stanford	4325 ESTRADA AVE	ATASCADERO, CA 93422
Alan Cole	1108 VIA CORONEL	PALOS VERDES PENINSULA, CA 90274
Albert C Whittlesey	1952 MEADOWBROOK DR	ALTADENA, CA 91001
Alexander Maitland	4175 SHAWNEE CT	MOORPARK, CA 93021
Alexandra Chamberlain	1761 HORIZON RD	TEMPLETON, CA 93465-9326
ALICE GRISELLE	2401 NIDERER RD	PASO ROBLES, CA 93446
ALICIA HARDEN	3235 ADELAIDA RD	PASO ROBLES, CA 93446
Alison & Graham Dodson	5031 JARVIS AVE	LA CANADA, CA 91011
All Decked Out	14389 WYRICK AVE	SAN JOSE, CA 95124-3640
Allan Family L.P.	2525 ALLUVIAL AVE 1	CLOVIS, CA 93611-9505
Allan Properties	79405 HIGHWAY 111 STE 9 #126	LA QUINTA, CA 92253
Allen Lavelle	1434 ELLIS AV	CAMBRIA, CA 93428
Alliance Property Services	1505 SEE CANYON RD	SAN LUIS OBISPO, CA 93405-8004
Allison & Ronald Easley	1135 GREYSTONE WAY	CAMBRIA, CA 93428-2934
ALTA CRESTA VACATION RENTAL, LLC	6075 HIGH RIDGE RD	PASO ROBLES, CA 93446
ALYDAR HEIGHTS	PO BOX 4129	PASO ROBLES, CA 93447-4121
Amy Naff	2592 WILCOMBE RD	CAMBRIA, CA 93428

Lodging Business Name	Mailing Address	City, State, ZIP
Amy Salas	360 ALICE PL	PASO ROBLES, CA 93446
ANDREI MASLOV	1228 NORTH RD	BELMONT, CA 94002-1947
Andrew and Arlete Slenders	1550 APPLE ORCHARD LN	SAN LUIS OBISPO, CA 93405
ANDREW FEIGIN & MIRIAM APFEL	73 WYOMING DRIVE	HUNTINGTON STATION, NY 11746
Andrew Graham	194 SAN LUIS PARKWAY	AVILA BEACH, CA 93424
ANGELA DI PIETRO	6605 CAT CANYON LN	ARROYO GRANDE, CA 93420
Angelina Boaz Trust	1191 LA COLINA DR	TUSTIN, CA 92780-2820
ANGLIN & SMITH RANCH	1792 CALLENS RD D	VENTURA, CA 93003-5656
Anina M Grossman	448 MAR VISTA DR	LOS OSOS, CA 93402
Anja Beech	90 BREWER ST	TEMPLETON, CA 93465
Ann and George's Bed & Breakfast	1965 NIDERER RD	PASO ROBLEA, CA 93446
Ann-Marie Blanchard	2334 WILCOMBE RD	CAMBRIA, CA 93428
Anna Mae Jorgensen	2763 E WESTFALL RD	MARIPOSA, CA 95338
Anna Mello	615 PIER AV	OCEANO, CA 93445
Anne Laddon	7070 ANGUS RANCH WAY	PASO ROBLES, CA 93446
ANNE'S ART HOUSE	1669 7TH ST	LOS OSOS, CA 93402
Anthony & Teri Lawrence	21924 FARGO AVE	LEMOORE, CA 93245-9630
Applynx, Inc	735 FOREST AV	TEMPLETON, CA 93465
Arthur J. Hutchins	10353 WYSTONE AVE	NORTHRIDGE, CA 91326
AS ABOVE	P.O. BOX 7829	MENLO PARK, CA 94026
ASUNCION RIDGE VINEYARDS	3528 CRESTON RD	PASO ROBLES, CA 93446
ASUNCION RIDGE VINEYARDS AND INN	3520 CRESTON RD	PASO ROBLES, CA 93446
Asuncion Valley Farms, LLC	9123 SANTA MARGARITA RD	ATASCADERO, CA 93422-6412
Audrey Peguero	3222 E. SOUTH BEAR CREEK DR	MERCED, CA 95340
Austin Richey	2705 N TOWNE AVE	POMONA, CA 91767-2273
AvantStay, Inc.	344 HAUSER BLVD	LOS ANGELES, CA 90036-3280
AvantStay, Inc.	344 HAUSER BLVD	LOS ANGELES, CA 90036-3280
Avila Beach Apartments & Vacation Rentals	2535 LAURIE WAY	ARROYO GRANDE, CA 93420-5753
Avila Beach Management, LLC	1190 BASSI DR	SAN LUIS OBISPO, CA 93405
AVILA BEACH PROPERTIES LLC	755 SANTA ROSA ST STE 310	SAN LUIS OBISPO, CA 93401
Avila Family Properties	750 DONEGAL DR	SAN LUIS OBISPO, CA 93405-4748
Avila Grocery, LLC	645 CLARION CT	SAN LUIS OBISPO, CA 93401-8177
AVILA HOT SPRINGS	285 BRIDGE ST	SAN LUIS OBISPO, CA 93401-5510
Avila La Fonda Hotel LLC	P O BOX 177	PISMO BEACH, CA 93448
AVILA LIGHTHOUSE SUITES, INC.	1201 PALM ST	SAN LUIS OBISPO, CA 93401-3192
Avila Valley Properties	2440 BLACK WALNUT RD	SAN LUIS OBISPO, CA 93405
Avila Village Inn	PO BOX 910	AVILA BEACH, CA 93424
B&D VACATION RENTAL	4390 CAMP 8 RD	PASO ROBLES, CA 93446
B&L KELLOGG FAMILY LLC	1780 DONELSON PL	TEMPLETON, CA 93465-4517

Lodging Business Name	Mailing Address	City, State, ZIP
B&M Properties	4132 CRESCENDO AVE	SAN JOSE, CA 95136-2111
Bachmann Family Trust	645 CLARION RD	SAN LUIS OBISPO, CA 93401
BACK BAY INN	1391 2ND ST	LOS OSOS, CA 93402
BALANCED LIVING INC.	1598 OLD OAK PARK RD	ARROYO GRANDE, CA 93420-
BALDWIN VACATION RENTAL	7575 O DONOVAN RD	CRESTON, CA 93432-9745
Barbara Bettencourt	13086 AVENUE 336	VISALIA, CA 93292-9095
Barbara F. Roche	1835 AVON AV	CAMBRIA, CA 93428
Barbara Karush	601 SAINT MARY AV	CAYUCOS, CA 93430
Barbara Kosanke	120 HILLTOP DR	PASO ROBLES, CA 93446
Barbara Peltzer	34286 ROAD 188	WOODLAKE, CA 93286
Barrett Vacation Rentals	293 CORRALITOS RD	ARROYO GRANDE, CA 93420-4954
Basile Vacation Rental	6404 BUCKLEY DR	CAMBRIA, CA 93428
Baywood Bed & Breakfast Inn	P O BOX 13209	SAN LUIS OBISPO, CA 93406
Baywood Casitas	1192 12TH ST	LOS OSOS, CA 93402
Baywood Cottage	1268 6TH ST	LOS OSOS, CA 93402
BEACH BARN LIMITED	352 WARWICK AVE	CLOVIS, CA 93619-7502
BEACH BUM HOLIDAY RENTALS	354 MAIN ST STE A	PISMO BEACH, CA 93449-2514
Beach Front Vacation House	P O BOX 27	PISMO BEACH, CA 93448
Beach Street Rental	2037 BEACH ST	OCEANO, CA 93445
Beach-N-Bay Getaways	1186 7TH ST	LOS OSOS, CA 93402
Beachside Rentals	P O BOX 455	CAYUCOS, CA 93430
BEACHWALKER INN	2630 MAIN ST	MORRO BAY, CA 93442
Bee Rock Homestead	4082 INTERLAKE RD	BRADLEY, CA 93426
Bee Rock Homestead	4080 INTERLAKE RD	BRADLEY, CA 93426
Beeger Family Investments Lp	1543 LAUREL PL	MENLO PARK, CA 94025
Bella Collina	3650 MUSTANG SPRINGS RD	PASO ROBLES, CA 93446
Bella De Casa	6041 JOAN PL	SAN LUIS OBISPO, CA 93401
BELLE TERRE	3525 ADELAIDA RD	PASO ROBLES, CA 93446
Belletto Vineyards	1855 TWELVE OAKS DR	PASO ROBLES, CA 93446-
Benjamin & Sandra Simons	1415 PLUM ORCHARD RD	TEMPLETON, CA 93465
BENJAMIN CUELLAR FAMILY TRUST	3008 COVENTRY AVE	CLOVIS, CA 93611-3902
Bert Odle	1604 PUEBLO AVE	CORCORAN, CA 93212-9681
Berta Bray	1044 PARR AVE	PASO ROBLES, CA 93446
Bertha De Alba	2564 BURTON DR	CAMBRIA, CA 93428
BEST WESTERN FIRESIDE INN	39 ARGONAUT	ALISO VIEJO, CA 92656-4152
Big Dogs Bed & Breakfast	885 CALIMEX PL	NIPOMO, CA 93444
Bill & Karen Cleveland	208 PAUMA CT	BAKERSFIELD, CA 93309
Bill & Karen Cleveland	208 PAUMA CT	BAKERSFIELD, CA 93309
Bill or Jeanne Stiers	3805 MOHR AVE	PLEASANTON, CA 94588-2680
Bill Wilson	1299 WARREN RD	CAMBRIA, CA 93428
Birds of a feather	825 BEAR CANYON LN	ARROYO GRANDE, CA 93420
Black Mountain Inn	11264 RED HILL RD	SANTA MARGARITA, CA 93453
Blacklake Golf Condos	1630 SARAZEN CT	NIPOMO, CA 93444
Blacklake Golf Condos	1630 SARAZEN CT	NIPOMO, CA 93444
BLAKE ANTON	1350 16TH ST	OCEANO, CA 93445

Lodging Business Name	Mailing Address	City, State, ZIP
Blue Dolphin Inn & Moonstone Cottages	1215 YZABEL	PASO ROBLES, CA 93446
BLUE MOON RANCH	135 BOOKER RD	TEMPLETON, CA 93465
Blue Oak Mountain LLC	4201 OLD NACIMIENTO RD	PASO ROBLES, CA 93446
Blue Oak Mountain LLC	PO BOX 2011	TEMPLETON, CA 93465
BLUE SAGE WAY	350 PATCHETT RD	SAN LUIS OBISPO, CA 93401-8232
Blue Stone Enterprises	1650 HARMONY WY	SAN LUIS OBISPO, CA 93401
Blue Water View	8741 BAXTER AVE	MERCED, CA 95341-9551
BLUEBIRD INN	1880 MAIN ST	CAMBRIA, CA 93428
BLUEMOON HIDEAWAY	7710 BLUE MOON RD	PASO ROBLES, CA 93446
Bob & Alexis Woods	P O BOX 1837	KERNVILLE, CA 93238-1837
Bob & Margo Gould	1616 CALZADA	SANTA YNEZ, CA 93460
Bob & Patricia Tharp	1437 P ST	FIREBAUGH, CA 93622-2326
Bob Chapman	222 OLD CREEK RD	CAYUCOS, CA 93430
Bob Kasper	4766 WINDSOR BL	CAMBRIA, CA 93428
Bobbie L. Coleson	130 LA JOYA DR	NIPOMO, CA 93444
BOCCE COURT CELLARS	2060 BIDDLE RANCH RD	SAN LUIS OBISPO, CA 93401
Bonnie & Lennart Kullberg	812 E CORTLAND AVE	FRESNO, CA 93704-4811
Bonnie Ernst	1100 BELRIDGE ST	OCEANO, CA 93445
Bonnie L Spencer	3500 TELEPHONE RD	SANTA MARIA, CA 93454
Bonnydunes Beach House	1225 DEER TRAIL LN	SOLVANG, CA 93463-9503
Brad & Marie Link	375 SKYLINE DR	LOS OSOS, CA 93402
Brad Delk	720 SANTA YSABEL AV	LOS OSOS, CA 93402
Bradley Properties	1344 DEVON LN	VENTURA, CA 93001-4025
Branch Street Deli, Inc.	492 PRINTZ RD	ARROYO GRANDE, CA 93420
Breen Vacation Station	4855 WINDSOR BLVD	CAMBRIA, CA 93428
Bret Hartman Vacation Rental	11270 PAGE MILL RD	LOS ALTOS HILLS, CA 94022-4202
Brian Beckham	675 W HOLLOW DR	PASO ROBLES, CA 93446-8781
BRIAN BRUM	535 MIMOSA ST	MORRO BAY, CA 93442-
Brian Caserio	1480 BENSON AV	CAMBRIA, CA 93428
Brian Conner & Catherine Conner	5611 SHADY CANYON CT	LOOMIS, CA 95650-9485
Brian McNamara	7616 SADDLEBACK DR	BAKERSFIELD, CA 93309-1235
Brian Or Gina Hanrahan	1690 CASA GRANDE ST	PASADENA, CA 91104
Brian Schacherer	357 MCCARTHY AV	OCEANO, CA 93445
Briarwood Cottage	1525 PARADISE MEADOW LN	TEMPLETON, CA 93465
Bricen Cagliero	8625 N RIVER RD	PASO ROBLES, CA 93446-7300
Bridge Street Inn	4314 BRIDGE ST	CAMBRIA, CA 93428
Bruce & Jayne Koontz	2755 TRENTON AV	CAMBRIA, CA 93428
Bruce & Joan Handel	1195 MINTER AVE	SHAFTER, CA 93263-2457
Bruce A. Bero	186 COUNTRYSIDE LN	SAN LUIS OBISPO, CA 93401
Bruce and Margaret Summers	7550 MARY HALL RD	ARROYO GRANDE, CA 93420
Bruce Black	1204 11TH ST	LOS OSOS, CA 93402
Bruder Vacation Rental	1884 11TH ST	LOS OSOS, CA 93402
Bryan & Nancy Pank	26819 FAIRLAIN DR	VALENCIA, CA 91355-4961

Lodging Business Name	Mailing Address	City, State, ZIP
Bryan McCutchen	444 PIER AV #106	OCEANO, CA 93445-
Buckhorn Ranch LLC	2813 HALDALE AVE	LOS ANGELES, CA 90018-3138
BUENA VISTA FARM LLC	250 WINERY RD	TEMPLETON, CA 93465-
Bull Porter LLC	6090 PEBBLE BEACH WY	SAN LUIS OBISPO, CA 93401-
Burtness Properties	PO BOX 1140	SANTA BARBARA, CA 93102
BUSINESS	PO BOX 878	CAYUCOS, CA 93430-0908
C. Cordeiro-Weidner & Paul A. Cordeiro	2629 PALMWOOD CIR	THOUSAND OAKS, CA 91362-4962
C. Lane Resort	3635 HOMESTEAD RD	TEMPLETON, CA 93465
Cal Jacobson Cinn	1023 OXFORD WAY	FLINTRIDGE, CA 91011-3953
California Serengeti Corp.	230 HANS PL	NIPOMO, CA 93444
California Valley Lodge / Motel	P O BOX 3189	NIPOMO, CA 93444
CALIPASO WINERY/VILLA 46	4230 BUENA VISTA DR	PASO ROBLES, CA 93446
CAMBRIA BEACH LODGE	6180 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Cambria Castles LLC	1906 HEATON ST	BAKERSFIELD, CA 93311-8500
Cambria Estate Retreat	1027 CARLYLE AVE	SANTA MONICA, CA 90402-2039
Cambria Garden Cottage	3113 ROGERS DR	CAMBRIA, CA 93428
CAMBRIA LANDING	17300 RED HILL AVE 250	IRVINE, CA 92614-5653
Cambria Leona LLC	19001 TUBA ST	NORTHRIDGE, CA 91324-1233
CAMBRIA PALMS,LLC	2662 MAIN ST	CAMBRIA, CA 93428
Cambria Pines Lodge	2905 BURTON DR	CAMBRIA, CA 93428
Cambria Pines Penthouse	1805 NORWICH AVE	CAMBRIA, CA 93428-5163
Cambria Shores Inn	6276 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Cambria Vacation Rentals	784 MAIN ST STE A	CAMBRIA, CA 93428-2835
CAMBRIA VICTORIAN CASTLE	5500 SUNBURY AV	CAMBRIA, CA 93428-
Cambrian GRP LLC	970 MARCELLA LN	ARROYO GRANDE, CA 93420
Cameron Vacation Rental	2867 OCEAN BL	CAYUCOS, CA 93430
Camille Tompkins	7660 ROCKY TERRACE WY	CRESTON, CA 93432
CAMP 8 RANCH	904 OUR LN	WEATHERFORD, TX 76088-5609
Campana Creek Ranch	1895 SAN MARCOS RD	PASO ROBLES, CA 93446
Candee Or Michael Agnew	11150 MOUNTAIN VIEW	MADERA, CA 93638
Candice & Wyatt Childers	440 LOS OSOS VALLEY RD	LOS OSOS, CA 93402
CANYON CREEK FARM LLC	6600 CRESTON RD	PASO ROBLES, CA 93446
Capaldi Ranch	872 EXLINE RD	PASO ROBLES, CA 93446
Captain's Cove Lodge	6454 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Cardiff Drive	1641 FAIRORCHARD AVE	SAN JOSE, CA 95125-4935
Carlos Cota / Nicholas Ibero	1959 TWEED AV	CAMBRIA, CA 93428
CARMEN ROSE	6470 CHAMPAGNE LN	PASO ROBLES, CA 93446
Carol Chubb	210 SAINT MARY AV	CAYUCOS, CA 93430
Carol Hohensee	2813 ELKPORT ST	LAKEWOOD, CA 90712-3625
Carol Hoyt	5929 KANAN DUME RD	MALIBU, CA 90265-4026
Carol Kramer	2795 RICHARD AV	CAYUCOS, CA 93430
Carol Parker	151 CAYUCOS DR	CAYUCOS, CA 93430
CAROLE BROWN	750 BLACK OAK LN	NIPOMO, CA 93444-
Carson Smith	401 ORLANDO DR	CAMBRIA, CA 93428
CASA AZUL	PO BOX 58	AVILA BEACH, CA 93424-0057
CASA CALLADO	1421 12TH ST	LOS OSOS, CA 93402

Lodging Business Name	Mailing Address	City, State, ZIP
Casa de Jen	7025 IVERSON PL	PASO ROBLES, CA 93446
CASA DE KIWI	1775 BEE CANYON RD	ARROYO GRANDE, CA 93420-
Casa de Lili	1370 BRAMBLE RD	ARROYO GRANDE, CA 93420
CASA DE ORO	630 LILAC DR	LOS OSOS, CA 93402
Casa de Vina	P O BOX 480	SAN MIGUEL, CA 93451
Casa de Wilson	1459 20TH ST	OCEANO, CA 93445
Casa De'Kelley	2310 HOLDEN AV	OCEANO, CA 93445
Casa Encantada	380 CALLE DEL SOL	NIPOMO, CA 93444
Casa La Mar	3889 N VAN NESS BLVD	FRESNO, CA 93704
Casa Monte	748 S LAKESIDE	HESPERUS, CO 81326
CASA Nanci	PO BOX 58	AVILA BEACH, CA 93424-0057
Casa Pino Stella	225 CROOK RD	LOS GATOS, CA 95033-8301
Casa San Miguelito	PO BOX 429	AVILA BEACH, CA 93424-0421
Casa Thierry	530 W 7TH ST 305	LOS ANGELES, CA 90014-2502
Cascade Vineyards	530 KALORAMA DR	VENTURA, CA 93001-2067
Casey & Timothy Hosman	P O BOX 1195	CAMBRIA, CA 93428
Casey Dwight	1820 8TH ST	LOS OSOS, CA 93402
CASITA DE ALGEO	12100 EL CAMINO REAL	ATASCADERO, CA 93422
Casita Las Brisas	1680 LA FINCA CT	ARROYO GRANDE, CA 93420-6949
Cass House	222 N OCEAN AVE	CAYUCOS, CA 93430-1030
Cass Vineyards	7350 LINNE RD	PASO ROBLES, CA 93446
Cassandra Elizondo	1185 CRESTCOVE DR	ROCKWALL, TX 75087-3340
Cassandra's Dream	18152 ROSITA ST	TARZANA, CA 91356-4620
Castle By the Sea	11824 MENDIOLA PT	SAN DIEGO, CA 92129-4936
Castle Inn by The Sea	P O BOX 3614	PASO ROBLES, CA 93446
Catherine Burgard	840 CLIMBING TREE LN	TEMPLETON, CA 93465
Catherine Ulrich / Philip Borgardt	2030 OAK WAY	ARROYO GRANDE, CA 93420-5196
Cavalier Inn & Restaurant	250 SAN SIMEON AVE STE 4C	SAN SIMEON, CA 93452
Cayucos Beach Hideaway	135 CYPRESS AVE	CAYUCOS, CA 93430
Cayucos Beach Inn, LLC	333 S OCEAN AVE	CAYUCOS, CA 93430
Cayucos Beachfront Rental	110 BLUE GRANITE LN	SAN LUIS OBISPO, CA 93405
Cayucos By The Sea Rentals LLC	445 WHIDBEY ST.	MORRO BAY, CA 93442
Cayucos Cottage	14889 ANNIN AVE	WASCO, CA 93280-9682
Cayucos Motel	4699 W DINUBA AVE	FRESNO, CA 93706-9138
Cayucos Pier View Suites	92 PACIFIC AVE	CAYUCOS, CA 93430
CAYUCOS SUNSET INN, LLC	95 S OCEAN AVE	CAYUCOS, CA 93430
CDM ENTERPRISES	9355 SHAYNA LN	ATASCADERO, CA 93422
Celia Cuellar	11650 PALO DURO RD	REDDING, CA 96003-7697
Centaur Health Resort & Spa	745 QUEBRADA LN	ARROYO GRANDE, CA 93420
CENTRAL COAST 805	1980 PASO ROBLES ST	OCEANO, CA 93445
Central Coast Country Escape	3223 S EL POMAR	TEMPLETON, CA 93465
Central Coast Living Airbnb	569 DIEGO RIVERA LN	ARROYO GRANDE, CA 93420
Chaffin Rentals	9518 ESTRADA AV	SANTA MARGARITA, CA 93453
Chalet dans les Vignes	1111 SPANISH CAMP RD	PASO ROBLES, CA 93446

Lodging Business Name	Mailing Address	City, State, ZIP
Chanticleer Vineyard Bed & Breakfast	1250 PAINTHORSE PL	PASO ROBLES, CA 93446
Charles & Carmen Peterson	366 KERWIN ST	CAMBRIA, CA 93428
Charles and Cathy Clark	1456 SEE CANYON RD	SAN LUIS OBISPO, CA 93405
CHARLES CHRISTENSEN	1430 ARBOR RD	PASO ROBLES, CA 93446
Charles Coleman & Vicki McLeod	1255 SCENIC WY	LOS OSOS, CA 93402
Charles E. Foerster	P O BOX 1483	CAMBRIA, CA 93428
Charles Stone	1242 PISMO AV	LOS OSOS, CA 93402
Charlie Or Jane Stavola	5575 TERRACE DR	LA CRESCENTA, CA 91214
Charnley Vacation Rentals	5310 NORTH RIVER ROAD	PASO ROBLES, CA 93446
Cheryl and Terral Kershaw	2006 S NEWMARK AVE	SANGER, CA 93657-8702
Cheryl Renee Hatley	PO BOX 324	GROVER BEACH, CA 93483-0301
CHORRO CREEK RANCH	445 CHORRO CREEK RD	MORRO BAY, CA 93442
Chris and Marissa Rounds	7135 SHALE ROCK RD	PASO ROBLES, CA 93446
CHRIS DISALVO	880 LANINI DR	HOLLISTER, CA 95023
Chris Jacobs	825 FAIRWAY DR	BAKERSFIELD, CA 93309
Chris Nevison	850 BRISAS LN	NIPOMO, CA 93444
Christina Meznarich	1539 NACIMIENTO LAKE DR	PASO ROBLES, CA 93446
Christine McDonald-Weiss Trust	611 FRESNO AV	MORRO BAY, CA 93442
Christine Or Fred Bailey	1030 REAMS RD	MOSCOW, ID 83843
Christopher Burton	1363 E 2ND AVE	SALT LAKE CITY, UT 84103
Cindy Doll	2478 PASO ROBLES ST	OCEANO, CA 93445
CINDY KENDALL	17405 OAK RD	ATASCADERO, CA 93422-
Circle S Ranch and Vineyard	7465 AIRPORT RD	PASO ROBLES, CA 93446
City Boy Farms	4225 SO EL POMAR DR	TEMPLETON, CA 93465
CLARE SHAFFER	6455 ALMOND BLOSSOM RD	TEMPLETON, CA 93465-8333
Clark Family Trust	430 HILLSBOROUGH ST	THOUSAND OAKS, CA 91361
Clark's Apartment	6482 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Claudia Claassen	907 GREEN ACRES N W	ALBURQUERQUE, NM 87104
Claudia Milazzo	5601 GEORGIA DR	BAKERSFIELD, CA 93308-4881
Clay Or Lucy Holland	1525 S BISHOP	KERMAN, CA 93630
Clayton Wesley Cook	1295 SIERRA MEADOW LN	TEMPLETON, CA 93465-3832
Clayton Wesley Cook III	1295 SIERRA MEADOW LN	TEMPLETON, CA 93465-3832
Clevenger Family Vineyards LLC	108 VIA BAJA	VENTURA, CA 93003-1233
Clive & Kristine Mettrick	1114 BEN HUR DRIVE	HOUSTON, TX 77055
Clyde & Judy Stokely	448 WELLINGTON	CAMBRIA, CA 93428
Clyde or Katie Miller	607 MARYLIND AVE	CLAREMONT, CA 91711
Coast Valley Asset Management, LLC	302 BELLADERA CT	MONTEREY, CA 93940-7602
Coastal Escapes, Inc. (Cambria)	778 MAIN ST	CAMBRIA, CA 93428
Coastal Escapes, Inc. (Cayucos)	445 S OCEAN AVE	CAYUCOS, CA 93430-1233
Coastal Sanctuary	661 HERITAGE LN	ARROYO GRANDE, CA 93420
Coastal Vacation Rentals / Oceanwest Properties	330 MAIN ST	PISMO BEACH, CA 93449-2514
COCAVIN RIDGE, LLC	5820 ADELAIDA RD	PASO ROBLES, CA 93446
Colleen Duffy Smith	561 LUCERNE RD	CAYUCOS, CA 93430

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Colleen Rosenthal	3737 SEQUOIA DR	SAN LUIS OBISPO, CA 93401
Connie Crowley	454 GAVIOTA	NEWPORT BEACH, CA 92660
Connie McKenna	1621 11TH ST	LOS OSOS, CA 93402
Connie Troncale & Toni Legras	P O BOX 455	CAYUCOS, CA 93430
Connor Johnson	2398 ALEXANDER AV	LOS OSOS, CA 93402
Copia Vineyard and Winery LLC	1000 KILER CANYON RD	PASO ROBLES, CA 93446
Coralie Mc Millian	PO BOX 435	SHANDON, CA 93461-0361
Corbett Vineyards LLC	750 PISMO ST	SAN LUIS OBISPO, CA 93401-3922
Corbett Vineyards, LLC	2195 CORBETT CANYON RD	ARROYO GRANDE, CA 93420
Coreen Lain	232 EA ORMONDE RD	ARROYO GRANDE, CA 93420
Corissa Young-Rehner	381 LOS OSOS VALLEY RD	LOS OSOS, CA 93402
CORNER POCKET RANCH	3585 ANTHONY WY	PASO ROBLES, CA 93446-
Cornwall LLC	1874 E OAK CREEK CIR	FRESNO, CA 93730-3459
Cottage Guest House	1775 ADELAIDA RD	PASO ROBLES, CA 93446
Cottontail Creek Ranch	1885 COTTONTAIL CREEK RD	CAYUCOS, CA 93430
Courtesy Inn	9450 CASTILLO DR	SAN SIMEON, CA 93452
COURTNEY LATTER	510 HUNTER PL	PASO ROBLES, CA 93446-
Coyotepaw Cabin	6220 LINNE RD	PASO ROBLES, CA 93446
Cozy Blue Cottage	301 CRUM RD	TEMPLETON, CA 93465
Cozy Cottage	1785 CAMINO DEL ORO	NIPOMO, CA 93444
COZY HOUSE IN QUAIN TEMPLETON	10 JULIE LN	TEMPLETON, CA 93465
CP FARMS, INC.	9669 NACIMIENTO LAKE DR	PASO ROBLES, CA 93446-
Craig & Mary Loke	920 OLEANDER ST	BAKERSFIELD, CA 93304
Craig Bower and Pamela Bower	5330 JACK CREEK RD	TEMPLETON, CA 93465
Craig Calloway	2420 GREEN ACRES DR	VISALIA, CA 93291
Craig Hinds	500 LOMA DR	CAMARILLO, CA 93010
Craig Or Carolyn Crump	1840 S CLAREMONT	FRESNO, CA 93727
Craig V. Baltimore	1301 12TH ST	LOS OSOS, CA 93402
CRAIG VONILTEN	8050 HUASNA RD	ARROYO GRANDE, CA 93420
CREEKSIDE BED & BREAKFAST	5325 VINEYARD DR	PASO ROBLES, CA 93446
Creekside Inn	705 BAHAMA LN	FOSTER CITY, CA 94404-3768
Creston 41 LLC	737 LAMAR ST	LOS ANGELES, CA 90031-2591
Creston House at STANGER Vineyards	3456 LYNX RIDGE RD	PASO ROBLES, CA 93446
Creston Road House	P O BOX 59	BRADLEY, CA 93426
CRETAN FARMS LLC	1761 ROYAL OAK PL W	DUNEDIN, FL 34698-2432
CROAD VINEYARDS	15100 VISTA GRANDE DR	BAKERSFIELD, CA 93306-9743
CS Nino Vacation Rental	310 VAQUERO RD	TEMPLETON, CA 93465
Curious Possibilities LLC	6641 MURIETTA AVE	VAN NUYS, CA 91405-4829
CVUE	1801 OGDEN DR	CAMBRIA, CA 93428-4521
Cynthia Beeger Or D. Hackett	1543 LAUREL PL	MENLO PARK, CA 94025
Cynthia Hope	76-6246 ALII DR 365	KAILUA KONA, HI 96740
Cynthia L. Renner	2866 RODMAN DR	LOS OSOS, CA 93402
Cynthia Lynn Abney	8300 OPAL COVE DR	LAS VEGAS, NV 89128-7700
Cynthia M Ioimo	4710 PAINT HORSE TRL	SANTA MARIA, CA 93455-6082

Lodging Business Name	Mailing Address	City, State, ZIP
Cynthia McCoy	287 SUMMIT STATION RD	ARROYO GRANDE, CA 93420
Cynthia Prange	P O BOX 641	CAYUCOS, CA 93430
Cynthia R Langford & Jeffrey M Langford	130 AVIS ST	ARROYO GRANDE, CA 93420
Cynthia Thacker	808 SPEED ST	SANTA MARIA, CA 93454-6648
Cynthia Van Hoff	PO BOX 408	CAYUCOS, CA 93430-0546
Cynthia, Loren Boe Rentals - Hill Top	7444 TOWN CREEK LN	PASO ROBLES, CA 93446
Cynthia, Loren Boe Rentals - Lake Front	7444 TOWN CREEK LN	PASO ROBLES, CA 93446
CYPRESS LANE	125 EL POMAR DR	TEMPLETON, CA 93465-
D & S Vacation Rentals	600 BROWNING CT	BAKERSFIELD, CA 93309
D and D Air B and B	815 ERHART RD	ARROYO GRANDE, CA 93420
D. Ray Properties, LLC	90 SAN LUIS ST C & D	AVILA BEACH, CA 93424
Dam Fine Trust	787 COBBLE CREEK WAY	TEMPLETON, CA 93465-9534
Dam Fine Trust	787 COBBLE CREEK WAY	TEMPLETON, CA 93465-9534
Dam Fine Trust	787 COBBLE CREEK WAY	TEMPLETON, CA 93465-9534
Dam Fine Trust / Niels Udsen	787 COBBLE CREEK WAY	TEMPLETON, CA 93465-9534
Dam Fine Trust / Niels Udsen	787 COBBLE CREEK WAY	TEMPLETON, CA 93465-9534
Dana and Marsha Merrill	PO BOX 789	TEMPLETON, CA 93465-0721
Dana and Marsha Merrill	1220 BEAVER CREEK LANE	TEMPLETON, CA 93465-0721
DANCING DEER FARM	2975 VINEYARD DR	TEMPLETON, CA 93465-
Daniel & Pamela Hewes-Hartman	113 LASSEN CT	RIO VISTA, CA 94571
Daniel Carter	3895 HIGH GROVE	TEMPLETON, CA 93465
DANIEL R. GROMMISCH	25344 ADAMS AVE	MURRIETA, CA 92562-9771
Danielle McNamara & Lacey McNamara	2042 MOUNTAIN VIEW DR	LOS OSOS, CA 93402
Danielle Pullen	9228 SANTA MARGARITA RD	ATASCADERO, CA 93422
Daniika Viborg	2470 EL POMAR DR	TEMPLETON, CA 93465
Danny Ender & Carly Rogers	3017 OCEAN BLVD	CAYUCOS, CA 93430-1517
Darrell Harris Vacation Rental	3016 REDWOOD HILL CT	BAKERSFIELD, CA 93314-5258
Darwin Vacations	6630 BUCKLEY DR	CAMBRIA, CA 93428
Dave Lathrop	36146 ELBA PL	FREMONT, CA 94536
Dave Norton	880 SANTA RITA RD	TEMPLETON, CA 93465
David & Bonnie Winders	3701 PINEHURST DR	BAKERSFIELD, CA 93306-3640
DAVID & DEBRA SINCLAIR	163 F ST	CAYUCOS, CA 93430
DAVID & EILEEN MCKAY	2328 DRYDEN RD	HOUSTON, TX 77030-1104
David & Kathy Palusko	1560 EMERSON RD	CAMBRIA, CA 93428
David & Kristina Morey	4834 WOODRUFF AVE	LAKEWOOD, CA 90713-2447
David & Lauren Bowin	1880 CORRALITOS AVE	SAN LUIS OBISPO, CA 93401-2610
DAVID BERGER	4550 DEL MAR LN	PASO ROBLES, CA 93446
David Bjerre	990 HIDDEN SPRINGS RD	SAN LUIS OBISPO, CA 93401
David Bonderov	5401 BUSINESS PARK S 209	BAKERSFIELD, CA 93309
David Guido	21241 LOCHLEA LN	HUNTINGTON BEACH, CA 92646

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David Holzborn and Catherine Clermont	512 VINEYARD DR	SIMI VALLEY, CA 93065-8245
David K. Ottenberg Enterprise Inc.	1155 CAYUCOS CREEK RD	CAYUCOS, CA 93430
David Louw	1331 PACIFIC ST	SAN LUIS OBISPO, CA 93401-3317
David M. Brown	P O BOX 123	CAMBRIA, CA 93428
David Montanaro	1664 QUIET OAKS DR	ARROYO GRANDE, CA 93420-5685
David Ogden Trust I	333 SANTANA ROW 210	SAN JOSE, CA 95128-2004
David Or Nancy Jones	2926 SOUTH CT	PALO ALTO, CA 94306
David Or Nancy Jones	2926 SOUTH CT	PALO ALTO, CA 94306
David Purling	145 SANTA PAULA	SANTA BARBARA, CA 93111
DAVID S MONTEZ AND NICOLE MONTEZ TRUSTEES	819 GENEVIEVE PL	PLEASANTON, CA 94566-6889
David Thurman	10221 N PAGE	FRESNO, CA 93720
David Webre	2700 LAS VEGAS BLVD 1906	LAS VEGAS, NV 89109
David Williamson	42158 JOHN MUIR DR	COARSEGOLD, CA 93614-9619
Daymon & Cassandra Merrill	2004 DALLONS DR	PASO ROBLES, CA 93446-8537
Days Inn	9280 CASTILLO DR	SAN SIMEON, CA 93462
Dean Brown	1714 SW 1ST ST	BATTLE GROUND, WA 98604-3109
Dean Disandro	5550 DRESSER RANCH PL	PASO ROBLES, CA 93446
Deana Chantell Walker	936 SUNSET HILLS LN	REDLANDS, CA 92373-6963
DEANN & DONNE SMITH	4640 WINDSOR BL	CAMBRIA, CA 93428
Deanne Martinelli	5155 RANCHO LA LOMA LINDA DR	PASO ROBLES, CA 93446-
Deanne Martinelli	5155 RANCHO LA LOMA LINDA DR	PASO ROBLES, CA 93446
DEBBIE & BRET BECK	1214 MURDELL LN	LIVERMORE, CA 94550-5244
Debbie Carolan	18767 KING AVE	STRATFORD, CA 93266-9752
DEBBY & THOMAS HARRIS VACATION RENTAL	5995 NO RIVER RD	PASO ROBLES, CA 93446-
Debby Pattiz	29136 CRAGS DR	AGOURA HILLS, CA 91301-2910
Debra & Timothy Romano	3505 SEQUOIA DR	SAN LUIS OBISPO, CA 93401
Debra Callahan	411 CLARENCE BROMELL ST	TRACY, CA 95377
Debra VanLoon	5885 EL PHARO DR	PASO ROBLES, CA 93446
DEER MOUNTAIN RETREAT VACATION RENTAL	1239 HIGUERA ST	SAN LUIS OBISPO, CA 93401-
DeHon Inc., dba SeeLyon Beach Rentals	13562 MARSHALL LN	TUSTIN, CA 92780
Deja Blue	364 EMMONS RD	CAMBRIA, CA 93428
Deneen Dicarlo	660 PARK AV	CAYUCOS, CA 93430
Denis & Kathleen O'Neal	576 HUNTINGTON RD	CAMBRIA, CA 93428
DENIS DEGHER	8650 CENTRA AV	PASO ROBLES, CA 93446
Denise Novell	2895 W KENSINGTON	FRESNO, CA 93711-1158
Dennis & Alice Berry	316 W SAMPLE	FRESNO, CA 93704

Lodging Business Name	Mailing Address	City, State, ZIP
Dennis & Gail Kemble	8059 PINE BRANCH RD	BRADLEY, CA 93426
Dennis & Kathy Lundin	4605 E TAYLOR RD	DENAIR, CA 95316-9715
Dennis & Sally	1810 SAN MARCOS RD	PASO ROBLES, CA 93446
Dennis Pfister	537 LUCERNE RD	CAYUCOS, CA 93430
Desire Under the Elms	263 ESPARTO AVE	SHELL BEACH, CA 93449-1916
DFTA	3834 PRUNERIDGE AVE	SANTA CLARA, CA 95051-5853
Dial / Markel	5340 GUILDFORD DR	CAMBRIA, CA 93428
DIAMOND RESORTS CORPORATION	10600 W CHARLESTON BLVD	LAS VEGAS, NV 89135-1260
Diane & Kurt Burkhart	2915 WILLOW CREEK RD	PASO ROBLES, CA 93446
Diane & Tom Rumbaugh	2166 FLINTRIDGE CT	THOUSAND OAKS, CA 91362-1741
Diane Curran	14205 SANTA FE DR	MADERA, CA 93638
Diane J. Lee	302 HISCHIER LN	ARROYO GRANDE, CA 93420
Dianna Crawford & Paul Norr	1238 WILDER ST	THOUSAND OAKS, CA 91362-2047
Dick Or Sharon Hadsell	P O BOX 10317	TRUCKEE, CA 96162
Diedre Martin	1700 E CUMBERLAND BLVD	WHITEFISH BAY, WI 53211
Diego Jimenez	2042 MOUNTAIN VIEW DR	LOS OSOS, CA 93402
Dinah's Cabin in the Woods	7220 GAGE IRVING RD	PASO ROBLES, CA 93446
DION & DESTINY COFFMAN	475 APPLGATE WY	ARROYO GRANDE, CA 93420
Dita Resella	3600 STUDIO DR	CAYUCOS, CA 93430
Dixi L. Henson Exemption Trust	1912 GLENCAIRN CT	BAKERSFIELD, CA 93309-4275
DMC	830 PETERSON RANCH RD	TEMPLETON, CA 93465-8742
DOC'S PLACE	2509 MOHAWK CT	WALNUT CREEK, CA 94598-4302
Dolores Garren	2039 VAN KARAAN DR	RANCHOS PALOS VERDES, CA 90275
DOLORES HERZOG	162 SERRANO HEIGHTS DR	SAN LUIS OBISPO, CA 93405-1748
Dominic & Barbara Eyherabide	6601 UPLANDS OF THE KERN DR	BAKERSFIELD, CA 93308-9566
Don & Maggie Woodward	P O BOX 657	AVILA BEACH, CA 93424
Don Holland	6810 W LOGAN AVE	VISALIA, CA 93291
Donald & Mary Dascomb	4960 BASELINE AVE	SANTA YNEZ, CA 93460
Donald Helwig	6266 MORLEY AVE	LOS ANGELES, CA 90056
Donald Horton	877 PATTERSON RD	SANTA MARIA, CA 93455
Donald J. Kaplan	525 W MAIN ST STE A	VISALIA, CA 93291-6116
Donald Rapp	1395 CASS AV	CAYUCOS, CA 93430
Donald Toretta	12208 TRINITY RIVER DR	BAKERSFIELD, CA 93312-5727
Donatoni Rental	3255 TOWNSHIP RD	PASO ROBLES, CA
DONKEY RIDGE	540 VENICE RD	TEMPLETON, CA 93465
Donna & Kevin Lewis	PO BOX 1148	SAN LUIS OBISPO, CA 93406
Donna Eiben	2880 BICENTENNIAL PKWY 100-161	HENDERSON, NV 89044-4483
Donna Proctor Trustee	1501 HEFFNER AVE	CORCORAN, CA 93212
DORIS SLOAN	1313 KILER CANYON RD	PASO ROBLES, CA 93446
Doro One	611 LUCERNE RD	CAYUCOS, CA 93430-1018
Doro One	611 LUCERNE RD	CAYUCOS, CA 93430-1018

Lodging Business Name	Mailing Address	City, State, ZIP
Double Bunk Ranch	360 CORRALITOS RD	ARROYO GRANDE, CA 93420
Doug & Kathy Filipponi	3120 CALF CANYON HWY	CRESTON, CA 93432-9750
Douglas A Chase	880 E MAIN ST	VENTURA, CA 93001-2908
Douglas Bedall	2113 W 231ST ST	TORRANCE, CA 90501
DOUGLAS BITTER	272 N OCEAN AVE	CAYUCOS, CA 93430-1030
Douglas G. Paulk	18223 FLEUR DE LIS	Macomb, MI 48038
Douglas Lagen Vacation Rental	1430 SCENIC VIEW WY	NIPOMO, CA 93444
Douglas Lutfey & Sandra King Vacation Rental	5128 VESPER AVE	SHERMAN OAKS, CA 91403-1445
Dr. Marshall S. Lewis M.D.	2619 F ST	BAKERSFIELD, CA 93301
Dragon Lake Rentals	8059 PINE BRANCH RD	BRADLEY, CA 93426
Dragonfly Ranch LLC	1126 6TH ST	MANHATTAN BEACH, CA 90266
Dream Inn & Farm	3 SILVER PINE DR	NEWPORT COAST, CA 92657-1527
Dreydon House	1979 DREYDON	CAMBRIA, CA 93428
DUGUAY AIRBNB	863 LIBERTY DR	NAPA, CA 94559-3573
DUNLAP	2300 Beech St ST	BAKERSFIELD, CA 93301
Dunning Ranch Guest Suites	1945 NIDERER RD	PASO ROBLES, CA 93446
Dunning Vineyards	1953 NIDERER RD	PASO ROBLES, CA 93446
Durbano Vacation Rental	1416 LEONARD PL	CAMBRIA, CA 93428
Eagle Oak Ranch	5750 GENESEO RD	PASO ROBLES, CA 93446-7029
Earlene or Ernest Subias	2180 EMMONS RD	CAMBRIA, CA 93428
East Beach LLC	235 MORRO AVE	SHELL BEACH, CA 93449-1809
Eaves Entertainment	1972 9TH ST	LOS OSOS, CA 93402
Ed / Janet Pafford	6101 LORI WAY	BAKERSFIELD, CA 93308
Ed Wyand	1290 WINE COUNTRY PL	TEMPLETON, CA 93465
Eden House at Carriage Vineyards	4337 SO EL POMAR RD	TEMPLETON, CA 93465
Edna Land and Cattle	4844 CABALLEROS AV	SAN LUIS OBISPO, CA 93401
Edna Victorian Rental	491 SQUIRE CANYON RD	SAN LUIS OBISPO, CA 93401
Edward & Kathryn Palmer	673 ASHBY LN	CAMBRIA, CA 93428
Edwin P Or Margaret Sullivan	303 W GREEN OAKS DR	VISALIA, CA 93277
EL COLIBRI HOTEL & SPA	1933 CLIFF DR 1	SANTA BARBARA, CA 93109-1502
Elaine Carovilla	649 S GRAND AVE	PASADENA, CA 91105-2422
Eliana Interior Design	39 12TH ST	CAYUCOS, CA 93430
Elizabeth Ferris	768 MAIN ST	CAMBRIA, CA 93428
Elizabeth M. H. Newton	11 SAN RAFAEL ST	AVILA BEACH, CA 93424
Ella's Vineyard	14920 ROUND MOUNTAIN HTS	ATASCADERO, CA 93422-6432
Elliot P. Davis	315 S GALANTO AVE	AZUSA, CA 91702-4824
Ellison Family Rentals	2385 CALLENDER RD	ARROYO GRANDE, CA 93420
Emily Campbell	217 OBISPO AV	CAYUCOS, CA 93430
Emily Maddox Vacation Rental	1359 SCOTT LEE DR	OCEANO, CA 93445
Enigma	750 PISMO ST	SAN LUIS OBISPO, CA 93401-3922
Enigma	750 PISMO ST	SAN LUIS OBISPO, CA 93401-3922

Lodging Business Name	Mailing Address	City, State, ZIP
Enigma	750 PISMO ST	SAN LUIS OBISPO, CA 93401-3922
Enrichmond	2020 LAGUNA NEGRA LN	ARROYO GRANDE, CA 93420
EnWrapture	655 LA-TEENA PL	ARROYO GRANDE, CA 93420
Eric & Cathy Zacher	3677 THACHER RD	OJAI, CA 93023
Eric & Cherie Jensen	5533 ALDREN COURT	AGOURA HILLS, CA 91391
Eric Devos	1255 DANA FOOTHILL RD	NIPOMO, CA 93444
Eric J. Morley	2310 CLAASSEN RANCH LN	PASO ROBLES, CA 93446
Eric Or Louise Fortenberry	15708 TRADITION CT	BAKERSFIELD, CA 93314
Ernest & Kathryn Rossi	125 HOWARD AV	LOS OSOS, CA 93402
Ernest & Kathryn Rossi	125 HOWARD AV	LOS OSOS, CA 93402
Ernest & Kathryn Rossi	125 HOWARD AV	LOS OSOS, CA 93402
Ernest J. Perevoski	3463 STATE ST	SANTA BARBARA, CA 93105-2662
Erskine Property Trust	PO BOX 510	PASO ROBLES, CA 93447-0540
ESTERO BAY MOTEL	25 S OCEAN AVE	CAYUCOS, CA 93430-1643
ESTRELLA GARDEN RETREAT	179 NIBLICK RD #231	PASO ROBLES, CA 93446-4845
ETC Custodian FBO Douglas Young IRA	1965 N CAMBRIDGE CIR	REEDLEY, CA 93654-8722
Ethan & Adriane Twisselman	7655 CATTLE DR	SANTA MARGARITA, CA 93453
Ettorre M Or Sylvia Coluzzi	248 WALKER DR 27	MOUNTAIN VIEW, CA 94043-2170
Eugene Nickel	P O BOX 878	THREE RIVERS, CA 93271
Evelyn Sayre Wiseman		
EVENSONG	401 BIRCH CT	HANFORD, CA 93230
Family Cabin at the Lake	259 DAYTONA DR	GOLETA, CA 93117-2514
FARMHOUSE BNB	870 FARROLL AV	ARROYO GRANDE, CA 93420-
Farmhouse on Oakdale	4020 OAKDALE RD	PASO ROBLES, CA 93446
Farr Destinies	1858 ORLEN LN	TEMPLETON, CA 93465
Farris Properties	PO BOX 15	AVILA BEACH, CA 93424
FISHER FAMILY RENTALS	PO BOX 717	PISMO BEACH, CA 93448-0778
Fitz-Gerald Family Trust	380 RIM ROCK RD	NIPOMO, CA 93444-9440
Fitz-Gerald Family Trust	380 RIM ROCK RD	NIPOMO, CA 93444
Flood Vacations LLC	347 FIRST ST	AVILA BEACH, CA 93424
Floyd Or Kay Tift	55 BROAD ST 301	SAN LUIS OBISPO, CA 93405-1702
Flying Caballos	1111 FARMHOUSE LN	SAN LUIS OBISPO, CA 93401
FOG CATCHER INN	39 ARGONAUT	ALISO VIEJO, CA 92656-4152
Fog's End	2735 MAIN ST	CAMBRIA, CA 93428
Four Lanterns Winery	2485 WEST HWY 46	PASO ROBLES, CA 93446
Four Sisters Ranch, LLC	2995 PLEASANT RD	SAN MIGUEL, CA 93451
FRANCIS & SUSAN LOJACONO	3415 W HIGHWAY 46	TEMPLETON, CA 93465-8790
FRANCIS & SUSAN LOJACONO	3415 W HIGHWAY 46	TEMPLETON, CA 93465-8790
Frank & Susan Brownell	3080 MARSH RD	CAYUCOS, CA 93430
Frank Cutruzzola	7570 COVEY RD	FORESTVILLE, CA 95436-9590
Frank Or Kristi Mckiney	6581 CRYSTAL SPRINGS DR	SAN JOSE, CA 95120
Frank Ricigliano	6480 YORK MOUNTAIN RD	TEMPLETON, CA 93465

Lodging Business Name	Mailing Address	City, State, ZIP
Fred Simpson	6208 CRYSTAL DR	ALTA LOMA, CA 91701
Frederic J Adam	975 PAGE MILL RD	PALO ALTO, CA 94304-1051
Freeh-Bassi Family	80 13TH ST	CAYUCOS, CA 93430-1367
Fresh Enterprises	P.O. BOX 14702	SAN LUIS OBISPO, CA 93406
Friend Vacation Rental	340 E ST	CAYUCOS, CA 93430
Frog Hollow	PO BOX 2011	TEMPLETON, CA 93465
Frontier Farms	555 FRONTIER WY	TEMPLETON, CA 93465
Furnari Capital Funds LLC	19990 E LORENCITA DR	COVINA, CA 91724-3803
G3 Farms, LLC	7805 JILL JEAN AVE	BAKERSFIELD, CA 93308-6913
Gabrielle Dorais	1224 N HIGHWAY 377 303-229	ROANOKE, TX 76262-9103
GADDIS FAMILY TRUST	980 OCEAN BLVD	PISMO BEACH, CA 93449-2002
Gail Johnson	3563 SUELDO ST N	SAN LUIS OBISPO, CA 93401
Gallery With a View	288 KNOX PL	COSTA MESA, CA 92627-3839
Garden Oasis	176 COUNTRY CLUB DR	SAN LUIS OBISPO, CA 93401
Gardner Family Trust	1755 CHESTER LN	CAMBRIA, CA 93428
GARY & LAURA KRAMER		
Gary & Terry Del Giorgio	3990 SAN MARCOS RD	PASO ROBLES, CA 93446-
Gary Byrd	1528 BENSON AV	CAMBRIA, CA 93428
GARY D DENNIS	8580 WARREN RD	PASO ROBLES, CA 93446
Gary Kozuki	16291 EAST ADAMS AVE	PARLIER, CA 93648
Gary Viera	8030 SANTA ROSA RD	ATASCADERO, CA 93422
Gateway to Big Sur	911 HARTFORD ST	CAMBRIA, CA 93428
Gene Blocher	3320 FORUM WAY	MADERA, CA 93637-8668
George & Karen Johnson	3940 GROVE ST	CAMBRIA, CA 93428
George Brett	463 LUCERNE RD	CAYUCOS, CA 93430
George Henebury	1070 BOUNTIFUL WAY	BRENTWOOD, CA 94513
George Leclercq	1911 OGDEN DR	CAMBRIA, CA 93428
George McClintock	340 E ORMONDE RD	ARROYO GRANDE, CA 93420-4816
George Or Judy Riley	1198 CASTRO RD	MONTEREY, CA 93940
George Paximadas	2467 E SOQUEL CIR	FRESNO, CA 93720-4641
Gerald & Toni Detz	1827 BROAD ST	SAN LUIS OBISPO, CA 93401
GERALD PORTER & PAULA PORTER	4940 GROVE	CAMBRIA, CA 93428
Giese Vacation Rental	21 SO OCEAN AV	CAYUCOS, CA 93430
Gil Meachum	16280 WARDLAW DR	SPRINGVILLE, CA 93265-9340
GJ Ventures, LLC	10015 OLD MORRO RD EAST	ATASCADERO, CA 93422
Gladys + Federico Porter	320 CASTILLO RD	SAN LUIS OBISPO, CA 93405
Glen Cornist Vacation Rentals	8815 CRESTON RD	PASO ROBLES, CA 93446
Glenda Guiton	P O BOX 535	OCEANO, CA 93445
GLENN & KELLE BLACK	822 CANYON CT	TAFT, CA 93268-3847
GLENN & SHARON ADAMS	12985 SUNNY LN	SANTA ROSA VALLEY, CA 93012-9300
Glenn and Shirley Johnson	27643 AUBERRY RD	CLOVIS, CA 93619-9673
Glenn Shackelford	5080 HACIENDA AV	SAN LUIS OBISPO, CA 93401
Gloria Or Gus Hauff	17550 ROAD 96	TULARE, CA 93274
Gloria Zappaterreno	334 CAMINO VERDE	SOUTH PASADENA, CA 91030

Lodging Business Name	Mailing Address	City, State, ZIP
GOLDEN ACRES WINE RETREAT	909 CRIPPLE CREEK RD	PASO ROBLES, CA 93446
Goodwin & Zimmerman	805 PEAR ST	REDONDO BEACH, CA 90277
Gordon Campbell	420 FOREST AVE	PACIFIC GROVE, CA 93950
Grant & Rosemary Clark	1980 W RIO HONDO WAY	HANFORD, CA 93230
Grant Christiansen	1672 SANTA BARBARA ST	GLENDALE, CA 91208
GREEN COTTAGE ON MORRO BAY	350 MITCHELL DR	LOS OSOS, CA 93402
GREENGATE FARMS EDNA VALLEY 311	PO BOX 2337	PISMO BEACH, CA 93448-2301
GREENGATE FARMS EDNA VALLEY LLC	PO BOX 2337	PISMO BEACH, CA 93448-2301
GREENGATE RANCH AND VINEYARD, LLC	300 GREEN GATE RD	SAN LUIS OBISPO, CA 93401
Greg & Mary Bettencourt	440 D ST	CAYUCOS, CA 93430
Greg and Susan Quirk	1820 14TH ST	LOS OSOS, CA 93402
Gregory A. Jones & Greer M. Jones	4905 INADALE AVE.	LOS ANGELES, CA 90043
Gregory Douglas Ross	515 WINDERMERE LN	ARROYO GRANDE, CA 93420
Gregory Leathers	6305 CERROS PIONEROS WAY	SAN MIGUEL, CA 93451-9538
Gregory Ross	816 STAGECOACH RD	ARROYO GRANDE, CA 93420
Greywolf Vineyards and Cellars	2174 W HIGHWAY 46	PASO ROBLES, CA 93446-8602
Griffin B&B	5260 VINEYARD DR	PASO ROBLES, CA 93446
Grosso Kresser Vineyard	7290 VINEYARD DR	PASO ROBLES, CA 93446
GRZESIK PROPERTIES	692 HIGHLAND HILLS RD	NIPOMO, CA 93444
Guiton Vacation Rentals	P O BOX 535	OCEANO, CA 93445
HACIENDA DE SUENOS	3835 E THOUSAND OAKS BLVD	THOUSAND OAKS, CA 91362
HACIENDA DEL SOL	1250 HARVEST RIDGE WY	PASO ROBLES, CA 93446
Hacienda Oso Libre	7383 VINEYARD DR	PASO ROBLES, CA 93446
Halter Ranch Victorian Farmhouse	9820 ADELAIDA RD	PASO ROBLES, CA 93446-9742
Hamilton House	6475 Cambria Pines Road	Cambria, CA 93428
HAPPY BOTTOM BEACH HOUSE	7030 N MCCAMPBELL DR	FRESNO, CA 93722-9030
Harmony Town LLC	2186 OLD CREAMERY RD	HARMONY, CA 93435
HARRIET AND KENNETH KHTEIAN	5135 PALM DR	LA CANADA FLINTRIDGE, CA 91011
Harry & Sandra Redmond	2755 HOLDEN PL	CAMBRIA, CA 93428
Harry Redmond	P O BOX 625	CAMBRIA, CA 93428
Hartley Farms	6776 ESTRELLA RD	SAN MIGUEL, CA 93451
Hartley Farms	6776 ESTRELLA RD	SAN MIGUEL, CA 93451
Hauck Bed And Breakfast	2121 E COAST HWY # 230	CORONA DEL MAR, CA 92625-1912
Hauser Rental	222 S ELM ST 125	ARROYO GRANDE, CA 93420-6013
Hawk Hill	1581 SANTA RITA RD	TEMPLETON, CA 93465
HEARST RANCH WINERY	7310 N RIVER RD	PASO ROBLES, CA 93446-7101
Heather Breese	5015 WHITE TAIL PL	PASO ROBLES, CA 93446
Heather Miller	2775 SANTA BARBARA AV	CAYUCOS, CA 93430

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Heavenly Canyon	2750 DAVIS CANYON RD	SAN LUIS OBISPO, CA 93405
Heavenly Canyon	2750 DAVIS CANYON RD	SAN LUIS OBISPO, CA 93405
Hebert Oaks Ranch	1537 POMEROY RD	ARROYO GRANDE, CA 93420
Heike Heinrich	801 N OAKS ST	TULARE, CA 93274-1917
Helen Hansen	343 N FOURTH	FOWLER, CA 93625
Helen Or Jerry Cross	6320 VINEYARD DR	PASO ROBLES, CA 93446
Hellewell	517 RANCHO OAKS DR	SAN LUIS OBISPO, CA 93401
Helm Ranch	5285 SANTA RITA RANCH RD	TEMPLETON, CA 93465
HENRY THATCHER	1017 RICHARD LN	DANVILLE, CA 94526
Her Castle	P O BOX 1681	CAMBRIA, CA 93428
HERITAGE ESTATES, LLC	1115 SEAWARD ST	SAN LUIS OBISPO, CA 93405-6843
Hester Syndicate	32963 RIVERSIDE DR	SPRINGVILLE, CA 93265-9365
HIDDEN ACRE HOSPITALITY, LLC	16323 TUDOR DR	ENCINO, CA 91436-4237
HIGH RIDGE MANOR	5458 HIGH RIDGE RD	PASO ROBLES, CA 93446
Highlander Ranch	6110 VISTA SERRANO WY	PASO ROBLES, CA 93446
HIGHLANDER RANCH B	6110 VISTA SERRANO WY	PASO ROBLES, CA 93446
Higuera Ranch, LLC	525 EL CAMINO REAL	SAN LUIS OBISPO, CA 93401-8323
HILLTOP HAVEN	6006 FOOTHILL GLEN DR	SAN JOSE, CA 95123-4524
Hilltop Management LP	7450 ESTRELLA RD	SAN MIGUEL, CA 93451
Hilltop Oaks	1600 POST CANYON DR	TEMPLETON, CA 93465
Hilltop Valley Views	155 VALLEY VIEW PL	ARROYO GRANDE, CA 93420
Hinkley Properties Inc	P O BOX 2432	DANVILLE, CA 94526
Historic Dubost Ranch	9820 ADELAIDA RD	PASO ROBLES, CA 93446-9742
Hixson Air B&B	2975 TEMPLETON RD	TEMPLETON, CA 93465
Hizey's Homestay	375 MADS PL	NIPOMO, CA 93444
Hoffberg	315 BRISTOL ST	CAMBRIA, CA 93428
Hoffman Home Stays	4978 CABALLEROS AV	SAN LUIS OBISPO, CA 93401
Holland Ranch Rentals	1220 MARSH ST	SAN LUIS OBISPO, CA 93401-3326
Holley/Medina Vacation Rentals	1353 BLACK SAGE CIR	NIPOMO, CA 93444-9318
Hollyhock Vineyard, LLC	555 HOLLYHOCK LN	TEMPLETON, CA 93465
Honey's Hideaway	1191 DEERFIELD RD	TEMPLETON, CA 93465-8800
HORSETAIL RANCH, LLC	7261 O DONOVAN RD	CRESTON, CA 93432-9744
Howard Carrol	P O BOX 1025	SAN LUIS OBISPO, CA 93406
Howard Or Cindy Brode	623 SHADOW LAKE DR	THOUSAND OAKS, CA 91360
Howling Dog Ent	1860 COTTON TAIL CREEK	CAYUCOS, CA 93430
HRD Ranches	172 H ST	CAYUCOS, CA 93430
HUMMINGBIRD HOUSE	4015 ALMOND DR	TEMPLETON, CA 93465
Hustace Trust	2355 OLD CREEK RD	CAYUCOS, CA 93430
Ian & Della Flint	10918 SYCAMORE DR	CUPERTINO, CA 95014-6560
IAN & LUCIE MCLAUCHLAN	296 STAFFORD ST	CAMBRIA, CA 93428
Inn At Avila Beach		
INN PARADISO	975 MOJAVE LN	PASO ROBLES, CA 93446
Interval International, Inc.	6262 SUNSET DR	MIAMI, FL 33143
Itchy Fingers Inn	6225 BUCKHORN RIDGE PL	SAN MIGUEL, CA 93451

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IVDC, LLC	330 MAIN ST	PISMO BEACH, CA 93449-2514
Iverson Trust	2084 WHARF ROAD	CAPITOLA, CA 95010
J & L Enterprises	940 HIDDEN PINES LN	ARROYO GRANDE, CA 93420
J & L Rentals, LLC	33 VIA CERIONI	MADERA, CA 93637
J-Nest	9009 FLINT AVE	HANFORD, CA 93230-9745
Jack & Barbara Keely	P O BOX 255	CAYUCOS, CA 93430
JACK CREEK HOUSE	446 60TH ST	OAKLAND, CA 94609-1350
Jack Keely Realty	P O BOX 255	CAYUCOS, CA 93430
Jack Keese	6700 DUME DR	MALIBU, CA 90265
Jacob Brett Butterfield	200 CRESTMONT DR	SAN LUIS OBISPO, CA 93401
James & Grace Murphy	221 OCEAN SUMMIT DR	PITI, GU 96915
James & Michelle Clayton	915 FOXENWOOD DR	SANTA MARIA, CA 93455-4121
James & Sue Haas	9360 CARMEL RD	ATASCADERO, CA 93422
James and Stacy Good	968 BLACKWOOD AVE	CLOVIS, CA 93619
James Bishop	1647 9TH ST	LOS OSOS, CA 93402
James C & Marlene McDonald	2114 N PEPPERTREE CT	VISALIA, CA 93291-8878
James E Monack	999 STARFLOWER	SUNNYVALE, CA 94086
James Hill	1515 W MEADOW AVE	VISALIA, CA 93277
James Kelty & Associates Inc	1493 BURTON DR	CAMBRIA, CA 93428
James M Davis	3158 E HAMILTON AVE	FRESNO, CA 93702-4163
James Mase	P O BOX 173	NIPOMO, CA 93444
James Moore	1225 SCENIC WY	LOS OSOS, CA 93402
James Or Ruthellyn Whittington	4026 CAROLL CT	CHINO, CA 91710
James Pahler	770 CLIMBING TREE LN	TEMPLETON, CA 93465-9640
James R. Siegel	21862 OCEANVIEW LN	HUNTINGTON BEACH, CA 92646
James R. Wilkins	P.O. BOX 2086	ATASCADERO, CA 93423
Jamie Rossetti	1361 4TH ST	LOS OSOS, CA 93402
Jane Elliot	324 HILLCREST DR	ALLIANCE, NE 69301
Jane Lefebvre	1770 BRIARWOOD PL	TEMPLETON, CA 93465
Janet Allen	32807 AVENUE 9	MADERA, CA 93638
Janet and Gerard Walbaum	4809 PANORAMA DR	BAKERSFIELD, CA 93306-1348
Janice Johnson & Frank Johnson	1160 W 4TH ST	PASO ROBLES, CA 93446-2478
Janice Kissel & Phillip Kissel	1610 CALLE CROTALO	SAN LUIS OBISPO, CA 93401
Jarlath or Diane Oley	21514 LINDA DR	TORRANCE, CA 90503
Jason McKay	1410 LA PUENTE DR	BAKERSFIELD, CA 93309-3555
Jason Polder	505 B ST	LEMOORE, CA 93245-2605
Jason Ratzlaff	5515 FORKED HORN PL	PASO ROBLES, CA 93446
Javad Sani	P O BOX 885	TEMPLETON, CA 93465
Javad Sani	P O BOX 885	TEMPLETON, CA 93465
Jazinski Get Away	895 TURKEY RANCH RD	TEMPLETON, CA 93465
JBW, Inc.	31500 GERMAINE LN	WESTLAKE VILLAGE, CA 91361
JDA & CEA PROPERTIES	1084 KARINA WY	ARROYO GRANDE, CA 93420
JEAN D'URBANO/KYE IRIS	8406 206TH AVE SE	SNOHOMISH, WA 98296
Jeanine King	1684 W BULLARD AVE	FRESNO, CA 93711
Jeff & Ann Mowry	790 LUISITA ST	MORRO BAY, CA 93442
Jeff & Dianne Inman	156 COUNTRYSIDE LN	SAN LUIS OBISPO, CA 93401
Jeff & Jennifer Palmbach	20238 WOODY RD	BAKERSFIELD, CA 93308-9117

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Jeff Killion	7202 KODIAK ST	VENTURA, CA 93003-7055
Jeff Reynolds	225 PIONEER CIRCLE	ARROYO GRANDE, CA 93420
Jennifer and Jeff Nay	1080 N DEWITT AVE	CLOVIS, CA 93611-7040
Jennifer Beaird	1387 15TH ST	LOS OSOS, CA 93402
Jennifer Schriber	P O BOX 752	LOS GATOS, CA 95031
JENNY LYNN WILLIS	8560 WARREN RD	PASO ROBLES, CA 93446-
Jeremy & Caitlin McNerlin	7915 WHISPERING TRAILS PL	PASO ROBLES, CA 93446
JEROME BECKER	2160 Avon	Cambria, CA 93428-5400
Jerry & Marlene McGuire	2619 RICHARD AV	CAYUCOS, CA 93430
Jerry Or Susan Halford	P O BOX 98	SULTANA, CA 93666
Jesse Siordia	1660 SUNNYSLOPE RD	HOLLISTER, CA 95023-5957
JEWEL	2425 GOLDEN HILL RD 106	PASO ROBLES, CA 93446-7039
Jill Gonzales	9700 RAVEN CIR	FOUNTAIN VALLEY, CA 92708
Jill Ochinerio	7823 N CARNEGIE AVE	FRESNO, CA 93722
JIM & TRACY AIRTH	2020 PECHO RD	LOS OSOS, CA 93402
Jim Hoxter	2475 IRON STONE LOOP	TEMPLETON, CA 93465
JIM WISMER	1912 PIERCE AV	CAMBRIA, CA 93428-
Jimmie O'Brien	4504 N KITTYHAWK AVE	SANGER, CA 93657-9211
JK PROPERTIES	970 FRESNO ST	PISMO BEACH, CA 93449-2411
JNC Country Estate	230 CAMINO ESCONDIDO	ARROYO GRANDE, CA 93420
Joan and David Leader	2350 ORCHARD RD	TEMPLETON, CA 93465
Joan E Trombley	101 RUBY LN	NIPOMO, CA 93444
Joan Heinsohn & Evalyn Ellis	P O BOX 120502	BIG BEAR LAKE, CA 92315
Joan Kathleen Strom	1425 4TH ST	LOS OSOS, CA 93402
Joann Or Walter Rogers	242 MARLENE DR	SAN LUIS OBISPO, CA 93405
Joe Clark	1184 SAINT MARY AV	CAYUCOS, CA 93430
JOE CURD	12101 CHIANTI DR	LOS ALAMITOS, CA 90720-4607
Joe Knapp	2600 RIO VISTA DR	BAKERSFIELD, CA 93306-1030
Joe Stennett	2119 CALLENDER RD	ARROYO GRANDE, CA 93420
Joe Zelenay	7443 MULLER ST	DOWNEY, CA 90241-2135
Joel Walker	1342 DALE AV	ARROYO GRANDE, CA 93420
John & Barbara Meyers	5480 BROMELY DR	OAK PARK, CA 91377
John & Deborah Parker	2197 STACY LN	CAMARILLO, CA 93012-9356
John & Doran Ruml	302 N IRVING ST	ARLINGTON, VA 22201-1242
John & Hilary Townsend	1860 WALES RD	CAMBRIA, CA 93428
John & Jerin Siebenlist	225 VIA LAGUNA VIS	SAN LUIS OBISPO, CA 93405-4760
John & Shari Robasciotti	3280 BRADFORD CR	CAMBRIA, CA 93428
John & Susan Farrell	1343 VIA ARACENA	CAMARILLO, CA 93010
John & Teresa Espinoza	1036 WOODWORTH AVE	CLOVIS, CA 93612-2236
John & Terrie Walter	7275 CROSS CANYONS RD	SAN MIGUEL, CA 93451-9021
John & Trish Koscheka	12006 CLARKSON RD	LOS ANGELES, CA 90064-3518
John and Ellen Davidson	729 SANTA ROSITA	SOLANA BEACH, CA 92075-1531
John B. Kalender	560 RAMBLEWOOD CT	DINUBA, CA 93618-3065
John Diener	P O BOX 97	FIVE POINTS, CA 93624
John Estes	955 CAMELLIA DR	NIPOMO, CA 93444
John F. Swift	3698 CLARK VALLEY RD	LOS OSOS, CA 93402

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John Heidrick	2308 HAGGIN OAKS BLVD	BAKERSFIELD, CA 93311-1563
John Howell & Diana Yao	360 FALLBROOK ST	CAMBRIA, CA 93428
JOHN LAHARGOU	2555 ADOBE RD	PASO ROBLES, CA 93446
John Lamas	P O BOX 5028	PASO ROBLES, CA 93447
John Or Andrea Foelsch	3980 DRIFTWOOD ST	CHINO HILLS, CA 91709
JOHN OR BECKY GILBERT	715 ORIOLE WY	PASO ROBLES, CA 93446
John P Or Jackie Cushman	1336 LA GRANADA DR	THOUSAND OAKS, CA 91362
John Rhonemus	1928 MOON LAKE CT	BAKERSFIELD, CA 93314
John Westra	5595 BASELINE AVE	SANTA YNEZ, CA 93460-9598
Jon & Mary Anne Mueller	15711 BLACK HAWK AVE	BAKERSFIELD, CA 93314-7850
Jonathan and Sarah McClarty Trust	3564 ASPEN AVE	KINGSBURG, CA 93631-8809
JONES RIDGE	1444 TUNNEL RD	SANTA BARBARA, CA 93105-2139
Jordan Rental	2067 SHERWOOD DR	CAMBRIA, CA 93428
Jose T. & Juana Z. Figueroa	1010 AHRONIAN AVE	FOWLER, CA 93625-2154
Joseph A Or Linda Motte	506 W BROWNING	FRESNO, CA 93704
Joseph Champion I, LLC	434 ISLAY ST	SAN LUIS OBISPO, CA 93401-4342
JOSEPH L POLLON	1776 VERDE CANYON RD	ARROYO GRANDE, CA 93420
JOSEPH LAING	1912 PIERCE AV	CAMBRIA, CA 93428
Joseph Vacation Rental	844 ESCUELA CT	SAN LUIS OBISPO, CA 93405-4806
Joshua Karp	1345 PLUM ORCHARD LN \	TEMPLETON, CA 93465-3609
Joyce Chang & Stuart Swadron	812 MT WASHINGTON DR	LOS ANGELES, CA 90065
Joyce Oates	7750 SUNDANCE TR	PASO ROBLES, CA 93446
Joyce Sanden	P O BOX 72	MOUNTAIN CENTER, CA 92561
JRH Rentals LLC	7640 MILLER AVE	GILROY, CA 95020-5514
Judith Dekel	4532 JUBILO DR	TARZANA, CA 91356
Judith Gordon	5919 EAST BUTLER AVENUE	FRESNO, CA 93727-5508
Judy & Gene Alexander	1219 11TH ST	LOS OSOS, CA 93402
Judy Botts	2880 CRESTON RIDGE LN	PASO ROBLES, CA 93446
JUDY CREEK	2450 SYMPHONY OAKS DR	TEMPLETON, CA 93465-
Judy Kent	6214 WATCHTOWER RD NE	TACOMA, WA 98422
Julia Wright	2066 WILTON DR	CAMBRIA, CA 93428
Julie's Hideaway	1067 MESA VIEW DR	ARROYO GRANDE, CA 93420
JUNE VINEYARDS	39 RESTON WAY	LADERA RANCH, CA 92694-0504
JUST INN	11680 CHIMNEY ROCK RD	PASO ROBLES, CA 93446
Kacey Waxler	3898 HIGH GROVE RD	TEMPLETON, CA 93465
Kaleidoscope Inn & Gardens	130 E DANA ST	NIPOMO, CA 93444
KAREN AND BEN LEE	541 ANZA ST	MOUNTAIN VIEW, CA 94041-2103
Karen Thomas	1430 GODELL ST	TEMPLETON, CA 93465
Karen Wikler	1948 PIPPIN LN	SAN LUIS OBISPO, CA 93405
Karen's Cottage	5676 SUNBURY AV	CAMBRIA, CA 93428
KARIN KRAEMER	295 ORLANDO DR	CAMBRIA, CA 93428-
Karl Thomas	3372 SHEARER AV	CAYUCOS, CA 93430

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Katherine Ann Rowlands	523 PLYMOUTH DR	CAMBRIA, CA 93428
Katherine Schneider	TRANKE 6 FULDA 38037	GERMANY, GR 99999
Kathleen & Thom Perlmutter	1225 ANTLER DR	ARROYO GRANDE, CA 93420
Kathleen Croom	6995 ALMOND DR	TEMPLETON, CA 93465
Kathleen Douglass	5906 FLYING LADY RANCH RD	SANTA MARGARITA, CA 93453
Kathleen Irvine	7604 AVENIDA VALEDOR	BAKERSFIELD, CA 93309
Kathryn Vanderveer	1437 8TH ST	LOS OSOS, CA 93402
Kathy or Floyd Bowman	974 PACIFIC AV	CAYUCOS, CA 93430
Kathy Or Kevin Kirkman	19654 AVENUE 304	EXETER, CA 93221-9774
Kathy Starr	2938 CLIFF DR	SANTA BARBARA, CA 93109
Kathy Wrenn	7 SAINT MARY AV	CAYUCOS, CA 93430
KBDB PROPERTIES LLC	2455 DOVER CANYON DR	TULARE, CA 93274-1635
KBJB Rentals LLC	12565 BRADDOCK DR	LOS ANGELES, CA 90066-6807
Kearney Rentals LLC	P O BOX 2926	FRESNO, CA 93745
Keith Or Marlo Franklin	371 BERNARDO AVE	MORRO BAY, CA 93442-2823
Kellie Williams	5550 SANTA ROSA CREEK RD	CAMBRIA, CA 93428
KELSEY PROPERTY MANAGEMENT	PO BOX 458	CRESTON, CA 93432
KENNETH D. RIENER	6078 PEBBLE BEACH WAY	SAN LUIS OBISPO, CA 93401-8916
Kerr Vintage Manor	12610 MADRID RD	ATASCADERO, CA 93422
Kevin & Barbara Greenwood	745 THREE SISTERS RD	SAN LUIS OBISPO, CA 93401
Kevin & Judith Cadigan	125 ESSEX DR	CHAPEL HILL, NC 27514-1583
Kevin & Julie Coppin	6123 WOODLAKE AVE	WOODLAND HILLS, CA 91367
Kevin & Kimberly Charles	2255 STENNER CREEK RD	SAN LUIS OBISPO, CA 93405-7819
Kevin and Kathi Main	401 E ST	CAYUCOS, CA 93430
Kevin Biswell	1316 ALTA VISTA RD A	SANTA BARBARA, CA 93103
Kevin Jenkins	856 E ORANGE ST	HANFORD, CA 93230-2340
KEVIN M. WISE TRUST-BRADLEY TRUST-FRED SAGER TRUST	365 E. AVENIDA DE LOS ARBOLES #1014	THOUSAND OAKS, CA 91360-2975
Kevin Miller	1020 ROXBURY DR	PASADENA, CA 91104-4140
Kevin Ray	5669 SILVERADO PL	PASO ROBLES, CA 93446
Kim & Robert Zabel	767 DIXON WAY	LOS ALTOS, CA 94022-1105
Kimberly Maston	2500 EMERSON RD	CAMBRIA, CA 93428
KING SISTERS PROPERTIES	640 RIVER OAKS DRIVE	PASO ROBLES, CA 93446
Kip Harms	1915 WILMAR AV	OCEANO, CA 93445
KISSEE, CO	140 HELGREN CT	TEMPLETON, CA 93465
Klaus and Judy Hoffmann	13155 SAN ANTONIO RD	ATASCADERO, CA 93422
KMB Vacation Stay	8020 SETTLERS PL	PASO ROBLES, CA 93446
KMMC Ranch	6161 AIRPORT RD	PASO ROBLES, CA 93446
Knapp Revocable Trust dated 12-21-1999	991 S OCEAN AVE	CAYUCOS, CA 93430-1328
Kolanu Vineyards, LLC	5725 UNION RD	PASO ROBLES, CA 93446
Kolynn Younger	2611 ETON RD	CAMBRIA, CA 93428
Kost Effective Alternatives	2115 HALCYON RD	ARROYO GRANDE, CA 93420

Lodging Business Name	Mailing Address	City, State, ZIP
KOTHEIMER VACATION RENTALS	1650 BRIARWOOD PL	TEMPLETON, CA 93465
Kristi Folkrod	2983 BRANCH MILL RD	ARROYO GRANDE, CA 93420
Kuona Wine Experience	705 SEQUOIA LN	TEMPLETON, CA 93465
Kurt & Cary Mason	711 VIA VISTA VERDE	SANTA MARIA, CA 93455-4970
Kyle or Judy Divine	354 SAN JUAN GRADE RD	SALINAS, CA 93906-3135
L.A. Halt LLC	25561 PRADO DE LAS BELLOTAS	CALABASAS, CA 91302-3642
L.J. Morganti Co.	5882 RIVERBANK CIR	STOCKTON, CA 95219-2520
L.J. Morganti Co.	5882 RIVERBANK CIR	STOCKTON, CA 95219-2520
LA BELLA GRAND LLC	450 FRONT ST	AVILA BEACH, CA 93424
La Casita at Avila, LLC	351 SAN MIGUEL AV	SAN LUIS OBISPO, CA 93405-
La Chiripa LLC	4647 MIDWAY RD	VACAVILLE, CA 95688-9685
La Cuesta Ranch	2400 LOOMIS RD	SAN LUIS OBISPO, CA 93405
La Lomita Ranch	1771 LA LOMITA WY	SAN LUIS OBISPO, CA 93401
La Maison du Vin	16 MORNING LGT	NEWPORT COAST, CA 92657-1654
La Salle Cottage Gardens	12171 KESTREL RD	KLAMATH FALLS, OR 97601-8621
LACY AND WYATT BOURDET	PO BOX 1378	HOLLISTER, CA 95024-1321
Lago Giuseppe Winery	8345 GREEN VALLEY RD	TEMPLETON, CA 93465
Laird Vacation Rental	PO BOX 829	CAYUCOS, CA 93430
LAKEFRONT AT LANDSEND	1241 RAMAL RD	NIPOMO, CA 93444
Lamb Family Trust	P O BOX 80	CAMBRIA, CA 93428
LANA SPITZ	629 29TH ST	MANHATTAN BEACH, CA 90266
Lancaster Vacation Rental	1239 HIGUERA ST	SAN LUIS OBISPO, CA 93401
Lance Morales	746-A MAIN ST	CAMBRIA, CA 93428
Land Grant LLC	8355 VINEYARD DR	PASO ROBLES, CA 93446
Larry & Barbara Perl	6 ROXBURY DOWNS	UPPER SADDLE RIVER, NJ 07458
Larry A King	255 STAR DR	HANFORD, CA 93230
Larry Legras	1300 MICHELTORENA ST	LOS ANGELES, CA 90026
Larry Perl	6 ROXBURY DOWNS	UPPER SADDLE RIVER, NJ 07458
Larry R. Shochet	2939 SANTA BARBARA AV	CAYUCOS, CA 93430
Larry Whipkey	PO BOX 440	SANTA MARGARITA, CA 93453-0421
Laura Doty	2825 KIP LN	ARROYO GRANDE, CA 93420
Laura Marble	7220 IVERSON PL	PASO ROBLES, CA 93446
Laura McGauley-Fischer	64 13TH ST	CAYUCOS, CA 93430
Laura Morrison	870 CLARK RD	SANTA BARBARA, CA 93110
Laurel St Airbnb	845 PORTWALK PL	REDWOOD CITY, CA 94065-1820
Lauren Somma / Sharon Goupil	4687 COYOTE CANYON RD	SAN LUIS OBISPO, CA 93401
Laurence and Sheri Boscaro	1557 DEER CANYON RD	ARROYO GRANDE, CA 93420
Laurie Glenn	2345 CIMARRON WY	LOS OSOS, CA 93402
Laurie Lassere	1221 N ONTARE RD	SANTA BARBARA, CA 93105-1939
Laurie Moore	465 CHORRO CREEK RD	MORRO BAY, CA 93442
Lauritta Sowa	89 DEL MAR AV	CAYUCOS, CA 93430
Lawrence Gomes	2330 PASO ROBLES ST	OCEANO, CA 93445

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Lawrence O'Malley	406 BALSAM AVE	BAKERSFIELD, CA 93305
Lazy Arrow	9330 CAMATTA CREEK RD	SANTA MARGARITA, CA 93453
Lazy J Cottage	224 RUBY LN	NIPOMO, CA 93444
Le Cuvier Winery	3333 VINE HILL LN	PASO ROBLES, CA 93446
LEAH AND EMIL JACOBS	PO BOX 254	CRESTON, CA 93432-0241
Leanne Miura	3172 N DEE ANN AVE	FRESNO, CA 93727
LEGGITT VACATION RENTALS	618 ANACAPA ST A	SANTA BARBARA, CA 93101-1690
Lekai Properties LLC	911 21ST ST	PASO ROBLES, CA 93446-1722
Lena R Minetti Living Trust	188 D ST	CAYUCOS, CA 93430
Leon & Virginia Bernardi	42650 LONG HOLLOW DR	COARSEGOLD, CA 93614-9148
Leon and Cindy Tackitt	403 PEACHTREE LN	PASO ROBLES, CA 93446
Leroy or Mary Roseman	725 MODOC	MERCED, CA 95340
Les & Muna Cristal	1070 SEMILLON LN	TEMPLETON, CA 93465-3825
Les Jenison	21924 LAKELAND AVE	LAKE FOREST, CA 92630-2431
Leticia Chang	28484 MONTEREY CT	CASTAIC, CA 91384-4702
Linda & Daniel Martineau	10801 ROUND VALLEY RD	GRASS VALLEY, CA 95949-7166
Linda Brown	228 E DOROTHEA CT	VISALIA, CA 93277
LINDA VAN FLEET	949 PACIFIC AV	CAYUCOS, CA 93430
Linda Warwick	2235 JUNIPER AV	MORRO BAY, CA 93442
Lindley Home Stay	1312 5TH ST	LOS OSOS, CA 93402
Lindsey Shakerian	199 MOCKINGBIRD LN	TEMPLETON, CA 93465
Linn Ranch	1405 Exline Rd	Paso Robles, CA 93446
Lisa Deklinski	524 SO OCEAN AV	CAYUCOS, CA 93430
Lisa or Randy Stromsoe	3775 OLD CREEK RD	TEMPLETON, CA 93465-
Lisa Ouimet Monaco	7399 N LAGUNA VISTA AVE	FRESNO, CA 93711-0229
Lise Lucas	121 WOOD ROAD	LOS GATOS, CA 95030
Little Cayucos Creek Rentals	10005 ROCKY CANYON RD	ATASCADERO, CA 93422
Little Flower Holdings, LP	3474 W PROSPERITY AVE	TULARE, CA 93274-9770
LITTLE SUR INN	6190 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Lloyd & Renee Greif	7515 MULLHOLLAND DR	LOS ANGELES, CA 90046
Lloyd & Renee Greif	7515 MULLHOLLAN DRIVE	LOS ANGELES, CA 90046
LOGS VACATION RENTAL	524 E JULIANNA ST	ANAHEIM, CA 92801-2516
Lori Adamski-Peek	P O BOX 4167	PARK CITY, UT 84060
Lori Krivacsy	5145 HWY 46 W	TEMPLETON, CA 93465
Loriana	345 TALLY HO RD	ARROYO GRANDE, CA 93420
Louis Schaeffer	23820 ALBERS ST	WOODLAND HILLS, CA 91360
LUCAS COULTON	5960 FA-ROUSSE WY	PASO ROBLES, CA 93446
Lucky Wishbone Ranch LLC	PO BOX 2329	AVILA BEACH, CA 93424-2221
Luke Faber	5957 BIRKDALE	SAN LUIS OBISPO, CA 93401
Lupine Ranch, LLC	685 LUPINE LN	TEMPLETON, CA 93465
LuxCoast Properties	2898 TAFT PL	CAMBRIA, CA 93428
Luxvino, LLC	10075 SAN GUILLERMO LN	ATASCADERO, CA 93422
Lynn & Mark Barlow	240 MANSIONETTE	HANFORD, CA 93230
Mac Van Duzer Blythe	PO BOX 86	SAN SIMEON, CA 93452
Mac Van Duzer Londonderry	PO BOX 86	SAN SIMEON, CA 93452
Macomber Vacation Rental	1710 SANDALWOOD LN	TEMPLETON, CA 93465

Lodging Business Name	Mailing Address	City, State, ZIP
Maegert & Sons, LLC	3705 W PICO BLVD 1013	LOS ANGELES, CA 90019-3451
Maggie Or Johnathon Christie	835 N STANLEY AVE	LOS ANGELES, CA 90046
MAGNOLIA VINEYARD WINE MAKERS COTTAGE	10811 MORADA DRIVE	ORANGE, CA 92869
Mahieu Geoffrey	9541 CARMEL RD	ATASCADERO, CA 93422
Majon International, LLC	175 CENTURY LN	ARROYO GRANDE, CA 93420
Mallard Lake Ranch	255 VIA PROMESA	NIPOMO, CA 93444
Mallard Lake Ranch	255 VIA PROMESA	NIPOMO, CA 93444
Mallory Family Trust	33933 SOUTH EAST DOYLE	ESTACADA, OR 97023
Manon Gosting	18137 LABRADOR ST	NORTHRIDGE, CA 91325-1705
Marc & Karen Kausen	1964 OGDEN DR	CAMBRIA, CA 93428
Marcia & Wayne Rice	6130 BUCKHORN RIDGE PL	SAN MIGUEL, CA 93451
Marco A Murgia & Susan M E Murgia	267 BELBLOSSOM DR	LOS GATOS, CA 95032-5007
Margaret Hicks	7689 WOODGLEN DR	FAIR OAKS, CA 95628
Margarita Leasing Inc	6835 CALF CANYON HY	SANTA MARGARITA, CA 93453
Margate Suite	2828 MARGATE	CAMBRIA, CA 93428
Maria Ortiz / Lina Obied	4153 SERENA AVE	CLOVIS, CA 93619-0514
Marinus LLC	18710 CABRILLO HIGHWAY	SAN SIMEON, CA 93452
Mario Celillo & Jonathon Van Ryan	PO BOX 648	VISALIA, CA 93279-0630
Mario G Luera	7077 WEBSTER RD	CRESTON, CA 93432
Mark & Elizabeth Lowerison	4020 WILLOW CREEK RD	PASO ROBLES, CA 93446
Mark & Elizabeth Lowerison	4020 WILLOW CREEK RD	PASO ROBLES, CA 93446
Mark & Kathy Goularte	PO BOX 636	NIPOMO, CA 93444
Mark & Laura Fletcher	30 DANDELION LN	TEMPLETON, CA 93465
Mark and Pam Harris	95 SAN MIGUEL ST	AVILA BEACH, CA 93424
Mark Ayers	1378 4TH ST	LOS OSOS, CA 93402
Mark Landon	3600 RIDGE RD	TEMPLETON, CA 93465
Mark McCoy & Jill Butler	6357 BYRON	SAN RAMON, CA 94582
Mark Or Marlene Weddendorf	2212 W MAGILL	FRESNO, CA 93711
Marsha Tomassi	P O BOX 70277	POINT RICHMOND, CA 94807
Marshall Farms	430 GREEN GATE RD	SAN LUIS OBISPO, CA 93401
Marshall Vacations	22 ZOLA CT	IRVINE, CA 92617-4060
Marta Hendrickson	146 W COLONIAL DR	HANFORD, CA 93230
Martha A. Wilson	460 CUERNO LARGO WY	PASO ROBLES, CA 93446
MARTHA WEBER	36666 SEQUOIA CT	NEWARK, CA 94560-2763
Martha Wood	462 N 15TH ST	SAN JOSE, CA 95112
Martin Barman	6663 N WOODSON AVE	FRESNO, CA 93711-1152
Marty Prah	5845 W EVERGREEN CT	VISALIA, CA 93277-5535
Marvin and Grace Borzini	44150 VIA CANADA	KING CITY, CA 93930
Mary & Don Mylan	170 MESA RD	NIPOMO, CA 93444
Mary Ann Tison Or B. Richardson	1828 WESTFIELD RD	PASO ROBLES, CA 93446
Mary Anne Anderson	2295 ROMNEY DR	CAMBRIA, CA 93428
Mary Baldwin / Marshall Granger	888 MOUNTAIN VIEW	SAN LUIS OBISPO, CA 93405

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Mary Bishop	2060 VALLE VISTA PL	SAN LUIS OBISPO, CA 93405
Mary Bruskotter	9719 HOLCOMB ST	LOS ANGELES, CA 90035
Mary Grace Kaljian	2933 CALLE NOGUERA	SANTA BARBARA, CA 93105-2847
Mary J Jacoby	P.O. BOX 18	FREEDOM, CA 95019
Mary Medeiros	1090 CASTEEL LN	TEMPLETON, CA 93465
Mary Michele Massa	596 HENRIETTA AV	LOS OSOS, CA 93402
Mary O'Neil	1790 RAMONA DR	CAMARILLO, CA 93010
Mary Steddom	1740 SOLEJAR DR	LA HABRA HEIGHTS, CA 90631
Mary Woollomes	15140 TIE BREAKER CT	BAKERSFIELD, CA 93306
Marylyn Hoffman	478 CAYUCOS AVE	TEMPLETON, CA 93465-5023
Matthew & Shelley Sheilds	525 CAMEO WY	ARROYO GRANDE, CA 93420
Matthew J & Kerri E Chudy	416 LILAC DR	LOS OSOS, CA 93402
Matthew Lucas and Valentina Sarno	25052 PASEO EQUESTRE	LAKE FOREST, CA 92630-2108
Matthew Merrill	175 CRIPPLE CREEK RD	TEMPLETON, CA 93465
Matthew Rice	825 SYLVAN RIDGE RD	ARROYO GRANDE, CA 93420
Matthew/Korie Bayer	212 SEAVIEW AVE	PISMO BEACH, CA 93449-2044
Mattson Estate	9340 SANTA CLARA RD	ATASCADERO, CA 93422-6212
Maverick House	485 AMBUSH TRL	PASO ROBLES, CA 93446-9646
MAVIS SEETO-MCDONNELL	18862 ARBUTUS ST	FOUNTAIN VALLEY, CA 92708-7208
Maxwell Anthony Pacific Incorporated	PO BOX 1400	WINCHESTER BAY, OR 97467-0819
MB COTTAGE	1775 SANDOWN PL	CAMBRIA, CA 93428
Mccall Farm	6250 SANTA ROSA CREEK RD	CAMBRIA, CA 93428
Meade Canine Rescue Foundation	8598 WEBSTER RD	CRESTON, CA 93432-
MEDEIROS FAMILY	PO BOX 483	SANTA MARGARITA, CA 93453-0421
Mee Young Lee	P O BOX 592	DELANO, CA 93216
Mel's Mystic Cat B&B	1975 8TH ST	LOS OSOS, CA 93402
Melissa Dasilva Kurt Houska	3259 OCEAN BL	CAYUCOS, CA 93430
Melvin & Patricia J. Dorin	2510 BANBURY RD	CAMBRIA, CA 93428-
Melvina Dodson	PO BOX 633	KING CITY, CA 93930-0541
Meptab LLC	6330 CHINOOK DR	CLINTON, WA 98236-9126
Merrill Properties, LLC	1220 BEAVER CREEK LANE	PASO ROBLES, CA 93446
Merry Weather Retreat	947 CAMINO SANTANDER	SANTA FE, NM 87505-5958
Metal & Fire	282 GAIT WY	ARROYO GRANDE, CA 93420
Michael & Cynthia Graham	10209 14 1/2 AVE	LEMOORE, CA 93245-9316
Michael & Diana Markham	P.O. BOX 984	CAMBRIA, CA 93428
Michael & Jacqueline Griffin	5061 WINDSOR BL	CAMBRIA, CA 93428
Michael & Margene Mooney	4385 LA PANZA RD	CRESTON, CA 93432
Michael & Nancy Angus	609 EXETER LN	CAMBRIA, CA 93428
Michael & Robbin Kusiak	41763 N FOOTHILLS DR	RONAN, MT 59864-9125
Michael / Kim Rime	16601 S 38TH ST	PHOENIX, AZ 85048
Michael and Olga Tselner	524 DEODARA DR	LOS ALTOS, CA 94024-7139

Lodging Business Name	Mailing Address	City, State, ZIP
Michael Baxter	50 7TH ST	CAYUCOS, CA 93430
Michael Deldin	802 IOWA AVE	LOS BANOS, CA 93635
Michael Dobrotin	9450 SANTA ROSA RD	BUELLTON, CA 93427-9482
Michael Fahim	3239 OAKCREEK RD	CHINO HILLS, CA 91709-2459
Michael Hodge	351 SAN MIGUEL AVE	SAN LUIS OBISPO, CA 93405
Michael Keith	680 S OCEAN	CAYUCOS, CA 93430
Michael McKeon	15426 LULL ST	VAN NUYS, CA 91406-2020
Michael O'Sullivan	2471 BANBURY RD	CAMBRIA, CA 93428
Michael Perry	5549 W GROVE CT	VISALIA, CA 93291-7926
Michael Souza	721 KILBOURNE DR	UPLAND, CA 91784-1167
Michele Smith	1260 QUICKSILVER WY	TEMPLETON, CA 93465
Michelle Brown	3725 ALISOS RD	ARROYO GRANDE, CA 93420
Michelle Brown	1345 PEACOCK CT	TEMPLETON, CA 93465
Michio or Takayo Miyamoto	604 N TROUT LAKE	SANGER, CA 93657
MIDCOAST LLC	PO BOX 324	Avila Beach, CA 93424
MIDCOAST LLC	PO Box 324	Avila Beach, CA 93420
Mike & Jennifer Patterson	1880 NANCY AV	LOS OSOS, CA 93402
Mike & Kalleen Corley	571 SECURITY CT	OCEANO, CA 93445
Mike & Kim Ridder	4456 VIA SAINT AMBROSE	CLAREMONT, CA 91711-8302
Mike And Wilma Roller	1180 CORDELIA AVE	SAN JOSE, CA 95129
Mike Coleman	5042 RIO VISTA AVE	SAN JOSE, CA 95129
Mike Connolly	897 OAK PARK BLVD 156	PISMO BEACH, CA 93449-3293
Mike Griffin	P O BOX 789	CAMBRIA, CA 93428
Mike Griffin and Patty Griffin	PO BOX 789	CAMBRIA, CA 93428-0721
Mike La Luz	2134 ORME PL	CAMBRIA, CA 93428
Milani / Marquart / Otto	2970 N HERROD AVE	ATWATER, CA 95301
Miller Properties	501 ARBRAMAR AVE	PACIFIC PALISADES, CA 90272-4216
MILTON BACHMAN	1465 ZINFANDEL CT	TEMPLETON, CA 93465
Mimi's B&B on the Sea	2649 OCEAN BOULEVARD	CAYUCOS, CA 93430
MINI RANCH AG	454 PRINTZ RD	ARROYO GRANDE, CA 93420
MISSRAZ RENTAL	111 AVIS ST	ARROYO GRANDE, CA 93420
Mitsuno and Ken Baurmeister	138 FOREST ST	BOULDER CREEK, CA 95006
MMK Bungalow	1192 3RD ST	LOS OSOS, CA 93402
MOHRI VILLA	1474 OSPREY CT	TEMPLETON, CA 93465
Molly Montgomery	6587 MONTE RD	SAN LUIS OBISPO, CA 93401-8007
Mondo Cellars	3260 NACIMIENTO LAKE DR	PASO ROBLES, CA 93446
Monika J. Tanhill	2300 PINERIDGE DR	CAMBRIA, CA 93428
Monterey Lakes Recreation Co.	2150 MAIN ST 5	RED BLUFF, CA 96080
MONTOYA HOMES	2010 IDYLLWILD PL	ARROYO GRANDE, CA 93420-9601
Moon Shell	228 CRANBERRY ST	ARROYO GRANDE, CA 93420
Moondance Ranch	1055 DITMAS WY	ARROYO GRANDE, CA 93420
MOONSTONE CELLARS	6500 BUCKLEY RD	SAN LUIS OBISPO, CA 93401
MOONSTONE LANDING	6240 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Morelli Properties	4776 RANCHITA CANYON RD	SAN MIGUEL, CA 93451-8511

Lodging Business Name	Mailing Address	City, State, ZIP
Morretti Canyon Estate	PO BOX 2337	PISMO BEACH, CA 93448-2356
Morro Bay Dream Home	363 MITCHELL DR	LOS OSOS, CA 93402
Morro Bay Legacy LLC	259 MORRO BAY BLVD	MORRO BAY, CA 93442-2152
Morro Bay Luxury Rentals	220 MADERA ST	LOS OSOS, CA 93402-4203
Morro Bay Luxury Rentals	220 MADERA ST	LOS OSOS, CA 93402-4203
Motel 6 #1212	4001 INTERNATIONAL PKWY	CARROLLTON, TX 75007-1914
MOUNTAIN SPRINGS OLIVE RANCH VACATION RENTAL	2430 MOUNTAIN SPRINGS RD	PASO ROBLES, CA 93446-5224
Mountain Top Ocean View for Two	6677 FERN CANYON RD	SAN LUIS OBISPO, CA 93401-8020
Mr. & Mrs. Brad Lopez	6121 N MONTANA	CLOVIS, CA 93611
Myers Family Investments	26722 ALSACE DR	CALABASAS, CA 91302-3450
Myrtle K Hess	2110 WALNUT AVE	VENICE, CA 90291
Nana's House	1568 BEE CANYON RD	ARROYO GRANDE, CA 93420
Nancy A Moss	1196 PINERIDGE DR	CAMBRIA, CA 93428
Nancy Bull	P O BOX 744	SOLVANG, CA 93464
Nancy Green Trust	5051 OAKHURST DR	CAMBRIA, CA 93428
Nancy S. Bennetts	1596 CARDIFF DR	CAMBRIA, CA 93428
Nason Enterprises	14870 ROUND MOUN	ATASCADERO, CA 93422
NATALIE RABINER	19354 PAUMA VALLEY DR	PORTER RANCH, CA 91326-1702
Nathan Tyler	11 18TH ST	CAYUCOS, CA 93430
Nathaniel T. Scott	465 DUNES STREET	MORRO BAY, CA 93442
Nathaniel T. Scott	465 DUNES STREET	MORRO BAY, CA 93442
Needle in a Haystack	9185 SANTA MARGARITA RD	ATASCADERO, CA 93422
Neil Gonnella	8741 BAXTER	MERCED, CA 95341
Nelson Beach House, LLC	1702 PACIFIC AV	CAYUCOS, CA 93430
Nelson R. Bernal	525 WILD OATS WAY	TEMPLETON, CA 93465-5605
Nelson R. Bernal	525 WILD OATS WAY	TEMPLETON, CA 93465-5605
Newell & Patricia Siler	3103 S GLACIER BAY WAY	MERIDIAN, ID 83642-7824
Nick & Alicia Torres	204 REDWOOD DR	SHAFTER, CA 93263-1874
Nick & Maggie Juren	1186 7TH ST	LOS OSOS, CA 93402
Nick Or Janet Mcgrath	16100 LOST HORIZON DR	ANCHORAGE, AK 99516
Nicole Brandow	106 COUNTRY CLUB DR	SAN LUIS OBISPO, CA 93401
Nikola and Stefia Cimbur	395 CRESTMONT DR	SAN LUIS OBISPO, CA 93401-
Nine .26 & Company, LLC	94 COUNTRY CLUB DR	SAN LUIS OBISPO, CA 93401
Nipomo Cottage	745 VIA CONCHA RD	NIPOMO, CA 93444
Noel & Angela White	1225 5TH ST	LOS OSOS, CA 93402-1209
Noel Shutt	9325 SANTA CLARA RD #301	ATASCADERO, CA 93422-6212
Nolan Strahl	1790 STOW ST	SIMI VALLEY, CA 93063-4231
Noreen Or Bob Cosyns	3388 E TULARE AVE APT D	TULARE, CA 93274
Norm Or Marilyn Roberts	545 MIMOSA ST	MORRO BAY, CA 93442
Norma & Ron Van Meeteren	754 E SAN LORENZO RD	PALM SPRINGS, CA 92264-8110
Norman Liddell	7700 BUCKBOARD DR	PARK CITY, UT 84098
Normand Bessette	441 AVOCADO PL	CAMARILLO, CA 93010
North Ocean I, LLC	1160 W ORANGE GROVE AVE	ARCADIA, CA 91006
Northstar B&B	6578 NORTH STAR LN	PASO ROBLES, CA 93446
Nouel Riel Cellars INC.	7755 AIRPORT RD	PASO ROBLES, CA 93446

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OAK CREEK RANCH	4656 VINTAGE RANCH LN	SANTA BARBARA, CA 93110
Oak Flat Retreat	536 POPLAR ST	LAGUNA BEACH, CA 92651
OAK HEART ESTATE	6060 PEACHY CANYON RD	PASO ROBLES, CA 93446
Oak Tree Acres	13525 SANTA LUCIA RD	ATASCADERO, CA 93422
Oak Tree Estate	3498 VIA MANDRIL	BONITA, CA 91902-1239
Oak View Cabin	1875 SANTA RITA RD	TEMPLETON, CA 93465
OAKDALE RANCH	188 Los Cerros AVE	San Luis Obispo, CA 93405
OCEAN AIRE	PO BOX 1583	GRIFFIN, GA 30224-2706
Ocean Breeze Avocado Farm House at Lion Rock Ranch	1725 LITTLE MORRO CREEK RD	MORRO BAY, CA 93442
Ocean Front Get Away	3520 STUDIO DR	CAYUCOS, CA 93430
OCEAN SKY PROPERTY MANAGEMENT	PO BOX 3069	SHELL BEACH, CA 93448-3070
Ocean View Suite	P.O. BOX 456	CAYUCOS, CA 93430
Oceano Craft	2191 CIENAGA ST	OCEANO, CA 93445
Oceano Dunes Sandlot Resort	13007 MONTGOMERY BLVD NE	ALBUQUERQUE, NM 87111-4241
Oceano Inn	226 S LAMER ST	BURBANK, CA 91506-2732
Oceano Original Beach House	1678 ALOHA PL	OCEANO, CA 93445
OCEANPOINT RANCH	39 ARGONAUT	ALISO VIEJO, CA 92656-4152
Octavio Garcia	1660 CIRCLE B RD	PASO ROBLES, CA 93446
OLALLIEBERRY INN	2476 MAIN ST	CAMBRIA, CA 93428
OLIVAS DE ORO OLIVE COMPANY	4625 LA PANZA RD	CRESTON, CA 93432-
Omid Khorram	6 PINE TREE LN	ROLLING HILLS, CA 90274-5012
ON THE BEACH BED & BREAKFAST	181 N OCEAN AVE	CAYUCOS, CA 93430-1603
ORCHARD HILL FARM	5415 VINEYARD DR	PASO ROBLES, CA 93446
Orchard Hill Farm (2)	5415 VINEYARD DR	PASO ROBLES, CA 93446
Orville Vacation Rental	1920 ORVILLE AV	CAMBRIA, CA 93428
Our Place in Templeton	2455 NEAL SPRINGS RD	TEMPLETON, CA 93465
Our teeny, tiny beach house	908 WALNUT DR	PASO ROBLES, CA 93446-2322
Owl Ridge Oasis Vacation Rental	191 APPY WY	ARROYO GRANDE, CA 93420
PACIFIC PLAZA HOTEL & RESORT	444 PIER AV	OCEANO, CA 93445
Packer Enterprise	980 HEREFORD LN	PASO ROBLES, CA 93446
Pam & Steve Lock	1520 KILER CANYON RD	PASO ROBLES, CA 93446
Pam Stanley	9295 SANTA MARGARITA RD	ATASCADERO, CA 93422
Pamela Rhoades	5080 SANTA ROSA CREEK RD	CAMBRIA, CA 93428
PARADISE RANCH ESTATE	PO BOX 2337	PISMO BEACH, CA 93448-2301
Parker Ranch	9198 SANTA MARGARITA RD	ATASCADERO, CA 93422-
Paso City View	1029 VIA DE LA PAZ	PACIFIC PALISADES, CA 90272-3540
Paso Robles Pastures Vacation Rental	6155 UNION RD	PASO ROBLES, CA 93446
Paso Robles Safari	4880 DRY CREEK RD	PASO ROBLES, CA 93446
PASO ROBLES VACATION RENTALS	P.O. BOX 4129	PASO ROBLES, CA 93447

Lodging Business Name	Mailing Address	City, State, ZIP
PAT & MARISELA COLBERT	9926 FLYROD DR	PASO ROBLES, CA 93446-
Pat Danna / Carole Shafe	1333 ALPINE DR	PITTSBURG, CA 94565
Pat Evans	129 ERTEN ST	THOUSAND OAKS, CA 91360-1810
Pat Sheehan	1270 RIDGELINE CT	SAN JOSE, CA 95127
Patricia Blue	1122 ROBINSON CT	HANFORD, CA 93230-2606
Patricia Charles	4 Stoke Park Rd	Bristol BS9 1LF
Patricia Date	349 N OCEAN AVE B7	CAYUCOS, CA 93430-1055
Patricia Gimer	2390 TIERRA DR	LOS OSOS, CA 93402
Patricia Giz	8658 HUASNA RD	ARROYO GRANDE, CA 93420
Patricia Godwin Or Leroy Wallace	4900 ISLAND DR	BAKERSFIELD, CA 93312
Patricia Wood	1189 SWALLOWTAIL WAY	NIPOMO, CA 93444-6654
Patrick & Sandra Keller	3570 TEMPLETON RD	ATASCADERO, CA 93422
Patrick Dempsey	2453 RENO CT	MORRO BAY, CA 93442-1561
PATRICK FARRELL	235 ASH AV	CAYUCOS, CA 93430
Patrick Or Mark Graham	711 DECATUR	CLOVIS, CA 93611
Patti Christian	1078 CORBETT CANYON RD	ARROYO GRANDE, CA 93420
Paul & Kathleen Dugan Homestay	484 ASH ST	LOS OSOS, CA 93402
Paul & Nicole Gugger	117 FOXRIDGE DR	FOLSOM, CA 95630
Paul and Kelly Boisclair	1331 BERWICK DR	MORRO BAY, CA 93442-1809
Paul G. Stoltz	3940 BROAD ST 7-385	SAN LUIS OBISPO, CA 93401-7017
Paul Kermoyan	18 DITTOS LN	LOS GATOS, CA 95030-7043
Paul Kunze Trust dated 6/20/2010	5100 COE AVE. SP 215	SEASIDE, CA 93955
Paul Mudge	14 SUNCREEK	IRVINE, CA 92604
Paul Or Kathy Edwards	210 DEVAULT PL	CAMBRIA, CA 93428-3602
Paul Or Linda Cole	642 ONEIDA	SUNNYVALE, CA 94087
PAULETTE MORRISON	5890 PRANCING DEER PL	PASO ROBLES, CA 93446
PEACEFUL VIEWS	2308 HAGGIN OAKS BLVD	BAKERSFIELD, CA 93311-1563
PEACHY CANYON ESTATE	1116 OLD PEACHY CANYON RD	PASO ROBLES, CA 93446-7664
Peachy Canyon Winery	2025 NACIMIENTO LAKE DR	PASO ROBLES, CA 93446
Peachy Cyn Cottage	4221 PEACHY CANYON RD	PASO ROBLES, CA 93446
Peachy Manor	1174 OLD PEACHY CANYON RD	PASO ROBLES, CA 93446
PEAK AT PASO	7009 E HIDDEN OAKS LN	ORANGE, CA 92867-2437
Peggy Jern	557 LILAC DR	LOS OSOS, CA 93402
Peggy Lessinger	1570 HASLAM TER	LOS ANGELES, CA 90069
PELICAN INN & SUITES	6316 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Pelletiere Estates	3280 TOWNSHIP RD	PASO ROBLES, CA 93446
Peltzer's Surf Shack	33527 ROAD 152	IVANHOE, CA 93235-1040
Penny Beavers	646 WORCESTER DR	CAMBRIA, CA 93428
Pepper Tree Ranch	445 GREEN GATE RD	SAN LUIS OBISPO, CA 93401
Pet Friendly Acre	1881 FERRELL AV	LOS OSOS, CA 93402
Peter & Carrie Ritz	1225 MAIN ST	MORRO BAY, CA 93442-

Lodging Business Name	Mailing Address	City, State, ZIP
PETER & JEAN JOHNSON	4210 ENCORE DR	SANTA BARBARA, CA 93110-1805
Peter & Wanda Gucciardo	P O BOX 5308	SANTA BARBARA, CA 93150
Peter and Holly Kennedy	1360 BURNING HILLS LN	TEMPLETON, CA 93465
PETRAE VINEYARD	4318 HARPETH OAK LANE	SUGAR LAND, TX 77479
PHIL PORTWOOD FAMILY TRUST	PO BOX 781	WASCO, CA 93280-0721
Philip & Linda Martin	34614 AVENUE 9	MADERA, CA 93636-8409
Philip & Linda Martin and Phil & Natalie Martin	PO BOX 1429	HANFORD, CA 93232-1341
Philip Gaines	3414 TOPSAIL PL	DAVIS, CA 95616
Phillip Hannah		
Picturesque Ranch Getaway	4570 CHRISTINE LOOMIS DR	ARROYO GRANDE, CA 93420
PILOT HOUSE	317 ORLANDO DR	CAMBRIA, CA 93428
Pine Stone Inn	3355 WILSHIRE BLVD., APT #1008	LOS ANGELES, CA 90010
Pinecone Productions	535 PINECONE WY	ARROYO GRANDE, CA 93420
PINEWOOD APARTMENT ASSOCIATION, INC	999 DRAKE ST	CAMBRIA, CA 93428
PINO SOLO VACATION	133 PINO SOLO CT	NIPOMO, CA 93444
Pismo Drifting Sand	P.O. BOX 1183	MORGAN HILL, CA 95038
POESCHL FAMILY	765 TWIN CREEKS WY	SAN LUIS OBISPO, CA 93401
Pool House & Putting Green	3630 RAFTER WY	PASO ROBLES, CA 93446-
Poppy Cottage	2393 PARKWAY DR	CAMARILLO, CA 93010-2122
PRANCING DEER	4578 BIG COUNTRY CT	MOORPARK, CA 93021-3511
PREFUMO CREST INN	4950 PREFUMO CANYON RD	SAN LUIS OBISPO, CA 93405
Preston Miller	1320 OCEANAIRE DR	SAN LUIS OBISPO, CA 93405-4920
PRISTINE HOME SERVICE	768 TWIN CREEKS WY	SAN LUIS OBISPO, CA 93401
Probasco Rental	8 BRIXHAM LN	BELLA VISTA, AR 72714-2809
Pura Vida	1237 NORTH RD	BELMONT, CA 94002-1946
Purple Door BnB	1326 11TH ST	LOS OSOS, CA 93402
Quail Cottage by the Sea	2735 WILTON DR	CAMBRIA, CA 93428
Quality Inn	9260 CASTILLO DR	SAN SIMEON, CA 93452
QUICKSILVER RANCH, LLC	21606 ALDER BROOK LN	MOUNT VERNON, WA 98274-7799
Quiet Country Cottage	1055 VIA CHULA ROBLES	ARROYO GRANDE, CA 93420
QUINTA AT PASOPORT	95 BOOKER RD	TEMPLETON, CA 93465
RACHEL DUCHAK	549 LILAC DR	LOS OSOS, CA 93402-
RAD DOG VINEYARDS LLC	724 N LAKE SHORE DR	TOWER LAKES, IL 60010
Rafael Cuellar	6347 PASEO CERRO	CARLSBAD, CA 92009
Ragged Point Inn	P O BOX 110	SAN SIMEON, CA 93452
Raketin Enterprise	1920 CORRALITOS AV	SAN LUIS OBISPO, CA 93401
Ralph and Heidi He	7909 LAS CRUCES AVE	BAKERSFIELD, CA 93309-2220
RALPH BOURNE	78 N CORONA DR	PORTERVILLE, CA 93257-4133
RAMBLING ROSE GUESTHOUSE	14650 MORRO RD	ATASCADERO, CA 93422
Ramon Baez	155 SAN LUIS STREET	AVILA BEACH, CA 93424

Lodging Business Name	Mailing Address	City, State, ZIP
Rancha Santa Helena	4280 ADELAIDA RD	PASO ROBLES, CA 93446
RANCHITA WINE PARTNER	PO BOX 4129	PASO ROBLES, CA 93447-4121
Rancho Divine	5536 ALLOTT AVE	SHERMAN OAKS, CA 91401-5221
Rancho Dos Amantes	222 WENDY WY	BRADLEY, CA 93426
Rancho Martinez	1345 EWING RD	ARROYO GRANDE, CA 93420-5910
RANCK'S ROOST	4390 WESTMONT ST	VENTURA, CA 93003-3889
Randall and Channon Clagg	P.O. BOX 1660	TEMPLETON, CA 93465
Randall Or Margaret Panting	21432 W WARDHAM	LAKEWOOD, CA 90715
Randall Retreat	13900 CASTLEMAINE AVE	BAKERSFIELD, CA 93314-8988
Randy Alonzo	381 RIO RD	ARROYO GRANDE, CA 93420
Randy or Karen Redfield	5412 W HEMLOCK AVE	VISALIA, CA 93277-5172
Randy Tosi	3211 S GOLDEN STATE	FRESNO, CA 93725
Raul & Diane Torres	675 DEIGRATIA PL	ARROYO GRANDE, CA 93420
Ray Bunnell	141 SUBURBAN RD	SAN LUIS OBISPO, CA 93401
Ray Or Jean Thomas	1672 N 210 EAST	OREM, UT 84057
RBZ VINEYARDS, LLC	PO BOX 391	PASO ROBLES, CA 93447-0301
RBZ VINEYARDS, LLC	PO BOX 391	PASO ROBLES, CA 93447-0301
RCI Management Inc	26246 BUSCADOR	MISSION VIEJO, CA 92692
Reaume Consulting Group	5373 PARKHILL RD	SANTA MARGARITA, CA 93453
Rebecca Brown	1019 LA SERENATA WY	NIPOMO, CA 93444
Rebecca D. Isaacs	2127 ANDOVER PL	CAMBRIA, CA 93428
Reed & Shelley Van Wagenen	534 WEST MUNCIE	CLOVIS, CA 93619
Refugio	1981 BARLEY GRAIN RD	PASO ROBLES, CA 93446
REID / SMITH VACATION RENTAL	3963 N VAN NESS	FRESNO, CA 93704
Reifers Family Beach House	985 HERDSMAN WY	TEMPLETON, CA 93465
REISTA SCHAD	PO BOX 1346	TEMPLETON, CA 93465-1321
Rena Spooner	481 LILAC DR	LOS OSOS, CA 93402
Renee & Jeff O'Connor	3570 ANTHONY WAY	PASO ROBLES, CA 93446
Renee Lewis	15816 ALTA VISTA WAY	SAN JOSE, CA 95127-1703
Renee Rubin	1760 STUART ST	CAMBRIA, CA 93428
Resort Rentals Llc	34 RAMBLING BROOK DR	HOLMDEL, NJ 07733-2360
Reves De Moutons	7245 NON PARIEL RD	PASO ROBLES, CA 93446
Reynolds Retreat	715 DIXIE LN	SAN LUIS OBISPO, CA 93401
RH & T, LLC	11730 WETHERBY LN	LOS ANGELES, CA 90077-1348
RHIANNON & COREY RICKETTS	6604 WHISPERING CANYON DR	ANDERSON, CA 96007-9511
Riboli Paso Robles LLC	737 LAMAR ST	LOS ANGELES, CA 90031-2591
Richard & Barbara West	444 WARWICK ST	CAMBRIA, CA 93428
Richard & Michelle Froehlich	5411 MUIRFIELD DR	BAKERSFIELD, CA 93306-9790
Richard & Michelle Tatley	15743 FORMBY DR	LA MIRADA, CA 90638-4919
Richard & Samantha Maybury	4850 SUNDANCE TRL	PASO ROBLES, CA 93446
RICHARD & SHARON CASEY	52293 PINE CANYON RD	KING CITY, CA 93930-9632
Richard / Catherine / Hunter Russell	2211 MAURICE	LA CRESCENTA, CA 91214-1534
Richard A Fleg	3017 PATRICIA AVE	LOS ANGELES, CA 90064-4503

Lodging Business Name	Mailing Address	City, State, ZIP
Richard C Noland	201 EL DORADO WAY	PISMO BEACH, CA 93449-1534
Richard Clark	801 OXEN ST	PASO ROBLES, CA 93446
Richard Hanson	10786 PORTER LN	SAN JOSE, CA 95127
Richard Hill	P O BOX 212	ANGEL FIRE, NM 87710
Richard Howland	50 VIA CANCION	SAN CLEMENTE, CA 92673-6907
RICHARD L WATKINS REAL ESTATE SERVICES	7420 N VAN NESS	FRESNO, CA 93711
Richard Loomis	7210 HUASNA RD	ARROYO GRANDE, CA 93420
RICHARD NYBERG	27210 TRINIDAD CT	VALENCIA, CA 91354-2148
Richard Or Sandra Just	450 BLACKHAWK DR	NEWBURY PARK, CA 91320
Richard Quinn	2801 TOWNSGATE RD 123	WESTLAKE VLG, CA 91361
Richard Reyes	14140 MESA RD	ATASCADERO, CA 93422
Richard T Ross	1541 SPENCER ST	CAMBRIA, CA 93428
Richard Woodland	3945 BUENA VISTA DR	PASO ROBLES, CA 93446
Richard Woodland	3945 BUENA VISTA DR	PASO ROBLES, CA 93446
Right at the beach	791 PRICE ST	PISMO BEACH, CA 93449
Rinconada Dairy Farm Stay	4680 W POZO RD	SANTA MARGARITA, CA 93453
Rio Vista Ranch LLC	5950 ROCKY CANYON RD	ATASCADERO, CA 93422
RIOJA RANCH, LLC	24045 FRAMPTON AVE	HARBOR CITY, CA 90710-2101
Risi Property Management	5720 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Risner Rental	115 TOLOSA PL	SAN LUIS OBISPO, CA 93401
RNG LLC	22570 SKIPPING STONE DR RD	SANTA CLARITA, CA 91350
Robert & Amy Lammert	1472 ASHMORE ST	SAN LUIS OBISPO, CA 93401-7682
Robert & Marianne Okamura	PO BOX 839	CAMBRIA, CA 93428-0721
Robert & Marilee Korsinen	522 E WOODHAVEN LN	FRESNO, CA 93720-1283
Robert & Nancy Whalen	1175 N CHAPEL HILL	CLOVIS, CA 93611
Robert & Paula Ausherman	6622 W WAGNER CT	VISALIA, CA 93277
ROBERT & SUSAN WISBERG	1232 Tiffany Ranch RD	Arroyo Grande, CA 93420-4967
Robert C. Hatch	141 VISTA CIR	ARROYO GRANDE, CA 93420-1619
Robert C. Snyder II	P O BOX 2736	SANTA MARIA, CA 93457
Robert Campbell	310 CAMBRIDGE ST	CAMBRIA, CA 93428
ROBERT CHISWA VACATION RENTAL	2249 BEACH ST 3	SAN FRANCISCO, CA 94123-1422
Robert D Hoeck / Meryl Ann Lagotta	204 AVENUE F	REDONDO BEACH, CA 90277
Robert F. Ghilarducci	324 N 3RD ST	FOWLER, CA 93625
Robert Hanford	685 E PORTLAND AVE	FRESNO, CA 93720
Robert Naste	380 CASTLE ST	CAMBRIA, CA 93428
Robert Or Joan Renehan	913 CROWN AVE	SANTA BARBARA, CA 93111
Robert or Wendy Giusti	1863 KIRKMONT DR	SAN JOSE, CA 95124-1130
Robert Pratt	7705 BLUE MOON RD	PASO ROBLES, CA 93446
ROBERT SANSOM	5095 E COPPER AVE	CLOVIS, CA 93619-7704
Robert Timmerman	931 PRINCETON ST	SANTA MONICA, CA 90403-2219
Roberta Zubiate	1354 PUENTE AVE	SAN DIMAS, CA 91773-4447

Lodging Business Name	Mailing Address	City, State, ZIP
ROBIN & LIZ WILKES	918 ZENON WAY	ARROYO GRANDE, CA 93420-5807
Robin Dean Solley	2141 TUOLUMNE ST STE J	FRESNO, CA 93721
Robin Wieland	13407 COLLINS ST	VAN NUYS, CA 91407
Robles Home	6090 PEBBLE BEACH WY	SAN LUIS OBISPO, CA 93401-
Rock Basin Vineyards & Guest Homes	P O BOX 238	SANTA MARGARITA, CA 93453
Rock Basin Vineyards & Guest Houses	4686 LAS PILITAS RD	SANTA MARGARITA, CA 93453
ROCK BOTTOM RANCH	RR 1 BOX 438	SAN LUIS OBISPO, CA 93405
Rock'n JK Farms	196 N VINELAND AVE	KERMAN, CA 93630-9296
Roderick & Kathy Smith	1975 RICHARD AV	CAMBRIA, CA 93428
Rodney A & Maria Victoria Wright	7756 N PATRIOT AVE	FRESNO, CA 93722-2232
Rodney Cegelski	P.O. Box 70	AVILA BEACH, CA 93424
Rodney Cegelski	P.O. BOX 70	AVILA BEACH, CA 93424
Roger & Norma Warkentin	40575 RD 48	DINUBA, CA 93618
ROGER AND CINDY CULLEN	759 UPHAM ST B	SAN LUIS OBISPO, CA 93401-4437
Roger Quinn	2247 LUDLOW AV	CAMBRIA, CA 93428
Roland Hutchinson	2190 CIRCLE LN	CAYUCOS, CA 93430
Roland Lee	9323 N SAYBROOK DR APT 202	FRESNO, CA 93720-0829
Rolf Gehrung	1685 SHILOH PL	TEMPLETON, CA 93465
ROMAN & TINA KATAMAY	1001 HILLCREST DR	CAMBRIA, CA 93428
Ron & Linda Fairbanks	7755 FEENSTRA RD	PASO ROBLES, CA 93446
Ron Ibara	96 24TH ST	CAYUCOS, CA 93430
Ron Or Dorothy Michaelis	22581 ADOBE RD	RED BLUFF, CA 96080
Ron or Sue Edwards	12407 PRAIRIE ROSE WAY	BAKERSFIELD, CA 93312
Ron Viola	1161 PASADENA DR	LOS OSOS, CA 93402
Ronald & Laurie Mileur	520 HASTINGS ST	CAMBRIA, CA 93428
Ronald and Paula Topley	3240 S EL POMAR RD	TEMPLETON, CA 93465-8663
Ronald Zimmer	2769 BRISA BLANDA DR	ARROYO GRANDE, CA 93420
RONDA LUNDBERG	2680 SEVADA LN	ARROYO GRANDE, CA 93420-
Rooftop Partners	29881 WHITE OTTER LN	LAGUNA NIGUEL, CA 92677-2081
ROOT RANCH	4717 PREFUMO CANYON RD	SAN LUIS OBISPO, CA 93405
Rosenlind's	1399 BURTON DR	CAMBRIA, CA 93428
Ross or Diane Sweet	13355 CUESTA VERDE	SALINAS, CA 93908
Rudy Eisler/West End Prop	1315 DE LA VINA ST	SANTA BARBARA, CA 93101
Russ Wright	2519 W LAKE VAN NESS CIR	FRESNO, CA 93711-7023
Russell & Linda Matsumoto	284 HILL VIEW LN	COALINGA, CA 93210-3401
Rustic Ranch	6185 LONG HILL PL	PASO ROBLES, CA 93446
Ryan & Julie McCloskey	179 NIBLICK RD 213	PASO ROBLES, CA 93446-4845
Ryan & Julie McCloskey	179 NIBLICK RD 213	PASO ROBLES, CA 93446-4845
Ryan & Kari Lindberg	6550 ALMOND DR	TEMPLETON, CA 93465
Ryan Langstaff	565 8TH ST	PASO ROBLES, CA 93446
Ryan Palt	6110 WILD HORSE PL	PASO ROBLES, CA 93446

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RYAN WHITESIDE	1640 21ST ST	OCEANO, CA 93445
S and D Beach House	2716 E BROWN AVE	FRESNO, CA 93703-1827
S Cursey	3191 OCEAN BLVD	CAYUCOS, CA 93430-1823
SAGRADA WELLNESS, LLC	P.O. Box 782	SANTA MARGARITA, CA 93453
Saint Stephens Way Properties LLC	5880 SAINT STEPHENS WY	TEMPLETON, CA 93465
Salisbury's Homestay & Vacation Rentals	1385 CAZADERO ST	SAN LUIS OBISPO, CA 93401-3006
Samantha Maybury	7850 SUNDANCE TRL	PASO ROBLES, CA 93446-7402
Sami Shwiyhat & Peter Petrakis	12347 N VIA IL PRATO AVE	CLOVIS, CA 93619-8733
San Luis Obispo Vacation Rentals	6380 EDNA RD	SAN LUIS OBISPO, CA 93401
SAN MARCOS CREEK REALE LEONE INN	4776 RANCHITA CANYON RD	SAN MIGUEL, CA 93451
SAN MARCOS CREEK VINEYARD & WINERY """"CRUSH PAD""""	4776 RANCHITA CANYON RD	SAN MIGUEL, CA 93451
San Marcos Ranch	775 SAN MARCOS RD	PASO ROBLES, CA 93446
San Marcos Ranch House	2920 SAN MARCOS RD	PASO ROBLES, CA 93446
San Paso Retreat	225 WOODLAND RD	PASO ROBLES, CA 93446
San Simeon Lodge	9520 CASTILLO DR	SAN SIMEON, CA 93452
SANCHEZ/LEE	PO BOX 95	CAMBRIA, CA 93428-0001
Sand Castle Suites	171 NO OCEAN AV	CAYUCOS, CA 93430
Sand Pebbles Inn	1215 YZABEL AVE	PASO ROBLES, CA 93446
Sandbox Vacations	1670 LAGUNA DR	OCEANO, CA 93445
Sandra Brockway	2872 ASCOT CT	CAMBRIA, CA 93428-4305
Sandra Hayes	6420 STRAW RIDGE RD	PASO ROBLES, CA 93446
Sandra Heizenrader	2091 CIRCLE DR	CAYUCOS, CA 93430
Sandra Or Michael Groat	3345 DENTON WAY	SAN JOSE, CA 95121
Sands By the Sea	250 SAN SIMEON AVE STE 4C	SAN SIMEON, CA 93452
Sandy Garcia	955 VINEYARD DR	TEMPLETON, CA 93465
Santa Margarita Rental	22350 I ST	SANTA MARGARITA, CA
Sarah A. Kardashian	6625 BENTON RD	PASO ROBLES, CA 93446
Sarah and Patrick O'hearn	1025 VIA PALOMA	PASO ROBLES, CA 93446
Sarah Kelly	308 HACIENDA DR	CAYUCOS, CA 93430
Sasa Designs	425 PACIFIC AV	CAYUCOS, CA 93430

Lodging Business Name	Mailing Address	City, State, ZIP
Scenic Coast Property Management	712 MAIN ST	CAMBRIA, CA 93428
SCOTT & BETH KUNEY	2528 PIERCE ST	CAMBRIA, CA 93428
Scott & Elaine McElmury	749 GOUGH AVE	TEMPLETON, CA 93465
Scott & Tani McMillan	28596 PROSPECT AVE	WASCO, CA 93280-9665
Scott & Tani McMillan	28596 PROSPECT AVE	WASCO, CA 93280-9665
Scott & Tani McMillan	28596 PROSPECT AVE	WASCO, CA 93280-9665
Scott & Tani McMillan	28596 PROSPECT AVE	WASCO, CA 93280-9665
Scott & Tani McMillan	1662 STRAND WY	OCEANO, CA 93445
Scott Hutchins	531 MAPLE ST	PASO ROBLES, CA 93446
Scott Prewitt	10 N OCEAN ST	CAYUCOS, CA 93430
SEA BREEZE INN	9065 HEARST DR	SAN SIMEON, CA 93452
Sea Gull Motel	51 S OCEAN AVE	CAYUCOS, CA 93430-1647
Sea Otter Inn	2905 BURTON DR	CAMBRIA, CA 93428
Sea Pines Golf Resort	1945 SOLANO ST	LOS OSOS, CA 93402
SEAN BRENNAN	704 PRINTZ RD	ARROYO GRANDE, CA 93420
Seaside Motel	42 SO OCEAN AV	CAYUCOS, CA 93430
Seaside Real Estate, Inc.	817 MORRO BAY BLVD	MORRO BAY, CA 93442-2331
Seastone Ridge	9570 CHIMNEY ROCK RD	PASO ROBLES, CA 93446
Second Street	50 SECOND ST	TEMPLETON, CA 93465
Seelyon Beach Rentals	48 S OCEAN AVE	CAYUCOS, CA 93430-1640
Segovia Vacation Rentals	320 CRUM RD	TEMPLETON, CA 93465

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Serendipity House	P O BOX 1303	CAMBRIA, CA 93428
Serene Getaway	151 CYPRESS AV	CAYUCOS, CA 93430
SERENITY AT SEA	100 OCEAN DR	OXNARD, CA 93035-4632
Serge & Wendy Albert	299 CAYUCOS DR C	CAYUCOS, CA 93430-1008
Sergio & Alida Ferreira	1685 LA CUMBRE LN	NIPOMO, CA 93444
Seven Sisters Vacation Rentals		
Sevim Family Rental	464 STUART AV	CAYUCOS, CA 93430
Shady Rest Motel	P.O. BOX 431	SAN MIGUEL, CA 93451
Shaw Vacation Rental	616 SANTA LUCIA AV	LOS OSOS, CA 93402
Shawn and Jennifer Caldwell	1405 RENOIR AVE	BAKERSFIELD, CA 93314-3901
Shawn E Carson and Karen A Carson	1818 CERVATO DR	CAMARILLO, CA 93012-9292
Shea Homes Ltd.	1445 VIA VISTA WY	NIPOMO, CA 93444
Shea Homes Ltd.	1435 VIA VISTA WY	NIPOMO, CA 93444
Shea Homes Ltd.	1441 VIA VISTA WY	NIPOMO, CA 93444
Shea Revocable Trust DTD September 20, 2002	2865 AVILA BEACH DR.	AVILA BEACH, CA 93424
Shear Edge Development Avila, Inc	351 SAN MIGUEL AV	SAN LUIS OBISPO, CA 93405
Sheffield Rentals	9375 ROCKY CANYON RD	ATASCADERO, CA 93422
SHEILA REISER-OKUN	34531 CAMINO CAPISTRANO	CAPISTRANO BEACH, CA 92624-1231
Shelby Trust	57 LIVE OAK LN	DANVILLE, CA 94506-2139
Shelby Trust	57 LIVE OAK LANE	DANVILLE, CA 94506
Shell-Abration	715 OCEANVIEW	GROVER BEACH, CA 93433

Lodging Business Name	Mailing Address	City, State, ZIP
Shelley Rose	499 CAMBRIDGE ST	CAMBRIA, CA 93428
Shelley Triggs	2444 BURTON DR	CAMBRIA, CA 93428
Sherlock Farms	8060 SPRINGFIELD DR APT 802	NORTH ROYALTON, OH 44133-7018
Sherry Ann Molnar	1155 MONTECITO RD	CAYUCOS, CA 93430
Sheryl Daane Chesnut	6180 WHITE OAK LN	SAN LUIS OBISPO, CA 93401
Sheryl Ross	835 FRANKLIN ST	SANTA MONICA, CA 90403-2317
SHORELINE INN	P O BOX 376	CAYUCOS, CA 93430
Shoreline Suite	1 NO OCEAN AV	CAYUCOS, CA 93430
Short Term Rental	1122 N KENTER AVE	LOS ANGELES, CA 90049-1316
Silva Hay and Cattle #1	490 VAQUERO RD	TEMPLETON, CA 93465
SILVER SURF MOTEL	9390 CASTILLO DR	SAN SIMEON, CA 93452-
SILVERIAS VACATION RENTAL	1401 HULL RD	ATWATER, CA 95301-9715
Sima Eslambolipour	750 DUNTOV DR	ARROYO GRANDE, CA 93420
SIONOS, LLC	2424 7TH ST	SANTA MONICA, CA 90405-3806
SKM RENTALS, LLC	3192 OCEAN BL	CAYUCOS, CA 93430
SLO Creek Farms	6455 MONTE RD	SAN LUIS OBISPO, CA 93401
Snug Harbor	5559 INNER CIRCLE DR	RIVERSIDE, CA 92506
Sohagi/Reager Residence	13040 RIVERS RD	LOS ANGELES, CA 90049-1800
Sol Shack	762 STORY ST	NIPOMO, CA 93444
SOLITUDE 1	109 RAMETTO RD	MONTECITO, CA 93108-2317
SOLITUDE 2	109 RAMETTO RD	MONTECITO, CA 93108-2317

Lodging Business Name	Mailing Address	City, State, ZIP
Sondra Matesky	4338 SHADY GLADE AVE	STUDIO CITY, CA 91604
Sondra Matesky	4338 SHADY GLADE AVE	STUDIO CITY, CA 91604
Spanish Oaks Ranch	7200 VIA SPANISH OAKS	SANTA MARGARITA, CA 93453
Spanish Oaks Ranch B and B	P O BOX 6062	ATASCADERO, CA 93423
SPARROW PROPERTIES LLC	1818 MAPLE AV	LOS OSOS, CA 93402
Spencer and Tara McNamee Co.	567 VENICE RD	TEMPLETON, CA 93465
SPI	24141 JAGGER ST	LAKE FOREST, CA 92630-3615
SPREAFICO FARMS	7900 ORCUTT RD	SAN LUIS OBISPO, CA 93401
Spring Creek Vineyards Estate	1847 WEST DR	SAN MARINO, CA 91108-2562
Squirrel's Cottage	2280 TRENTON	CAMBRIA, CA 93428
Stan Keiser	341 WESTBOURNE ST	LA JOLLA, CA 92037
Stanley Heathman	3101 LEMONWOOD DR	LANCASTER, CA 93536
Star Farms	7835 ESTRELLA ROAD	SAN MIGUEL, CA 93451
Star Lit Sands	4 LA ENTRADA AV	SAN LUIS OBISPO, CA 93405
STEINBECK VINEYARDS LLC #2	5940 UNION RD	PASO ROBLES, CA 93446-9345
Stella Vineyards LLC	5060 VINEYARD DR	PASO ROBLES, CA 93446-9682
Stenner Creek Ranch	1924 HOPE ST	SAN LUIS OBISPO, CA 93405-2036
Stephanie and Frank Jimenez	5025 N. SHOCKLEY AVE.	CLOVIS, CA 93619
STEPHEN GEIS	1430 24TH ST	OCEANO, CA 93445

Lodging Business Name	Mailing Address	City, State, ZIP
Stephen J.M. Morris & John W. Russell	712 COUNTRY CLUB DR	OJAI, CA 93023
Stephen Mulder	730 COBBLE CREEK WY	TEMPLETON, CA 93465
Stepladder Ranch	4450 SAN SIMEON CREEK RD	CAMBRIA, CA 93428-1836
Steps to the waves	1 CORTE PALOS VERDES	BELVEDERE TIBURON, CA 94920
Steve & Dena Price	510 W ORMONDE RD	SAN LUIS OBISPO, CA 93401-8402
Steve & Mary Silberstein	1575 VERDE CANYON RD	ARROYO GRANDE, CA 93420
Steve & Michelle Cardella	7420 ROAD 6	FIREBAUGH, CA 93622-2000
Steve & Penny Crawford	8335 PORTOLA RD	ATASCADERO, CA 93422
Steve Chooljian	2645 W CELESTE AVE	FRESNO, CA 93711-2220
Steve Mahlum	5107 LEXINGTON AVE	CLOVIS, CA 93619
Steve Or Kathy Winter	2019 ALTA SAGUNA CT	CAMARILLO, CA 93010
Steve Or Maryanne Lodato	1164 ROSEMARY CT	SAN LUIS OBISPO, CA 93401
Steve or Roxy Woodard	1420 EDGEWOOD	LODI, CA 95240
Steven & Pamela Kurnik	1872 TWEED AV	CAMBRIA, CA 93428
Steven and Antoinette Cauzza Family Trust	7809 JILL JEAN AVE	BAKERSFIELD, CA 93308-6913
Steven Bruce	1256 STRAND WY 5	OCEANO, CA 93445
Steven D Johnson	793 BEND AVE	SAN JOSE, CA 95136-1802
Steven Herring	860 ROSEBAY WY	TEMPLETON, CA 93465
Steven Sherritt	1172 ANTLER DR	ARROYO GRANDE, CA 93420-4901

Lodging Business Name	Mailing Address	City, State, ZIP
STONE MOUNTAIN RANCH, LLC	4850 DAVIS CANYON RD	SAN LUIS OBISPO, CA 93405
Stone Peak	1010 PASEO DE CABALLO	SAN LUIS OBISPO, CA 93405
Stonegate Farms	5435 FAIRHILLS RD	PASO ROBLES, CA 93446
STORNETTA HOME & LAND	4003 EL POMAR DR	TEMPLETON, CA 93465
Studio in Historic Templeton	211 LAS TABLAS ST	TEMPLETON, CA 93465
Sue Casa At Oakbrook	P O BOX 1440	SANTA BARBARA, CA 93102
SUMMER PLACE	1916 STEARNLEE AVE	LONG BEACH, CA 90815-3042
Summerwood Inn	2130 ARBOR RD.	PASO ROBLES, CA 93446
SUMMIT SCHOOLHOUSE, LLC	12 HICKORY	IRVINE, CA 92614-7481
Sunbury House	400 WELLINGTON DR	CAMBRIA, CA 93428-2328
SUNDANCE BED & BREAKFAST	7735 SUNDANCE TR	PASO ROBLES, CA 93446-
Sunrise Hill	4255 RANCHITA VISTA WAY	SAN MIGUEL, CA 93451-9071
Sunset Ranch AirBNB	5070 CRESTON VALLEY RD	PASO ROBLES, CA 93446
SUNSET VINEYARD ESTATE	500 W 23RD ST 7	NEW YORK, NY 10011-1101
SUPRANUBES, LLC	4510 PREFUMO CANYON RD	SAN LUIS OBISPO, CA 93405
SURFBEACH&SAND	20881 CRESTVIEW LN	HUNTINGTON BEACH, CA 92646
Susan & Phillip Chase	5374 LONG SHADOW CT	WESTLAKE VILLAGE, CA 91362-5223
Susan Gonzales	1735 OGDEN DR	CAMBRIA, CA 93428-5511
Susan Grueneberg	1705 VICTORIA AVE	LOS ANGELES, CA 90066

Lodging Business Name	Mailing Address	City, State, ZIP
Susan Harnish	P O BOX 7846	MENLO PARK, CA 94026
Susan Klein	5208 DAVIS ST	UNION CITY, CA 94587-5584
Susan Kravitz	3382 KENZO CT	MOUNTAIN VIEW, CA 94040
Susan Merletti	722 CANYON CREST DR	SIERRA MADRE, CA 91024
SUSAN NANASY & ALLAN CASTLE	6255 CHAMPAGNE LN	PASO ROBLES, CA 93446
Susan Norris-Jay Mendelsohn	275 BLUE GRANITE LN	SAN LUIS OBISPO, CA 93405
Susan Stromsoe	1600 12TH ST	LOS OSOS, CA 93402
Susan Weaver	1665 10TH ST	LOS OSOS, CA 93402
Susanne Stadler	PO BOX 573	ESCALANTE, UT 84726-0575
Susanne Waite	31362 LONGVIEW LN E	COARSEGOLD, CA 93614-9124
SW RENTALS	1260 HAWTHORNE LN	NIPOMO, CA 93444
Swarts Studio	1887 SHORELINE HWY	MUIR BEACH, CA 94965-9726
Sweet Suite Cayucos	4875 SHADOW CANYON RD	TEMPLETON, CA 93465
Sweetlife Villa	15 CALA D OR	LAGUNA NIGUEL, CA 92677-9011
SYCAMORE MINERAL SPRINGS	2241 SANTA YNEZ	SAN LUIS OBISPO, CA 93405
Sylvia Mullins Enterprises Inc	356 E CARLISLE RD	THOUSAND OAKS, CA 91361-5303
T. Ventures	1981 OCEAN ST	OCEANO, CA 93445
Tammy Prickett	1559 K ST	SAN MIGUEL, CA 93451
Tanya Downing	295 D ST	CAYUCOS, CA 93430
Tawny Hilyard	2301 SAN BERNARDO CREEK RD	MORRO BAY, CA 93442-2462

Lodging Business Name	Mailing Address	City, State, ZIP
Taylor & Kristin Muhly	22355 K ST	SANTA MARGARITA, CA 93453
Ted & Judy Price	77 N OCEAN AVE 9	CAYUCOS, CA 93430-1641
Templeton's Nest	955 HEMINGWAY LN	TEMPLETON, CA 93465
TERENCE JOY AND PATRICIA WILSON	1606 OLD OAK PARK RD	ARROYO GRANDE, CA 93420
TERESA TARDIFF	1290 BASSI DR	SAN LUIS OBISPO, CA 93405-
Terese Bradshaw	20 PACIFIC DR	NOVATO, CA 94949-5479
TERRAMIA	1693 ARBOR RD	PASO ROBLES, CA 93446
TERRY CARTER	870 VISALIA	PISMO BEACH, CA 93449
TH Estate Wines	870 ARBOR RD	PASO ROBLES, CA 93446
The Beach House	6360 MOONSTONE BEACH DR	CAMBRIA, CA 93428
THE BEES KNEES FRUIT FARM	263 ESPARTO AVE	SHELL BEACH, CA 93449-1916
The Big Red House	370 CHELSEA LN	CAMBRIA, CA 93428
THE BOAT HOUSE	305 HACIENDA DR	CAYUCOS, CA 93430-
The Brim J & Juna A Carter Revocable Living Trust	2328 GOLDRIDGE ST	SELMA, CA 93662-2109
The Burton Inn	PO BOX 290	SAN LUIS OBISPO, CA 93406
The Cabin	2828 MARGATE AVE	CAMBRIA, CA 93428
THE CANYON VILLA	1455 KILER CANYON RD	PASO ROBLES, CA 93446-
The Casita at Rancho Dos Hijas Estate	4488 CROSS CREEK WY	SAN LUIS OBISPO, CA 93401
THE CASITAS OF ARROYO GRANDE	2655 LOPEZ DR	ARROYO GRANDE, CA 93420

Lodging Business Name	Mailing Address	City, State, ZIP
The Dolphin Inn	399 S OCEAN AVE	CAYUCOS, CA 93430-1298
The Emma Jeanne House at Clare Ranch Vineyard	2225 RAYMOND AV	TEMPLETON, CA 93465
THE FARM	PO BOX 4117	NEWPORT BEACH, CA 92661-4101
The Gatsby House	6990 CROY RD	MORGAN HILL, CA 95037
The Grace Maralyn Estate and Gardens LLC	14920 ROUND MTN HEIGHTS LN	ATASCADERO, CA 93422
THE GROVES ON 41	4455 E HIGHWAY 41	TEMPLETON, CA 93465-8489
THE HAYMAKERS INN	2525 ADOBE RD	PASO ROBLES, CA 93446
The Homestead Ranch	9820 ADELAIDA RD	PASO ROBLES, CA 93446-9742
The Hutchinson Family Trust	3212 SANGRE DE TORO	SAN CLEMENTE, CA 92673
The Inn At Opolo	2801 TOWNSGATE RD 123	WESTLAKE VILLAGE, CA 91361-3033
The J Patrick House	2990 BURTON DR	CAMBRIA, CA 93428
The John and Janet Moore Trust	5627 STONERIDGE DR STE 321	PLEASANTON, CA 94588
The Kings Beach House	1362 LAZY LN	OCEANO, CA 93445
The Monarch @ Burton	674 BOWCREEK DR	DIAMOND BAR, CA 91765-1853
THE MORGAN HOTEL AT SAN SIMEON	610 N SANTA ANITA AVE	ARCADIA, CA 91006-2722
The Oaks Hotel Villa	PO BOX 1978	PASO ROBLES, CA 93447-1861
THE OLIO AT DUDLEY VINEYARD	1918 RUHLAND AVE B	REDONDO BEACH, CA 90278-2323
The Pickford House	26036 ADAMOR RD	CALABASAS, CA 91302
The Pierce House	1706 SUMMER CREEK LN	PASO ROBLES, CA 93446

Lodging Business Name	Mailing Address	City, State, ZIP
The Place Off Highway One	2331 MCCABE DR	CAMBRIA, CA 93428
THE ROAD HOUSE	3885 PEACHY CANYON RD	PASO ROBLES, CA 93446-9691
THE SHANDON HOUSE	1344 OAK ST	PASO ROBLES, CA 93446-
The Simon House	793 E Foothill BLVD 129	San Luis Obispo, CA 93405-1615
The Squibb House	4063 BURTON DR	CAMBRIA, CA 93428
The Templeton Challenge	525 SANTA RITA RD	TEMPLETON, CA 93465
The Western Village	2315 AUTUMN PL	ARROYO GRANDE, CA 93420
The Whale Watcher	1727 ANACAPA ST	SANTA BARBARA, CA 93101
The Wilson Family Vineyard, LLC	16650 SHERMAN WAY SUITE 280	VAN NUYS, CA 91406-3782
The Wine Travelers Hideaway	220 L P RANCH RD	TEMPLETON, CA 93465
Thom / Deborah Hume	3135 STUDIO	CAYUCOS, CA 93430
Thomas & Celeste Vint	825 BEAR CANYON LN	ARROYO GRANDE, CA 93420
Thomas & Jonathan Modugno	10693 CALLE QUEBRADA	GOLETA, CA 93117-9709
Thomas or Adela Taylor	4505 LISTER ST	SAN DIEGO, CA 92110
Thompson House	1028 NORTH POPPY STREET	LOMPOC, CA 93436
Thorne Properties	390 PARK AV C	CAYUCOS, CA 93430
Tiber Canyon Ranch	280 W ORMONDE RD	SAN LUIS OBISPO, CA 93401-8407
Tierra del Cielo	4605 PARKHILL RD	SANTA MARGARITA, CA 93453-
Tigg G. Morales	810 WARREN RD	CAMBRIA, CA 93428-4620
Tim & Chelsea McLaughlin	2675 COVEY LN	LOS OSOS, CA 93402

Lodging Business Name	Mailing Address	City, State, ZIP
Tim & Sue Butzow	PO BOX 205	AVILA BEACH, CA 93424-0121
Tim & Susan Theule	142 CORRALITOS	ARROYO GRANDE, CA 93420
Tim A Smith	866 SOUTH 16TH ST	GROVER BEACH, CA 93444
Tim or Pat Murphy	1114 MONTE VERDE DR	ARCADIA, CA 91007
Timothy Montgomery	1721 CALZADA AVE	TEMPLETON, CA 93465
Tina Loveridge	1892 9TH ST	LOS OSOS, CA 93402
Tina Moore & Elizabeth McDonald	1101 NORWOOD AVE	OAKLAND, CA 94610-1871
Tipton Treetop House	1220 KENNETH DR	CAMBRIA, CA 93428
TJ'S RENTAL	PO BOX 2	OCEANO, CA 93445
Todd Or Karen Bria	1543 CALYPSO DR	APTOS, CA 95003
TOM & CAROL VALENTA	3689 BERT CRANE RD	ATWATER, CA 95301
Tom & Marilyn Ezrin	330 MAIN ST	PISMO BEACH, CA 93449-2514
Tom & Maureen Truxler	12469 W TELEGRAPH RD	SANTA PAULA, CA 93060-9766
Tom Hamlin	7805 HEMINGWAY AVE	SAN DIEGO, CA 92120
Tom Kaye	4181 BUOY LN	CHICO, CA 95928-8237
Toni Legras	P.O. BOX 455	CAYUCOS, CA 93430
Tony Adamo	3480 W HOLLAND AVE	FRESNO, CA 93722
Tony Emanuel	257 FIRST ST	AVILA BEACH, CA 93424
Tony Skibinski	17141 PARKVIEW DR	MORGAN HILL, CA 95037-6606
TOP OF THE HILL VINEYARD	7410 CROSS CANYONS RD	SAN MIGUEL, CA 93451-9075
Top of the World Paradise	3153 HERITAGE ESTATES CT	SAN JOSE, CA 95148-3802

Lodging Business Name	Mailing Address	City, State, ZIP
TORO CREEK FARMSTAY	7220 TORO CREEK RD	ATASCADERO, CA 93422
TOUR DE ROUGE	3671 HIGHLAND AVE	REDWOOD CITY, CA 94062-3150
Traci Wilson	P.O. BOX 477	AVILA BEACH, CA 93424
Tracy Johnston	9136 SANTA MARGARITA RD	ATASCADERO, CA 93422
Tracy Quiroga	5574 BASELINE AVE	SANTA YNEZ, CA 93460-9347
Tranquility & Serenity	2125 HORIZON LN	TEMPLETON, CA 93465
Travis & Kathy Fuentez	1290 SUTTERMILL LN	NIPOMO, CA 93444-7802
TREASURES VACATION RENTALS	325 NORTH TELLER STREET	GUNNISON, CO 81230
Tree Tops	843 WELBURN AVE	GILROY, CA 95020-4014
TT Partners, TR	P.O. BOX 7829	MENLO PARK, 94026
Tune Family Vacation Rental	15202 Road 28 1/2	Madera, Ca 93638
TurnKey Vacation Rental, Inc.	4544 S LAMAR BLVD	AUSTIN, TX 78745-1500
TurnKey Vacation Rental, Inc.	4544 S LAMAR BLVD	AUSTIN, TX 78745-1500
Turnkey Vacation Rentals, Inc. - Martha Marques	4544 S LAMAR BLVD	AUSTIN, TX 78745-1500
Turnkey Vacation Rentals, Inc. - Winton Sears	4544 S LAMAR BLVD	AUSTIN, TX 78745-1500
Twin Creeks Vineyard and Casita	745 TWIN CREEKS WY	SAN LUIS OBISPO, CA 93401
TWIST RANCH	8415 S VALENTINE AVE	FRESNO, CA 93706-9169
Two Moons Lodge	9800 SANTA ROSA CREEK RD	TEMPLETON, CA 93465
Tyler and Krysta Seals	1376 21ST ST	OCEANO, CA 93445
Tylor Mason	335 FAIRVIEW AVE	MORRO BAY, CA 93442-2803
Unilink Investments	2320 DEL SOL PL	PASO ROBLES, CA 93446

Lodging Business Name	Mailing Address	City, State, ZIP
Union Road Guest House	7150 UNION RD	PASO ROBLES, CA 93446
UVAE VINEYARD	4318 HARPETH OAK LANE	SUGAR LAND, TX 77479
Valerie Boles	PO BOX 1437	VALLEY CENTER, CA 92082-1358
Valerie Zacharchuk	5677 N FLORA	FRESNO, CA 93710
Vandenheuvel Ranch	1960 MONTECITO RD	CAYUCOS, CA 93430
VCE	PO BOX 2337	PISMO BEACH, CA 93448-2301
Verna Ann Longwood	2164 CASS AV	CAYUCOS, CA 93430
Vicki Book	4332 WHITE CHAPEL CT	SANTA MARIA, CA 93455-3662
Victor Johnston	P O BOX 3381	MODESTO, CA 95353
VICTOR OR BECKI NUNEZ	5465 GROUND SQUIRREL HOLLOW RD	PASO ROBLES, CA 93446
Victoria Main Vacation Rental	3831 W CROWLEY CT	VISALIA, CA 93291-5511
Viento de Robles	222 CIMARRON WY	ARROYO GRANDE, CA 93420
View of the Dunes	1435 16TH ST	OCEANO, CA 93445
Villa Almira	800 ALMIRA PARK WY	PASO ROBLES, CA 93446
Villa Cantina	P.O. BOX 15	SALINAS, CA 93902
Villa De Lucca	855 VENICE RD	TEMPLETON, CA 93465
Villa Giada	2445 TRUESDALE RD	SHANDON, CA 93461
Villa Risa de Avila	948 FAIRWAY DR	BAKERSFIELD, CA 93309-2480
Villa San-Juliette Vineyard & Winery	6385 CROSS CANYONS RD	SAN MIGUEL, CA 93451-9582
Villas of Golden Pond	PO BOX 3089	GREENWOOD VILLAGE, CO 80155-3001

Lodging Business Name	Mailing Address	City, State, ZIP
VINA ROBLES GUESTHOUSE	P.O. BOX 699	PASO ROBLES, CA 93447
Vincent & Janet Laman	PO BOX 205	AVILA BEACH, CA 93424-0238
Vinedo Robles Vacation Rental	3530 Vinedo Robles Ln	Paso Robles, CA 93446
Vineyard View	5010 MARTINGALE CIR	SAN MIGUEL, CA 93451
Vineyard View	9820 ADELAIDA RD	PASO ROBLES, CA 93446-9742
VINEYARD VIEW GEODESIC DOME	2395 NACIMIENTO LAKE DR	PASO ROBLES, CA 93446
VINTAGE RANCH	4210 OAK FLAT RD	PASO ROBLES, CA 93446
Virgil Porter	6719 S PEACH AVE	FRESNO, CA 93725-9722
Vista Seas	875 NOYES RD	ARROYO GRANDE, CA 93420
Vista Vine Cottage	6070 LAZY HILL RD	SAN MIGUEL, CA 93451
Vitto Trust Trustee	6181 FOXCROFT	LAS VEGAS, NV 89108
VTR GROUP US LLC	6172 HAWK RIDGE PL	SAN MIGUEL, CA 93451
W Kent Levis / Charlene J Levis	2180 BENSON AV	CAMBRIA, CA 93428
W. BRYANT MIGLIACCIO	1183 CAROLYN DR	SANTA CLARA, CA 95050
W.E. Blain	165 N M ST	TULARE, CA 93274
Wade Properties, LLC	8802 SCOBEE ST	BAKERSFIELD, CA 93311-9778
Wadsworth Cottage	1521 ASTOR AV	CAMBRIA, CA 93428
Warren & Linda Ruhl	670 JESSIE ST	MONTEREY, CA 93940-2013
Wayne & Karen Shimizu	45 19TH ST	CAYUCOS, CA 93430-1403
Wayne & Lesli Pearson	680 PARK AV	CAYUCOS, CA 93430
Wayne Or Linda McNabb	7590 ARCHIBALD AVE	RANCHO CUCAMONGA, CA 91730

Lodging Business Name	Mailing Address	City, State, ZIP
Wedgewood House	378 WEDGEWOOD ST	CAMBRIA, CA 93428
WELLSONA ESTATE VINEYARDS LLC	1020 WAYNE WAY	SAN MATEO, CA 94403-1561
Wellspring Ranch, LLC	9150 SANTA RITA RD	CAYUCOS, CA 28204
Wellspring Ranch, LLC	9150 SANTA RITA RD	CAYUCOS, CA 28204
Wendy Or Craig Garey	6540 CREST BROOK DR	MORRISON, CO 80465
Wendy Smith	34575 FAMOSO RD	BAKERSFIELD, CA 93308-9769
WENDY SPRADLIN	4757 LOS OSOS VALLEY RD	SAN LUIS OBISPO, CA 93405
West Haven Farms	4842 GENTRY AVE	VALLEY VILLAGE, CA 91607-3711
Western States Inn	P O BOX 58	SAN MIGUEL, CA 93451
Weymouth House	P O BOX 59	BRADLEY, CA 93426
WHITE WATER INN	6790 MOONSTONE BEACH DR	CAMBRIA, CA 93428
Wild Coyote Winery	3775 ADELAIDA RD	PASO ROBLES, CA 93446
Wild Hawk Ranch	6211 MONTE RD	SAN LUIS OBISPO, CA 93401
William & Brenda Hackmann	1002 W CALLE TUBERIA	CASA GRANDE, AZ 85194-8764
William & Leslie Baier	9152 SANTA BARBARA RD	ATASCADERO, CA 93422-6000
William & Margaret Dear	1375 N. SAN MARCOS	SANTA BARBARA, CA 93111
William Bell & Michael Meyer	2525 OUTPOST DR	LOS ANGELES, CA 90068-2646
William Matthews	261 IDYLLWILD CIR	CHICO, CA 95928-3976
WILLOW	775 COUNTRY WOOD LN	ARROYO GRANDE, CA 93420
Willow Creek Barn	3015 WILLOW CREEK RD	PASO ROBLES, CA 93446
Willow Creek Cottage	3760 WILLOW CREEK RD	PASO ROBLES, CA 93446

Lodging Business Name	Mailing Address	City, State, ZIP
Willow Creek Farm	5420 VINEYARD DR	PASO ROBLES, CA 93446
Willow Creek Properties	425 HACIENDA DR	CAYUCOS, CA 93430
Willow House	230 HOLLYHOCK LN	TEMPLETON, CA 93465
WILLOW INN	775 COUNTRY WOOD LN	ARROYO GRANDE, CA 93420
Willy Stubblefield	611 SUNSET LN	TAFT, CA 93268
Windwood Ranch LLC	870 WINDWOOD WY	PASO ROBLES, CA 93446
WINE DOWN COTTAGE BY THE SEA	882 N MCARTHUR AVE	CLOVIS, CA 93611-6654
WINE SONG RANCH	6313 WINDMILL PL	PASO ROBLES, CA 93446
Winemakers Porch	4665 LINNE RD	PASO ROBLES, CA 93446
Winery Guest House at C & C	2659 CARPENTER CANYON RD	SAN LUIS OBISPO, CA 93401-8934
Winery Guesthouse	1151 VIA PALOMA	PASO ROBLES, CA 93446
Winnie's Place	10811 LAKE SHORE LN	FREDERICKSBURG, VA 22407-0724
Wood Family Trust	91 12TH ST	CAYUCOS, CA 93430
Woodpecker Ranch	1270 PAINT HORSE PL	PASO ROBLES, CA 93446
WYTMAR FARMING, LLC	749 MAYVIEW AVE	PALO ALTO, CA 94303
XMG Holdings LLC	25876 THE OLD RD 72	STEVENSON RANCH, CA 91381-1713
Young Family Trust	3815 MESA ALTA LN	ARROYO GRANDE, CA 93420
Z Ranch	PO BOX 864	TEMPLETON, CA 93465-0841
Zach Schorr	12100 WILSHIRE BLVD 1050	LOS ANGELES, CA 90025-7139
ZEKE C DE LLAMAS	101 FRESNO AV	CAYUCOS, CA 93430



Atascadero City Council

Staff Report – Police Department

Amendment to Atascadero Municipal Code Section 4-2.1301 Time Limit Parking

RECOMMENDATION:

Council introduce, for first reading by title only, Draft Ordinance amending Title 4, Chapter 2, Article 13, Section 4-2.1301 of the Atascadero Municipal Code regarding time limit parking areas.

DISCUSSION:

The Atascadero Police Department routinely receives complaints regarding parking violations in the business corridors throughout the City. The majority of these complaints are related to vehicles parked in violation of the specified time limit for that area. Throughout these corridors, the majority of the street side curb parking is limited by signage indicating the location is restricted to two-hour parking. Two hour parking in these areas is appropriate, given the nature of the need for short term parking for patrons of the adjacent businesses.

Title 4, Chapter 2, Article 13 (4-2.13) of the Atascadero Municipal Code regulates Time Limit Parking. Subsection (a) allows the Traffic Engineer to authorize designated Time Limit parking areas by appropriate signs, or curb markings. However, subsection (b) indicates that Time Limit parking zones shall be indicated by green paint upon the top of all curbs in said zones. The word “shall” used in subsection (b) of the Code mandates that all curbs in time limit zones must be painted in addition to posting signage. While it is unlikely that this was the original legislative intent, the wording has proven problematic in terms of enforcement.

As a result of the provision in subsection (b), the Atascadero Police Department has been unable to enforce Time Limit parking in the majority of areas throughout the business corridor because the curbs are not painted green. In order to make these areas enforceable under the current Code, the City of Atascadero would need to paint all curbs in Time Limit parking areas green. This would be a costly and time consuming effort. It would also make it difficult to change the parking restrictions in any of these areas once the curb has been painted.

Other local jurisdictions allow for either signage or painted curbs and do not have the curb painting requirement for Time Limit parking zones. Staff recommends the addition of clarifying language to 4-2.1301(b) of the Atascadero Municipal Code. "When curb markings are used instead of signs," should be added to the beginning of subsection (b). Doing so will clarify that either signage or curb markings can be used to designate time limit parking. This is likely the actual intent of the original code section despite the language used. The modification will ensure that Time Limit parking areas are enforceable and consistent with neighboring jurisdictions.

FISCAL IMPACT:

None

ALTERNATIVES:

Council may not adopt the Draft Ordinance and continue to require the painting of green curbs in all time-limit parking zones.

ATTACHMENT:

1. Draft Ordinance
2. Redline of Atascadero Municipal Code Section 4-2.1301

DRAFT ORDINANCE

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ATASCADERO, CALIFORNIA, AMENDING TITLE 4,
CHAPTER 2, ARTICLE 13, SECTION 4-2.1301 OF THE
ATASCADERO MUNICIPAL CODE REGARDING TIME
LIMIT PARKING**

WHEREAS, parking is at a premium in the downtown corridor in the business districts;
and

WHEREAS, the City seeks to limit parking to a reasonable time period for all patrons of
local area businesses; and

WHEREAS, the Traffic Engineer is authorized to designate either appropriate signs or
curb markings at areas where it is unlawful for the operator of any vehicle to stop, stand, or park
said vehicle adjacent to any such legible curb marking or signs for a period of time in violation
thereof; and

WHEREAS, the Atascadero Police Department is tasked with the enforcement of parking
violation complaints and is currently hindered in their efforts to do so by the current language of
the Atascadero Municipal Code.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. Atascadero Municipal Code Section 4-2.1301(b) shall be amended as
follows:

4-2.1301(b) Time Limit Parking

When curb markings are used instead of signs, time limit parking zones shall be indicated by green paint
upon the top of all curbs in said zones. Green shall mean no standing or parking for a period longer than
indicated at any time between 9:00 a.m. and 6:00 p.m. for any day except Sundays and holidays.

SECTION 3. 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 4. Repeal of any provision of the AMC 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 5. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the AMC or other City Ordinance by this Ordinance will be rendered void and cause such previous AMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 6. 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 7. 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 8. This Ordinance shall take effect 30 days from the date of final passage.

INTRODUCED at a regular meeting of the City Council held on _____, and **PASSED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

4-2.1301 Time limit parking.

(a) The Traffic Engineer is authorized to designate by appropriate signs or curb marking, locations where it shall be unlawful for the operator of any vehicle to stop, stand, or park said vehicle adjacent to any such legible curb marking or signs for a period of time in violation thereof.

(b) When curb markings are used instead of signs, tTime limit parking zones shall be indicated by green paint upon the top of all curbs in said zones. Green shall mean no standing or parking for a period longer than indicated at any time between 9:00 a.m. and 6:00 p.m. for any day except Sundays and holidays.