



# **CITY OF ATASCADERO CITY COUNCIL AGENDA**

## **\* COVID-19 NOTICE \***

**Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the City Council Meeting will not be physically open to the public and City Council Members will be teleconferencing into the meeting.**

### **HOW TO OBSERVE THE MEETING:**

To maximize public safety while still maintaining transparency and public access, the meeting will be live-streamed on SLO-SPAN.org, on Spectrum cable Channel 20 in Atascadero, and on KPRL Radio 1230AM. The video recording of the meeting will repeat daily on Channel 20 at 1:00 am, 9:00 am, and 6:00 pm and will be available through the City's website or by visiting <https://attendee.gotowebinar.com/rt/6139706321275143948>.

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

Members of the public are highly encouraged to call **805-538-2888** to listen and provide public comment via phone, or submit written public comments to [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) by 5:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

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

City Council agendas and minutes may be viewed on the City's website: [www.atascadero.org](http://www.atascadero.org).

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the City Clerk and are available for public inspection on our website, [www.atascadero.org](http://www.atascadero.org). Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the City Council. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Council meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the City Clerk's office. All documents will be available for public inspection during City Hall business hours once City Hall is open to the public following the termination of the Shelter at Home Order.



# **CITY OF ATASCADERO CITY COUNCIL**

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## **AGENDA**

**Tuesday, April 28, 2020**

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

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

**CITY COUNCIL CLOSED SESSION: 5:00 P.M.**

**1. CLOSED SESSION -- PUBLIC COMMENT**

**2. COUNCIL LEAVES CHAMBERS TO BEGIN CLOSED SESSION**

**3. CLOSED SESSION -- CALL TO ORDER**

- a. Conference with Labor Negotiators** (Govt. Code Sec. 54957.6)  
Agency designated representatives: Rachelle Rickard, City Manager  
Employee Organizations: Atascadero Professional Firefighters, Local 3600;  
Atascadero Police Association; Service Employees International Union, Local 620;  
Mid-Management/Professional Employees; Non-Represented Professional and Management Workers and Confidential Employees

**4. CLOSED SESSION – ADJOURNMENT**

**5. COUNCIL RETURNS TO CHAMBERS**

**6. CLOSED SESSION – REPORT**

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

**PLEDGE OF ALLEGIANCE:** Council Member Funk

**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: None.**

**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 – April 14, 2020**

- Recommendation: Council approve the April 14, 2020 Draft City Council Regular and Special Meeting Minutes. [City Clerk]

**2. March 2020 Accounts Payable and Payroll**

- Fiscal Impact: \$2,302,162.40
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for March 2020. [Administrative Services]

**3. Authorizing Temporary Road Closures for Hot El Camino Cruise Nite and Colony Days Parade Route**

- Fiscal Impact:  
Hot El Camino Cruise Nite: No net fiscal impact.  
Colony Days Parade Route: The Colony Days closure of the parade route is expected to take over 100 hours of budgeted staff time for road closure applications, set-up and manning the road closure.
- Recommendations: Council:
  1. Adopt Draft Resolution A authorizing temporary road closures and restrictions on August 14, 2020 for the Hot El Camino Cruise Nite.
  2. Adopt Draft Resolution B authorizing temporary road closures and restrictions on October 3, 2020 for the Colony Days Parade Route.[Public Works]

**4. Adopting a List of Projects for Fiscal Year 2020-2021 Funded by SB1: The Road Repair and Accountability Act of 2017**

- Fiscal Impact: The Approval of the Draft Resolution adopting the list of projects for SB1 Funding, will allow the City to receive an estimated \$568,200 in 2020-2021 SB1 funding.
- Recommendation: Council adopt Draft Resolution adopting a list of projects to be funded with Road Maintenance and Rehabilitation Account revenues from SB 1 (The Road Repair and Accountability Act of 2017) for Fiscal Year 2020-2021. [Public Works]

**5. Resolution of the City Council to Authorize Application for Local Government Planning Support Grant Program (LEAP) Funds**

- Fiscal Impact: Adoption of the Draft Resolution will allow the City to receive up to \$150,000 in LEAP grant funds for implementation of housing element activities and other housing related planning activities.
- Recommendation: Council approve Draft Resolution authorizing an application for the 2020 Local Government Planning Support Grant Program / Local Early Action Planning Grants Program (LEAP) to the California Department of Housing and Community Development. [Community Development]

**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](mailto:cityclerk@atascadero.org).)

**B. PUBLIC HEARINGS:**

**1. Request for Authorization to Process General Plan Amendment for The Barrel Creek Project - 6010, 6020, 6030 Del Rio Rd and 1505, 1825, 1855 San Ramon Rd (APNs: 049-131-043, 049-131-044, 049-131-052, 049-131-058, 049-131-061, and 049-131-066) PRE19-0117 (Wadadli, LLC)**

- Fiscal Impact: None. Authorized General Plan amendments are paid for by the Applicant.
- Recommendation: Council authorize the applicant to proceed with further analysis towards a development plan to allow a commercial and residential development on existing vacant rural residential properties at the corner of Del Rio Road and San Ramon Road and provide direction to staff and the applicant on moving forward with application processing subject to continued refinement. [Community Development]

**C. MANAGEMENT REPORTS: None.**

**D. DISCUSSION ITEM:** Discussion of COVID 19 issues including oral updates by Mayor Moreno and City Manager Rickard, questions by City Council, public comment and comments by City Council.

1. Coronavirus (COVID-19) update – Mayor Moreno
2. Coronavirus (COVID-19) update – City Manager Rickard

- E. 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

- F. 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

**G. 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 CITY COUNCIL**

## **DRAFT MINUTES**

**Tuesday, April 14, 2020**

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

### **CALL TO ORDER:**

Mayor Moreno called the Regular Meeting and Special Meeting to order at 6:05 p.m. and recessed the Special Meeting until after Community Forum of the Regular Meeting.

Council Member Newsom led the Pledge of Allegiance.

### **ROLL CALL:**

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

Absent: None

Staff Present: **By Teleconference** - City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, Police Chief Jerel Haley, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, and City Attorney Brian Pierik

### **APPROVAL OF AGENDA:**

**MOTION:** By Mayor Pro Tem Bourbeau and seconded by Council Member Newsom 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 – March 24, 2020**

- Recommendation: Council approve the March 24, 2020 Draft City Council Meeting Minutes. [City Clerk]

**2. Weed/Refuse Abatement Program**

- Fiscal Impact: The City recovers costs for administering this program through recovery of the cost of abatement, plus a flat fee of \$260 plus a percentage charge of 166% administrative fee, which is placed on the San Luis Obispo County Special Tax Assessment for the fiscal year 2020-2021 Tax Roll.
- Recommendation: Council adopt Draft Resolution, declaring vegetative growth and/or refuse a public nuisance, commencing proceedings for the abatement of said nuisances, and placing all abatement fees on the San Luis Obispo County Special Tax Assessment for the fiscal year 2020-2021 Tax Roll. [Fire Department]

**3. Authorization of Representatives for State Office of Emergency Services**

- Fiscal Impact: The updated resolution will allow the City to be eligible for federal and state financial assistance.
- Recommendation: Council adopt Draft Resolution Repealing Resolution No. 2017-003 and Updating the Authorization of Certain City Representatives to Execute State Office of Emergency Services Documents for Certain Financial Assistance. [Administrative Services]

**4. Contract Change Order with Bureau Veritas Company for Contract Plan Check Services**

- Fiscal Impact: Authorization of the change order will result in the expenditure of \$46,000 in plan check services revenues.
- Recommendation: Council authorize the City Manager to execute a change order for \$46,000 for contract plan check services from \$84,000 to \$130,000 for the 2019/2020 purchasing contract with Bureau Veritas. [Community Development]

**MOTION: By Council Member Funk and seconded by Council Member Fonzi to approve the Consent Calendar. (#A-2: Resolution No. 2020-006) (#A-3: Resolution No. 2020-007)**  
***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: Geoff Auslen

Emails from the following citizens were read into the record by City Manager Rickard: Eric Greening and Kris Roudebush

***Mayor Moreno closed the COMMUNITY FORUM period.***

***Mayor Moreno recessed the meeting at 6:28 p.m.***

***Mayor Moreno reconvened the meeting at 6:44 p.m. with all present.***

**B. PUBLIC HEARINGS:**

**1. Urgency Ordinance Authorizing Delay of Transient Occupancy Tax (TOT) and Tourism Business Improvement District (TBID) Assessment Penalties and Interest**

- **Fiscal Impact:** The fiscal impact of approving the Urgency Ordinance is a temporary reduction in penalties and interest charges attributable to late TOT/ATBID payments in an unknown amount that is dependent on the number of late payments.
- **Recommendation:** Council adopt an Urgency Ordinance authorizing the Administrative Services Director to delay penalties and interest for late Transient Occupancy Tax (TOT) and Atascadero Tourism Business Improvement District (ATBID) assessment revenues received for January, February and March 2020 transient lodging services until August 31, 2020. [City Manager]

City Manager Rickard gave the staff 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 Funk and seconded by Council Member Newsom to adopt Urgency Ordinance No. 636 authorizing the Administrative Services Director to delay penalties and interest for late Transient Occupancy Tax (TOT) and Atascadero Tourism Business Improvement District (ATBID) assessment revenues received for January, February and March 2020 transient lodging services until August 31, 2020.**

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

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AUTHORIZING THE ADMINISTRATIVE SERVICES DIRECTOR TO DELAY LATE FEES AND PENALTIES FOR DELINQUENT TRANSIENT OCCUPANCY TAX (TOT) AND ATASCADERO TOURISM BUSINESS IMPROVEMENT DISTRICT (ATBID) ASSESSMENT REVENUES RECEIVED FOR JANUARY, FEBRUARY AND MARCH 2020 TRANSIENT LODGING SERVICES UNTIL AUGUST 31, 2020**

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



**2. Urgency Ordinance Affirming Orders of the Emergency Services Director and Public Health Officer**

- Fiscal Impact: The adoption of this Urgency Ordinance would not have a fiscal impact to the City. Enforcement of the Urgency Ordinance would have a financial impact to the City depending upon the extent of enforcement required.
- Recommendation: Council adopt an Urgency Ordinance of the City Council of the City of Atascadero, California Affirming Orders of The Emergency Services Director and Public Health Officer. [City Attorney]

City Attorney Pierik gave the staff report and answered questions from the Council.

**PUBLIC COMMENT:**

The following citizens spoke on this item: Tricia Stanley

***Mayor Moreno closed the Public Comment period.***

**MOTION: By Council Member Funk and seconded by Council Member Fonzi to adopt Urgency Ordinance No. 637 of the City Council of the City of Atascadero, California Affirming Orders of the Emergency Services Director and Public Health Officer.**

City Attorney Brian Pierik read the title of the Ordinance:

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA AFFIRMING ORDERS OF THE EMERGENCY SERVICES DIRECTOR AND PUBLIC HEALTH OFFICER OF THE COUNTY OF SAN LUIS OBISPO RELATED TO THE COVID-19 STATE AND LOCAL EMERGENCY, INCLUDING A TEMPORARY MORATORIUM ON CERTAIN RESIDENTIAL AND COMMERCIAL EVICTIONS AND SHELTER IN PLACE ORDERS, AND EXPRESSLY AFFIRMING SUCH ACTIONS AND ORDERS AS APPLICABLE AND ENFORCEABLE WITHIN CITY JURISDICTION**

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

**C. MANAGEMENT REPORTS:**

**1. 6th Cycle Housing Element Update (CPP19-0067)**

- Fiscal Impact: None.
- Recommendation: Council receive an update and provide feedback to staff and the Housing Element Consultant regarding housing opportunity sites and policies for inclusion in the Housing Element Update. [Community Development]

Consultant Genevieve Sharrow presented the item and answered questions from the Council. Community Development Director Dunsmore also answered questions from the Council.

**PUBLIC COMMENT:**

The following citizens spoke on this item: Peter Laughlin and Max Zappas

***Mayor Moreno closed the Public Comment period.***

***Council received the update from staff and provided feedback.***

**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. Mobile Home Rent Stabilization ad hoc Committee
2. League of Cities Revenue and Tax Committee
3. Home Builders Association of the Central Coast (HBACC)

Council Member Fonzi

1. SLO Local Agency Formation Commission (LAFCo)

Council Member Funk

1. Homeless Services Oversight Council

Council Member Newsom

1. City of Atascadero Design Review Committee

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

Council Member Funk expressed a concern about an increase in domestic violence and the categorization of licensed firearm dealers as an essential business.

**F. ADJOURN**

Mayor Moreno adjourned the meeting at 9:04 p.m.

**MINUTES PREPARED BY:**

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Amanda Muther  
Deputy City Clerk

**APPROVED:**

Atascadero City Council  
April 14, 2020  
Page 5 of 5

# SPECIAL MEETING

## ATASCADERO CITY COUNCIL

Tuesday, April 14, 2020

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

### DRAFT MINUTES

#### CALL TO ORDER:

Mayor Moreno called the Special Meeting to order at 6:05 p.m. and then recessed it until after Community Forum of the Regular Meeting.

***Mayor Moreno reconvened the Special Meeting at 6:28 p.m. with all present.***

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

Absent: None

Staff Present: **By Teleconference** - City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, Police Chief Jerel Haley, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, and City Attorney Brian Pierik

#### COMMUNITY FORUM:

The following citizens spoke during Community Forum: None.

***Mayor Moreno closed the COMMUNITY FORUM period.***

#### MANAGEMENT REPORTS:

##### **1. Proposed Sewer Service Rate Increases**

- **Fiscal Impact:** Approving staff recommendations will generate an estimated \$400,000 in additional revenue from sewer service charges collected in FY20/21 over FY19/20 amounts.
- **Recommendations:** Council:
  1. Direct staff to administer the Proposition 218 majority protest process and send out notice of the proposed increases to all property owners connected to the municipal sanitary sewer system.

2. Cancel the Public Hearing on May 26, 2020 for the City Council's consideration of the proposed wastewater rate increases.
3. Set a new Public Hearing on June 9, 2020 for the City Council's consideration of the proposed wastewater rate increases. [Public Works]

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

**PUBLIC COMMENT:**

The following citizens spoke on this item: None.

***Mayor Moreno closed the Public Comment period.***

***Mayor Moreno recessed the meeting at 6:44 p.m.***

***Mayor Moreno reconvened the Special Meeting at 9:04 p.m. with all present.***

Public Works Director DeBar advised the Council that the printer would be able to meet the printing and mailing deadline to allow for a new public hearing date to consider the proposed wastewater rate increases on June 1, 2020. He also restated that City Attorney Pierik confirmed that the public hearing could be held at a special meeting of the Council on that date.

**MOTION: By Council Member Funk and seconded by Council Member Fonzi to:**

1. Direct staff to administer the Proposition 218 majority protest process and send out notice of the proposed increases to all property owners connected to the municipal sanitary sewer system.
2. Cancel the Public Hearing on May 26, 2020 for the City Council's consideration of the proposed wastewater rate increases.
3. Set a new Public Hearing on June 1, 2020 for the City Council's consideration of the proposed wastewater rate increases.

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

**ADJOURN**

Mayor Moreno adjourned the meeting at 9:08 p.m.

**MINUTES PREPARED BY:**

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Amanda Muther  
Deputy City Clerk

**APPROVED:**



## ***Atascadero City Council***

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### ***Staff Report - Administrative Services Department***

#### **March 2020 Accounts Payable and Payroll**

#### **RECOMMENDATION:**

Council approve certified City accounts payable, payroll and payroll vendor checks for March 2020.

#### **DISCUSSION:**

Attached for City Council review and approval are the following:

##### **Payroll**

Dated 3/5/2020	Checks # 34803 - 34817	\$ 11,388.48
	Direct Deposits	287,753.62
Dated 3/19/2020	Checks # 34818 - 34834	12,191.84
	Direct Deposits	281,166.58

##### **Accounts Payable**

Dated 3/1/20-3/31/20	Checks # 163511 - 163783 & EFTs 3608 - 3634	1,709,661.88
	<b>TOTAL AMOUNT</b>	<b>\$ 2,302,162.40</b>

#### **FISCAL IMPACT:**

Total expenditures for all funds is \$ 2,302,162.40

#### **CERTIFICATION:**

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

  
\_\_\_\_\_  
Jeri Rangel  
Director of Administrative Services

#### **ATTACHMENT:**

March 2020 Eden Warrant Register in the amount of \$ 1,709,661.88

**City of Atascadero**  
**Disbursement Listing**

For the Month of March 2020

ITEM NUMBER: A-2  
DATE: 04/28/20  
ATTACHMENT: 1

Check Number	Check Date	Vendor	Description	Amount
163511	03/03/2020	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	185,811.04
163512	03/03/2020	LINCOLN NATIONAL LIFE INS CO	Payroll Vendor Payment	1,654.56
163513	03/03/2020	MEDICAL EYE SERVICES	Payroll Vendor Payment	1,758.38
163514	03/03/2020	PREFERRED BENEFITS INSURANCE	Payroll Vendor Payment	8,616.90
3608	03/05/2020	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	15,122.61
163515	03/05/2020	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	60.00
163516	03/05/2020	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,916.25
163517	03/05/2020	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,176.50
163518	03/05/2020	FRANCHISE TAX BOARD	Payroll Vendor Payment	1,093.72
163519	03/05/2020	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	5,905.50
163520	03/05/2020	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	408.87
163521	03/05/2020	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	1,600.88
163522	03/05/2020	SEIU LOCAL 620	Payroll Vendor Payment	871.33
163523	03/05/2020	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	357.85
163524	03/05/2020	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	4,522.53
163525	03/05/2020	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	296.00
3609	03/06/2020	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	209.54
3610	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	21,960.58
3611	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,837.81
3612	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	1,688.93
3613	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	1,914.94
3614	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,908.84
3615	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	4,566.43
3616	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	7,071.34
3617	03/09/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,394.54
3618	03/10/2020	RABOBANK, N.A.	Payroll Vendor Payment	53,551.72
3619	03/10/2020	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	16,059.22
3620	03/10/2020	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,207.63
163527	03/10/2020	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	4,726.30
163528	03/10/2020	WEX BANK - 76 UNIVERSL	Accounts Payable Check	10,607.01
163529	03/10/2020	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	6,198.02
3621	03/13/2020	BANK OF NEW YORK MELLON	Accounts Payable Check	327,831.50
163530	03/13/2020	A & R CONSTRUCTION	Accounts Payable Check	3,943.00
163531	03/13/2020	AAAA ENGINEERING CONTRACTING	Accounts Payable Check	15,562.46
163532	03/13/2020	ACCESS PUBLISHING	Accounts Payable Check	360.00
163533	03/13/2020	ALTHOUSE & MEADE, INC.	Accounts Payable Check	3,312.79
163534	03/13/2020	DREW T. ARDOUIN	Accounts Payable Check	51.00
163535	03/13/2020	AT&T	Accounts Payable Check	293.68
163536	03/13/2020	ATASCADERO HAY & FEED	Accounts Payable Check	1,337.92
163537	03/13/2020	ATASCADERO PICKLEBALL CLUB,INC	Accounts Payable Check	252.60

**City of Atascadero**  
**Disbursement Listing**

For the Month of March 2020

ITEM NUMBER: A-2  
DATE: 04/28/20  
ATTACHMENT: 1

Check Number	Check Date	Vendor	Description	Amount
163538	03/13/2020	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	511.02
163539	03/13/2020	BELL'S PLUMBING REPAIR, INC.	Accounts Payable Check	175.00
163540	03/13/2020	BERRY MAN, INC.	Accounts Payable Check	1,027.21
163541	03/13/2020	GREGORY A. BRAZZI	Accounts Payable Check	80.00
163542	03/13/2020	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	90.00
163543	03/13/2020	BURKE, WILLIAMS, & SORENSON LLP	Accounts Payable Check	72,872.54
163544	03/13/2020	CAL-COAST IRRIGATION, INC	Accounts Payable Check	231.99
163545	03/13/2020	CAL-COAST REFRIGERATION, INC	Accounts Payable Check	932.95
163546	03/13/2020	VOID	Accounts Payable Check	0.00
163547	03/13/2020	CANNON	Accounts Payable Check	2,157.25
163548	03/13/2020	CHRISTOPHER M. CARNES	Accounts Payable Check	119.00
163549	03/13/2020	CARQUEST OF ATASCADERO	Accounts Payable Check	59.64
163550	03/13/2020	CHARTER COMMUNICATIONS	Accounts Payable Check	4,261.35
163551	03/13/2020	VOID	Accounts Payable Check	0.00
163552	03/13/2020	KATHLEEN J. CINOWALT	Accounts Payable Check	98.00
163553	03/13/2020	KAREN A. CLANIN	Accounts Payable Check	399.00
163554	03/13/2020	COASTAL REPROGRAPHIC SERVICES	Accounts Payable Check	60.77
163555	03/13/2020	MIGUEL A. CORDERO GALARZA	Accounts Payable Check	60.00
163556	03/13/2020	CREWSENSE, LLC	Accounts Payable Check	99.99
163557	03/13/2020	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
163558	03/13/2020	CULLIGAN/CENTRAL COAST WTR TRT	Accounts Payable Check	70.00
163559	03/13/2020	JAROM M. DAMERY	Accounts Payable Check	84.00
163560	03/13/2020	NAOMI S. DAMERY	Accounts Payable Check	84.00
163561	03/13/2020	SHARON J. DAVIS	Accounts Payable Check	234.50
163562	03/13/2020	NICHOLAS DEBAR	Accounts Payable Check	300.00
163563	03/13/2020	DEPENDABLE FIRE PROTECTION	Accounts Payable Check	721.26
163564	03/13/2020	DESTINATION TRAVEL NETWORK	Accounts Payable Check	200.00
163565	03/13/2020	DOCUTEAM	Accounts Payable Check	129.99
163566	03/13/2020	DRIVE CUSTOMS	Accounts Payable Check	64.65
163567	03/13/2020	PHILIP DUNSMORE	Accounts Payable Check	300.00
163568	03/13/2020	EIKHOF DESIGN GROUP, INC.	Accounts Payable Check	4,058.75
163569	03/13/2020	EL CAMINO VETERINARY HOSP	Accounts Payable Check	662.90
163570	03/13/2020	ESCUELA DEL RIO	Accounts Payable Check	660.00
163571	03/13/2020	FARM SUPPLY COMPANY	Accounts Payable Check	453.08
163572	03/13/2020	FEDEX	Accounts Payable Check	21.74
163573	03/13/2020	FERRELL'S AUTO REPAIR	Accounts Payable Check	138.52
163574	03/13/2020	FIESTA MAHAR MANUFACTURING CORP	Accounts Payable Check	1,106.97
163575	03/13/2020	FOOD FOR LESS	Accounts Payable Check	145.59
163576	03/13/2020	FRANCHISE TAX BOARD	Accounts Payable Check	315.25
163577	03/13/2020	GHD, INC.	Accounts Payable Check	2,017.00
163578	03/13/2020	ELIAS E. GONZALES	Accounts Payable Check	182.00

**City of Atascadero**  
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Check Number	Check Date	Vendor	Description	Amount
163579	03/13/2020	TRISTAN M. GUILLORY	Accounts Payable Check	84.00
163580	03/13/2020	BRADLEY A. HACKLEMAN	Accounts Payable Check	627.00
163581	03/13/2020	JEREL HALEY	Accounts Payable Check	201.71
163582	03/13/2020	ROY A. HANLEY	Accounts Payable Check	2,072.00
163583	03/13/2020	HELIXSTORM, INC.	Accounts Payable Check	82,294.10
163584	03/13/2020	HERC RENTALS, INC.	Accounts Payable Check	2,525.80
163585	03/13/2020	HINDERLITER, DE LLAMAS	Accounts Payable Check	1,504.84
163586	03/13/2020	EVELYN R. INGRAM	Accounts Payable Check	1,139.60
163587	03/13/2020	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	108.96
163588	03/13/2020	JK'S UNLIMITED, INC.	Accounts Payable Check	1,597.31
163589	03/13/2020	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
163590	03/13/2020	RACHEL M. JONES	Accounts Payable Check	195.00
163591	03/13/2020	TARYN P. KALMAN	Accounts Payable Check	96.00
163592	03/13/2020	KEY TERMITE & PEST CONTROL, INC.	Accounts Payable Check	80.00
163593	03/13/2020	L.N. CURTIS & SONS	Accounts Payable Check	1,423.72
163594	03/13/2020	LEAGUE OF CALIFORNIA CITIES	Accounts Payable Check	200.00
163595	03/13/2020	LIFE ASSIST, INC.	Accounts Payable Check	1,253.55
163596	03/13/2020	WILLIAM S. LOY	Accounts Payable Check	540.00
163597	03/13/2020	ANDREW M. LUCAS	Accounts Payable Check	80.00
163598	03/13/2020	DANIEL MADRIGAL	Accounts Payable Check	39.00
163599	03/13/2020	MADRONE LANDSCAPES, INC.	Accounts Payable Check	394.00
163600	03/13/2020	MBS LAND SURVEYS	Accounts Payable Check	6,200.00
163601	03/13/2020	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	991.38
163602	03/13/2020	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	58.07
163603	03/13/2020	MINER'S ACE HARDWARE	Accounts Payable Check	180.06
163604	03/13/2020	MISSION UNIFORM SERVICE	Accounts Payable Check	167.32
163605	03/13/2020	MV TRANSPORTATION, INC.	Accounts Payable Check	16,119.36
163606	03/13/2020	NEWTON CONSTRUCTION & MGMT INC	Accounts Payable Check	99,517.25
163607	03/13/2020	NUTRIEN AG SOLUTIONS, INC.	Accounts Payable Check	3,109.74
163608	03/13/2020	OFFICE DEPOT INC.	Accounts Payable Check	163.64
163609	03/13/2020	PACIFIC CNTRL COAST HLTH CTRS	Accounts Payable Check	2,725.00
163612	03/13/2020	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	48,558.32
163613	03/13/2020	PEAKWIFI, LLC	Accounts Payable Check	650.00
163614	03/13/2020	PRAXAIR DISTRIBUTION, INC.	Accounts Payable Check	52.37
163615	03/13/2020	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	341.14
163616	03/13/2020	PROSOUND BUSINESS MEDIA, INC.	Accounts Payable Check	99.00
163617	03/13/2020	SHIRLEY L. RADCLIFF-BRUTON	Accounts Payable Check	569.40
163618	03/13/2020	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	6,742.00
163619	03/13/2020	JERI RANGEL	Accounts Payable Check	300.00
163620	03/13/2020	READYREFRESH BY NESTLE	Accounts Payable Check	57.11
163621	03/13/2020	RACHELLE RICKARD	Accounts Payable Check	500.00



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163622	03/13/2020	SANTA MARIA SUN, LLC	Accounts Payable Check	418.00
163623	03/13/2020	BRIAN SEARS	Accounts Payable Check	72.00
163624	03/13/2020	JOHN C. SIEMENS	Accounts Payable Check	260.40
163625	03/13/2020	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	2,331.68
163626	03/13/2020	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	90,189.02
163627	03/13/2020	SPEAKWRITE, LLC.	Accounts Payable Check	609.56
163628	03/13/2020	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	5,713.78
163629	03/13/2020	STANLEY CONVERGENT SECURITY	Accounts Payable Check	1,317.72
163630	03/13/2020	STAPLES CREDIT PLAN	Accounts Payable Check	258.28
163631	03/13/2020	STATEWIDE TRAFFIC SAFETY&SIGNS	Accounts Payable Check	252.14
163632	03/13/2020	STEVE SCHMIDT TOPSOIL, INC.	Accounts Payable Check	1,236.17
163633	03/13/2020	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	1,700.00
163634	03/13/2020	RONALD R. TARICA	Accounts Payable Check	249.00
163635	03/13/2020	TERRA VERDE ENVIRONMENTAL CONS	Accounts Payable Check	1,607.30
163636	03/13/2020	TESCO CONTROLS, INC.	Accounts Payable Check	39,316.80
163637	03/13/2020	CHRISTOPHER DANIEL THOMAS	Accounts Payable Check	220.00
163638	03/13/2020	THE TRIBUNE	Accounts Payable Check	1,713.36
163644	03/13/2020	U.S. BANK	Accounts Payable Check	31,743.75
163645	03/13/2020	RENE VASQUEZ	Accounts Payable Check	428.00
163646	03/13/2020	EMILIO S. VELCI	Accounts Payable Check	180.00
163647	03/13/2020	VERDIN	Accounts Payable Check	11,223.01
163648	03/13/2020	VERIZON WIRELESS	Accounts Payable Check	2,515.95
163649	03/13/2020	VINO VICE, INC.	Accounts Payable Check	363.00
163650	03/13/2020	WALLACE GROUP	Accounts Payable Check	17,231.81
163651	03/13/2020	WCJ PROPERTY SERVICES	Accounts Payable Check	945.75
163652	03/13/2020	SHARON L. WEST	Accounts Payable Check	33.00
163653	03/13/2020	REBECCA WILEY	Accounts Payable Check	73.00
163654	03/13/2020	WILKINS ACTION GRAPHICS	Accounts Payable Check	262.99
163655	03/13/2020	WRIGHT WAY COLLISION, INC.	Accounts Payable Check	1,131.68
163656	03/13/2020	KAREN B. WYKE	Accounts Payable Check	887.40
163657	03/13/2020	ZOOM IMAGING SOLUTIONS, INC.	Accounts Payable Check	947.54
3622	03/19/2020	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	11,043.26
3623	03/19/2020	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	209.54
163658	03/19/2020	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	60.00
163659	03/19/2020	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,858.00
163660	03/19/2020	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,176.50
163661	03/19/2020	FRANCHISE TAX BOARD	Payroll Vendor Payment	608.04
163662	03/19/2020	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	6,298.89
163663	03/19/2020	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	460.20
163664	03/19/2020	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	1,600.88
163665	03/19/2020	SEIU LOCAL 620	Payroll Vendor Payment	876.11

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163666	03/19/2020	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	357.85
163667	03/19/2020	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	4,522.53
163668	03/19/2020	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	296.00
3624	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	22,414.60
3625	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,890.77
3626	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	1,804.67
3627	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,057.74
3628	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,938.97
3629	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	4,602.00
3630	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	7,071.34
3631	03/23/2020	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,964.25
3632	03/24/2020	RABOBANK, N.A.	Payroll Vendor Payment	50,209.48
3633	03/24/2020	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	14,636.12
3634	03/24/2020	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,293.32
163669	03/27/2020	A & R CONSTRUCTION	Accounts Payable Check	1,405.00
163670	03/27/2020	AGP VIDEO, INC.	Accounts Payable Check	2,350.00
163671	03/27/2020	AK & COMPANY	Accounts Payable Check	1,750.00
163672	03/27/2020	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	173.00
163673	03/27/2020	ALHOUSE & MEADE, INC.	Accounts Payable Check	1,833.75
163674	03/27/2020	EMILIO ALVAREZ	Accounts Payable Check	309.00
163675	03/27/2020	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	35.81
163676	03/27/2020	ANTECH DIAGNOSTICS	Accounts Payable Check	304.44
163678	03/27/2020	AT&T	Accounts Payable Check	696.67
163679	03/27/2020	AT&T	Accounts Payable Check	229.60
163680	03/27/2020	ATASCADERO HAY & FEED	Accounts Payable Check	576.49
163681	03/27/2020	AURORA WORLD, INC.	Accounts Payable Check	943.67
163682	03/27/2020	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	469.39
163683	03/27/2020	KEITH R. BERGHER	Accounts Payable Check	596.25
163684	03/27/2020	BERRY MAN, INC.	Accounts Payable Check	621.35
163685	03/27/2020	BILL GAINES AUDIO, INC.	Accounts Payable Check	814.50
163686	03/27/2020	GREGORY A. BRAZZI	Accounts Payable Check	160.00
163687	03/27/2020	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	164.00
163688	03/27/2020	CALPORTLAND COMPANY	Accounts Payable Check	340.48
163689	03/27/2020	CHRISTOPHER M. CARNES	Accounts Payable Check	102.00
163690	03/27/2020	CARQUEST OF ATASCADERO	Accounts Payable Check	200.61
163691	03/27/2020	GAVIN K. CHAN	Accounts Payable Check	80.00
163692	03/27/2020	CHARLES PRODUCTS, INC.	Accounts Payable Check	682.61
163693	03/27/2020	CHARTER COMMUNICATIONS	Accounts Payable Check	2,023.09
163694	03/27/2020	COAST ELECTRONICS	Accounts Payable Check	60.00
163695	03/27/2020	COAST ELECTRONICS	Accounts Payable Check	200.00
163696	03/27/2020	COAST LINE DISTRIBUTING	Accounts Payable Check	412.09

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163697	03/27/2020	CREWSENSE, LLC	Accounts Payable Check	93.36
163698	03/27/2020	NAOMI S. DAMERY	Accounts Payable Check	84.00
163699	03/27/2020	LONIELLE DE HAVEN	Accounts Payable Check	31.42
163700	03/27/2020	DELTA LIQUID ENERGY	Accounts Payable Check	902.00
163701	03/27/2020	DEPARTMENT OF FORESTRY & FIRE	Accounts Payable Check	208.00
163702	03/27/2020	DEPARTMENT OF JUSTICE	Accounts Payable Check	620.00
163703	03/27/2020	EL CAMINO VETERINARY HOSP	Accounts Payable Check	175.00
163704	03/27/2020	ELECTRONIC IDENTIFICATION DEV	Accounts Payable Check	718.39
163705	03/27/2020	ENTENMANN-ROVIN CO.	Accounts Payable Check	148.15
163706	03/27/2020	ESCUELA DEL RIO	Accounts Payable Check	80.00
163707	03/27/2020	JENNIFER FANNING	Accounts Payable Check	245.13
163708	03/27/2020	GALLS, LLC	Accounts Payable Check	15.86
163709	03/27/2020	GAS COMPANY	Accounts Payable Check	1,899.10
163710	03/27/2020	ELIAS E. GONZALES	Accounts Payable Check	42.00
163711	03/27/2020	GRANICUS	Accounts Payable Check	5,153.00
163712	03/27/2020	TRISTAN M. GUILLORY	Accounts Payable Check	84.00
163713	03/27/2020	HART IMPRESSIONS PRINTING	Accounts Payable Check	1,856.53
163714	03/27/2020	LYLE HAUG	Accounts Payable Check	82.00
163715	03/27/2020	HINDERLITER, DE LLAMAS	Accounts Payable Check	300.00
163717	03/27/2020	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	3,484.85
163718	03/27/2020	INTERSTATE BATTERIES OF	Accounts Payable Check	800.39
163719	03/27/2020	J. CARROLL CORPORATION	Accounts Payable Check	2,914.70
163720	03/27/2020	JK2 APPAREL	Accounts Payable Check	528.00
163721	03/27/2020	JK'S UNLIMITED, INC.	Accounts Payable Check	6,385.25
163722	03/27/2020	K & M INTERNATIONAL	Accounts Payable Check	487.30
163723	03/27/2020	KEY TERMITE & PEST CONTROL, INC	Accounts Payable Check	555.00
163724	03/27/2020	KNECHT'S PLUMBING & HEATING	Accounts Payable Check	3,743.04
163725	03/27/2020	KPRL 1230 AM	Accounts Payable Check	320.00
163726	03/27/2020	LANTERN PRESS	Accounts Payable Check	341.71
163727	03/27/2020	LAYNE LABORATORIES, INC.	Accounts Payable Check	765.03
163728	03/27/2020	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	1,896.70
163729	03/27/2020	LIFE ASSIST, INC.	Accounts Payable Check	1,748.99
163730	03/27/2020	MARBORG INDUSTRIES	Accounts Payable Check	247.94
163731	03/27/2020	JANNA C. MATTEOLI	Accounts Payable Check	561.60
163732	03/27/2020	BECKY MAXWELL	Accounts Payable Check	26.39
163733	03/27/2020	MEDPOST URGENT CARE-ATASCADERO	Accounts Payable Check	20.00
163734	03/27/2020	RILEY A. METE	Accounts Payable Check	40.00
163735	03/27/2020	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	8,122.81
163736	03/27/2020	MID-COAST GEOTECHNICAL, INC.	Accounts Payable Check	210.00
163737	03/27/2020	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	166.48
163738	03/27/2020	MIG	Accounts Payable Check	1,983.75

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163739	03/27/2020	MINER'S ACE HARDWARE	Accounts Payable Check	440.55
163740	03/27/2020	MISSION UNIFORM SERVICE	Accounts Payable Check	210.42
163741	03/27/2020	MNS ENGINEERS, INC.	Accounts Payable Check	2,295.00
163742	03/27/2020	MOSS, LEVY, & HARTZHEIM LLP	Accounts Payable Check	550.00
163743	03/27/2020	NASSAU-SOSNICK DISTRIBUTION CO	Accounts Payable Check	325.02
163744	03/27/2020	NBS	Accounts Payable Check	6,858.69
163745	03/27/2020	MARC NOBRIGA	Accounts Payable Check	138.00
163746	03/27/2020	OFFICE DEPOT INC.	Accounts Payable Check	343.04
163747	03/27/2020	TARA ORLICK	Accounts Payable Check	34.03
163748	03/27/2020	PACIFIC CNTRL COAST HLTH CTRS	Accounts Payable Check	200.00
163749	03/27/2020	PACIFIC GAS & ELECTRIC	Accounts Payable Check	1,500.00
163750	03/27/2020	AMANDA PARKER	Accounts Payable Check	44.00
163751	03/27/2020	RICARDO PAZ	Accounts Payable Check	288.00
163752	03/27/2020	PENGUIN RANDOM HOUSE, LLC	Accounts Payable Check	844.64
163753	03/27/2020	PERRY'S PARCEL & GIFT	Accounts Payable Check	95.21
163754	03/27/2020	PHOTO STOP	Accounts Payable Check	284.46
163755	03/27/2020	PLACEWORKS, INC.	Accounts Payable Check	4,773.47
163756	03/27/2020	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	828.56
163757	03/27/2020	QUINCY ENGINEERING, INC.	Accounts Payable Check	5,916.21
163758	03/27/2020	RAILROAD BBQ CO.	Accounts Payable Check	120.00
163759	03/27/2020	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	350.00
163760	03/27/2020	READYREFRESH BY NESTLE	Accounts Payable Check	153.87
163761	03/27/2020	ROB DAVIS CONSTRUCTION	Accounts Payable Check	5,425.00
163762	03/27/2020	ROYAL RESORTWEAR, LLC	Accounts Payable Check	570.00
163763	03/27/2020	ERIN RUSSELL	Accounts Payable Check	37.18
163764	03/27/2020	SAN LUIS POWERHOUSE, INC.	Accounts Payable Check	615.54
163765	03/27/2020	SERVICE SYSTEMS ASSC, INC.	Accounts Payable Check	7,500.00
163766	03/27/2020	THE SHERWIN-WILLIAMS COMPANY	Accounts Payable Check	46.68
163767	03/27/2020	SMART AND FINAL	Accounts Payable Check	97.27
163768	03/27/2020	SOUTH COAST EMERGENCY VEH SVC	Accounts Payable Check	383.75
163769	03/27/2020	STATE WATER RES CONTROL BOARD	Accounts Payable Check	150.00
163770	03/27/2020	SUN BADGE COMPANY	Accounts Payable Check	116.33
163771	03/27/2020	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	961.00
163772	03/27/2020	CHRISTOPHER DANIEL THOMAS	Accounts Payable Check	140.00
163773	03/27/2020	TURF STAR, INC.	Accounts Payable Check	107.42
163774	03/27/2020	ULTREX BUSINESS PRODUCTS	Accounts Payable Check	103.18
163775	03/27/2020	ULTREX LEASING	Accounts Payable Check	260.76
163776	03/27/2020	EMILIO S. VELCI	Accounts Payable Check	90.00
163777	03/27/2020	VINO VICE, INC.	Accounts Payable Check	132.00
163778	03/27/2020	WALLACE GROUP	Accounts Payable Check	43,287.82
163779	03/27/2020	WARM FUZZY TOYS	Accounts Payable Check	174.96

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163780	03/27/2020	BRANDON J. WELLS	Accounts Payable Check	100.00
163781	03/27/2020	ANNE G. WILSON	Accounts Payable Check	738.74
163782	03/27/2020	ZONEHAVEN, INC.	Accounts Payable Check	8,450.00
163783	03/27/2020	ZOO MED LABORATORIES, INC.	Accounts Payable Check	491.88
				<hr/>
				\$ 1,709,661.88
				<hr/>



# **Atascadero City Council**

## **Staff Report – Public Works Department**

### **Authorizing Temporary Road Closures for Hot El Camino Cruise Nite and Colony Days Parade Route**

#### **RECOMMENDATIONS:**

Council:

1. Adopt Draft Resolution A authorizing temporary road closures and restrictions on August 14, 2020 for the Hot El Camino Cruise Nite.
2. Adopt Draft Resolution B authorizing temporary road closures and restrictions on October 3, 2020 for the Colony Days Parade Route.

#### **DISCUSSION:**

Historically, the City participates in two special events each year that require encroachment permits from Caltrans: Hot El Camino Cruise Nite and the Colony Days Parade. Both of these events require the closure of Highway 41 at El Camino Real and the closure of the US 101 northbound Highway 41 exit. In order to obtain a Caltrans encroachment permit, the City must provide Caltrans with a traffic control and detour plan for the Highway 41 closures. In addition, Caltrans requires a City Council resolution authorizing the temporary road closure of El Camino Real and the other streets affected along the routes.

While we do not know whether these events will take place this year due to COVID-19 and potential social distancing requirements, it is recommended that we apply for the Caltrans permits as regularly scheduled. The ability to hold these events in a safe and compliant manner will be continually evaluated as new Federal, State and County mandates and guidelines are issued. Public safety is of primary concern and each event will be cancelled at a later date if it is determined that the event cannot be held without jeopardizing public safety or if it would be in violation of a Public Health Order.

#### **Hot El Camino Cruise Nite: Friday, August 14, 2020 (event 6:30 to 8:30 p.m.)**

This event begins at 6:30 p.m. but requires temporary road closures in advance of the start time to secure and clear the event route. The following road segments are proposed to be closed from 5:00 p.m. until 8:30 p.m. for the Hot El Camino Cruise Nite event:

- El Camino Real from Curbaril Avenue to Traffic Way
- San Luis Avenue from Curbaril Avenue to Pueblo Avenue
- Pueblo Avenue from San Luis Avenue to El Camino Real

- East Mall from El Camino Real to Palma Avenue
- West Mall from El Camino Real to Lewis Avenue
- Entrada Avenue from El Camino Real to Lewis Avenue
- Traffic Way from El Camino Real to Lewis Avenue
- Palma Avenue from Traffic Way to East Mall

The Hot El Camino Cruise Nite event attracts tourists and spectators who line El Camino Real to view the vehicles that participate in this growing event.

The following evening, "Dancing in the Streets," a popular event that debuted in 2016, will have street closures that will only impact the downtown area from West Mall to Traffic Way. "Dancing in the Streets" is planned for Saturday, August 15, 2020 from 5:00 p.m. to 10:00 p.m. A resolution is not needed for this event since Caltrans highway operations are unaffected by the event.

**Colony Days Parade: Saturday, October 3, 2020 (event 10:00 a.m. to 1:00 p.m.)**

The Colony Days Parade route will begin on El Camino Real near Pueblo Avenue and travel northbound on El Camino Real, then turn east on West Mall ending at Lewis Avenue near City Hall. Required road closures are very similar to Hot El Camino Cruise Nite except Lewis Avenue (between Entrada Avenue and East Mall) and West Mall (between Lewis Avenue and Olmeda Avenue) will also be closed, while Traffic Way, Entrada Avenue, and Palma Avenue (between Traffic Way and Entrada Avenue), will remain open.

Road closures for the Colony Days Parade occurs in two stages. The first stage occurs at 8:00 a.m. and is a "soft" closure that closes a portion of the parade route to allow floats and other participants to set up. The second stage occurs at 9:30 a.m. and is a "hard" closure that prohibits all unauthorized vehicles from driving through the parade route or any closed road.

A detail of each of the road closures is included in the Draft Resolutions (Attachments 1 & 2) and on the proposed route for Hot El Camino Cruise Nite and Colony Days (Attachment 3).

**FISCAL IMPACT:**

Cruise Nite incurs no net fiscal impact. The cost of putting the event on is approximately \$15,000 in budgeted funds. It is anticipated that these costs will be fully recovered through budgeted sponsorships and entry fees.

The Colony Days closure of the parade route is expected to take over 100 hours of budgeted staff time for road closure applications, set-up and manning the road closure. Colony Days is a non-profit event co-sponsored by the City.

**ATTACHMENTS:**

1. Draft Resolution A - Cruise Nite
2. Draft Resolution B - Colony Days
3. Maps - Proposed Hot El Camino Cruise Nite and Colony Days Parade Routes

**DRAFT RESOLUTION A**

**RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ATASCADERO, CALIFORNIA,  
AUTHORIZING TEMPORARY ROAD CLOSURES AND RESTRICTIONS  
FOR HOT EL CAMINO CRUISE NITE**

**BE IT RESOLVED**, by the City Council of the City of Atascadero that the Hot El Camino Cruise Nite route is hereby established as: El Camino Real from Curbaril Avenue to Entrada Avenue to Palma Avenue to Traffic Way and returning to El Camino Real. Additionally, San Luis Avenue from Curbaril Avenue to Pueblo Avenue, and Pueblo Avenue from San Luis Avenue to El Camino Real, will be closed for participant registration and check-in activities.

**BE IT FURTHER RESOLVED** that in order to provide a closed route for the Cruise, the area described above is designated as a “No Parking” and tow-away zone from 5:00 p.m. until 8:30 p.m., on August 14, 2020.

**BE IT FURTHER RESOLVED** that the City Engineer is authorized to make modifications to the above road restrictions and associated traffic control plan as necessary to address conflicts, improve efficiencies, and for public health, welfare, and safety purposes.

**PASSED AND ADOPTED** at a regular meeting of the City Council held on the \_\_\_\_th day of \_\_\_\_\_, 2020

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 A. Pierik, City Attorney



## **DRAFT RESOLUTION B**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AUTHORIZING TEMPORARY ROAD CLOSURES AND RESTRICTIONS FOR COLONY DAYS PARADE ROUTE**

**BE IT RESOLVED** by the City Council of the City of Atascadero that the Colony Days Parade route is hereby established as El Camino Real from Curbaril Avenue to West Mall and ending at Lewis Avenue with the Colony Day Festivities centered at the Sunken Gardens. Additionally, San Luis Avenue from Curbaril Avenue to Pueblo Avenue and Pueblo Avenue from Luis Avenue to El Camino Real will be closed for Colony Days Parade staging area.

**BE IT FURTHER RESOLVED** that in order to provide a reserved route for the Parade, staging and associated activities, the following actions are required:

**Friday, October 2, 2020 through Sunday, October 3, 2020 – 24 hours**

**Establish “No Parking” and tow-away zone**

- East Mall – South side only, from El Camino Real to Palma Avenue

**Saturday, October 3, 2020 – 6:00 a.m. until 5:00 p.m.**

**Establish road closure and tow-away zone**

- East Mall, from El Camino Real to Palma Avenue
- West Mall, from El Camino Real to Lewis Avenue
- Palma Avenue, from East Mall to West Mall

**Saturday, October 3, 2020 – 8:00 a.m. until 1:00 p.m. (Hard closure at 9:30 a.m.)**

**Establish road closure and tow-away zone**

- El Camino Real, from Curbaril Avenue to Entrada Avenue
- San Luis Avenue, from Curbaril Avenue to Pueblo Avenue
- Pueblo Avenue, from San Luis Avenue to El Camino Real
- Lewis Avenue, from Entrada Avenue to East Mall (close at 10:00 a.m.)
- West Mall, from Lewis Avenue to Olmeda Avenue (close at 10:00 a.m.)

**BE IT FURTHER RESOLVED** that the City Engineer is authorized to make modifications to the above road restrictions and associated traffic control plan as necessary to address conflicts, improve efficiencies, and for public health, welfare, and safety purposes.

**PASSED AND ADOPTED** at a regular meeting of the City Council held on the \_\_\_th day of \_\_\_\_\_, 2020

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

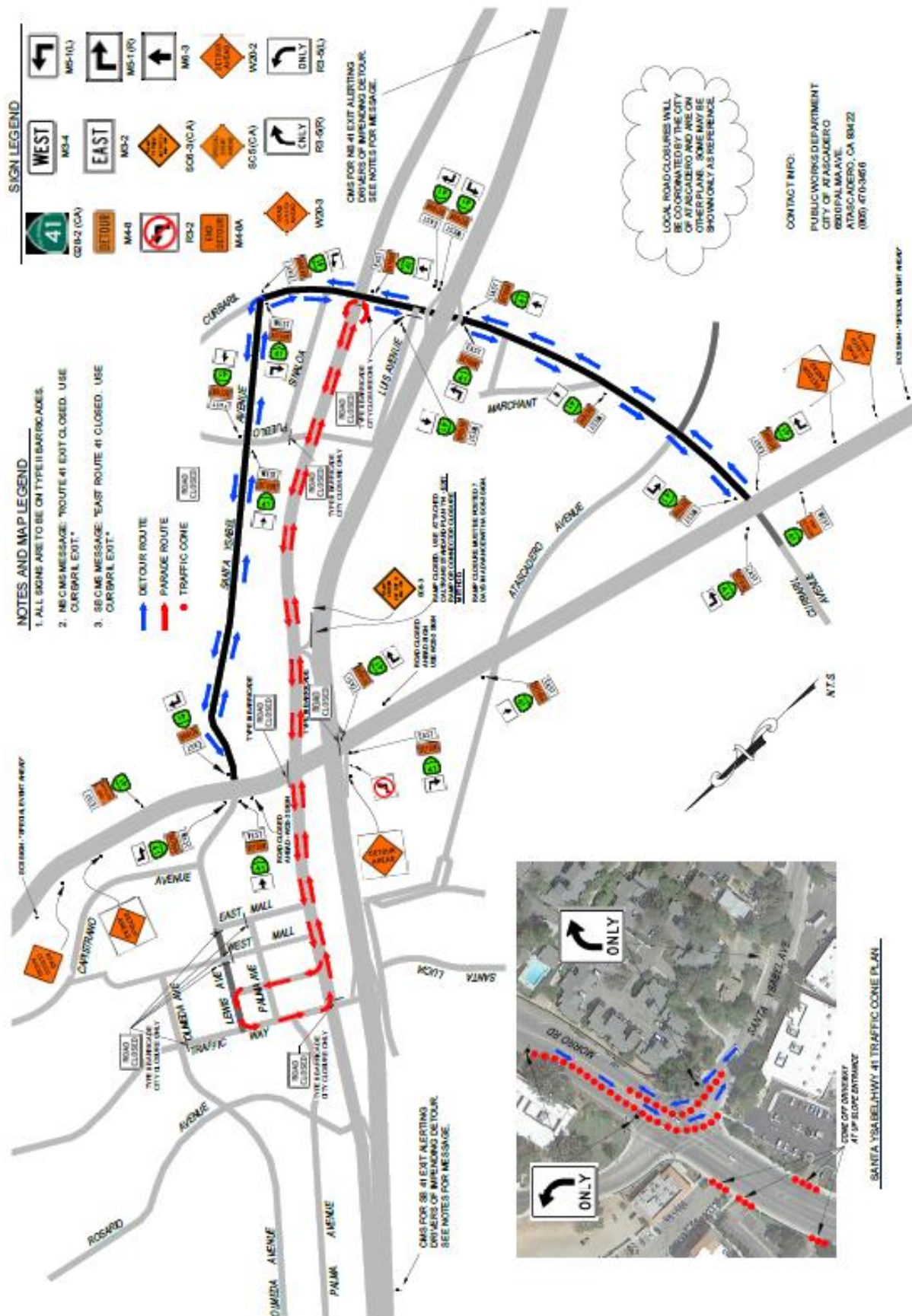
ATTEST:

\_\_\_\_\_  
Lara K. Christensen, City Clerk

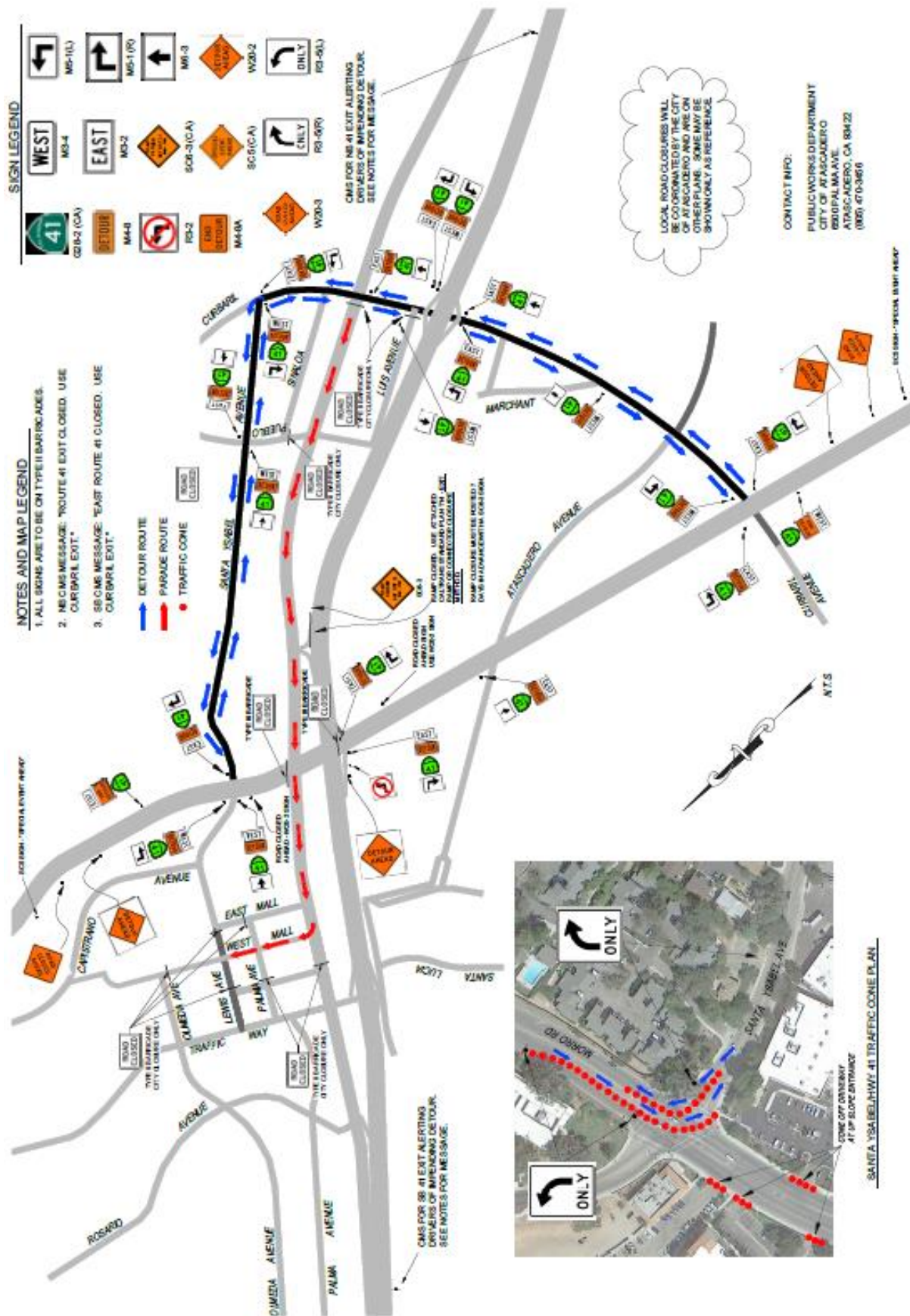
APPROVED AS TO FORM:

\_\_\_\_\_  
Brian A. Pierik, City Attorney

## Hot El Camino Cruise Nite



## Colony Days Parade







## ***Atascadero City Council***

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### ***Staff Report - Public Works Department***

#### **Adopting a List of Projects for Fiscal Year 2020-2021 Funded by SB1: The Road Repair and Accountability Act of 2017**

#### **RECOMMENDATION:**

Council adopt Draft Resolution adopting a list of projects to be funded with Road Maintenance and Rehabilitation Account revenues from SB 1 (The Road Repair and Accountability Act of 2017) for Fiscal Year 2020-2021.

#### **DISCUSSION:**

##### Background

The Road Repair and Accountability Act of 2017 (SB 1) provides new funding for local and state jurisdictions to address roadway maintenance and rehabilitation needs, as well as other transportation related projects. This act became law in April 2017 and annual reporting guidelines for local agencies (cities and counties) were finalized in August 2017. These guidelines describe annual reporting requirements and processes for local agencies receiving SB 1 revenues, which primarily involves having local agencies identify a list of projects to be funded with SB 1 revenues each fiscal year and reporting expenditures for those projects.



##### Analysis

SB 1 was designed intentionally to provide the most flexibility to local agencies as to how to use these funds, but with a "fix it first" approach to roadway improvements. Annual funds can be used on multiple projects or a single project can be funded with multiple annual revenue allocations. "Betterment" improvement projects can be funded with SB 1 funds but require local agency's roadway systems to have a comprehensive Pavement Condition Index (PCI) of 80 or higher – Atascadero's last comprehensive PCI was 50 (2019).

In general, staff recommends directing SB 1 revenues to fund roadway repairs, maintenance, and rehabilitation on arterial and collector functional classification roadways. These roadways receive the heaviest use in town and are driven by most of the public compared to residential functional classification roadways. Furthermore, Measure F14 funds have been used exclusively on collectors and residential roadways. Arterials and collectors are typically more expensive to repair, support commerce and

business activities, have enhanced improvements (sidewalks, bike lanes, etc.), and have higher risk for liability if fallen into disrepair. Staff believes committing additional funding to arterials and collectors will allow the City to continue to improve the busiest and most visible roads in Atascadero.

SB 1 guidelines require local agencies to pass a resolution each year that identifies a list of projects for SB 1 funding. The following table summarizes the SB 1 projected and estimated revenues FY17/18 through FY 20/21. These amounts have not been adjusted due to COVID-19 impacts, so actual revenue will likely be lower than projected and estimated for FY19/20 and FY 20/21. For reporting purposes, the City needs to allocate the projected amount to a specific project or projects, which will be adjusted at the end of the fiscal year reporting period.

SB 1 Funding Summary				
Fiscal Year	Projected <sup>1</sup>	Estimated <sup>2</sup>	Difference	Notes
2017-2018	\$ 178,071	\$ 181,060	\$ 2,989	partial year funding
2018-2019	\$ 517,019	\$ 493,898	\$ (23,121)	
2019-2020	\$ 511,890	\$ 511,890	\$ -	
2020-2021	\$ 568,200	\$ 568,200	\$ -	
Total	\$ 1,775,180	\$ 1,755,048	\$ (20,132)	

<sup>1</sup> Projected amount in resolution/beginning of fiscal year

<sup>2</sup> Current estimate or actual collected for fiscal year

The City Council used the combined partial first year (FY17/18), full second year (FY18/19), and a portion of the third year (FY19/20) revenues toward the El Camino Real (North) Pavement Rehabilitation project from San Anselmo Road (East) to San Benito Road. That project was completed in fall 2018. The remaining third year (FY19/20) revenue was allocated to the El Camino Real (South) Pavement Resurfacing project scheduled for construction in 2021. The adopted Budget includes SB 1 funding for both these projects.

In accordance with the City's 5-Year Capital Improvement Program and the 2019-2021 Budget, it is recommended that Council allocate the FY20/21 SB 1 funds to the El Camino Real (South) Pavement Resurfacing project. This project involves pavement maintenance and repairs for 1.90 miles of El Camino Real between the south City limits and El Bordo Avenue. This section of El Camino Real was partially reconstructed as part of the Southern California Gas Company's transmission pipeline project in 2015-2016 and begins where the Gas Company's microsurfacing restoration ended (El Bordo Avenue). New pavement markings will be installed and will improve lane identification and overall aesthetics. This project is currently estimated to cost \$1,250,000 and is scheduled for construction funding in FY20/21. Current funding is comprised of \$1,045,310 in SB 1 funding and \$204,690 in Local Transportation Funds. If actual SB 1 funding is less than projected and there is not a balance of \$1,045,310 in SB 1 monies at the end of FY20/21, a portion of FY 21/22 SB 1 funds will be allocated to cover any funding shortfall for the project.

Conclusion

The attached Draft Resolution (Attachment 1) will provide the necessary documentation required to be included with the submitted project list to the California Transportation Commission (CTC), which is due on May 1, 2020. This deadline may be extended due to COVID-19, however, an extension is not necessary for the City's reporting.

**FISCAL IMPACT:**

Approval of the Draft Resolution adopting the list of projects for SB1 Funding, will allow the City to receive an estimated \$568,200 in 2020-2021 SB1 funding.

**ATTACHMENT:**

Draft Resolution

## **DRAFT RESOLUTION**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-2021 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

**WHEREAS**, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

**WHEREAS**, SB 1 includes accountability and transparency provisions that will ensure the residents of the City are aware of the projects proposed for funding in the community and which projects have been completed each fiscal year; and

**WHEREAS**, the City must include a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the City budget, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

**WHEREAS**, the City will receive an estimated \$568,200 of RMRA funding in Fiscal Year 2020-2021 from SB 1; and

**WHEREAS**, the City has undergone a public process to ensure public input into the community's transportation priorities and capital improvement plans; and

**WHEREAS**, the City used a Pavement Management System to assist in the development of the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

**WHEREAS**, the funding from SB 1 will help the City maintain and rehabilitate 139 centerline miles of roads, 20 bridges, and add active transportation infrastructure throughout the City this year and hundreds of similar projects in the future; and

**WHEREAS**, the 2019 Pavement Management Program found that the City's streets and roads are in a "fair" condition and the revenue will help increase the overall quality of the road system over the next decade, with the anticipation of bringing the streets and roads into a "good" condition; and

**WHEREAS**, without revenue from SB 1, the City's streets and roads may continue to degrade into a condition that would require higher costs and expenses to maintain and repair; and

**WHEREAS**, if the Legislature and Governor failed to act, city streets and county roads would have continued to deteriorate, resulting in many and varied negative impacts on the community; and



**WHEREAS**, cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment an individual opens the front door to drive to work, bike to school, or walk to the bus station, they are dependent upon a safe, reliable local transportation network; and

**WHEREAS**, modernizing the local street and road system provides well-paying construction jobs and boosts local economies; and

**WHEREAS**, the local street and road system is also critical for farm to market needs, interconnectivity, multimodal needs, and commerce; and

**WHEREAS**, police, fire, and emergency medical services all need safe reliable roads to react quickly to emergency calls and a few minutes of delay can be a matter of life and death; and

**WHEREAS**, maintaining and preserving local streets and the road system will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduced vehicle emissions helping the State achieve its air quality and greenhouse gas emissions reductions goals; and

**WHEREAS**, restoring roads before they fail reduces construction time, which results in less air pollution from heavy equipment and less water pollution from site run-off; and

**WHEREAS**, the overall investment in the local streets, roads, and complete streets infrastructure, with a focus on basic maintenance and safety, using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

**SECTION 1.** That the recitals set forth hereinabove are true, correct and valid.

**SECTION 2.** The list of projects planned to be funded with SB 1 RMRA revenues for Fiscal Year 2020-2021 include:

Project: El Camino Real Resurfacing – South

Description: Pavement maintenance and rehabilitation of approximately 1.90 miles of arterial roadway to improve deteriorated pavement conditions and better define roadway configuration for all roadway users, including motorists, bicyclists, and pedestrians.

Location: South City Limits to El Bordo Avenue

Estimated Useful Life: 10 to 20 years

Schedule for Completion: December 2021

**PASSED AND ADOPTED** at a regular meeting of the City Council held on the 28th day of April, 2020.

On motion by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_, the foregoing resolution is hereby adopted in its entirety by the following vote:

AYES:  
NOES:  
ABSENT:  
ADOPTED:

CITY OF ATASCADERO

\_\_\_\_\_  
Heather Moreno, Mayor

ATTEST:

\_\_\_\_\_  
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Brian A. Pierik, City Attorney



# ***Atascadero City Council***

## ***Staff Report - Community Development Department***

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### **Resolution of the City Council to Authorize Application for Local Government Planning Support Grant Program Funds**

#### **RECOMMENDATION:**

Council approve Draft Resolution authorizing an application for the 2020 Local Government Planning Support Grant Program / Local Early Action Planning Grants Program (LEAP) to the California Department of Housing and Community Development.

#### **DISCUSSION:**

Over the past decade, the state of California has taken numerous policy and legislative actions directed at increasing the availability of affordable housing, addressing housing goals, and ending homelessness in California. In the 2019-20 Budget Act, the state allocated more than \$250 million to California jurisdictions for planning activities that accelerate housing production and increase capacity for housing. With the budget allocation, the Department of Housing and Community Development (HCD) established the Local Early Action Planning Program (LEAP) with \$119,040,000 for cities and counties throughout the state. The intent of the program is to provide one-time grant funding to cities and counties to update planning documents and implement housing production streamlining programs. The program will provide grants through a non-competitive, over-the-counter process to eligible local governments. The LEAP Application requires a signed resolution (Attachment 1) from the local jurisdiction's governing body, authorizing the submittal of the application to HCD.

Similar to the SB2 Planning Grant Program award that the City received, the LEAP program funding is focused on preparing local jurisdictions for the 6th Cycle Regional Housing Needs Allocation (RHNA). However, as the City received SB2 Planning Program funds in order to update the City's 6th Cycle Housing Element, the LEAP funding application will be directed towards implementing other policies identified in the City's 6th Cycle Housing Element update that is in progress. It will also assist the City with developing CEQA streamlining and in updating codes to respond to recent changes in state law.

In order to highlight the differences between each grant the following discussion illustrates the SB2 grant that was approved by the state in March with the LEAP Grant. The LEAP Grant application is due in June of this year.

### SB2 Grant purpose

The City was awarded a grant for \$160,000 in March of this year through SB2. The primary purpose of this grant was to provide funding for housing related activities. The City was awarded the grant for the following:

- 1) 6th Cycle Housing Element Update (approximately \$80,000)  
The City is utilizing SB 2 funding to update and certify its Housing Element for the sixth cycle. Implementation of the Housing Element (once adopted) will result in the need to amend the City's zoning code and subdivision regulations as suggested below.
- 2) Zoning Code Update (approximately \$20,000)  
An update to the Zoning Regulations to bring current zoning code into compliance with state law. Additionally, the code update would include objective design standards that incorporate specific design requirements for "by right" development instead of a conditional use permit process. The City may adopt a set of objective design standards that create minimum design objectives including architectural design features, adequate private open space, adequate parking, and related features. In concert with an update to the Subdivision Regulations, these amendments could reduce staff review time, applicant cost, and provide for smaller housing units on smaller lots, that can be affordable by design.
- 3) Subdivision Regulation Update (approximately \$25,000)  
An update to the Subdivision regulations to bring them into compliance with state Law. Additionally, changes may include small lot subdivision standards that incorporate specific site and building development standards (such as parking, height, yard space, and architecture) in exchange for flexible minimum lot sizes. This would alleviate multi-family planned developments from going through a rezoning process if the development meets City required standards. At this time, the minimum lot size for multi-family development is one half acre. Eliminating that minimum lot size, and instead establishing a set of quality standards for each small lot subdivision, will save substantial staff time and applicant costs. This could allow for increased creativity with site design while increasing ownership opportunities for all income segments of the community (affordable by design).
- 4) Inclusionary Housing Ordinance (approximately \$35,000)  
Immediately following the Housing Element Update, the City will need to update the City's Inclusionary Housing Ordinance. The new ordinance should be designed to implement Housing Element policies and establish affordable housing requirements for every housing development project with a goal of funding, constructing and incorporating housing for all income levels whenever possible.

### LEAP Grant Intent

The primary purpose of the LEAP grant is to provide funding and technical assistance to local governments towards planning documents, and process improvements. The primary goals of the LEAP program, based on statewide goals outlined in the 2019-20 Budget Act, are to accelerate housing production and facilitate compliance to implement the sixth cycle of the Regional Housing Need Assessment (RHNA). Eligible grant activities include

a wide range of planning efforts or specific housing related projects with a significant community impact. Eligible LEAP program activities include the following:

- Rezoning and encouraging development by updating planning documents and zoning ordinances, such as General Plans, community plans, and specific plans;
- Eliminate project specific review through establishment of environmental standards and thresholds;
- Establishing housing incentive zones or other area-based housing incentives beyond State Density Bonus Law.
- Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing;
- Planning documents to promote development of publicly-owned land;
- Revamping local planning processes to speed up housing production;
- Developing or improving an accessory dwelling unit ordinance;
- Planning documents for a smaller geography with a significant impact on housing production, including an overlay district, project level specific plan, or development standards modifications;
- Rezoning and other efforts to comply with Housing Element requirements;
- Upzoning or other implementation measures to intensify land use patterns in strategic locations, such as close proximity to transit, jobs or other amenities;
- Rezoning for multifamily housing in high resource areas;
- Preparing and adopting Housing Elements of the General Plan that include an implementation component to facilitate compliance with the sixth cycle RHNA;
- Adopting planning documents to coordinate with sub-allocations under Regional Early Action Planning Grants (REAP) in a way that aligns with state planning priorities, housing, transportation equity and climate goals, including hazard mitigation or climate adaptation;
- Zoning for by-right supportive housing.
- Zoning incentives for housing for persons with special needs.
- Planning documents related to carrying out a local or regional housing trust fund;
- Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that show a nexus to housing.
- Other planning documents or process improvements that demonstrate an increase in housing production or planning; and
- Establishing Prohousing Policies.

#### City Proposed LEAP Grant Activities

At this time, City staff is proposing to utilize this grant opportunity to fund policies identified in the 6th Cycle Housing Element update that were not accommodated by the SB2 Grant. Based on community input and analysis in the development of the Housing Element so far, the housing related policies and activities listed below could be funded under the LEAP program funding. Remaining SB2 Planning Program funds available after the adoption of 6th Cycle Housing Element and Inclusionary Housing ordinance may also be used in the implementation of these policies. The proposed LEAP grant list below may also be modified or expanded based on Community and City Council input so long as the goals are consistent with the eligible LEAP activities.

- ***Mixed-Use development standards*** (approximately \$35,000)  
The Housing Accountability Act (SB 167, AB 678, AB 1515 [2017] – GC Section 65589.5) dictates that development projects within commercial zoning districts that include at least two-thirds of the project as residential floor space, cannot be denied if all applicable zoning standards are met (residential on second floor or above, height, parking, landscape coverage, etc.). The City, however, can adopt development standards for mixed-use projects within commercial zones to ensure that the design goals and City goals are met for these mixed-use projects. These standards can also require preservation of floor space for viable commercial land uses, while maximizing residential density, requiring specific architectural standards towards quality and specifying locations where vertical mixed-use projects are allowed by right, subject to design review.
- ***California Environmental Quality Act (CEQA) streamlining*** (approximately \$55,000)  
The City needs to establish local CEQA thresholds in order to streamline the review process for both residential and commercial development. In 2020, new CEQA thresholds will need to be identified specific for Atascadero that help us to maintain streamlined review while accommodating new VMT and GHG standards. This will help small development projects avoid a lengthy EIR process when they meet our local thresholds.
- ***Permit Streamlining*** (approximately \$20,000)  
The state encourages permit streamlining for projects that include certain levels of affordable housing. This includes maximum review timeframes for permits and limitations on triggers for discretionary review processes. Staff will evaluate opportunities in the zoning code to streamline affordable housing updates and make the necessary zoning code updates while ensuring adequate property development standards, adequate infrastructure support, and appropriate design review.
- ***Pre-Approved Stock plans for Accessory Dwelling Units*** (approximately \$35,000)  
The state's main objective is to increase housing opportunities by making the process to construct housing as easy as possible with a focus on ensuring adequate construction of affordable housing units. With this in mind, the City can support this goal by developing pre-approved stock plans that further implements streamlined review for small accessory dwelling units. The pre-approved "stock plan" will save plan review costs for applicants and the City. At the same time, this allows the City to have several versions of custom stock design plans that are appropriate for Atascadero. Applicants would be able to choose from a variety of sizes and design themes appropriate for their setting. This will save both staff time and applicant cost.

The development and scope of the policies and activities listed above will become clear as the Housing Element is completed through 2020. The LEAP program funds can be expended through 2023. The primary end result of the policies listed above will be updates to Atascadero Municipal Code Title 9 Zoning and Planning and Title 11 Subdivision regulations. These code updates, in addition to development of pre-approved ADU plans and CEQA thresholds, is anticipated to cost approximately \$145,000 to \$150,000. All of these activities could potentially be fully funded by the grant and a

detailed budget for the LEAP grant will be developed at a later time, as the Housing Element is finalized. The City Council may provide staff direction on other activities that could be pursued by the grant such as studies and plans related to a future General Plan update. The grant application must be submitted by July 1, 2020.

The City of Atascadero is eligible to receive a minimum of \$25,000 but will apply for the maximum of \$150,000 of LEAP funds to complete activities identified in the Housing Element. The grant has no required City match and will be used to complete activities that will be required as part of an HCD approved Housing Element.

## **ENVIRONMENTAL REVIEW:**

The California Environmental Quality Act does not apply to the recommended action in this report, because the action does not constitute a "Project" under CEQA Guidelines Sec. 15378.

## **FISCAL IMPACT:**

Adoption of the Draft Resolution will allow the City to receive up to \$150,000 in LEAP grant funds for implementation of housing element activities and other housing related planning activities.

## **ALTERNATIVES:**

1. Recommend alternative grant funded activities consistent with LEAP guidelines.
2. Continue the recommendation to a later meeting. This alternative is not recommended, as the funding will be available as early as this summer, which would allow City staff to expand work efforts on housing-related programs.

## **ATTACHMENT:**

Draft Resolution

**DRAFT RESOLUTION**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ATASCADERO, CALIFORNIA, AUTHORIZING  
APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT  
PLANNING SUPPORT GRANT PROGRAM FUNDS**

**WHEREAS**, pursuant to Health and Safety Code 50515 et. Seq, the Department of Housing and Community Development (Department) is authorized to issue a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program (hereinafter referred to by the Department as the Local Early Action Planning Grants program or LEAP); and

**WHEREAS**, the City Council of the City of Atascadero desires to submit a LEAP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment; and

**WHEREAS**, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California Jurisdictions;

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the City of Atascadero (“Applicant”) resolves as follows:

**SECTION 1.** The City Manager is hereby authorized and directed to apply for and submit to the Department the Application package;

**SECTION 2.** In connection with the LEAP grant, if the application is approved by the Department, the City Manager of the City of Atascadero, is authorized to enter into, execute, and deliver a State of California Standard Agreement (the “Standard Agreement”) for the amount of \$150,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant’s obligations related thereto, and all amendments thereto; and

**SECTION 3.** The Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

**PASSED AND ADOPTED** on the 28<sup>th</sup> day of April 2020, by the City Council of the City of Atascadero by the following vote count:



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:

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Brian Pierik, City Attorney



# ***Atascadero City Council***

## ***Staff Report - Community Development Department***

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### **Request for Authorization to Process**

#### **General Plan Amendment for**

#### **The Barrel Creek Project**

**6010, 6020, 6030 Del Rio Rd and 1505, 1825, 1855 San Ramon Rd**

**(APNs: 049-131-043, 049-131-044, 049-131-052,  
049-131-058, 049-131-061, and 049-131-066)**

**PRE19-0117  
(Wadadli, LLC)**

### **RECOMMENDATION:**

Council authorize the applicant to proceed with further analysis towards a development plan to allow a commercial and residential development on existing vacant rural residential properties at the corner of Del Rio Road and San Ramon Road and provide direction to staff and the applicant on moving forward with application processing subject to continued refinement.

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

A request has been submitted for a General Plan Amendment on six parcels totaling almost 18 acres at the corner of Del Rio Road and San Ramon Road, and bordering Highway 101. The parcels are currently zoned Residential Suburban, which allows for large-lot single-family development with a minimum lot size ranging from 2.5 acres to 10 acres. The proposed development concept includes a combination of visitor serving commercial, lodging and attached townhomes, along with apartments. At this time, the plan is conceptual and the applicant team is seeking authorization to proceed with a complete application. The project details can be modified in response to input received from the community and the City Council prior to receipt of a formal application. An additional project review/check-in will occur at a later date if the applicant is authorized to proceed. Council authorization to accept and process the application is required prior to staff work on any General Plan amendments.

#### **Situation and Facts**

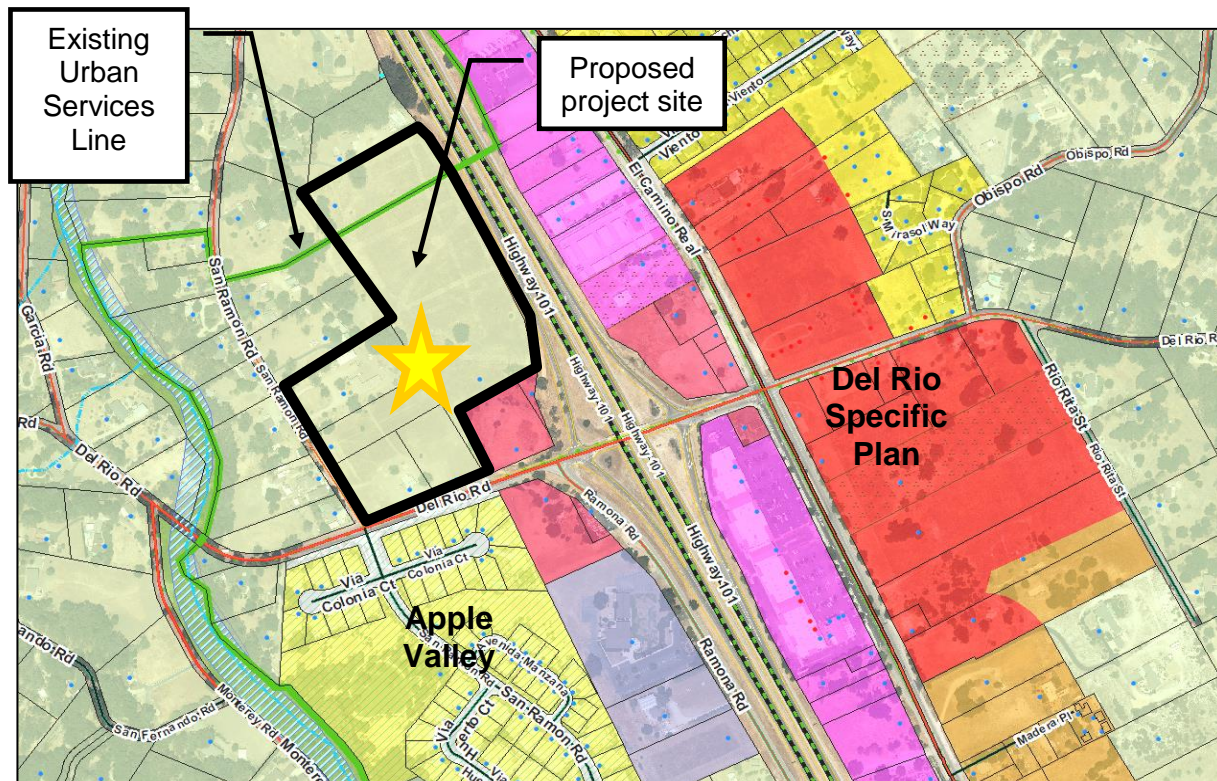
1. Applicant/ Owner: Wadadli, LLC
2. Project Addresses: 6010, 6020, 6030 Del Rio, and  
1505, 1825, 1855 San Ramon Rd

3. General Plan Designation: Suburban Estates (SE)
4. Zoning District: Residential Suburban (RS)
5. Site Area: 6 parcels totaling 17.75 acres

## DISCUSSION:

### Background

The City has received a request for a development project at the corner of Del Rio Rd and San Ramon Rd and along the Highway 101 frontage. The project would require a General plan Amendment as well as a Zone Map Change, modifications to the Urban Services Line boundary, a subdivision map, and a Specific Plan along with an environmental review document. The General Plan currently identifies a maximum of 6 single-family dwellings for the project site. The applicant is proposing a conceptual plan with 52 townhomes, 80 apartments, 60,000 square-feet of retail/light industrial space within multiple buildings, and a 120-room hotel with 16 detached short-term rental units. Should the project move forward, staff is recommending that the Del Rio Specific Plan be amended to include this project since interchange improvements and traffic impacts overlap. As an alternative, the project can pursue an independent Specific Plan. 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, and residential uses that is designed to transition from the existing single-family neighborhoods to the freeway. The preliminary concept design includes:



- Approximately 60,000 sf of retail/light industrial space geared toward experienced based commercial opportunities and maker spaces.
- 80 apartment units (high-density multi-family) and 52 townhome units (medium density multi-family).
- A 120-room hotel with 16 detached short-term rental units.



The plan above depicts the conceptual design plan. The site is enhanced by the restoration of the existing on-site drainage/creek that runs through the property. The creek feature is used as a natural buffer between the residential and commercial uses. An outdoor amphitheater is designed into the commercial portion and is an integral part

of the applicant's vision for the commercial use of the site as an experiential destination. An experiential commercial use is generally defined as a location with a series of different commercial uses that combine both entertainment, hospitality, food and beverages and can also act as a distribution center or manufacturing center. This type of land use has become a trend in recent years as the internet shopping experience has dominated the retail market. Typical land uses in an experiential center might include breweries, wineries, coffee roasters, bakeries, ice cream and restaurants along with lodging uses and entertainment venues. Other retail and professional uses could be a good fit these locations as well.

## **Project Considerations**

Although staff is unable to complete a comprehensive review of this project until we are authorized to proceed, staff has performed a preliminary review and developed the following discussion topics. Additional information from the applicant team along with City Council input will be needed before a complete analysis can be performed.

### **1. Land Use Plan and Zoning**

The General Plan requires that a project of this scale (100 or more residential units) be planned as a specific plan. In this case, we have the opportunity to incorporate it into the Del Rio Specific Plan or create its own specific plan. The Specific Plan will allow the applicant and City to create custom zoning specific to the project. It can include specific residential and commercial density, a refined list of land uses, and specific timing of when each land use can develop, contingent upon completion of improvements or occupancy of each land use. For example, the plan could require that the commercial components develop first while allowing some residential to develop with each phase.

The applicant is proposing a mix of residential, commercial, and tourist serving uses focusing on place making or "experiential" uses. Approximately 8 acres of the site will be devoted to residential uses with approximately 9.5 acres devoted to commercial uses. As discussed above, a lot of attention to timing, zoning, and specific plan policies will provide guidance to the mix of uses while ensuring that a commercial project anchors the development plan.

The current concept plan proposes an overall residential density between the City's medium and high density residential zoning districts. During the preliminary submittal process, discussions with staff have focused on the balance of density vs. design. While density can be an indicator of neighborhood compatibility, design is the key factor that determines whether a project is compatible with the surrounding neighborhood. In many ways, if the design incorporates appropriate massing, scale, and site planning, higher density projects can have the appearance of lower density neighborhoods. Consideration and direction should focus on massing and neighborhood design features.

There are options available as to how to guide future development on this site regardless of future ownership. Both the General Plan and the Specific Plan process can help guarantee future land use and a change to either one of these components would require City Council action should the project request a change following future approval.

- *Option #1* would be to amend the General Plan to designate specific commercial and residential locations on the site and adopt a Specific Plan to implement General Plan designations. Adoption of a Specific Plan to implement the zoning on the site can provide very specific direction to density, land use, timing and infrastructure improvements with each phase. This would be a method of ensuring that commercial development takes place first and that areas designated as commercial are not left vacant or later converted to residential. Under this option, one would need to amend the General Plan and Specific Plan in order to deviate from the land use plan and its specific timing mechanisms. The image below illustrates a conceptual location of the boundary between commercial and residential designations.



- *Option #2* would be to designate the entire site as a Commercial site on the General Plan map, while using a Specific Plan to refine where ground floor residential uses may be placed on the site and specifying timing and improvement mechanisms. Under this option, the City could place the same assurances regarding prioritization of commercial development. However, under this option, the General Plan may not need to be amended should the commercial uses overlap the residential location or if residential on the ground floor was contemplated on the commercial site. One would only need to amend the Specific Plan in those circumstances.

Amending either the Specific Plan or General Plan in either scenario would be a City Council action. It would be logical to include this site into the Del Rio plan as it shares some of the same traffic, drainage, and visual characteristics.



## 2. **Neighborhood compatibility**

### ***a. Residential Density and Design***

The townhome portion of the development at the outer edge of the site is proposed at approximately 13 dwelling units per acre (du/ac), just above the City's medium density residential zoning district, which is currently 10 units per acre. The apartment portion of the project is designed at 20 du/ac, consistent with the City's high-density residential zoning district. Overall, residential density is 17 units per acre when averaged over the residential portion of the site. As a comparison, the surrounding existing residential density ranges from 1 unit per acre at Apple Valley (Apple Valley includes park areas and streets) to 1 unit per 2.5 acres and up along San Ramon Road.

While density can be an indication of neighborhood compatibility, design is also key to ensuring integration and transition from the existing neighborhood, regardless of density. There are a number of neighborhood design options for the site that can be explored: traditional neighborhood design with smaller units and detached garages with potential to incorporate accessory dwelling units, attached townhomes, courtyard style homes, or a combination of multiple styles within an integrated neighborhood.

The Council may wish to provide some guidance on the following:

- **Housing Units on Del Rio:**

The current design illustrates some of the residential units facing exterior streets such as Del Rio and San Ramon instead of orienting units to interior streets in the fashion that Apple Valley is developed. There are pros and cons to both project designs. When development is oriented to the main street, it improves the visual character of the site and tends to enhance community interaction. However, it may reduce quality of exterior space for the residents who live in the units and expose units to traffic noise. On the other hand, a development that utilizes walls to separate back yards from the main street, is less aesthetically pleasing as viewed from the main road, but may increase quality of yard space for residents. Most design professionals and urban planners would encourage a building design that is oriented towards the main street because of the tendency to enhance neighborhood interaction while reducing traffic speed and enhancing overall project appearance.

- **Garages:**

Another design topic includes whether each unit should have dedicated parking on site or whether parking should be grouped in small dispersed parking areas. Individual garages for the Townhome portion of the site would be a significant quality feature. However, recent state law has streamlined the production of second units and has allowed owners of townhomes or condominiums to convert their private garage spaces into second units without requiring that replacement parking be provided on site. This can occur within up to 25% of all units within a townhouse or condominium project. Therefore, this factor should be taken into consideration when considering parking design as the City may not have the

ability to prohibit a portion of the enclosed garages being converted to second units in the future. On the other hand, exposed parking areas may reduce the overall quality of the appearance while reducing options for storage areas that may be integrated into garages.

▪ *Trash and Recycling:*

Although we don't have sufficient detail at this time, collection of waste is always a topic that needs to be addressed early as it has implications to the overall design. Medium density housing often comes with individual trash, green waste and recycling bins, which result in the need for 3-bins per residence, and require that space for on-street pickup be provided. Most high density housing is accommodated through the use of trash enclosures with large waste bins. The commercial project will likely be accommodated by large trash and recycling enclosures. Trash enclosures need to be accessible to large trucks, have sufficient back-up space and need close access to both residents and commercial tenants. In this project both options may work, however the applicant team needs to start planning for this early and feedback should be given as to the appropriate preferred accommodation of this necessity.

***b. Building Height / Scale***

▪ *Townhome Residential*

The attached "duplex" units along Del Rio are designed at two stories with similar first floor footprint to surrounding single-family homes. More variation of height in this area as a transition from the existing single-family neighborhood could assist with compatibility. This transition in mass and scale is likely more important along San Ramon Road than it is along Del Rio Road as Del Rio is designed as a collector street and only the rear yards of Apple Valley units are adjacent to the street.



**TOWNHOME SKETCH**



- Apartments

Residential apartments towards the interior of the site are designed at 2.5 stories (2 stories + loft and attic spaces). Additional articulation and height variation may be necessary in order to create sufficient quality design and neighborhood compatibility, however design themes appear suitable.



APARTMENT SKETCH

- Hotel

The four-story hotel is setback from adjacent residential to the north with parking, access, and landscaping. There will need to be focused consideration on the interface between the proposed hotel site and the existing adjacent single-family property. The adjacent SFR property to the north will remain within the more rural zoning district into the future as sewer is unlikely to extend further northward and the property is outside of the urban services line. We will need to consider ensure adequate sound, lighting, and visual screening and/or reduce the scale of the hotel or step upper stories back to provide greater compatibility. At this time, we do not have any images of the proposed hotel, nor does the applicant have a hotel operator on board.

**c. Building Design Themes**

The project concept consists of an agrarian design for commercial spaces, with residential architecture reflecting local design themes. Atascadero is known for its custom housing design. There are very few neighborhoods in Atascadero that utilize the repetitive design themes that are common to tract homes in



COMMERCIAL SKETCH

other communities. Instead, our community takes pride in a wide variety of custom house designs. The rural location and highly visible characteristics from highway 101 and Del Rio Road means that the design theme is extremely important. Furthermore, maintaining neighborhood compatibility with west Atascadero is crucial to this project's success. The applicant has done a good job in designing the commercial spaces with a rural feel and the use of rustic, barn like features for the commercial buildings. At this time, there is insufficient information to determine the true design qualities of the project, as we do not have a complete set of elevations. Based on an initial look at the residential designs, they appear to have decent quality but may need additional styles and colors in order to give a sense of variety that is found in nearby neighborhoods.

The City Council may wish to provide some direction towards design if the Council chooses to authorize the project. Additionally, the Council should direct the applicant to return with draft architectural plans prior to proceeding with the General Plan Amendment process. This can be done with a check in, or progress update.

### **3. Fiscal Sustainability/Commercial Viability**

The project area is comprised of largely vacant parcels adjacent to Highway 101 and at a key commercial node for the City. The City has long anticipated the need for this location to transition to a commercial land use. The Del Rio Commercial Specific plan area is across the freeway and is anticipated to grow into a jobs and destination center with at least 200,000 square feet of business park, restaurant spaces and other uses. This site represents an opportunity to expand the commercial viability and synergy of the key Del Rio node. The applicant team is contemplating a variety of uses aimed at experienced based commercial and tourism with support of residential uses for neighborhood compatibility and fiscal sustainability. Staff has provided initial direction to the applicant to remove traffic intensive uses such as drive through restaurants and fuel stations. Instead, the applicant is pursuing a retail and experience based center along with lodging uses. The proposed land use palette appears to complement planned uses in the Del Rio Specific Plan.

Including higher density residential in the proposed project increases the fiscal viability and sustainability of the project for the applicants, however the higher density residential could pose a potential neighborhood compatibility issue as well as potentially exacerbate the jobs housing imbalance. Ensuring viable commercial land uses with sizes and design themes that support current demand on this site should be a priority. Zoning policies in the specific plan should incentivize the commercial development and should focus on commercial uses that can foster tourism, head of household jobs, and retail sales.

### **4. Short-term Rental Units**

The project is proposing 16 units that appear to be designed as residential condominiums. They are defined as short-term rental units. In order for these units to be consistent with the Commercial designation and be designed for transient occupancy, they would need to be restricted to stays of less than 30 days. It can be difficult to regulate short term units that have complete kitchens over the long

term. The Municipal code allows for a maximum of 10% of hotel units in commercial hotel projects to have kitchens. Different standards could be adopted by the specific plan. If these units are intended for transient lodging, a deed restriction, specific plan policies, and other guarantees will need to be established.

**5. Affordable Housing**

The City's current affordable housing policy requires 20% of projects to be designed as affordable housing. Under current policy, 26 affordable units are required in this project. Of those units, they would need to be allocated to the following categories: 5 very-low, 10-low, and 11 moderate-income units. State Law allows affordable units to be developed in addition to the base density that is allowed by zoning. Therefore, it is very important that the affordable housing plan be a part of the Specific Plan for this site so that the development does not include the bonus units on top of what is approved by any City action. As a General Plan Amendment, the Council has some flexibility in the interpretation of the policy and can specify minimum affordable housing requirements and required locations throughout the site to ensure that affordable units are not concentrated in one area of the development. The Council may also wish to eliminate the moderate requirement and instead focus on low and very low units. It may be possible that smaller multi-family units that are proposed in the project will already qualify as moderate as they may automatically meet moderate affordable requirements by design.

**6. Traffic and Access**

A traffic analysis specific for the project has not been completed at this time. However, the project was included in the recent traffic sensitivity analysis for the Del Rio/US 101 interchange and corridor. The traffic sensitivity analysis added trip generation data from the project with trip generation from other anticipated development in the vicinity to determine what alternative improvements will be needed for the interchange and corridor. The project concept plan shows the main entrance at Del Rio Road with a secondary access point on San Ramon Road. Two bridges cross the creek, linking the residential and the commercial portions of the site and creating a loop for traffic flow and emergency access. The residential portion includes internal streets with parking located in surface lots lining the internal streets as well as individual garages. Parking for the commercial portion of the project is located along the access road adjacent to Highway 101 as well as within a larger parking lot between the short-term stay units and the experienced based commercial.

*Considerations for access and parking include the following:*

**a. Del Rio Road Access**

The main access point and design of the intersection will be addressed through additional traffic analysis to and from the project to determine traffic impacts to the adjacent interchange and existing residential streets. The recent traffic sensitivity analysis indicates the project will contribute to triggering alternative improvements at the interchange. Furthermore, the traffic sensitivity analysis suggests limiting the Del Rio Road access to be right in/right out only if the access is aligned as an intersection with Ramona Road. This access point may

need to share a driveway with the approved modular lodging project at the northwest corner of Del Rio and the Highway 101 southbound off-ramp, requiring cooperation between the developers.

During the preliminary review of the project plans, it was noted that a left turn out of the project site onto Del Rio Road will need to be restricted. This is because of the limited distance between the proposed driveway access at Del Rio Road and the Highway 101 ramps, in addition to slope on Del Rio. We also understand that routing traffic from the site back through residential neighborhoods is not a good option. Therefore, additional analysis may result in relocation or redesign of the project entrances to address routing traffic back to US 101 when leaving the project site. At this time, Council may weigh in on traffic topics that should be addressed by the applicant team in preparation for a formal application.

#### **b. San Ramon Road Access**

This secondary access aligns with the second bridge crossing allowing for commercial and residential traffic flow. The project will need to be designed to discourage or preclude significant traffic from travelling north on San Ramon Road through the residential neighborhood. The volume of traffic using this access will depend on the design of the Del Rio Road access. The project specific traffic analysis will provide trip generation for vehicles entering and exiting both accesses. The environmental analysis for the project will also need to evaluate neighborhood impacts including safety, traffic and noise. A likely conclusion will be to design road improvements to preclude an increase in traffic utilizing San Ramon.

#### **c. Parking**

Parking is only illustrated as a concept at this time. Additional details including landscaping and pedestrian paths will need to be incorporated. At this time, we can also provide direction on residential parking and whether this parking should be in garages, carports, or open parking areas.

### **ENVIRONMENTAL REVIEW:**

Based on the project scope, combined with recent changes to State law related to Vehicle Miles Traveled (VMT) and required air quality analysis for larger-scale developments, staff anticipates that the project will be subject to an EIR, although no formal Initial Study has been completed at this time. Key areas of pre-analysis will include traffic, VMT, and Greenhouse Gas Emissions (GHG). Once we have information related to these impacts, we can better understand the ability of the project to mitigate any identified impacts. As the City is able to adopt local thresholds, there will be more opportunities to avoid the EIR process. If the project is able to mitigate all impacts, a Mitigated Negative Declaration can be prepared instead of an EIR. If the application is authorized to proceed, staff will work to find the most efficient and streamlined options for accommodating the project through the appropriate environmental process.

### Council Authorization and Processing

Council policy requires Council review and authorization in order for staff to process a Major General Plan amendment application. Major amendments are those that involve more than one-half acre of land. In order to allow a major amendment to proceed, a majority vote by the Council is required. The Council's policy also includes review processing options. These options are designed to facilitate citizen participation and can be performed prior to or following the authorization hearing. The following processing options are outlined in the Council policy:

- 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. At this time, staff has asked the applicants to complete a neighborhood meeting. However, they wish to proceed with Council authorization prior to organizing the meeting.
- 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.

### Steps for a Complete Application:

If the Council authorizes staff to process the proposed General Plan Amendment, there are a number of key studies that need to be completed prior to proceeding with a complete application:

1. A traffic analysis will need to be completed that reviews traffic and queuing impacts at the Del Rio / 101 interchange in addition to traffic flow in and out of the site. Staff anticipates that particular attention will need to be focused on the main project entrance at Del Rio to ensure that impacts to existing and future road alignments are minimized and that traffic exiting the project can be safely and efficiently routed back to the 101 freeway with minimal impacts to existing residential neighborhoods.
2. A request by the applicant to the City Engineer for a feasibility analysis for sewer extension and connection to existing facilities. There is currently a lift station at Apple Valley that may need upgrades to accommodate the proposed development concept. Updates may also be required to additional downstream collection system facilities. Early analysis of the sewer collection system is a key step in determining project feasibility.
3. Preliminary air quality and VMT analysis to better determine the appropriate level of environmental review. Typically, the higher number of trips generated by the

project, the more difficult it is to reduce the air quality impacts to a less than significant level.

4. A preliminary grading and drainage plan for the site will help to refine site planning while better understanding building envelopes.

### Conclusion

This location is one of the few remaining vacant locations in the City with a significant highway frontage, and relatively level land. It is an important location that can help contribute to both the City's tax revenue base and provide neighborhood expansion. Because it requires a General Plan amendment prior to moving forward with any significant development, the 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- comments may also be placed on the project to modify design or land use.*
2. *Suggest that staff not take in the application at this time. This option should be selected if it is found that the proposed project does not meet long-term City objectives, and that the land use concept is too far from meeting city goals.*

**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.

### Council Feedback

In order to save applicant costs and process time, it is important to have Councilmembers provide feedback to the applicant at this early point in the process. This will allow the applicant to understand what types of things the Councilmembers will want to see addressed in the final application and when considering final approval of the General Plan Amendment. The City Council should use the following basic discussion points when providing direction to the applicant and staff:

- A. General Plan/Specific Plan:
  - a. General plan commercial or residential boundary
  - b. Preferred direction towards specific plan, whether an independent specific plan or part of the Del Rio plan.
- B. Residential design and density:
  - a. Design feedback for townhomes, apartments and commercial zone
  - b. Orientation of homes on Del Rio
  - c. Garage requirement
  - d. Overall Density
  - e. Other design and density direction.

- C. Desired type of commercial uses for a highway oriented, visitor-serving commercial.
- D. Affordable housing income levels and how the affordable housing should be incorporated.
- E. Traffic and access
- F. Community process for review of the General Plan Application
- G. Other Items of Council concern that the applicant and staff should know about prior to moving forward with further details and processing of the application.

## **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). City policy requires that all projects with five or more residential units must annex into the CFD.

Since the project will likely include individual ownership units for both the residential and commercial portions, a common interest subdivision will be the likely process. Along with any common interest subdivision, there will be land and improvements that will be owned in common, therefore requiring an association and CC&R's to fund and govern the private on-site, shared amenities such as access roads, landscape, lighting, and others.

### Staff Impact

Any development project proposal has an impact on City staff resources. Project approval would require a General Plan Amendment, an amendment to the urban services line to include the northern-most parcel, a Specific Plan or annexation into the Del Rio Specific Plan, a Tentative Subdivision Map, adoption of a Master plan of Development, and environmental analysis. These combined actions are discretionary actions that require review by both the Planning Commission and City Council. However, this project is a significant project that may have community wide benefits and is expected to provide jobs, sales tax revenue and housing. Typically, with a project of this scale, staff will seek professional consultant help to assist with application processing and environmental review. The consultant costs are covered by the project applicant.

## **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 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:**

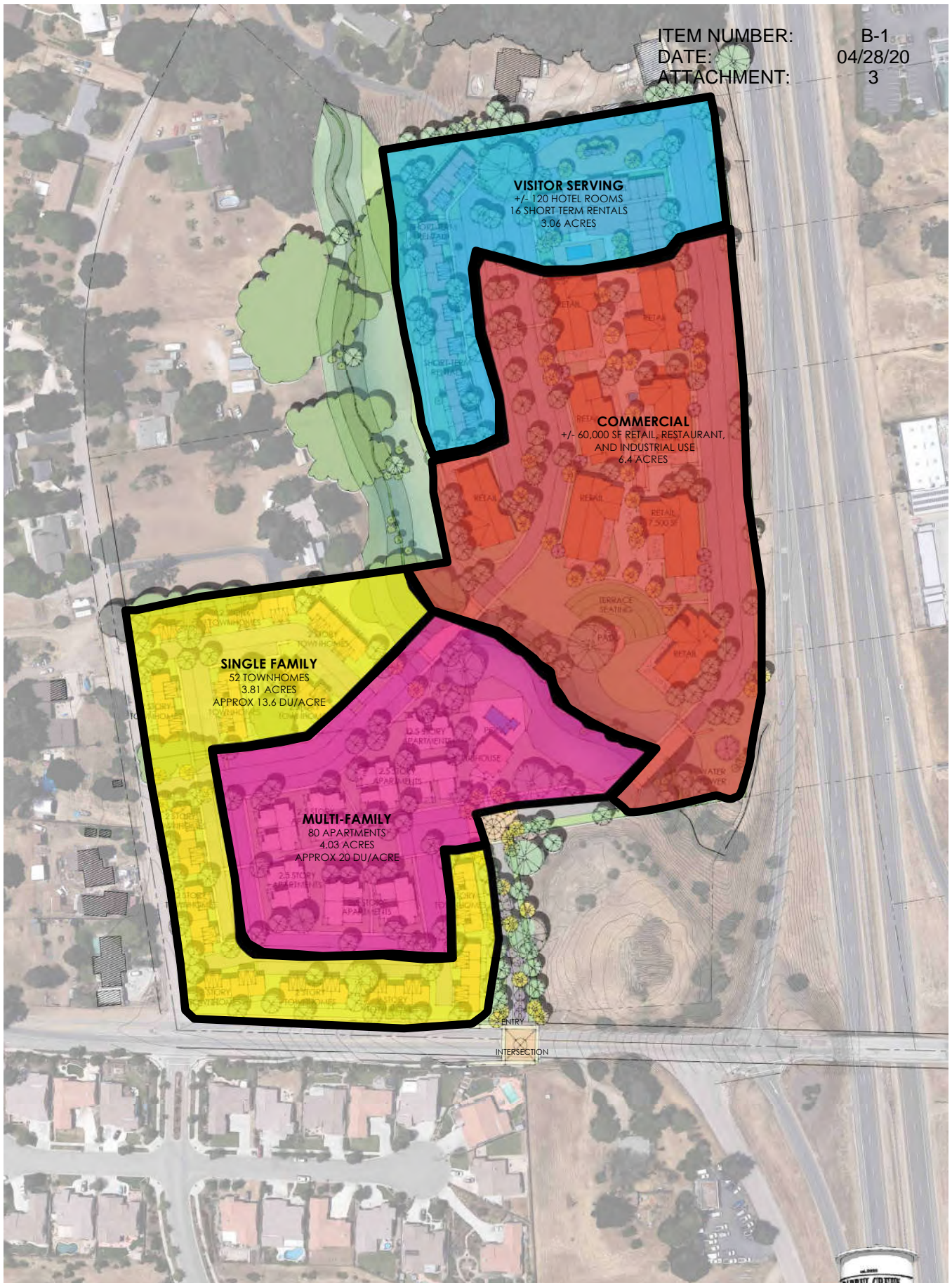
1. Zoning Map
2. Aerial View
3. Applicant Design Concept Package
4. General Plan Amendment Policy (Resolution No. 2007-013)











**SINGLE FAMILY:**  
52 TOWNHOMES  
(52) 2BD 2BA : 2.2 PARKING SPACES EA  
  
114 TOTAL REQUIRED PARKING

**MULTI FAMILY:**  
80 APARTMENTS  
(40) 1BD 1BA : 1.7 PARKING SPACES EA  
(40) 2BD 2BA : 2.2 PARKING SPACES EA  
  
156 TOTAL REQUIRED PARKING

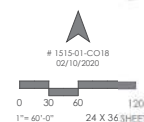
**VISITOR SERVING:**  
16 TOWNHOMES WITH SHORT TERM RENTAL  
(16) 2BD 2BA : 2.2 PARKING SPACES EA  
  
120 ROOM HOTELS  
130 PARKING SPACES

**RETAIL/INDUSTRIAL:**  
AROUND BARREL CREEK  
60,000 SQUARE FEET  
206 PARKING SPACES (VARIES BY USE)



# BARREL CREEK MIXED USE PROJECT CONCEPTUAL SITE PLAN

Page 59 of 71







**SINGLE FAMILY:**  
52 TOWNHOMES  
(52) 2BD 2BA : 2.2 PARKING SPACES EA  
  
114 TOTAL REQUIRED PARKING

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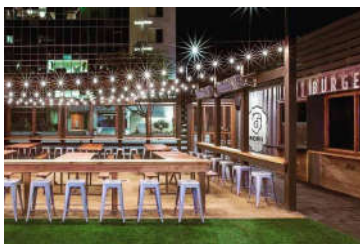
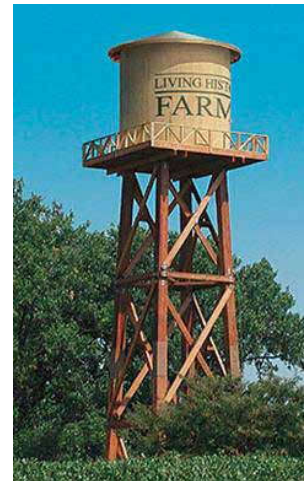
# BARREL CREEK MIXED USE PROJECT

## CONCEPTUAL SITE PLAN

Page 50 of 71











ITEM NUMBER: B-1  
DATE: 04/28/20  
ATTACHMENT: 3







**TOWNHOME SKETCH**

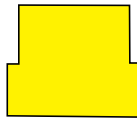


**COMMERCIAL SKETCH**

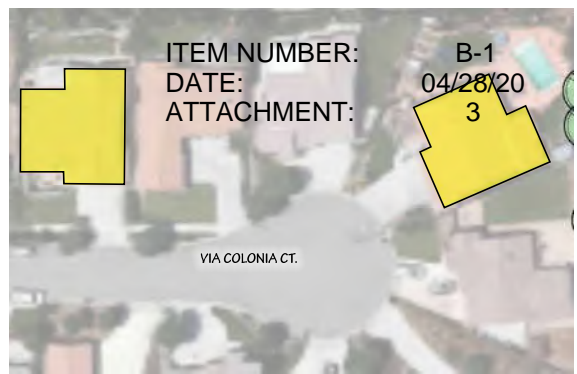
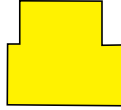




PROPOSED APARTMENT BUILDING  
APPROX FOOTPRINT 3,750 SF



EXISTING SINGLE FAMILY  
W/ GARAGE IN APPLE VALLEY  
APPROX. FOOTPRINT 3,250 SF



ITEM NUMBER:  
DATE:  
ATTACHMENT:

B-1  
04/28/20  
3

VIA COLONIA CT.



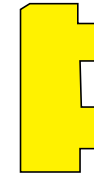
EXISTING  
SINGLE FAMILY

EXISTING  
SINGLE FAMILY

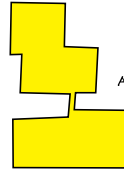
SAN RAMON RD.

PROPOSED  
TOWNHOMES

PROPOSED  
TOWNHOMES



PROPOSED  
TOWNHOME  
BUILDING  
W/ GARAGES  
APPROX FOOTPRINT  
4,050 SF



EXISTING  
SINGLE FAMILY  
W/ GARAGE  
APPROX. FOOTPRINT  
3,950 SF



EXISTING  
SINGLE FAMILY  
W/ GARAGE  
APPROX. FOOTPRINT  
3,800 SF

## BUILDING FOOTPRINT COMPARISON



APARTMENT SKETCH







**EXISTING**



**PROPOSED**

**RESOLUTION NO. 2007-013**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ATASCADERO ADOPTING GENERAL PLAN AMENDMENT POLICY**

**WHEREAS**, State law requires that all cities prepare and adopt general plans; and,

**WHEREAS**, the City of Atascadero adopted its General Plan in 2002; and,

**WHEREAS**, the General Plan is the blueprint of the City and over time, various sections of it may need to be updated or revised to respond to changing conditions; and,

**WHEREAS**, Government Code section 65350 et. seq. provides that a general plan may be amended from time to time; and,

**WHEREAS**; a general plan amendment is a legislative act and such changes “shall be initiated in the manner specified by the legislative body” (Government Code section 65358); and,

**WHEREAS**; the City Council of the City of Atascadero is the legislative body of the City; and,

**WHEREAS**; the City Council may amend all or any part of a proposed general plan amendment or zone change if the Council deems it to be in the public’s interest; and,

**WHEREAS**; the City has historically forwarded proposals to amend the general plan to the Council for consideration whether to process the application or not; and,

**WHEREAS**; an earlier determination on whether to process a general plan amendment application helps to minimize time, energy, and costs for both the City and potential applicants; and,

**WHEREAS**, the City has an interest in preserving resources and acting in an efficient manner; and,

**WHEREAS**, the General Plan provides guidelines in amending the General Plan and this Policy will help to implement that goal; and

**WHEREAS**, the Council desires to adopt written policies consistent with the Council’s practice regarding the processing of general plan amendments.

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

**Section 1. Purpose.** The purpose of this Resolution is to adopt a written policy for the processing of amendments to the City’s General Plan.

**Section 2. General Plan Amendment Policy.** The City Council hereby adopts the General Plan Amendment Policy as set forth in Exhibit A to this Resolution.

**Section 3. Effective Date.** This Resolution shall take effect immediately upon passage by the City Council.

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

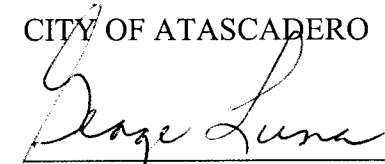
AYES: Council Members Béraud, Brennler, Clay, O'Malley and Mayor Luna

NOES: None

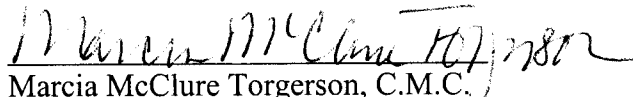
ABSENT: None

ADOPTED: April 10, 2007

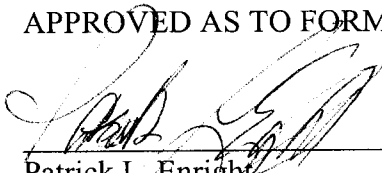
CITY OF ATASCADERO

  
\_\_\_\_\_  
Dr. George Luna, Mayor

Attest:

  
\_\_\_\_\_  
Marcia McClure Torgerson, C.M.C.  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Patrick L. Enright  
City Attorney



## EXHIBIT A

### CITY OF ATASCADERO GENERAL PLAN AMENDMENT POLICY

#### Section 1 — Amendments

The City Council may, from time to time, following review by the Planning Commission, amend, supplement, change, or repeal the text or maps in the City's General Plan. All amendments shall be reviewed and processed in such a manner as to facilitate citizen participation. If a proposed amendment is inconsistent with other text/maps in the General Plan, changes to these other areas must also be proposed. State Law requires a General Plan to be internally consistent. State Law also limits the number of times that the General Plan can be amended.

#### Section 2 — Type of Amendments

Amendments will be reviewed and processed as major or minor amendments, or as corrections.

- A. Major Land Use Map Amendments. An application to amend any land use designation in excess of one-half acre in the General Plan or any area requiring a master plan.
- B. Minor Land Use Map Amendments. All other amendments that are not classified as major amendments.
- C. Text Amendments. An application to amend the text of the general plan. These will be major amendments.

#### Section 3 — Processing of General Plan Amendment Submittals

The decision to process an amendment to the general plan may be accomplished by one of the following methods:

- \* For major amendments, a majority vote of the City Council.
- \* For minor amendments, the Director of Community Development shall process all completed applications.

##### A. Pre-application Review Process—All Proposed Amendments

Prior to filing an application for a general plan amendment, the applicant will meet with the Director of Community Development, or his or her designee, to informally discuss the proposed amendment. This stage allows the applicant the opportunity to receive informal guidance, address possible conflicts when they can be easily

resolved, establish tentative meeting schedules and simplify the process to reduce delays.

- B. Major Land Use Map Amendments. Applications for major amendments to the general plan will be accepted by the Director of Community Development. Upon the initial review of the application, and determination being made by the Director of Community Development that the general plan amendment is a major amendment, the Director shall prepare a staff report to the Council within ninety (90) days of the submittal of the application. The Director of Community Development shall present the application for the amendment to the General Plan, along with any other submittal and any conceptual plans submitted therein, for the Council's consideration. The Council shall give direction to the Director of Community Development on whether the Council desires that the general plan amendment be processed. If the Council directs the processing of the general plan amendment, the Director of Community Development shall determine if the application is complete. Fully completed applications for major general plan amendments shall be processed in accordance with state law and this policy, after the applicant has entered into an advancement of funds and/or reimbursement agreement with the City to cover all costs associated with processing the application.

If the Council directs the Director of Community Development not to process the application, then the application shall be deemed denied, and no further action shall be taken by staff on the application.

- C. Minor Land Use Map Amendments. Fully completed applications for minor amendments will be accepted and processed in accordance with this policy, at any time during the year.
- D. Text and Map Amendments. Application for a text and/or map amendment to the general plan shall be made to the Director of Community Development on a standard form provided for this purpose.

The application for any Text and Map Amendment shall include:

1. The applicant's name, address, and interest in the amendment;
2. The language of the proposed amendment to the general plan; and
3. Statements in support of the application, including a list of the present conditions justifying the proposed amendment.

#### **Section 4—Additional Information**

Additional information may be requested from the applicant, which will be considered in evaluating proposed amendment requests. The following additional information should be provided:

- A. A description of any special features shown on the required map.
- B. Any special general plan policies being proposed by the applicant to perhaps mitigate impacts on special site features or address concerns of adjacent property owners.
- C. Any information regarding the proposed amendment, such as its effect on special site features or surrounding areas or other information, the applicant feels is important when considering the request.
- D. Statements reflecting the present conditions justifying the proposed amendment; statements showing that the parcel fulfills the criteria for establishment of the proposed district or, in the absence of the ability to comply, statements as to why the presumption against the amendment should be overcome; and any other factors or reasons in support of the proposed amendments.

## **Section 5—General Plan Amendment Review Processing Options**

Council may require the following:

- A. Neighborhood Meetings. To help facilitate open citizen participation in the review process of general plan amendments, the applicant may be required to hold a neighborhood meeting. The purpose of the meeting for the neighborhood potentially impacted by the proposed amendment is for the general plan amendment to be presented to citizens of the area neighborhoods and for the citizens to identify, list, and discuss issues related to the amendment. Working with the applicant, the citizens can seek solutions for the issues they identify. Neighborhood meetings are to be held subsequent to the pre-application meeting and prior to submittal of the application so the citizens can express their views before time and effort have been expended by the applicant on the formal submittal. At the neighborhood meeting stage, the applicant should attempt to resolve as many issues as possible before submitting the formal application.

The applicant is responsible for organizing, scheduling, and supplying all materials for the neighborhood meeting. The applicant will provide to the City information on the meeting date, time, location, and purpose of the meeting at least 15 days prior to the meeting. The applicant shall notify all property owners and residents within 500 feet of the exterior boundaries of the project and all homeowner associations within 1,000 feet of the project. A written summary of the meeting shall be prepared by the applicant and submitted with the application.

- B. Study Session. The study session is an informative meeting where staff presents the basic facts of the amendment request to the commission. At this time, staff does not make approval or denial recommendations but may recommend expansion of

notification areas. Staff may also introduce other relevant information to the commission such as: consistency with general plan policy objectives and existing general plan policies; potential impacts on floodplain, steep slopes, and wildlife habitat; transportation and wastewater treatment facilities; existing neighborhoods and development; build-out potential and urban form; accessibility to activity centers and emergency services; and cumulative impacts of proposed amendments.

### **Section 6—Severability**

This policy is consistent with and supplements the amendment process set forth in General Plan p. II-51 *et. seq.* In the event that any terms in this Policy are not consistent with the City's General Plan, the policies and goals of the General Plan control. In the event that any section or term of this Policy is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining portions thereof.