



CITY OF ATASCADERO CITY COUNCIL AGENDA

MEETING INFORMATION:

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

HOW TO OBSERVE THE MEETING REMOTELY:

To observe remotely, residents can livestream the meeting on [Zoom](#), SLO-SPAN.org, and listen live on KPRL Radio 1230AM and 99.3FM. The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

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

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

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

AMERICANS WITH DISABILITIES ACT ACCOMMODATIONS:

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

California Government Code section 84308 ("Levine Act") requires a party to or participant in a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, to disclose any contribution of more than \$500 that the party or participant (or their agent) has made to a member of the City Council within the prior 12 months. The City Council Member(s) who receive such a contribution are disqualified and not able to participate in the proceedings and are also required to disclose that fact for the official record of the subject proceedings. Disclosures must include the amount of the campaign contribution and identify the recipient City Council Member and may be made either in writing to the City Clerk before the agenda item or by verbal disclosure during consideration. The Levine Act also prohibits, during the proceeding and for 12 months following a final decision, a party to or participant in (or their agent) a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, from making a contribution of more than \$500 to any member of the City Council or anyone running for City Council.

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

www.atascadero.org/agendas

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



**CITY OF ATASCADERO
CITY COUNCIL/CITY COUNCIL IN THE CAPACITY
OF SUCCESSOR AGENCY TO THE COMMUNITY
REDEVELOPMENT AGENCY OF ATASCADERO
FOR REDEVELOPMENT AND HOUSING PURPOSES
AGENDA**

Tuesday, September 9, 2025, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

Pages

A. REGULAR SESSION - CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

Mayor Bourbeau

C. ROLL CALL

Mayor Bourbeau

Mayor Pro Tem Dariz

Council Member Funk

Council Member Newsom

Council Member Peek

D. CONSENT CALENDAR

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

1. City Council/Atascadero Financing Authority Draft Minutes - August 12, 2025

4

Recommendation: Council approve the August 12, 2025, City Council/Atascadero Financing Authority Draft Regular Meeting Minutes [City Clerk]

2. Successor Agency Draft Minutes - January 14, 2025 (SA Item)

9

Recommendation: Council, in the capacity of the Successor Agency to the Community Redevelopment Agency of Atascadero, approve the Successor Agency Draft Action Minutes of January 14, 2025. [City Clerk]

3. July 2025 Accounts Payable and Payroll

12

Fiscal Impact: \$ 9,867,322.32

Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for July 2025. [Administrative Services]

4. Atascadero Tourism Business Improvement District(ATBID) Appointment of Board Member Vacancy

Fiscal Impact: None

Recommendation: Council appoint Chris Oh with Everlygrove Property Management/ The Carlton Hotel to the ATBID Advisory Board Member vacancy for the term ending June 30, 2026. [Community Services and Promotions]

E. UPDATES FROM THE CITY MANAGER

(The City Manager will give an oral report on any current issues of concern to the City Council.)

F. 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.)

G. PUBLIC HEARINGS

1. Short-Term Rental Ordinance (ZCH24-0059)

29

Fiscal Impact: The proposed ordinance amendments are intended to provide for full cost recovery and will potentially generate additional TOT, thus it is expected to slightly increase revenue as a result of increased permitting, monitoring and enforcement.

Recommendation: Council:

1. Introduce for first reading, by title only, Draft Ordinance to amend Title 9, Planning & Zoning, to add definitions and standards for short-term rentals, based on findings.
2. Adopt Draft Resolution establishing a new Short-term Rental Permit fee. [Community Development]

H. MANAGEMENT REPORTS

1. Approving the Last and Final Recognized Obligation Payment Schedule (LFROPS) (SA Item)

94

Fiscal Impact: The total outstanding amount of the enforceable obligations listed on the LFROPS is \$21,445,075 and will be paid with future redevelopment property tax increment.

Recommendation: Adopt Resolution approving a Last and Final Recognized Obligation Payment Schedule pursuant to Health and Safety Code Section 34191.6 and taking certain related actions. [Administrative Services]

I. 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 Bourbeau

1. City Selection Committee
2. County Mayor's Round Table
3. Integrated Waste Management Authority (IWMA)
4. Central Coast Community Energy (3CE)

Mayor Pro Tem Dariz

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

Council Member Funk

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

Council Member Newsom

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. League of California Cities – Council Liaison
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Council Member Peek

1. City of Atascadero Finance Committee
2. City/Schools Committee
3. Design Review Committee
4. SLO County Water Resources Advisory Committee (WRAC)

J. 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

K. ADJOURNMENT



**CITY OF ATASCADERO
CITY COUNCIL/
ATASCADERO FINANCING AUTHORITY
MINUTES**

**August 12, 2025, 5:00 p.m.
August 12, 2025, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California**

CALL TO ORDER:

Mayor Bourbeau called the meeting to order at 5:00 p.m.

ROLL CALL:

Present: Council Members Funk, Newsom, Peek, Mayor Pro Tem Dariz, and Mayor Bourbeau
Absent: None
Staff Present: City Manager James R. Lewis, Assistant City Manager/City Clerk Lara Christensen, Support Services Technician III Abby Getahun

A. CLOSED SESSION (5:00 p.m.)

1. CLOSED SESSION - PUBLIC COMMENT

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: None

Mayor Bourbeau closed the Public Comment period.

2. COUNCIL LEAVES CHAMBERS TO BEGIN CLOSED SESSION

(Assistant City Manager/City Clerk Christensen, Support Services Technician III Getahun did not attend Closed Session)

3. CLOSED SESSION - CALL TO ORDER

a. Public Employee Performance Evaluation

Government Code Sec. 54957
Title: City Manager

4. CLOSED SESSION - ADJOURNMENT

5. COUNCIL RETURNS

B. REGULAR SESSION - RECONVENE (6:00 p.m.)

Mayor Bourbeau reconvened the meeting at 6:00 p.m. with all Council Members present

C. PLEDGE OF ALLEGIANCE

Council Member Peek led the Pledge of Allegiance.

CLOSED SESSION REPORT

Mayor Bourbeau reported that there was no reportable action from Closed Session.

D. ROLL CALL

Mayor Bourbeau noted that roll call was conducted prior to Closed Session.

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

Absent: None

Staff Present: City Manager James R. Lewis, Assistant City Manager/City Clerk Lara Christensen, Deputy Director Administrative Services Cindy Chavez, City Attorney Dave Fleishman, Community Services and Promotions Director Terrie Banish, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, Police Chief Dan Suttles, Public Works Director Nick DeBar, and Battalion Chief Dave Van Son, Support Services Technician III Abby Getahun

E. CONSENT CALENDAR

1. City Council/Atascadero Industrial Development Authority Draft Minutes - July 22, 2025

Recommendation: Council approve the July 22, 2025, City Council/Atascadero Industrial Development Authority Draft Regular Meeting Minutes [City Clerk]

2. Voting Delegate Designation – Cal Cities Annual Conference and Expo

Fiscal Impact: None

Recommendation: Council designate Council Member Newsom as the voting delegate and City Manager Jim Lewis as the alternate for the General Assembly at the Cal Cities Annual Conference and Expo in

October 2025 and direct the City Clerk to inform Cal Cities of the designation. [City Clerk]

3. CFD Annexation: Dove Creek Mixed-Use

Fiscal Impact: Assessments for this annexation are estimated to be \$59,979.38 annually, adjusted each year for inflation.

Recommendation: Council adopt on second reading, by title only, Draft Ordinance authorizing the levy of special taxes in Community Facilities District 2005-1 for certain annexation territory identified as Annexation No. 26. [Community Development]

4. Resolution of the Atascadero Financing Authority Providing for the Issuance of Federally Tax-Exempt Lease Revenue Bonds to Finance the City of Atascadero Public Safety Facilities Project and Approving Certain Acts in Connection Therewith (AFA Item)

Fiscal Impact: None. Adoption of the attached Resolution does not commit the City or the Financing Authority to undertake any financing or project.

Recommendation: Board approve the Resolution Providing for the Issuance of Lease Revenue Bonds and reimbursement of certain City expenditures from tax-exempt bond proceeds [Administrative Services]

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: None

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Dariz

1. Approve Consent Calendar (#E3: Ordinance No. 689) (#E4: Resolution No. AFA 2025-0301)

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

Passed 5-0

F. UPDATES FROM THE CITY MANAGER

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

G. COMMUNITY FORUM

The following persons spoke: Linda Incata, Geoff Auslen

H. PUBLIC HEARINGS

1. Confirming Cost of Weed/Vegetative Growth Abatement

Fiscal Impact: The City will receive approximately \$106,673.58 from the 2025/2026 property tax rolls in weed abatement/refuse abatement assessments.

Recommendation: Council adopt the Draft Resolution, confirming the cost of vegetative growth (weeds) and/or refuse (rubbish) abatement. [Fire]

Ex Parte Communications: None

Battalion Chief Van Son presented this item and answered questions from the Council

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: Geoff Auslen

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Newsom

1. Adopt Resolution No. 2025-058, confirming the cost of vegetative growth (weeds) and/or refuse (rubbish) abatement.

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

Passed 5-0

I. MANAGEMENT REPORTS

1. After Action Report - Llano Fire

Fiscal Impact: None

Recommendation: Council receive an oral report on the Llano Fire. [Fire]

Fire Chief Bryson presented this item and answered questions from the Council

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: Anna Pecharich, Geoff Auslen

Mayor Bourbeau closed the Public Comment period.

Council received the report on the Llano Fire.

J. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS

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

Mayor Bourbeau

1. County Mayor's Round Table
2. Integrated Waste Management Authority (IWMA)

Council Member Funk

1. Design Review Committee

Council Member Peek

1. City/Schools Committee
2. Design Review Committee

K. INDIVIDUAL DETERMINATION AND / OR ACTION: None

Mayor Bourbeau noted there will be only one City Council meeting in August. Next meeting will be held on September 9 at 6:00 pm.

L. ADJOURNMENT

Mayor Bourbeau adjourned the meeting at 7:50 p.m.

MINUTES PREPARED BY:

Alyssa Slater
Deputy City Clerk

APPROVED



**CITY OF ATASCADERO CITY COUNCIL IN
THE CAPACITY OF SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT
AGENCY OF ATASCADERO FOR
REDEVELOPMENT AND HOUSING
PURPOSES**

Draft Minutes

Tuesday, January 14, 2025

**(Immediately following the conclusion
of the City Council Regular Session)**

**City Hall Council Chambers, Fourth Floor
6500 Palma Avenue
Atascadero, California
(Enter from Lewis Avenue)**

REGULAR SESSION – CALL TO ORDER:

**Immediately following
the conclusion of the City
Council Regular Session**

Mayor Bourbeau called the meeting to order at 8:18 p.m.

ROLL CALL:

Present: Council Members Funk, Newson, Peek, Mayor Pro Tem Dariz, and Mayor Borbeau

Absent: None

Others Present: None

Staff Present: City Manager Jim Lewis, Deputy City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman, Police Chief Dan Suttles, Fire Chief Casey Bryson, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Administrative Services Director/City Treasurer Jeri Rangel, Deputy City Manager – IT Luke Knight, and Assistant Planner Sam Mountain

A. CONSENT CALENDAR:

1. Successor Agency Draft Minutes – March 12, 2024

- Recommendation: Council, in the capacity of the Successor Agency to the Community Redevelopment Agency of Atascadero, approve the Successor Agency Draft Action Minutes of March 12, 2024. [City Clerk]

MOTION BY: Funk

SECOND BY: Newsom

1. Approve the consent calendar.

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

Passed 5-0

COMMUNITY FORUM:

The following citizens spoke during Community Forum: None.

B. PUBLIC HEARINGS: None.

C. MANAGEMENT REPORTS:

1. Approval of Recognized Obligation Payment Schedule for Fiscal Year 2025-2026, July 1, 2025 - June 30, 2026, and Fiscal Year 2025-2026 Administrative Budget

- Fiscal Impact: None.
- Recommendation: Successor Agency Board adopt Draft Resolution, approving the Draft Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2025, through June 30, 2026 (ROPS 24-25) and the Fiscal Year 2025-2026 Administrative Budget. [Administrative Services]

Administrative Services Director Rangel gave the presentation and answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk

SECOND BY: Peek

2. Approve the recognized obligation payment schedule for FY '25-'25 and FY '25-'26 Administrative Budget.

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

Passed 5-0

City of Atascadero Successor Agency

January 14, 2025

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BOARD ANNOUNCEMENTS AND REPORTS: None

D. ADJOURN TO MEETING OF THE PUBLIC FINANCING AUTHORITY

Mayor Bourbeau adjourned the meeting at 8:26 p.m. to the Public Financing Authority.

MINUTES PREPARED BY:

Alyssa Slater
Deputy City Clerk

APPROVED:



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item D3

Department: Administrative
Services

Date: 9/9/25

Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER

FROM: CINDY CHAVEZ, DEPUTY DIRECTOR OF ADMINISTRATIVE SERVICES

PREPARED BY: ADRIANA ANGÜIS, ACCOUNTING SPECIALIST

SUBJECT: July 2025 Accounts Payable and Payroll

RECOMMENDATION:

Council approve certified City accounts payable, payroll and payroll vendor checks for July 2025.

DISCUSSION:

Attached for City Council review and approval are the following:

PAYROLL

Dated	7/3/25	Checks # 36341-36359	\$	8,911.93
		Direct Deposits		453,740.12
Dated	7/17/25	Checks # 36360-36373		7,348.33
		Direct Deposits		479,284.93
Dated	7/31/25	Checks # 36374-36385		5,747.67
		Direct Deposits		468,508.37

ACCOUNTS PAYABLE

Dated 7/1/25-7/31/25	Checks # 182290 - 182663 & EFTs 5646-5691	8,443,780.97
	TOTAL AMOUNT	\$ 9,867,322.32

FISCAL IMPACT:

Total expenditures for all funds is \$ 9,867,322.32

CERTIFICATION:

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


Cindy Chavez
Deputy Director of Administrative Services

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENT:

July 2025 Eden Warrant Register in the amount of

\$ 8,443,780.97

City of Atascadero
Disbursement Listing

09/09/25 | Item D3 | Attachment 1

For the Month of July 2025

Check Number	Check Date	Vendor	Description	Amount
182290	07/02/2025	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	240,050.75
182292	07/02/2025	GIS BENEFITS	Payroll Vendor Payment	17,710.98
182293	07/02/2025	HARMONY VALLEY CREAMERY	Accounts Payable Check	1,674.00
182294	07/02/2025	WEX BANK - BUSINESS UNIVERSAL	Accounts Payable Check	13,108.98
182295	07/02/2025	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	11,489.25
5646	07/07/2025	MCGRIFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	1,105.01
5647	07/07/2025	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	13,709.61
5648	07/07/2025	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	692.30
5649	07/07/2025	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,230.00
5650	07/07/2025	SEIU LOCAL 620	Payroll Vendor Payment	984.56
182296	07/07/2025	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,557.51
182297	07/07/2025	C/O BPA IAFF MERP TRUST OFFICE	Payroll Vendor Payment	1,900.00
182298	07/07/2025	MISSIONSQUARE	Payroll Vendor Payment	25,509.81
182299	07/07/2025	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	1,571.42
5651	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,437.09
5652	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	34,450.49
5653	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	3,107.71
5654	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,830.30
5655	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	10,283.19
5656	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,411.61
5657	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	23,077.78
5658	07/08/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	31,845.32
5659	07/08/2025	RABOBANK, N.A.	Payroll Vendor Payment	86,335.22
5660	07/08/2025	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	27,382.62
5661	07/08/2025	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	5,082.45
182300	07/14/2025	13 STARS MEDIA	Accounts Payable Check	2,488.00
182301	07/14/2025	2 MEXICANS, LLC	Accounts Payable Check	2,019.50
182302	07/14/2025	A&T ARBORISTS & VEGETATION	Accounts Payable Check	1,800.00
182303	07/14/2025	A-1 PEST MANAGEMENT	Accounts Payable Check	199.00
182304	07/14/2025	JAKE ABBOTT	Accounts Payable Check	120.00
182305	07/14/2025	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	296.00
182306	07/14/2025	AGM CALIFORNIA, INC.	Accounts Payable Check	1,040.00
182307	07/14/2025	ALLTECH SERVICES, INC.	Accounts Payable Check	1,201.92
182308	07/14/2025	ALPHA ELECTRICAL SERVICE	Accounts Payable Check	5,133.00
182309	07/14/2025	ANTECH DIAGNOSTICS	Accounts Payable Check	749.92
182310	07/14/2025	JESSICA APPLGATE	Accounts Payable Check	45.08
182311	07/14/2025	AQUA NATURAL SOLUTIONS	Accounts Payable Check	4,703.88
182312	07/14/2025	ASHLEY & VANCE ENGINEERING INC	Accounts Payable Check	1,200.00
182313	07/14/2025	ASSOCIATED TRAFFIC SAFETY, INC	Accounts Payable Check	59.36
182314	07/14/2025	AT&T	Accounts Payable Check	870.78

City of Atascadero
Disbursement Listing

09/09/25 | Item D3 | Attachment 1

For the Month of July 2025

Check Number	Check Date	Vendor	Description	Amount
182315	07/14/2025	ATASCADERO HAY & FEED	Accounts Payable Check	1,030.94
182317	07/14/2025	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	43,788.05
182318	07/14/2025	ATASCADERO UNIFIED SCHOOL DIST	Accounts Payable Check	3,680.00
182319	07/14/2025	ALISHA BANE	Accounts Payable Check	120.00
182320	07/14/2025	BAY AREA DRIVING SCHOOL, INC.	Accounts Payable Check	69.99
182321	07/14/2025	KEITH R. BERGHER	Accounts Payable Check	638.75
182322	07/14/2025	BERRY MAN, INC.	Accounts Payable Check	517.95
182323	07/14/2025	BOUND TREE MEDICAL, LLC	Accounts Payable Check	1,467.59
182324	07/14/2025	BRENDLER JANITORIAL SERVICE	Accounts Payable Check	1,570.00
182325	07/14/2025	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	193.00
182326	07/14/2025	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	578.35
182327	07/14/2025	BUSINESS ORIENTED SOFTWARE SOL	Accounts Payable Check	357.50
182328	07/14/2025	CAL COAST CONSTRUCTION	Accounts Payable Check	23,800.00
182329	07/14/2025	BRETT CALLOWAY	Accounts Payable Check	120.00
182330	07/14/2025	KRYSTAL CARLON	Accounts Payable Check	60.48
182331	07/14/2025	CASEY PRINTING, INC.	Accounts Payable Check	1,747.61
182332	07/14/2025	CED CONSOLIDATED ELECTRICAL	Accounts Payable Check	1,264.50
182333	07/14/2025	CENTRAL COAST PRINT COMPANY	Accounts Payable Check	187.51
182334	07/14/2025	CHARTER COMMUNICATIONS	Accounts Payable Check	2,028.80
182335	07/14/2025	MATTHEW L. CHESSON	Accounts Payable Check	120.00
182336	07/14/2025	CINTAS	Accounts Payable Check	290.69
182337	07/14/2025	VOID	Accounts Payable Check	0.00
182338	07/14/2025	DESTINY CUELLAR-BRAUN	Accounts Payable Check	826.20
182339	07/14/2025	CULLIGAN SANTA MARIA	Accounts Payable Check	268.00
182340	07/14/2025	JAIDAN CURFMAN-LEVY	Accounts Payable Check	120.00
182341	07/14/2025	DAN BIDDLE PEST CONTROL SERVIC	Accounts Payable Check	135.00
182342	07/14/2025	DHM LOW VOLTAGE SERVICES INC	Accounts Payable Check	2,013.66
182343	07/14/2025	DIVISION OF STATE ARCHITECT	Accounts Payable Check	85.20
182344	07/14/2025	DOOMSDAY SKATE, LLC	Accounts Payable Check	810.00
182345	07/14/2025	KELLI M. DOWNS	Accounts Payable Check	2,201.50
182346	07/14/2025	EL CAMINO VETERINARY HOSPITAL	Accounts Payable Check	851.05
182347	07/14/2025	FAILSAFE TESTING, LLC	Accounts Payable Check	2,125.00
182348	07/14/2025	FARM SUPPLY COMPANY	Accounts Payable Check	105.00
182349	07/14/2025	FENCE FACTORY ATASCADERO	Accounts Payable Check	979.88
182350	07/14/2025	FGL ENVIRONMENTAL	Accounts Payable Check	204.00
182351	07/14/2025	FILIPPIN ENGINEERING, INC.	Accounts Payable Check	77,924.15
182352	07/14/2025	RYAN GABBARD	Accounts Payable Check	120.00
182353	07/14/2025	AIDEN M. GAMBLE	Accounts Payable Check	126.00
182354	07/14/2025	GIERLICH-MITCHELL, INC.	Accounts Payable Check	35,446.70
182355	07/14/2025	KELLY GLEASON	Accounts Payable Check	76.37

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Check Number	Check Date	Vendor	Description	Amount
182356	07/14/2025	GLENN'S REPAIR & RENTAL, INC.	Accounts Payable Check	140.96
182357	07/14/2025	RYAN GOUDY	Accounts Payable Check	120.00
182358	07/14/2025	KATHLEEN GROGAN	Accounts Payable Check	10.00
182359	07/14/2025	CHRISTOPHER HALL	Accounts Payable Check	120.00
182360	07/14/2025	ROBERT S HAMMER	Accounts Payable Check	120.00
182361	07/14/2025	KELLIE K. HART	Accounts Payable Check	567.00
182362	07/14/2025	HARTZELL GEN. ENG. CONTRACTOR	Accounts Payable Check	309,792.91
182363	07/14/2025	HERC RENTALS, INC.	Accounts Payable Check	122.78
182364	07/14/2025	RAMON HERNANDEZ	Accounts Payable Check	120.00
182365	07/14/2025	CHRISTOPHER HESTER	Accounts Payable Check	120.00
182366	07/14/2025	SETH W HUGHES	Accounts Payable Check	720.00
182367	07/14/2025	ALAN HURST	Accounts Payable Check	120.00
182368	07/14/2025	LARA HUSKEY	Accounts Payable Check	87.00
182369	07/14/2025	IMPACT PHOTOGRAPHICS, INC.	Accounts Payable Check	123.00
182370	07/14/2025	INGLIS PET HOTEL	Accounts Payable Check	239.13
182371	07/14/2025	JULIA IRWIN	Accounts Payable Check	120.00
182372	07/14/2025	J. CARROLL CORPORATION	Accounts Payable Check	757.78
182373	07/14/2025	JEFF & TONY'S DSD, LLC	Accounts Payable Check	493.28
182374	07/14/2025	JK'S UNLIMITED, INC.	Accounts Payable Check	1,165.95
182375	07/14/2025	ADAM KETCHUM	Accounts Payable Check	10.00
182376	07/14/2025	KAYLA KLINGENBERG	Accounts Payable Check	120.00
182377	07/14/2025	KPRL 1230 AM	Accounts Payable Check	420.00
182378	07/14/2025	JESSICA KROUSE	Accounts Payable Check	296.00
182379	07/14/2025	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	7,621.17
182380	07/14/2025	NATHAN LEHR	Accounts Payable Check	20.00
182381	07/14/2025	JULIO LEYVA	Accounts Payable Check	10.00
182382	07/14/2025	LIFE ASSIST, INC.	Accounts Payable Check	157.09
182383	07/14/2025	SHANDI LOCKE	Accounts Payable Check	120.00
182384	07/14/2025	ANNETTE MANIER	Accounts Payable Check	26.60
182385	07/14/2025	MARBORG INDUSTRIES	Accounts Payable Check	72.95
182386	07/14/2025	MARGARITA ADVENTURES, LLC	Accounts Payable Check	1,332.10
182387	07/14/2025	CRAIG MARTINEAU	Accounts Payable Check	120.00
182388	07/14/2025	MBS LAND SURVEYS	Accounts Payable Check	12,018.83
182389	07/14/2025	MED STOP URGENT CARE CENTER	Accounts Payable Check	1,020.00
182390	07/14/2025	ADAM MEDINA	Accounts Payable Check	120.00
182391	07/14/2025	VOID	Accounts Payable Check	0.00
182392	07/14/2025	MID COAST MOWER & SAW, INC.	Accounts Payable Check	24.22
182393	07/14/2025	MINER'S ACE HARDWARE	Accounts Payable Check	395.29
182394	07/14/2025	MOTOROLA SOLUTIONS INC	Accounts Payable Check	2,950.50
182395	07/14/2025	SAM MOUNTAIN	Accounts Payable Check	57.96

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Check Number	Check Date	Vendor	Description	Amount
182396	07/14/2025	MARINA MOYA	Accounts Payable Check	120.00
182397	07/14/2025	KATIE MULDER	Accounts Payable Check	110.61
182398	07/14/2025	MUNICIPAL MAINT EQUIPMENT, INC	Accounts Payable Check	2,975.41
182399	07/14/2025	MWI ANIMAL HEALTH	Accounts Payable Check	219.38
182400	07/14/2025	KELLYE R. NETZ	Accounts Payable Check	120.00
182401	07/14/2025	NEW TIMES	Accounts Payable Check	60.00
182402	07/14/2025	PHILIP NISBET	Accounts Payable Check	234.00
182403	07/14/2025	MARC NOBRIGA	Accounts Payable Check	120.00
182404	07/14/2025	ANNA-MARIE OLSON	Accounts Payable Check	196.00
182405	07/14/2025	ANJANETTE ORDONEZ	Accounts Payable Check	120.00
182406	07/14/2025	RON OVERACKER	Accounts Payable Check	120.00
182407	07/14/2025	CHEYENNE PACHECO	Accounts Payable Check	50.00
182412	07/14/2025	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	45,714.46
182413	07/14/2025	MANNY PALACIOS	Accounts Payable Check	470.53
182414	07/14/2025	TIMOTHY PERKINS	Accounts Payable Check	120.00
182415	07/14/2025	PERMIT PLACE	Accounts Payable Check	416.59
182416	07/14/2025	PERRY'S ELECTRIC MOTORS & CTRL	Accounts Payable Check	48,185.88
182417	07/14/2025	PERRY'S PARCEL & GIFT	Accounts Payable Check	330.00
182418	07/14/2025	PETTY CASH-FINANCE DEPARTMENT	Accounts Payable Check	49.95
182419	07/14/2025	PETTY CASH-POLICE DEPARTMENT	Accounts Payable Check	22.16
182420	07/14/2025	PHILLIPS INTERNATIONAL, INC.	Accounts Payable Check	396.60
182421	07/14/2025	VOID	Accounts Payable Check	0.00
182422	07/14/2025	WARREN PITTENGER	Accounts Payable Check	120.00
182423	07/14/2025	MICHAEL W. PORTER II	Accounts Payable Check	120.00
182424	07/14/2025	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	306.10
182425	07/14/2025	PRW STEEL SUPPLY, INC.	Accounts Payable Check	597.58
182426	07/14/2025	LAUREN PURIFY	Accounts Payable Check	90.00
182427	07/14/2025	JEREMY QUEEN	Accounts Payable Check	305.38
182428	07/14/2025	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	17,768.00
182429	07/14/2025	RECOGNITION WORKS	Accounts Payable Check	1,250.63
182430	07/14/2025	RENEWELL FLEET SERVICE LLC	Accounts Payable Check	770.13
182431	07/14/2025	JAMES STEVEN ROBINSON DVM	Accounts Payable Check	3,300.00
182432	07/14/2025	MARCELES RODRIGUEZ	Accounts Payable Check	120.00
182433	07/14/2025	SAMUEL RODRIGUEZ	Accounts Payable Check	120.00
182434	07/14/2025	ROLSON MUSIC & SOUND	Accounts Payable Check	650.00
182435	07/14/2025	ANDREW J. SEDLEY	Accounts Payable Check	450.00
182436	07/14/2025	ALYSSA SLATER	Accounts Payable Check	50.00
182437	07/14/2025	RYAN SLOAN	Accounts Payable Check	120.00
182438	07/14/2025	IAN TYLER SMITH	Accounts Payable Check	120.00
182439	07/14/2025	SOCAL GAS	Accounts Payable Check	31.49

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Check Number	Check Date	Vendor	Description	Amount
182440	07/14/2025	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	722,954.29
182441	07/14/2025	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	824.83
182442	07/14/2025	STEVEN STUCKY	Accounts Payable Check	120.00
182443	07/14/2025	JOHN W. TAYLOR	Accounts Payable Check	120.00
182444	07/14/2025	MADELINE M. TAYLOR	Accounts Payable Check	435.60
182445	07/14/2025	T-MOBILE	Accounts Payable Check	3,069.89
182446	07/14/2025	T-MOBILE	Accounts Payable Check	34.28
182447	07/14/2025	TOMMY'S AUTO & PERFORMANCE INC	Accounts Payable Check	1,466.18
182448	07/14/2025	UNITED RENTALS (NORTH AM), INC	Accounts Payable Check	13,011.38
182449	07/14/2025	UNITED STAFFING ASSC., INC.	Accounts Payable Check	98.33
182450	07/14/2025	USA BLUE BOOK	Accounts Payable Check	1,512.83
182451	07/14/2025	VINO VICE, INC.	Accounts Payable Check	188.00
182452	07/14/2025	VOID	Accounts Payable Check	0.00
182453	07/14/2025	VITAL RECORDS CONTROL	Accounts Payable Check	224.95
182454	07/14/2025	W.M. LYLES CO	Accounts Payable Check	24,775.00
182455	07/14/2025	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	65.00
182456	07/14/2025	WHITLOCK & WEINBERGER TRANS.	Accounts Payable Check	262.50
182457	07/14/2025	KAYLA WILHITE	Accounts Payable Check	70.00
182458	07/14/2025	KAREN B. WYKE	Accounts Payable Check	570.00
182459	07/14/2025	XO PANDORA	Accounts Payable Check	62.50
182460	07/14/2025	XPO INC	Accounts Payable Check	170.50
182461	07/14/2025	ZACHARY J YEAMAN-SANCHEZ	Accounts Payable Check	95.00
182462	07/14/2025	YOUTH TECH, INC.	Accounts Payable Check	1,590.00
182463	07/14/2025	ZOOM IMAGING SOLUTIONS, INC.	Accounts Payable Check	1,226.70
182464	07/14/2025	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	300.00
182465	07/14/2025	ALLTECH SERVICES, INC.	Accounts Payable Check	195.00
182466	07/14/2025	TERRIE BANISH	Accounts Payable Check	300.00
182467	07/14/2025	BERRY MAN, INC.	Accounts Payable Check	429.45
182468	07/14/2025	BUSINESS ORIENTED SOFTWARE SOL	Accounts Payable Check	3,932.50
182469	07/14/2025	CALIFORNIA JPIA	Accounts Payable Check	1,847,847.00
182470	07/14/2025	CALIFORNIA MID-STATE FAIR	Accounts Payable Check	7,500.00
182471	07/14/2025	CINTAS	Accounts Payable Check	300.55
182472	07/14/2025	CIVIC PLUS, LLC	Accounts Payable Check	4,397.40
182473	07/14/2025	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
182474	07/14/2025	CULLIGAN SANTA MARIA	Accounts Payable Check	236.65
182475	07/14/2025	NICHOLAS DEBAR	Accounts Payable Check	300.00
182476	07/14/2025	DEEP BLUE INTEGRATION, INC.	Accounts Payable Check	540.00
182477	07/14/2025	PHILIP DUNSMORE	Accounts Payable Check	300.00
182478	07/14/2025	EN FUEGO EVENTS	Accounts Payable Check	25,000.00
182479	07/14/2025	EXPRESS EVALUATIONS INC	Accounts Payable Check	5,880.00

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Check Number	Check Date	Vendor	Description	Amount
182480	07/14/2025	FIRE CHIEFS ASSC OF SLO CO	Accounts Payable Check	325.00
182481	07/14/2025	AIDEN M. GAMBLE	Accounts Payable Check	126.00
182482	07/14/2025	GOVERNMENTJOBS.COM, INC.	Accounts Payable Check	7,935.46
182483	07/14/2025	DANIEL J. GRASSESCHI	Accounts Payable Check	500.00
182484	07/14/2025	HERC RENTALS, INC.	Accounts Payable Check	29.47
182485	07/14/2025	BRADLEY L. HILL	Accounts Payable Check	500.00
182486	07/14/2025	ICMA	Accounts Payable Check	1,200.00
182487	07/14/2025	J. CARROLL CORPORATION	Accounts Payable Check	208.80
182488	07/14/2025	KENNETH'S HEATING AND AIR, LLC	Accounts Payable Check	1,103.00
182489	07/14/2025	KNECHT'S PLUMBING & HEATING	Accounts Payable Check	695.00
182490	07/14/2025	JAMES R. LEWIS	Accounts Payable Check	300.00
182491	07/14/2025	LIFE ASSIST, INC.	Accounts Payable Check	1,600.83
182492	07/14/2025	LOCOMOTIV PERFORMANCE COACHING	Accounts Payable Check	10,000.00
182493	07/14/2025	MINER'S ACE HARDWARE	Accounts Payable Check	232.55
182494	07/14/2025	MWI ANIMAL HEALTH	Accounts Payable Check	127.95
182495	07/14/2025	NETFILE INC	Accounts Payable Check	4,500.00
182496	07/14/2025	RON OVERACKER	Accounts Payable Check	105.00
182497	07/14/2025	DARCY PRICE	Accounts Payable Check	25.06
182498	07/14/2025	QUADIENT, INC.	Accounts Payable Check	124.46
182499	07/14/2025	JERI RANGEL	Accounts Payable Check	300.00
182500	07/14/2025	RED'S PLUMBING INC	Accounts Payable Check	645.00
182501	07/14/2025	RENEWELL FLEET SERVICE LLC	Accounts Payable Check	706.52
182502	07/14/2025	ROLSON MUSIC & SOUND	Accounts Payable Check	1,300.00
182503	07/14/2025	JOSHUA R. ROSENBLUM	Accounts Payable Check	500.00
182504	07/14/2025	SECURITAS TECHNOLOGY	Accounts Payable Check	662.09
182505	07/14/2025	SLO CO AUDITOR CONTROLLER	Accounts Payable Check	27,285.75
182506	07/14/2025	SLO COUNTY APCD	Accounts Payable Check	6,566.67
182507	07/14/2025	SWANK MOTION PICTURES, INC.	Accounts Payable Check	795.00
182508	07/14/2025	TARGET SOLUTIONS LEARNING, LLC	Accounts Payable Check	3,110.27
182509	07/14/2025	TESCO CONTROLS, LLC	Accounts Payable Check	521.00
182510	07/14/2025	UNITED RENTALS	Accounts Payable Check	20,046.66
182511	07/14/2025	TYSON VAN HORN	Accounts Payable Check	500.00
5662	07/18/2025	MCGRIFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	1,105.01
5663	07/18/2025	SEIU LOCAL 620	Payroll Vendor Payment	984.56
5664	07/18/2025	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	1,107.68
5665	07/18/2025	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,180.00
182512	07/18/2025	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,557.51
182513	07/18/2025	IAFF MERP TRUST OFFICE C/O BPA	Payroll Vendor Payment	1,900.00
182514	07/18/2025	MISSIONSQUARE	Payroll Vendor Payment	51,380.99
182515	07/18/2025	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	1,888.99

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Check Number	Check Date	Vendor	Description	Amount
5666	07/21/2025	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	18,863.61
5667	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,202.01
5668	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	32,630.98
5669	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,907.62
5670	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,840.38
5671	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	10,302.47
5672	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,734.41
5673	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	23,489.58
5674	07/21/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	32,645.99
5675	07/22/2025	RABOBANK, N.A.	Payroll Vendor Payment	96,939.53
5676	07/22/2025	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	31,404.53
5677	07/22/2025	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	5,653.04
182516	07/22/2025	PACIFIC GAS & ELECTRIC	Accounts Payable Check	2,144.56
5678	07/23/2025	CAL PERS	Accounts Payable Check	539.40
5679	07/23/2025	CAL PERS	Accounts Payable Check	696.00
5680	07/23/2025	CAL PERS	Accounts Payable Check	1,276.00
5681	07/23/2025	CAL PERS	Accounts Payable Check	771.40
5682	07/23/2025	CAL PERS	Accounts Payable Check	359.60
5683	07/23/2025	CAL PERS	Accounts Payable Check	139.20
182517	07/25/2025	2 MEXICANS, LLC	Accounts Payable Check	1,281.00
182518	07/25/2025	AIRGAS USA, LLC	Accounts Payable Check	57.86
182519	07/25/2025	ALLTECH SERVICES, INC.	Accounts Payable Check	195.00
182520	07/25/2025	ANTECH DIAGNOSTICS	Accounts Payable Check	118.28
182522	07/25/2025	AT&T	Accounts Payable Check	1,078.77
182523	07/25/2025	A-TOWN AV, INC.	Accounts Payable Check	66,793.46
182524	07/25/2025	BELL'S PLUMBING REPAIR, INC.	Accounts Payable Check	331.00
182525	07/25/2025	TERRI RECCHIA BLEDSOE	Accounts Payable Check	300.00
182526	07/25/2025	CA BUILDING STANDARDS COMM.	Accounts Payable Check	78.30
182527	07/25/2025	CA DEPT OF TAX AND FEE ADMIN.	Accounts Payable Check	5,538.00
182528	07/25/2025	CENTRAL COAST BREWERS GUILD	Accounts Payable Check	5,000.00
182529	07/25/2025	CENTRICITY GIS LLC	Accounts Payable Check	39,800.00
182530	07/25/2025	CLEVER CONCEPTS, INC.	Accounts Payable Check	7,487.50
182531	07/25/2025	COAST MECHANICAL	Accounts Payable Check	175.00
182532	07/25/2025	COASTAL COPY, INC.	Accounts Payable Check	1,057.14
182533	07/25/2025	COLOR CRAFT PRINTING	Accounts Payable Check	470.54
182534	07/25/2025	CSCI INC	Accounts Payable Check	1,250.63
182535	07/25/2025	CULLIGAN SANTA MARIA	Accounts Payable Check	152.80
182536	07/25/2025	DEPARTMENT OF CONSERVATION	Accounts Payable Check	212.64
182537	07/25/2025	DEPARTMENT OF JUSTICE	Accounts Payable Check	884.00
182538	07/25/2025	FGL ENVIRONMENTAL	Accounts Payable Check	383.00

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Check Number	Check Date	Vendor	Description	Amount
182539	07/25/2025	FIESTA MAHAR MANUFACTURNG CORP	Accounts Payable Check	259.72
182540	07/25/2025	GAMETIME	Accounts Payable Check	291.58
182541	07/25/2025	HAAKER EQUIPMENT COMPANY INC.	Accounts Payable Check	1,444.00
182542	07/25/2025	HANSEN BRO'S CUSTOM FARMING	Accounts Payable Check	36,212.30
182543	07/25/2025	VOID	Accounts Payable Check	0.00
182544	07/25/2025	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	1,962.61
182545	07/25/2025	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	155.52
182546	07/25/2025	J. CARROLL CORPORATION	Accounts Payable Check	1,563.41
182547	07/25/2025	KNECHT'S PLUMBING & HEATING	Accounts Payable Check	728.49
182548	07/25/2025	MADRONE LANDSCAPES, INC.	Accounts Payable Check	385.00
182549	07/25/2025	MAGNET FORENSICS, LLC	Accounts Payable Check	1,796.77
182550	07/25/2025	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	1,414.50
182551	07/25/2025	MIG	Accounts Payable Check	4,275.00
182552	07/25/2025	MINER'S ACE HARDWARE	Accounts Payable Check	163.23
182553	07/25/2025	MONARCH JOINT VENTURE	Accounts Payable Check	757.41
182554	07/25/2025	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	147.98
182555	07/25/2025	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	40,019.73
182556	07/25/2025	PASO ROBLES FORD LINCOLN MERC	Accounts Payable Check	169.90
182557	07/25/2025	PAYMENTUS GROUP INC	Accounts Payable Check	1.50
182558	07/25/2025	PEAKWIFI, LLC	Accounts Payable Check	650.00
182559	07/25/2025	PERRY'S PARCEL & GIFT	Accounts Payable Check	14.25
182560	07/25/2025	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	6,892.00
182561	07/25/2025	RECOGNITION WORKS	Accounts Payable Check	14.58
182562	07/25/2025	RED PANDA NETWORK	Accounts Payable Check	594.37
182563	07/25/2025	RED'S PLUMBING INC	Accounts Payable Check	3,450.00
182564	07/25/2025	RICK ENGINEERING COMPANY	Accounts Payable Check	13,390.00
182565	07/25/2025	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	1,711.00
182566	07/25/2025	RANDY D. SMART, JR.	Accounts Payable Check	90.00
182567	07/25/2025	SOCAL GAS	Accounts Payable Check	286.35
182568	07/25/2025	SOFTWAREONE, INC.	Accounts Payable Check	19.20
182569	07/25/2025	SPEAKWRITE, LLC.	Accounts Payable Check	343.03
182570	07/25/2025	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	154.69
182571	07/25/2025	SSA GROUP, LLC	Accounts Payable Check	3,333.34
182572	07/25/2025	TURTLE SURVIVAL ALLIANCE	Accounts Payable Check	442.05
182578	07/25/2025	U.S. BANK	Accounts Payable Check	38,590.03
182579	07/25/2025	USA BLUE BOOK	Accounts Payable Check	591.17
182580	07/25/2025	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	130,811.13
182581	07/25/2025	VENTANA WILDLIFE SOCIETY	Accounts Payable Check	393.52
182582	07/25/2025	WATER SYSTEMS CONSULTING, INC.	Accounts Payable Check	63,321.40
182583	07/25/2025	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	900.00

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Check Number	Check Date	Vendor	Description	Amount
182584	07/25/2025	YOUTH EVOLUTION SOCCER	Accounts Payable Check	591.71
182585	07/25/2025	A&T ARBORISTS & VEGETATION	Accounts Payable Check	3,000.00
182586	07/25/2025	A.M. SUN SOLAR	Accounts Payable Check	497.73
182587	07/25/2025	AIRFLOW FILTER SERVICE, INC.	Accounts Payable Check	729.50
182588	07/25/2025	AK & COMPANY	Accounts Payable Check	3,250.00
182589	07/25/2025	ALL SIGNS AND GRAPHICS, INC.	Accounts Payable Check	1,026.90
182590	07/25/2025	ALLAN HANCOCK COLLEGE	Accounts Payable Check	1,016.60
182591	07/25/2025	ALPHA ELECTRICAL SERVICE	Accounts Payable Check	355.00
182592	07/25/2025	KELLY AREBALO	Accounts Payable Check	505.08
182593	07/25/2025	AT&T	Accounts Payable Check	810.90
182594	07/25/2025	AT&T	Accounts Payable Check	12.56
182595	07/25/2025	AT&T	Accounts Payable Check	760.21
182596	07/25/2025	ATASCADERO CHAMBER OF COMMERCE	Accounts Payable Check	71,148.54
182597	07/25/2025	ATASCADERO HAY & FEED	Accounts Payable Check	1,016.15
182598	07/25/2025	AVILA TRAFFIC SAFETY	Accounts Payable Check	203.91
182599	07/25/2025	BAUER COMPRESSORS	Accounts Payable Check	641.32
182600	07/25/2025	BERRY MAN, INC.	Accounts Payable Check	821.55
182601	07/25/2025	BIG BRAND TIRE & SERVICE	Accounts Payable Check	3,385.27
182602	07/25/2025	BMI	Accounts Payable Check	446.00
182603	07/25/2025	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	1,575.22
182604	07/25/2025	CENTRAL COAST ECONMIC FORECAST	Accounts Payable Check	1,500.00
182605	07/25/2025	CENTRAL COAST TOURISM COUNCIL	Accounts Payable Check	475.00
182606	07/25/2025	CERTIFIED FOLDER DISPLAY SVC	Accounts Payable Check	352.78
182607	07/25/2025	CHARTER COMMUNICATIONS	Accounts Payable Check	4,443.75
182608	07/25/2025	COASTAL COPY, INC.	Accounts Payable Check	184.65
182609	07/25/2025	CORELOGIC SOLUTIONS, LLC.	Accounts Payable Check	1,500.00
182610	07/25/2025	CSCI INC	Accounts Payable Check	13,756.87
182611	07/25/2025	CULLIGAN SANTA MARIA	Accounts Payable Check	31.90
182612	07/25/2025	DAN BIDDLE PEST CONTROL	Accounts Payable Check	100.00
182613	07/25/2025	FGL ENVIRONMENTAL	Accounts Payable Check	210.00
182614	07/25/2025	AIDEN M. GAMBLE	Accounts Payable Check	198.00
182615	07/25/2025	HARVEY'S HONEYHUTS	Accounts Payable Check	790.61
182616	07/25/2025	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	2,463.74
182617	07/25/2025	J. CARROLL CORPORATION	Accounts Payable Check	3,023.82
182618	07/25/2025	JEFF & TONY'S DSD, LLC	Accounts Payable Check	887.96
182619	07/25/2025	JK'S UNLIMITED, INC.	Accounts Payable Check	6,600.38
182620	07/25/2025	JOANN HEAD LAND SURVEYING	Accounts Payable Check	7,350.00
182621	07/25/2025	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
182622	07/25/2025	L.N. CURTIS & SONS	Accounts Payable Check	2,978.55
182623	07/25/2025	JAMES R. LEWIS	Accounts Payable Check	4,748.12

City of Atascadero
Disbursement Listing

09/09/25 | Item D3 | Attachment 1

For the Month of July 2025

Check Number	Check Date	Vendor	Description	Amount
182624	07/25/2025	LEXIPOL LLC	Accounts Payable Check	15,724.50
182625	07/25/2025	LIFE ASSIST, INC.	Accounts Payable Check	1,267.00
182626	07/25/2025	MAGNET FORENSICS, LLC	Accounts Payable Check	913.23
182627	07/25/2025	MARGARITA ADVENTURES, LLC	Accounts Payable Check	1,574.30
182628	07/25/2025	MINER'S ACE HARDWARE	Accounts Payable Check	396.88
182629	07/25/2025	TROY J. MITCHELL, SR.	Accounts Payable Check	200.00
182630	07/25/2025	MOTION PICTURE LICENSING CORP.	Accounts Payable Check	839.59
182631	07/25/2025	MUNIQUIP, LLC	Accounts Payable Check	1,849.28
182632	07/25/2025	MWI ANIMAL HEALTH	Accounts Payable Check	148.64
182633	07/25/2025	NBS	Accounts Payable Check	8,234.96
182634	07/25/2025	NEW TIMES	Accounts Payable Check	1,721.00
182635	07/25/2025	RON OVERACKER	Accounts Payable Check	90.00
182636	07/25/2025	STACEY ANN OZIEL	Accounts Payable Check	500.00
182637	07/25/2025	PLAYING WITH PLAYS, LLC	Accounts Payable Check	4,991.00
182638	07/25/2025	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	385.45
182639	07/25/2025	RECOGNITION WORKS	Accounts Payable Check	9.24
182640	07/25/2025	RED'S PLUMBING INC	Accounts Payable Check	636.00
182641	07/25/2025	RENEWELL FLEET SERVICE LLC	Accounts Payable Check	3,347.65
182642	07/25/2025	ROLSON MUSIC & SOUND	Accounts Payable Check	650.00
182643	07/25/2025	SAVAGE TRAINING GROUP LLC	Accounts Payable Check	474.00
182644	07/25/2025	SPENCER SHERRILL	Accounts Payable Check	405.00
182645	07/25/2025	SLO COUNTY TRAINING OFFICERS	Accounts Payable Check	200.00
182646	07/25/2025	SOCAL GAS	Accounts Payable Check	204.85
182647	07/25/2025	SOFTWAREONE, INC.	Accounts Payable Check	49.61
182648	07/25/2025	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	2,976.54
182649	07/25/2025	STERICYCLE, INC.	Accounts Payable Check	25.90
182650	07/25/2025	TARGET SOLUTIONS LEARNING, LLC	Accounts Payable Check	3,584.90
182651	07/25/2025	MADLINE M. TAYLOR	Accounts Payable Check	180.00
182652	07/25/2025	JUSTIN THOMAS-CLERIE	Accounts Payable Check	405.00
182653	07/25/2025	TOWNSEND PUBLIC AFFAIRS, INC.	Accounts Payable Check	4,000.00
182654	07/25/2025	TRACKDOWN MANAGEMENT	Accounts Payable Check	100.00
182655	07/25/2025	TRIMBLE INC	Accounts Payable Check	56,049.00
182656	07/25/2025	U.S. POSTAL SERVICE	Accounts Payable Check	4,000.00
182657	07/25/2025	UNITED RENTALS (NORTH AM), INC	Accounts Payable Check	353.44
182658	07/25/2025	VINO VICE, INC.	Accounts Payable Check	258.50
182659	07/25/2025	JODY WATTY	Accounts Payable Check	294.00
182660	07/25/2025	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	535.24
182661	07/25/2025	YOUTH EVOLUTION SOCCER	Accounts Payable Check	3,592.21
182662	07/25/2025	YOUTH TECH, INC.	Accounts Payable Check	1,980.00
182663	07/30/2025	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	1,926.00

City of Atascadero
Disbursement Listing

09/09/25 | Item D3 | Attachment 1

For the Month of July 2025

Check Number	Check Date	Vendor	Description	Amount
5684	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	1,392,835.00
5685	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	1,779,397.00
5686	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	36,240.00
5687	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	20,468.00
5688	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	18,211.00
5689	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	16,233.00
5690	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	8,084.00
5691	07/31/2025	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Accounts Payable Check	3,888.00
				<u>\$ 8,443,780.97</u>



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item D4

Department: Community Services
& Promotions
Date: 9/9/25
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: TERRIE BANISH, DIRECTOR COMMUNITY SERVICES & PROMOTIONS
PREPARED BY: TERRIE BANISH, DIRECTOR COMMUNITY SERVICES & PROMOTIONS

SUBJECT: Atascadero Tourism Business Improvement District (ATBID)
Appointment of Board Member Vacancy

RECOMMENDATION:

Council appoint Chris Oh with Everlygrove Property Management/ The Carlton Hotel to the ATBID Advisory Board Member vacancy for the term ending June 30, 2026.

DISCUSSION:

In 2013, Atascadero lodging businesses requested that City Council establish a Tourism Business Improvement District (ATBID) to levy annual assessments to fund tourism promotions and marketing programs. Council approved establishment of the ATBID, appointed Board Members, and assessments began June 1, 2013. Municipal Code § 3-16.07 (b) specifies that board membership is limited to lodging business owners, their employees or other representatives holding the written consent of a lodging business owner within the ATBID area, provided the business has fully paid its assessment at the time of the appointment and remains current during the member's term. The ATBID Advisory Board is currently comprised of five members with four (4) members representing lodging owners in a commercial zone with twenty-five (25) rooms or more and one (1) member representing Vacation Rental/ Bed & Breakfast/Short Term Rental properties that are not considered hotels under the City's zoning code.

In accordance with ATBID Resolution No. 2015-002, Section 7, a Board Member may resign at any time by submitting written notice to the Chairperson, who then forwards it to the ATBID Board. The Board, in turn, submits the resignation and a recommendation to City staff to bring to City Council for final appointment of a new Board Member. On July 2nd, the ATBID Chairperson and ATBID Advisory Board received a formal notification with Jeffrey Lemus's resignation from the ATBID Advisory Board, creating a vacancy for the 2025-2026 one-year term. Following the resignation, staff posted the notice of unscheduled vacancy on August 14, 2025 in the City Hall

kiosk and on the website. The vacancy was also included on the August 20, 2025, ATBID Advisory Board meeting agenda, which was publicly available on the City website and distributed to lodging owners via email ahead of the meeting. These outreach efforts resulted in one resume from Chris Oh, Regional Manager of Everlygrove Property Management group for The Carlton Hotel.

After careful review of tourism experience and qualifications, the ATBID Board voted to recommend Chris Oh to fill the vacancy for the term expiring June 30, 2026. Once appointed, the following would be the new ATBID Board:

ATBID Board Member (2-Year Terms)

BOARD MEMBER	LODGING FACILITY	TERM EXPIRES 6/30/2026	TERM EXPIRES 6/30/2027
Patricia Harden	Springhill Suites Marriott	X	
Amar Sohi	Holiday Inn Express	X	
Chris Oh	Everlygrove/ The Carlton	X	
Sarah Maggelet	Templeton Vacation Rentals		X
Clint Pearce	Madonna Enterprises/ Hilton Home2 Suites		X

FISCAL IMPACT:

None.

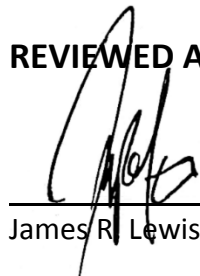
ALTERNATIVE:

Council may reject the recommendation and request a new recommendation from the ATBID Board or require the ATBID Board to continue with four members until the 2-year term is up for renewal.

REVIEWED BY OTHERS:

This item has been reviewed by the Assistant City Manager and City Attorney, David Fleishman

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENTS:

1. Jeffrey Lemus's Resignation notification.
2. Chris Oh's resume (For 25-26 term ending 6.30.26)

Kamal Patel
Owner, The Carlton Hotel
6005 El Camino Real
Atascadero, CA 93422
kpatel@capricornpropertygroup.com
(408) 605-3724

July 2, 2025

Atascadero Tourism Business Improvement District
c/o City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

Dear Board Members,

I am writing as the owner of The Carlton Hotel in Atascadero, California, to formally notify you that Jeffrey Lemus is no longer employed by our property and is therefore no longer serving as our representative on the Atascadero Tourism Business Improvement District (TBID) Advisory Board.

Effective immediately, Jeffrey Lemus is resigning from the board. We appreciate the time and effort he dedicated during his tenure and thank the board for their continued work to promote tourism in Atascadero.

Please update your records accordingly. If you require any additional information or forms from our end, feel free to reach out to me directly.

Kamal Patel

Sincerely,
Kamal Patel
Owner, The Carlton Hotel

Hello!

Christopher Oh - for ATBID

+1 805 952 2151
haydod@gmail.com
8555 San Gabriel Rd
Atascadero, CA 93422

Summary

Bi-lingual (English/Spanish) hospitality operations executive with extensive experience as a multi-property general manager - consistent and proven track record with progressive roles. Looking to further my career with a localized hotel management company, leveraging 10+ years of hospitality, asset, operations, and revenue management experience.

Experience

APR 2025 - PRESENT

Everlygrove Hotels, Paso Robles CA - *Regional Hotel Manager*

- Responsible for operational and financial success of 9 hotel assets inclusive of P&L performance and forecasting.
- Highly involved with ownership and investor relations inclusive of contract acquisition pipeline.
- Primary point of escalation for all hotel general managers.

OCT 2023 - OCT 2024

KSL Resorts, Avila Beach CA - *General Manager*

- **General Manager - Oct 2023 - Oct 2024**
 - Responsible for overall asset financial performance and health.
 - Drove RGI increases of 77% YoY primarily through revenue management optimization. Drove 38% YoY EBIDTA increase.
 - Worked closely with government agencies, DMO's, and TBID's.

SEP 2022 - OCT 2023

Pacifica Hotels, Cambria CA - *Multiple*

- **Dual Property General Manager - May 2023 - Oct 2023**
- **General Manager, Cambria Landing Inn and Suites - Feb 2023 - Oct 2023**
- **Assistant General Manager, Cambria Landing Inn and Suites - Sep 2022- Feb 2023**

JAN 2015 - MAY 2017

Axiom Hotel, San Francisco CA - *Front Office Manager*

Education

SEP 2011 - JUL 2014

Blue Mountains International Hotel School, Australia - *B.Bus International Hotel and Resort Management*



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item G1

Department: Community Development
Date: 09/09/2025
Placement: Public Hearing

TO: JIM LEWIS, CITY MANAGER
FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: ERICK GOMEZ, ASSOCIATE PLANNER

SUBJECT: Short-Term Rental Ordinance (ZCH24-0059)

RECOMMENDATION:

Council:

1. Introduce for first reading, by title only, Draft Ordinance to amend Title 9, Planning & Zoning, to add definitions and standards for short-term rentals (STR's), based on findings.
2. Adopt Draft Resolution establishing a new Short-term Rental Permit fee.

DISCUSSION:

BACKGROUND

As part of the strategic planning session in April 2024, the City Council observed that several surrounding cities were now regulating STR's and that the City's lack of a regulatory framework could expose neighborhoods to an expansion of these types of rentals. The Council recognized the importance of setting consistent standards for the short-term rental of residential dwelling units to preserve the viability of the City's housing stock, reduce unfair competition to permitted lodging uses, and avoid potential adverse neighborhood impacts. At the October 22, 2024, City Council meeting, the City Council further discussed potential standards for short-term rentals and directed staff to draft an ordinance to regulate short-term rental properties and establish fees for cost recovery (Attachment 3 and 4).

On August 19, 2025, the Planning Commission reviewed the draft ordinance and considered public testimony from owners of short-term rental properties. Public testimony focused on opposition to the ordinance, particularly the owner-occupancy requirements. Following a failed motion, the Planning Commission recommended approval of the ordinance with a minor change to parking requirements and directed staff to relay concerns to the Council regarding owner-occupancy expressed by the public speakers.

ANALYSIS:

CURRENT STANDARDS

The City currently allows for the short-term rental of residential units with the approval of a Home Occupation Business License, subject to the following limitations:

- One vacation rental per single-family or multi-family property
- One rental party at a time.
- Rentals within commercial zones are limited to a maximum 40% of units
- Licenses are nontransferable between property owners.

Applicable State Laws

- Not allowed within an Accessory Dwelling Unit, Junior Accessory Dwelling Unit, or Urban Dwelling Unit built after January 1, 2020.
- Not allowed in a deed-restricted affordable unit.

PROPOSED STANDARDS

The draft ordinance establishes a new *Short-term Rental (STR)* land use that will require the approval of a discretionary permit in addition to a business license and an annual renewal. The new permit would require:

- Proof of owner-occupancy for short-term rentals in single-family zoned neighborhoods.
- Initial inspection of the unit for zoning, building and fire code safety compliance.
- Contact information to address any concerns or complaints.
- Provision of (2) parking spaces on the STR property

The proposed Short-term Rental ordinance provides standards for the rental of single-family units, multi-family units, and units in mixed-use buildings. The following new standards are intended to protect the local housing stock and preserve the character of residential communities:

- **Single-Family:** The STR must be operated within an owner-occupied property.
- **Multifamily Developments:** At least one, and not more than 25% of dwellings as STRs

Additional monitoring and compliance efforts made possible through the proposed text amendments and permit fees will allow the City to identify and contact short-term rentals that are unlicensed, unpermitted, or have outstanding TOT filings to ensure they are aware of their requirements.

Owner Occupancy

At their October 2024 hearing, City Council asked staff to include a provision for owner-occupancy for STRs within single-family residential zones. ***Current operators of active STRs who are submitting transient occupancy tax to the City will be exempt from the new owner-occupancy requirement.***

The Planning Commission asked staff to ensure that alternatives to owner-occupancy are discussed with the City Council. Other cities use numerical limits, distance buffers, and related

performance standards in-lieu of owner occupancy standards. All of these features result in similar limitations to short-term rentals. However, such alternatives were not recommended in the October City Council hearing and are not part of the recommended ordinance. Notably, owner-occupancy will result in the least competitive and the most qualitative standard compared to the alternatives.

Limits in Multi-Family Developments

The intent of limitations in multi-family projects is to preserve long-term rental housing stock.

- There are currently 13 active Short-term Rental business licenses in multifamily zones. Six (6) of these license units are within a multifamily (apartment) development; and One of them is a condominium development; and
- Seven are single-family dwellings built within multifamily zones.

The proposed standards for multi-family zones do not include an owner occupancy requirement. As an option, an owner occupancy restriction could be applied to particular scenarios such as within condominium developments or within single family residential dwellings that are within multi-family districts.

EXISTING LICENSEES

A total of 132 short-term rentals are currently licensed in the City. On average, annual TOT collected from short-term rentals is \$385,000. All owners and primary contacts of these short-term rentals were sent a mailed notice to encourage their attendance and insights at the Planning Commission hearing. Existing “Active” licenses would be exempt from the owner-occupancy requirement. “Active licenses” are defined as those with valid business licenses **and** that have submitted TOT to the City for at least one valid short-term stay within the previous four fiscal quarters (October 2024 – September 2025). Active STR license holders will not be exempt from all other proposed permit requirements such as the permit fee, fire/safety and zoning inspection. Compliance will be confirmed before the following business license renewal period. A Short-term Rental Permit will be required for all STR’s to continue operating from 2026 onward.

SHORT-TERM RENTAL FEES

Permit Establishment and Renewal

City Council asked staff to seek cost recovery for operation and monitoring of STR permits. The City will utilize a third-party consultant to assist with this endeavor. There will be a new Short-term Rental Permit fee of \$715 and a Short-term Rental Permit Renewal fee of \$205. These fees are reflective of staff time required to process the new Short-term Rental permits and include charges incurred for ongoing monitoring and compliance services provided by the City’s third-party vendor.

Business License and Tax

The initial fee for a short-term rental business license is \$184, which is the standard fee for all home occupation licenses. Short-term rental operators are also required to register for payment of Transit Occupancy Tax (TOT) prior to business license issuance. The current TOT rate is 14%, which includes 10% TOT, 2.5% Atascadero Tourism Business Improvement District (ATBID), and 1.5% San Luis Obispo County Tourism Marketing District (SLOCTMD). The City presently contracts

with HdL Companies to assist in the quarterly collection of TOT. Business License fees and Transient Occupancy Tax (TOT) collection process will remain unaffected.

There are currently 132 active short-term rental licensees but only approximately 100 short-term rentals completed TOT filing for the previous fiscal quarter. Therefore, approximately 32 of existing business license holders are not considered “Active” and have not submitted TOT. Under the new standards, licenses will need to be active and pay TOT to remain valid.

CONCLUSION

Atascadero is likely to be the only City in the County without an ordinance that regulates the health, safety, zoning, and appropriate permitting of short-term rentals. The ordinance is proposed as a proactive effort to prevent conflicts between the growing short-term rental industry, adjacent residents, and local hotels and motels by facilitating enforcement and setting clear standards for existing and future short-term rental operators.

ENVIRONMENTAL DETERMINATION:

This Project is exempt from the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3).

ALTERNATIVES:

1. The Council may make modifications to the proposed text amendments. Any proposed modifications should be clearly restated in any vote on the attached ordinance.
2. The Council may determine that more information is needed on some aspect of the project and may refer the item back to staff to gather the additional information. The Council should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Council may deny the proposed amendments. The Council must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Council. If the ordinance is denied, the City’s current ordinance will be deemed null and void and State law will govern ADU requirements.


FISCAL IMPACT:

The proposed ordinance amendments are intended to provide for full cost recovery and will potentially generate additional TOT, thus it is expected to slightly increase revenue as a result of increased permitting, monitoring, and enforcement.

REVIEWED BY OTHERS:

This item has been reviewed by the Community Development Director, Deputy Finance Director, and City Attorney.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENT(S):

1. Draft Ordinance
2. Draft Resolution (fee adoption)
3. City Council Staff Report dated October 14, 2024 RE: Short-Term Rental Ordinance Framework
<http://records.atascadero.org/WebLink/ElectronicFile.aspx?docid=125420&dbid=0>
4. City Council Minutes of their October 14, 2024 Meeting
<http://records.atascadero.org/WebLink/ElectronicFile.aspx?docid=126079&dbid=0>

DRAFT ORDINANCE

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING TITLE 9, PLANNING & ZONING, TO ADD DEFINITIONS AND STANDARDS FOR SHORT- TERM RENTALS

SHORT-TERM RENTALS (ZCH24-0059)

WHEREAS, the City of Atascadero (6500 Palma Ave., Atascadero, CA 93422), is considering Zone Change Text Amendments to Title 9; and

WHEREAS, the term “short-term rental” refers to a commercial lodging use that operates from a permitted dwelling unit in which tenants lease the dwelling or a portion of the dwelling for a period not exceeding more than 30 days; and

WHEREAS, short-term rentals are currently allowed in the City with a valid business license, but the City has not previously adopted zoning standards regulating this use; and

WHEREAS, City Council has determined that the commercial use of a dwelling as a short-term rental is a privilege that requires more oversight to ensure accountability to the community; and

WHEREAS, requires that all Short-term rental operators obtain a Short-term Rental Permit and business license, and register for the Transient Occupancy Tax collection; and

WHEREAS, the California Revenue and Taxation Code section 7280 grants the City the authority to charge Transient Occupancy Tax for short-term occupancy of lodging uses; and

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

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

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

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

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

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as if set forth in full.

SECTION 2. Planning Commission Recommendation. The Planning Commission of the City of Atascadero, on August 19, 2025, held a timely and properly noticed Public Hearing upon the subject Zoning Text Amendment and associated actions, at which hearing evidence, oral and documentary, was admitted on behalf of said Amendment, and the Planning Commission recommended that City Council approve said Amendment.

SECTION 3. Public Hearing. The City Council held a duly noticed public hearing to consider the Amendment on September 9, 2025, and considered testimony and reports from staff and the public.

SECTION 4. Findings for Approval. The City Council makes the following findings and determinations for approval of the proposed Zoning Text Amendment:

A. Findings for Zone Text Amendment:

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

FACT: The proposed zoning code text updates are consistent with the General Plan. The modifications to the definitions and establishment of standards to allow for Short-term Rentals while preserving residential neighborhoods and ensuring their participation in the City's economic growth.

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

FACT: The proposed Short-term Rental Ordinance creates new standards for the responsible and orderly operation of Short-term Rentals in the City to ensure ongoing compatibility with City policy for residential neighborhoods.

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

FACT: The proposed text amendment is minor and will not result in a physical environmental impact. Short-term rentals are currently allowed without formalized code standards and are considered a use consistent and compatible with the

establishment of residential dwelling units. The adoption of this ordinance will set clear standards, and allow enforcement of these standards moving forward.

SECTION 5. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3)).

SECTION 6. Approval. The City Council of the City of Atascadero, in a regular session assembled on September 9, 2025, resolved to introduce, for first reading by title only, an Ordinance that would amend the Title 9 of the Atascadero Municipal Code as shown in Exhibit A.

SECTION 7. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8. Preservation. Repealing of any provision of the Atascadero Municipal Code or of any previous Code Sections, does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9. Effect of Invalidation. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the Atascadero Municipal Code or other City Ordinance by this Ordinance will be rendered void and cause such previous Atascadero Municipal Code provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 10. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 11. Notice. The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Atascadero's book of original ordinances, make a note of the passage and adoption in the records of this meeting and within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

INTRODUCED at a regular meeting of the City Council held on September 9, 2025, and **PASSED, APPROVED** and **ADOPTED** by the City Council of the City of Atascadero, State of California, on _____, 2025.

CITY OF ATASCADERO:

Charles Bourbeau, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Dave Fleishman, City Attorney

Amend AMC § 9-2 to incorporate provisions for a Short-term Rental Permit as follows:

...

§ 9-2.109 Short-term Rental Permit

- (a) Purpose and Applicability. This Article provides permitting and processing procedures associated with the Short-term Rental provisions of Article 9-6.187 (Short-term Rentals). A Short-term Rental Permit shall be approved and renewed annually in order to allow for the operation of a Short-term Rental within any Dwelling Unit.
- (b) Review and Action
 - (1) Review Authority. The review authority for Short-term Rental Permit applications is the Community Development Director.
 - (2) Posting. A notice of permit application shall be posted at a visible location along the parcel frontage for a minimum of 15 business days prior to Director action. The notice shall be in a form approved by the City.
 - (3) Safety Inspection. City staff shall inspect all dwellings associated with an initial Short-term Permit application to ensure all required fire, life, and safety devices are installed and that no substandard living conditions exist in the dwelling before permit action.
 - (4) Findings. The following findings are required for approval of a Short-term Rental Permit:
 - (i) The Short-term Rental complies with §9-6.187 (Short-term Rentals), and all other applicable provisions of the Zoning Code and the Municipal Code.
 - (ii) No verified code enforcement cases have existed on the property within the last year, with the exception of a violation resolved through approval of this permit.
 - (5) Conditions. In approving a request for a Short-term rental Permit, the review authority may impose conditions of approval deemed reasonable and necessary to ensure that the use will comply with the findings required by subsection (e) of this section (Findings).
 - (6) Effective Date of Approval. The approval shall become effective for the purpose of issuance of a business license 14 business days after approval, unless an appeal is filed with the Planning Department as set forth in subsection (5) of this section.
 - (7) Appeal. Any person may appeal a decision on a Short-term Rental application as outlined in Section 9-1.111 (Appeal).
- (c) Application Preparation and Filing. Short-term Rental Permit applications shall include any materials set forth on the application form or otherwise prescribed by City policy, including but not limited to, the following:
 - (1) Fees. All required fees shall be paid concurrently with the submittal of an application for a Short-term rental, in accordance with the fee schedule in effect at the time of application.
 - (2) Proof of Principal Residence. If owner-occupancy is required by section 9-6.187, the owner shall submit a copy of their latest Homeowners' Exemption from the San Luis Obispo County Assessor's office.
 - (3) Site and Floor Plan. A site plan identifying all structures and all required parking and floor plan with labeled rooms, the location of fire, life, and safety devices.

- (d) Permit Valid. An approved Short-term Rental Permit shall be valid for 12 months or until December 31st of each calendar year, whichever is sooner, except that applications submitted after November 1st be valid to December 31st of the following year.
- (e) Renewal. An approved Short-term Rental Permit may be renewed provided that an application is submitted by December 1st of that calendar year and complies with the procedures and standards of this Article and Section 9-6.187 (Short-term Rentals).

 - (1) Review and Action

 - (i) Review Authority. The review authority for the renewal of a Short-term Rental permit is the Community Development Director.
 - (ii) Findings. The following findings are required for approval of an application to renew a Short-term Rental Permit, in addition to those findings set forth in Subsection (e) of this Section:

 - a. The Short-term Rental has been rented for a minimum (1) stay during the previous four (4) fiscal quarters, as verified through Transit Occupancy Tax filings.
 - b. The Short-term Rental has been operated in an orderly manner over the previous permitting year, with any code enforcement issues being promptly resolved and no repetitive or ongoing compliance issues.
 - (iii) Conditions. In approving a request to renew a Short-term rental Permit, the review authority may impose additional conditions of approval deemed reasonable and necessary to ensure that the use will comply with the findings required by subsection (3) of this section (Findings).
 - (iv) Effective Date of Renewal. The renewal shall become effective immediately after Director action for the purpose of processing a business license renewal.
 - (v) Appeal. Any person may appeal a decision on an application to renew a Short-term Rental application as outlined in Section 9-1.111 (Appeal).
 - (2) Renewal Application Preparation and Filing. Applications for the renewal of a Short-term Rental Permit shall include any materials set forth on the application form or otherwise prescribed by City policy, including but not be limited to the following:

 - (i) Fees. All required fees for permit renewal, in accordance with the fee schedule in effect at the time of application renewal.
 - (ii) Affidavit. An affidavit signed by the property owner confirming that the home remains in a safe, habitable condition and all fire, life, and safety devices remain properly installed and functioning. Affidavits shall be in a form approved by the Community Development Director.
 - (iii) Proof of Principal Residence. If owner-occupancy is required by section 9-6.187, the owner shall submit a copy of their latest Homeowners' Exemption from the San Luis Obispo County Assessor's office.
- (f) Reapplication. The owner of any property for which a Short-term Rental application is denied due to an inability to make the required findings for approval shall become ineligible to operate a Short-term rental until the following calendar year.
- (g) Non-transferable. Short-term Rental Permits do not run with the land and shall not be transferable between Owners. Transfer of Ownership of a Parcel shall void any existing Short-

term Rental Permit and a new Short-Term Rental Permit shall be required to operate under new ownership.

(h) Enforcement and Revocation.

- (1) Violations. Violations of the Short-term Rental Permit, including any requirements of the Municipal Code or any permit conditions, shall be considered a misdemeanor and shall be enforced per Title 12 (Code Enforcement) of the Atascadero Municipal Code. Violations related to health and safety shall be considered an infraction subject to the penalties allowed by Gov Code 63900(d), as follows:
 - (i) A fine not exceeding \$1,500 shall be imposed for the first infraction;
 - (ii) A fine not to exceed \$3,000 shall be imposed for the second infraction occurring within a year of the initial infraction;
 - (iii) A fine not to exceed \$5,000 shall be imposed for any subsequent infraction occurring within a year of the initial infraction.
- (2) Revocation. The City shall revoke a Short-term Rental Permit for any Short-term Rental where three code violations are verified within the annual licensing period.
 - (i) Documented evidence, including but not limited to photography, video, and audio recordings provided to the City by a resident, shall be considered sufficient to verify a code violation in the absence of first-person observation by a City representative.
- (3) No subsequent Short-term Rental Permit shall be issued for a property where a Short-term Rental Permit has been revoked until the subject property has transferred ownership to a new, unrelated owner.
- (4) Owners of properties operating Short-term Rentals shall be responsible for compliance with all standards of the Atascadero Municipal Code, inclusive of any violations by tenants and subsequent enforcement action by the City.
- (i) Retroactive Effect. All existing Vacation Rental Business Licensees may continue to operate without a Short-Term Rental Permit until December 31, 2025. All Short-term Rental operators must obtain a Short-term Rental Permit before or concurrently with their Business License applications to continue operations from January 1, 2026 onwards.

(a) ~~§ 9-2.109~~ § 9-2.110 Precise plan.

...

~~§ 9-2.110~~ § 9-2.111 Conditional use permit.

...

~~§ 9-2.111~~ § 9-2.112 Approved plans.

...

~~§ 9-2.112~~ § 9-2.113 Permit time limits.

- (a) An approved plot plan is valid for the time limits established by Title 8 governing building permits. An approved precise plan or conditional use permit, when not part of a planned development with an approved corresponding tentative map, is valid for 24 months after its effective date, unless otherwise provided by adopted conditions. At the end of the 24 months the approval shall expire and become null and void unless:
 - (1) Building permits have been applied for and have not expired;
 - (2) The project is completed (Section 9-2.114);

- (3) An extension has been granted (Section 9-2.117); or
 - (4) A building moratorium is imposed on the project site.
- (b) If a conditional use permit has been approved as part of a planned development with a corresponding tentative map, the life of the conditional use permit shall run with the map and shall only expire if the map expires. Time extensions for the map shall also extend the time of the corresponding conditional use permit. Conditional use permits which correspond with a tentative map shall remain active and shall not expire once the map is recorded. This provision shall apply retroactively and, as a result, any conditional use permit which expired prior to the effective date of the ordinance codified in this section, but which was approved as part of a planned development with a corresponding tentative map that is still active, shall no longer be considered expired but shall instead be deemed active and subject to expiration only if and when the corresponding map expires without having been recorded.
- (c) Endorsement or approval by the Design Review Committee shall be valid for a period of 12 months, unless otherwise provided by adopted conditions. At the end of the 12 months, the endorsement/approval shall expire and become null and void unless:
- (1) A complete construction permit for the majority of the development has been applied for and has not expired;
 - (2) The project is completed (Section 9-2.114);
 - (3) An extension has been granted consistent with the following:
 - (i) The Planning Director may grant two six month extensions. Additional exceptions may be granted by the Design Review Committee.
 - (ii) An extension shall be requested in writing on or before the date of expiration of the approval/endorsement.
 - (iii) The following findings shall be made to grant an extension:
 - a. There have been no changes to the provisions of the General Plan or zoning regulations applicable to the project since the approval/endorsement of the project; and
 - b. There have been no changes in the character of the site or its surroundings which affect how the standards of the General Plan or zoning regulations apply to the project.

(d) An approved Short-term Rental Permit shall be valid for 12 months or until December 31st of each calendar year, whichever is sooner, except that applications approved after November 1st be valid to December 31st of the following year. An approved Short-Term Rental Permit may be renewed for an additional 12-month period in compliance with procedures and standards outlined in Section 9-2.109 (Short-Term Rental Permit) and Section 9-6.187 (Short-term Rentals) of this title.

~~(d)~~(e) Nothing in this title shall be construed as affecting any time limits established by Title 8 of this code regarding work authorized by a building permit or other construction permit issued pursuant to Title 8, or time limits relating to the expiration of such permit.

~~§ 9-2.113~~ § 9-2.114 Substantial site work defined.

...

~~§ 9-2.114~~ ~~§ 9-2.115~~ Project completion.

...

~~§ 9-2.115~~ ~~§ 9-2.116~~ Occupancy or use of partially completed projects.

...

~~§ 9-2.116~~ ~~§ 9-2.117~~ Occupancy with incomplete site improvements.

...

~~§ 9-2.117~~ ~~§ 9-2.118~~ Extension of entitlement.

...

~~§ 9-2.118~~ ~~§ 9-2.119~~ Lapse of entitlement.

...

~~§ 9-2.119~~ ~~§ 9-2.120~~ Applications deemed approved.

...

~~§ 9-2.120~~ ~~§ 9-2.121~~ Applications deemed withdrawn.

...

~~§ 9-2.121~~ ~~§ 9-2.122~~ Guarantees of performance.

...

~~§ 9-2.122~~ ~~§ 9-2.123~~ Housing Accountability Act streamlined review.

...

Add AMC § 9-6.187 establishing Short-term Rental Standards as follows:

~~§ 9-6.187 Short-term Rentals.~~

Short-term Rentals are subject to the following standards:

(a) Permitting. The operation of a Short-term Rental shall be subject to approval and annual renewal of a Short-term Rental Permit. Permit renewals shall be in compliance with this Section and Section 9-2.109 (Short-term Rental Permit).

(b) Location and Quantity.

(1) Single-Family Zoned Properties. One dwelling unit shall be allowed to operate as a Short-Term Rental provided that:

- (i) The unit is not an ADU, JADU, UDU built after January 1, 2020; and
- (ii) The unit is not a deed restricted affordable unit, or any other unit restricted to long-term stays per State or Local code; and
- (iii) The Parcel is owner-occupied, except that this requirement shall not apply when:

(a) A business license was approved on or before November 1, 2025, and

(b) The Short-term Rental has been rented for a minimum (1) stay during the previous four (4) fiscal quarters, as verified through Transit Occupancy Tax filings, and

(c) The Business License remains in active status.

(2) Multiple-Family Zoned Properties. At least one (1) but not more than 25% of the residential units on a Multiple-Family zoned property shall be allowed to operate as Short-term Rentals, provided that:

- (i) The unit is not an ADU, JADU, UDU, or deed restricted affordable unit, or any other unit restricted to long-term stays per State or Local code.
- (3) Mixed Use Developments. At least one (1) but not more than 40% of residential units in a Mixed-Use Development shall be allowed to operate as Short-Term Rentals, provided that:
 - (i) The unit is not an ADU, JADU, UDU built after January 1, 2020; and
 - (ii) The unit is not a deed restricted affordable unit, or any other unit restricted to long-term stays per State or Local code.
- (4) Short-term Rentals shall not be permitted accessory structures or recreational vehicles.
- (5) All Short-term rentals must be operated out of legally constructed dwelling units
- (6) Dwelling units that are considered "legal non conforming," as outlined in Chapter 7 (Nonconforming Uses) of the Atascadero Municipal Code, shall be able to operate as Short-term rentals. The type and number of units permitted to be Short-term rentals shall be determined by the community Development Director based on property development characteristics.
- (c) Fire, Life, and Safety Devices. All Short-term Rentals shall be outfitted with the following:
 - (1) Smoke alarms and carbon monoxide detectors as required by the most current California Building Code in effect at the time of permit application.
 - (2) A fire extinguisher located at an easily visible and accessible location for renters.
 - (3) An informational sheet identifying emergency resources, local evacuation zone information, and fire safety posted at an easily visible location inside the dwelling.
- (d) Operating Standards. The following standards shall be adhered to at all times and shall be disclosed in any rental listings and/or subsequent rental agreements.
 - (1) Rental Parties. A maximum of one rental party shall be allowed to occupy a Short-term Rental at any given time.
 - (2) Vehicles and Parking. All Short-Term Rentals parties shall provide at least two on-site parking spaces for use by the rental party. All vehicles must park on-site.
 - (3) Quiet Hours. Quiet hours shall be observed from 9PM to 7AM Sunday through Thursday and 11PM to 7AM Friday and Saturday.
 - (4) 24-hour Contact. All Short-term Rental permits shall identify a 24-hour contact that shall be available to respond to and resolve complaints regarding the Short-term Rentals within one hour of notification from the City.
- (e) Signs. One identification sign may be erected pursuant to Chapter 9-15.
- (f) Business License. All Short-term Rental operators must obtain a City Business License. Short-term Rental Business licenses shall expire each year on December 31st.
- (g) Transit Occupancy Tax. All Short-term Rentals shall be registered for the collection of the City's Transit Occupancy Tax (TOT).
- (h) Retroactive Affect. Unless otherwise stated, this section shall apply to all properties and licensees with existing issued and active business licenses to operate Short-term Rentals.

Amend AMC § 9-3.230, Table 3-1 to list Short-term Rental as follows:

**Table 3-1 - Agriculture and Residential Land Uses
Allowed Land Uses and Permit Requirements**

Agriculture/Residential Zones Tourism, Lodging, and Dining	A Allowed Use, Zoning Clearance Required AUP Administrative Use Permit CUP Conditional Use Permit Required <input type="checkbox"/> Not Permitted					
	Permitted Uses By Zone					Special Use Regulation(s)
	A	RS	RSF	LSF	RMF	
<u>Short-term Rental</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>9-6.187</u>

Zoning Districts Abbreviations

A - Agriculture

LSF - Limited Single-Family Residential

RS - Residential Suburban

RMF - Residential Multifamily

RSF - Residential Single-Family Residential

Amend AMC § 9-3.330, Table 3-2 to list Short-term Rental as follows:

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

Nonresidential Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required <input type="checkbox"/> Not Permitted										
	Permitted Uses By Zones										Special Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
<u>Short-term Rental</u>	<u>A¹¹</u>	<u>A¹¹</u>	<u>A¹¹</u>	<u>A¹¹</u>			<u>A¹¹</u>	<u>A¹¹</u>			<u>9-6.187</u>

Notes: (These notes apply only to Table 3-2).

- Residential uses allowed only on second and third floors. If a project is required to comply with the Americans with Disabilities Act and does not have an elevator, one accessible unit may be located on the ground floor in conjunction with commercial space and shall not exceed the greater of:
 - 500 sf; or
 - 10% of the size of the ground floor commercial space not to exceed 1,000 sf.
- Multifamily dwellings permitted when located on the second floor or above, or within an existing residential structure of historical significance.
- Temporary events requiring more than 3 days for on-site setup and teardown require the approval of a conditional use permit (Section).
- Outdoor commercial and industrial sales and storage developments (as defined by Section 9-9.102) of 10,000 square feet or more require the approval of a conditional use permit (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.

- 5 Handcrafted and artisan food production shall be ancillary to the retail component.
- 6 Mobile food vending permitted on private property with owner's permission and City review of parking and access on site. Mobile food trucks used as part of an event may be permitted in the right-of-way with the issuance of an Event Permit.
- 7 When no overnight stays of animals are included.
- 8 Permitted when in association with conforming and legal nonconforming residences.
- 9 Allowed on ground floor south of Atascadero Creek. Conditional use permit required on ground floor on Palma, East Mall, West Mall Entrada, Traffic Way and on El Camino Real north of Atascadero Creek as designated in Figure 3-1, subject to all of the following findings:
 - a. The location and setting of the existing building is not ideal for pedestrian uses such as restaurants, retail or related uses.
 - b. The existing building and site improvements are designed exclusively for office uses and could not accommodate other uses.
 - c. The proposed new office use will be a significant contribution to economic development by providing new jobs, pedestrian traffic, and active uses in the downtown.
 - d. The proposed new office will meet parking, accessibility, and property development standards and will not result in new parking along Atascadero Creek, East Mall or West Mall.
 - e. The proposed new office building will provide a storefront and other architectural features that complement the pedestrian scale and retail environment desired within the downtown.
- 10 Outdoor storage of towing related vehicles, towed vehicles, or accessory storage (other than an approved parking lot for employees or fleet vehicles) over eight thousand (8,000) square feet shall require approval of a conditional use permit. (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.

11 Allowed as part of a Mixed-Use Development or Multiple-family Development.

Zoning District Abbreviations

- CN** - Commercial Neighborhood
CP - Commercial Professional
CR - Commercial Retail
CS - Commercial Service
CT - Commercial Tourist
CPK - Commercial Park
DC - Downtown Commercial
DO - Downtown Office
IP - Industrial Park
I - Industrial

Amend AMC § 9-3.500. Add a definition for Short term Rental as follows:

Short-term Rental. The rental of a dwelling, or habitable portion thereof, for 30 consecutive calendar days or less for temporary transient lodging purposes.

Amend AMC § 9-9.102 to delete the definition of vacation rental

~~Vacation rental. Any habitable structure, or portion thereof, utilized as a short term rental for stays of 30 days or less.~~

Amend AMC § 9-15.004 to allow Short-Term Rental Signs as follows:

§ 9-15.004 Exempt signs.

Types of Exempt Signage. The following sign types are exempt from the requirement of a building permit provided that the sign is consistent with the standards of this chapter. The size and placement standards set forth below and in subsequent sections must be adhered to in order for such sign to qualify as exempt.

(a) Signs on Properties Under Construction. With an aggregate area of 40 square feet, attached to a fence or construction related structure, not exceeding eight feet in height, and made of a lightweight material such as vinyl. One sign per street frontage.

(b) Directory Signs. Wall mounted for pedestrian use, with an aggregate area of 20 square feet, placed lower than five feet on the wall surface.

(c) Non-Illuminated Decorations. Special event decorations may be in place up to 60 days, except for signage listed in Section 9-15.006.

(d) Hazard Signs. As long as a hazard exists.

(e) Residential Signs, Short-Term Rental, and Home Occupations. With an aggregate area of two square feet.

(f) Window Signs and Lettering. Limited to lettering, graphics and perforated window film. Maximum area per Table 15.1 and Table 15.2. Posting of signs related to the operation of the business not to exceed four square feet (hours, restaurant ratings, etc.) are excluded from aggregate sign calculations.

(g) Official Government Flags. Signs, flags and notices.

(h) Landscaped Signs. Consistent with Section 9-4.127.

(i) Official Safety and Directional Signs. Safety and directional signage that is consistent with the Manual on Uniform Traffic Control Devices, California edition (MUTCD).

(j) Temporary signage in accordance with Table 15.1 and Table 15.2.

(k) Vehicle Signs. Painted signs, magnetic signs, decals, or logo wrap adhered to a vehicle, unless parked for the primary purpose of displaying the sign, refer to Section 9-15.006(g).

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, ESTABLISHING SHORT-TERM RENTAL PERMIT FEE

ESTABLISHMENT OF PERMIT FEE

WHEREAS, the City of Atascadero (6500 Palma Ave., Atascadero, CA 93422), has established zoning standards and permit requirements for Short-term Rentals; and

WHEREAS, Short-Term Rentals are defined as the rental of a dwelling, or habitable portion thereof, for 30 consecutive calendar days or less for temporary transient lodging purposes; and

WHEREAS, enactment of Short-Term rental provisions will promote accountability among operators by ensuring compliance with zoning standards enacted by the use; and

WHEREAS, Atascadero Municipal Code section 9-6.187 requires that all Short-term rental operators obtain a Short-term Rental Permit and business license, and register for the Transient Occupancy Tax collection; and

WHEREAS, the City wishes to comply with both the letter and the spirit of Article XIII B of the California Constitution and limit the growth of taxes; and,

WHEREAS, the City of Atascadero provides various planning and building development services to the public including, but not limited to, processing applications, reviewing plans and maps, issuing permits and reviewing development agreements (the “Planning Services”); and,

WHEREAS, the City of Atascadero desires to establish a policy of recovering some portion of the costs reasonably borne of providing special services, including but not limited to park and recreation services, rental of City property, police and fire services, and other miscellaneous City services, of a voluntary or limited nature, such that general taxes are not diverted from general services of a broad nature and thereby utilized unfairly and inequitably such special services (“City Services”); and,

WHEREAS, City Council intends to collect various fees (the “Fees”) and, in certain cases, require advance deposit of the Fees, to offset the costs associated with providing the Planning Services and City Services; and,

WHEREAS, because some of the Fees are described in Government Code section 66014, (i) notice of the time and place of this meeting as well as a general description of the matter to be considered are to be mailed at least 14 days prior to the date of this meeting to those parties (if any) who have filed requests for such notification, and (ii) data indicating the amount of the estimated cost required to provide the Services and the resources anticipated to fund the Planning

Services were made available to the public at least 10 days prior to the date of this meeting, all in accordance with Government Code section 66016; and,

WHEREAS, Government Code Section 66016 applies to fees authorized in Government Code sections 51287, 56383, 57004, 65104, 65456, 65863.7, 65909.5, 66013, 66014 and 66451.2, Health & Safety Code sections 17951, 19132.3 and 19852, Public Resources Code section 41901 and Public Utilities Code section 21671.5 consisting of primarily fees for zoning variances, zoning changes, use permits, building inspections, building permits, filing and processing applications and petitions filed with LAFCO, the processing of subdivision maps, tentative, final and parcel maps and planning services to be charged for development projects; and,

WHEREAS, Government Code Section 66018 applies to the adopting or increasing fees to which a specific statutory notice requirement does not apply; and

WHEREAS, pursuant to Government Code sections 66016 and 66018 the enactment or increase in any fees to be charged for services must be adopted by the City Council by ordinance or resolution, after providing notice and holding a public hearing; and,

WHEREAS, the City Council finds that the fee schedule detailed in Exhibit A attached hereto and incorporated herein by reference is consistent with the City of Atascadero General Plan; and,

WHEREAS, pursuant to Government Code Sections 66016 and 66018, the data required to be made available to the public prior to increasing the amount of the fees by this resolution was made available for public review at least 10 days prior to the date of this meeting; and,

WHEREAS, pursuant to Government Code Sections 66014, 66106, 66018 and 6062a, notice of a public hearing on the increase to the amount of fees was published twice, with at least five days intervening the two publications, commencing at least ten days prior to the date of this meeting; and,

WHEREAS, a duly noticed public hearing before the City Council was held on September 9, 2025, at which public testimony was received and duly considered on the proposed Fee; and,

WHEREAS, the City Council has previously adopted Resolution No. 2025-027, setting forth such fees, and desires to amend and restate that Resolution in this Resolution, without rescinding said adoption; and,

WHEREAS, the amount of the Fees do not exceed the true cost of providing the Planning Services and City Services; and,

WHEREAS, the increase to the amount of the fees is not a “project” subject to the California Environmental Quality Act because it is a funding mechanism having no physical effect on the environment.

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

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

SECTION 1. Recitals: The above recitals are true and correct and the City Council so finds and determines.

SECTION 2. Establishment of the Fee. The Fee is hereby established in the amount detailed on Exhibit A, consistent with Atascadero Municipal Code.

SECTION 3. Collection of the Fees. The Fees levied pursuant to this Resolution shall be paid to the City upon submittal of an application for a Short-term Rental Permit, as required by the Section 9-2.109 of the Atascadero Municipal Code.

SECTION 4. Constitutionality. If any portion of this Resolution is declared invalid or unconstitutional then it is the intention of the City Council to have passed the entire Resolution and all its component parts, and all other sections of this Resolution shall remain in full force and effect.

SECTION 5. Repealer. All resolutions and other actions of the City Council in conflict with the contents of this Resolution are hereby repealed as of the date the fees adopted by this Resolution becomes effective under Section 7.

SECTION 6. CEQA. The establishment of this fee is not a “project” subject to the California Environmental Quality Act because it is a funding mechanism having no physical effect on the environment.

SECTION 7. Effective Date. This Resolution shall become effective upon adoption, and the fees adopted by this Resolution shall take effect 60 days after the effective date of this Resolution, and shall remain in effect, until revised by the City Council.

PASSED AND ADOPTED at a regular meeting of the City Council on the 9th day of September, 2025.

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

ATTEST:

Lara K. Christensen, City Clerk

Charles Bourbeau, Mayor

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PLANNING			
25-001	ADMINISTRATIVE USE PERMIT REVIEW	Non-commercial wall mural - No charge Minor Outdoor Amplified Music - \$112 per application (subsidized) Other - \$2,151 per application	No change
25-001-Sign	SIGNAGE ADMINISTRATIVE USE PERMIT REVIEW	\$112 per application, inclusive of noticing and label generation fees (subsidized)	No change
25-002	MINOR CONDITIONAL USE PERMIT REVIEW	\$3,131 per application	No change
25-003	MAJOR CONDITIONAL USE PERMIT REVIEW	Standard (less than 5 acres) - \$6,670 per application Major (5 acres or greater) - \$10,820 per application	No change
25-004	VARIANCE APPLICATION	\$3,338 per application	No change
25-006	DEVELOPMENT AGREEMENT	\$16,802 deposit with staff charges at the fully allocated hourly rates plus any outside or legal expenses	No change
25-006A	PLANNING AGREEMENT PREPARATION	\$185 per agreement	No change
25-007	SPECIFIC PLAN	\$13,441 deposit with staff charges at the fully allocated hourly rates plus any outside or legal expenses	No change
25-008	GENERAL PLAN/ZONING MAP AMENDMENT	\$6,446 per application	No change
25-010	GENERAL PLAN/ZONING TEXT AMENDMENT	Minor - \$2,677 per application Major - \$7,017 per application Combined with a map and/or master plan of development (CUP) - 50% of these fees	No change
25-011	TENTATIVE PARCEL MAP	\$5,830 per application	No change
25-012	TENTATIVE TRACT MAP	\$8,244 per map plus \$106 per lot over 10 lots	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PLANNING (continued)			
25-013	CONDOMINIUM CONVERSION TENTATIVE MAP	\$7,129 per map plus \$118 per unit over 15 units Commercial - \$3,181 per map	No change
25-014	PRECISE PLAN	\$2,212 per application	No change
25-015	MAP/CONDITIONAL USE PERMIT RECONSIDERATION/AMENDMENT REVIEW	\$2,895 per application	No change
25-015A	PLANNED DEVELOPMENT REPEAL	\$1,299 per application	No change
25-016	ENVIRONMENTAL IMPACT REPORT REVIEW	\$1,299 per application	No change
25-016A	ENVIRON MITIGATION NEGATIVE DECLARATION	Standard - \$3,405 per application in addition to other application fees where applicable Expanded - \$5,679 per application in addition to other application fees where applicable	No change
25-016B	ENVIRONMENTAL CATEGORICAL EXEMPTION	\$241 per application Class 32 - \$1,131 per application Plus any filing fees	No change
25-016C	ENVIRONMENTAL IMPACT REPORT/MITIGATED NEGATIVE DECLARATION ADDENDUM	\$2,940 per application in addition to other application fees where applicable	No change
25-017	ANNEXATION	\$22,402 deposit with staff charges at the fully allocated hourly rates plus any outside or legal expenses	No change
25-018	LOT LINE ADJUSTMENT REVIEW	Historic Conflict Lot Line Adjustment - \$1,680 per application (subsidized) Other - \$2,246 per application	No change
25-018A	MINISTERIAL SUBDIVISIONS	Urban Lot Split- \$2,879 per application Small Lot Subdivision - \$2,879 per application	No change
25-019	VOLUNTARY LOT MERGER	\$986 per application	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PLANNING (continued)			
25-022	SUBSTANTIAL CONFORMANCE FINDING	\$666 per application	No change
25-023	FINDING OF CONVENIENCE & NECESSITY	\$554 per application	No change
25-024	TEMPORARY OCCUPANCY REVIEW	Commercial/Industrial/Multi-Family - \$1,271 per application Single Family Residential - \$560 per application	No change
25-025	ADMINISTRATIVE TIME EXTENSION REVIEW	\$627 per application	No change
25-026	PLANNING COMMISSION TIME EXTENSION REVIEW	\$1,036 per application	No change
25-027	CONTINUANCE	\$336 per application	No change
25-028	APPEAL TO PLANNING COMMISSION	\$1,714 per application for 70% cost recovery	No change
25-029	APPEAL TO CITY COUNCIL	\$1,927 per application for 70% cost recovery	No change
25-030	NATIVE TREE REMOVAL PERMIT	Dead/Diseased Tree - No Charge Non-Heritage Tree - \$274 per permit Heritage Tree - \$1,305 per permit	No change
25-031	TREE PROTECTION PLAN / INSPECTION FOR BUILDING PERMIT	Minor (No Arborist Required) - No charge if done in conjunction with Planning Plan Check fee or \$90 per review if done independently Major - \$364 per application Fee includes one inspection and one re-inspection	No change
25-032	RE-INSPECT TREE PROTECTION	\$185 per inspection Fee imposed on the third and any subsequent inspections	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PLANNING (continued)			
25-037	BUILDING ADDRESS ASSIGNMENT PROCESSING	SFR/Duplex - \$90 per application 3-10 Units - \$134 per application 11-20 Units - \$409 per application Each Additional Unit over 20 - \$28	No change
25-038	REAL ESTATE/PROPERTY INFO LETTER	\$258 per letter	No change
25-039	CONSTRUCTION OPERATION AFTER-HOURS	\$588 per application	No change
25-040	PLANNING REVIEW/APPROVAL OF ENCROACHMENT PERMIT	\$230 per permit	No change
25-040A	PLANNING REVIEW / APPROVAL OF BUILDING PERMIT	Base Fee - 15% of the Building Permit Fee CUP/PD Compliance - \$638 per application DRC Review - \$549 per application + 7.5% Community Development Technology Surcharge	No change
25-040B	PLANNING INSPECTION	\$185 per inspection	No change
25-040C	PLANNING- EXTRA PLAN CHECK/INSPECTION	\$185 per hour OR 1.3 times the actual cost of contract consultant	No change
25-040D	PLANNING BUSINESS LICENSE REVIEW	Commercial Zoning Clearance - \$90 per application Home Occupation - \$90 per application Change of Owner - \$78 per application	No change
25-040E	BUILDING BUSINESS LICENSE INSPECTION	\$202 per business	No change
25-040F	COMMUNITY DEVELOPMENT MISCELLANEOUS SERVICES	Charge all staff at the fully allocated hourly rates plus any outside legal expenses	No change
25-040G	COMMUNITY DEVELOPMENT TECHNOLOGY SURCHARGE	7.5% of fees as detailed in the individual services	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
BUILDING			
25-041	BUILDING PLAN CHECK	Plan Check - 65% of Building Permit Fee Disabled Access - Additional 10% of Building Permit Fee Energy Efficiency - Additional 10% of Building Permit Fee OR Outside Plan Check - 1.3 times the cost of outside consultant + 7.5% Community Development Technology Surcharge	No change
25-041A	BUILDING PERMIT/INSPECTION	Building Permit - The current International Code Council (ICC) Building Valuation Tables including inflation indexing, plus 25%. Plumbing Permits-10% of Building Permit Fee (\$97 minimum) Mechanical Permits-10% of Building Permit Fee (\$97 minimum) Electrical Permits-10% of Building Permit Fee (\$97 minimum) + 7.5% Community Development Technology Surcharge	No change
25-041C	OVER THE COUNTER MISCELLANEOUS BUILDING PERMIT	Water Heater - \$106 Minor (1 inspection) - \$274 per permit Major (2 inspections) - \$476 per permit + 7.5% Community Development Technology Surcharge	No change
25-041D	EXPRESS BUILDING PERMIT	Residential Rooftop Solar Systems under 10 KW - \$504 per permit (subsidized) Other - \$672 per permit + 7.5% Community Development Technology Surcharge	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
BUILDING (continued)			
25-041D-Sign	EXPRESS SIGN PERMIT	Sign Permit - \$84 per permit (subsidized) Exclusive of Monument Signs and Pole Signs	No change
25-048	PLAN REVISION CHECKING	\$230 plus actual cost of City staff at the fully allocated hourly rates or actual cost of consultant	No change
25-049	BUILDING - EXTRA PLAN CHECK/INSPECTION	Plan Check - \$39 plus \$202 per hour, 1 hour minimum or the actual cost of contract consultant Inspection - \$241 per extra inspection	No change
25-050	RESTAMPING OF APPROVED PLANS	Single Family Residential - \$218 per plan Commercial/Industrial/Multi-Family - \$398 per plan	No change
25-051	LOST INSPECTION CARD	\$140 per card	No change
25-051A	CHANGE OF CONTRACTOR OR RESPONSIBLE PARTY	\$218 per application	No change
25-052	APPEAL TO BOARD OF APPEALS	\$1,462 per appeal for 70% cost recovery	No change
25-068	GENERAL PLAN MAINTENANCE	7% of all building permits, which includes new structures and additions	No change
25-069A	DISTRICT FORMATION PROCESSING	\$5,276 per district plus any outside consultant or legal costs	No change
25-069B	COMMUNITY FACILITY DISTRICT ANNEXATION	\$1,523 per district plus any outside consultant or legal costs	No change
25-117	CHANGE OF OCCUPANCY	\$274 per application	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
FIRE DEVELOPMENT			
25-042	FIRE BUILDING PLAN CHECK/INSPECTION	30% of Building Plan Check Fees + 7.5% Community Development Technology Surcharge	No change
25-042A	FIRE SPRINKLER PLAN CHECK	New Residential Plan Check - \$207 plus actual cost of consultant Tenant Improvement Residential Remodel Plan Check - \$207 plus actual cost of consultant Commercial Plan Check - \$207 plus actual cost of City staff at the fully allocated hourly rates or actual cost of consultant + 7.5% Community Development Technology Surcharge	No change
25-042B	FIRE SPRINKLER INSPECTION	Residential - \$302 Commercial - Charges at the fully allocated hourly rates plus any outside expenses + 7.5 Community Development Technology Surcharge	No change
25-042C	EXTRA FIRE PLAN CHECK/INSPECTION	\$218 per hour extra plan check or inspection OR Charge 130% of Actual Contract Costs for projects that use contract services Fee to be assessed after initial plan check/inspection and one re-check/inspection	No change
25-042D	SPRINKLER EXPRESS PLAN CHECK/INSPECTION	\$241 per permit + 7.5% Community Development Technology Surcharge	No change
25-043A	FIRE ALARM PLAN CHECK	\$207 plus actual cost of consultant + 7.5% Community Development Technology Surcharge	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
FIRE DEVELOPMENT (continued)			
25-043B	FIRE ALARM INSPECTION	Single Family Residential - \$246 Other - Charges at the fully allocated hourly rates plus any outside expenses + 7.5% Community Development Technology Surcharge	No change
25-044A	NEW FIRE HOOD/SUPPRESSION PLAN CHECK	\$129 plus actual cost of consultant + 7.5% Community Development Technology Surcharge	No change
25-044B	NEW FIRE HOOD/SUPPRESSION INSPECTION	\$140 per project + 7.5% Community Development Technology Surcharge	No change
25-045	PRIVATE HYDRANT SYSTEM PC/INSPECTION	\$644 per system plus actual cost of consultant + 7.5% Community Development Technology Surcharge	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PUBLIC WORKS			
25-053	ON-SITE GRADING PLAN CHECK - BUILDING	<p>Minor (Less than 50 CY/1,000 sq ft of disturbed soil) - \$84</p> <p>Single Family Residence/Accessory: 50-100 CY of disturbed soil - \$353 101-500 CY of disturbed soil - \$437 501+ CY/1 acre or more of disturbed soil - \$672</p> <p>Commercial/Industrial/Multifamily - \$739 plus \$174 per each 5,000 sq ft of disturbed soil after the first 5,000 sq ft</p> <p>Rough Grading - \$532</p> <p>+ 7.5% Community Development Technology Surcharge</p>	No change
25-053C	ENGINEERING-EXTRA PLAN CHCK/INSPECTION	<p>\$39 per plan/inspection plus \$168 per hour per extra plan check or inspection</p> <p>OR</p> <p>Charge 130% of actual contract costs for projects that use contract services</p> <p>Fee to be assessed after initial plan check/inspection and one re-check/inspection</p>	No change
25-053D	TEMPORARY STOCKPILE PERMIT	\$448 per permit	No change
25-053E	PLOT PLAN REVIEW	<p>Single Family - \$84 per lot</p> <p>Commercial/Industrial/Multi-Family - \$168 per lot</p>	No change
25-053F	ENGINEERING COMMERCIAL MODIFICATION REVIEW	\$151 per application	No change
25-053G	ON-SITE STORMWATER MANAGEMENT PLAN CHECK	<p>Tier 3 - \$739</p> <p>Tier 4 - \$1,143</p> <p>Tiers 1 and 2 are included in grading plan check fees</p> <p>+ 7.5% Community Development Technology Surcharge</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PUBLIC WORKS (continued)			
25-053H	SWPPP PLAN CHECK/INSPECTION	Plan Check - \$403 Inspection - \$336 per quarter per site + 7.5% Community Development Technology Surcharge	No change
25-053W	OWTS (SEPTIC SYSTEM) PLAN CHECK	New/Modified (associated with a structure) - \$442 per plan Replacement (not associated with a structure) - \$610 per plan + 7.5% Community Development Technology Surcharge	No change
25-054	ON-SITE GRADING INSPECTION	Minor (Less than 50 CY/1,000 sq ft of disturbed soil) - \$129 Single Family Residence/Accessory: 50-100 CY of disturbed soil - \$325 101-500 CY of disturbed soil - \$459 501+ CY/1 acre or more of disturbed soil - \$868 Commercial/Industrial/Multi-Family - \$566 plus \$274 per each 5,000 sq ft of disturbed soil after the first 5,000 sq ft + 7.5% Community Development Technology Surcharge	No change
25-054B	ON-SITE STORMWATER MGMT INSPECTION	\$409 per drainage facility + 7.5% Community Development Technology Surcharge	No change
25-054W	OWTS (SEPTIC SYSTEM) INSPECTION	\$398 per permit + 7.5% Community Development Technology Surcharge	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PUBLIC WORKS (continued)			
25-055	PUBLIC IMPROVEMENT PLAN CHECK	<p>\$0 - \$50,000 - 8.30% of the Engineer's Estimate (\$1,120 minimum)</p> <p>\$50,000 - \$100,000 - \$4,149 plus 4.45% of the Engineer's Estimate over \$50,000</p> <p>\$100,000 - \$500,000 - \$6,440 plus 1.55% of the Engineer's Estimate over \$100,000</p> <p>\$500,000 - \$1,000,000 - \$12,824 plus 1.07% of the Engineer's Estimate over \$500,000</p> <p>\$1,000,000+ - \$18,332 plus 0.53% of the Engineer's Estimate over \$1,000,000</p> <p>+ 7.5% Community Development Technology Surcharge</p>	No change
25-055A	PUBLIC IMPROVEMENT INSPECTION	<p>\$0 - \$50,000 - 4.00% of the Engineer's Estimate (\$1,120 minimum)</p> <p>\$50,000 - \$100,000 - \$2,198 plus 4.07% of the Engineer's Estimate over \$50,000</p> <p>\$100,000 - \$500,000 - \$4,293 plus 0.98% of the Engineer's Estimate over \$100,000</p> <p>\$500,000 - \$1,000,000 - \$8,329 plus 0.82% of the Engineer's Estimate over \$500,000</p> <p>\$1,000,000+ - \$12,551 plus 0.47% of the Engineer's Estimate over \$1,000,000</p> <p>+ 7.5% Community Development Technology Surcharge</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PUBLIC WORKS (continued)			
25-055B	ENGINEERING AGREEMENTS	Public or Subdivision Improvements (Tract Map) - \$784 per agreement Deferral of Improvements (Parcel Map) - \$431 per agreement Sewer Extension Reimbursement - \$627 per agreement Oversizing Improvements Reimbursement - \$1,232 per agreement Maintenance of Stormwater Facilities - \$342 per agreement plus \$188 annually OWTS (Septic) Pre-Treatment Systems - \$342 per agreement plus \$188 annually	No change
25-056	TEMPORARY ENCROACHMENT PERMIT	Short Term - \$118 Long Term - Minor - \$218 Long Term - Major - \$846 Outdoor Dining - New - \$403 (subsidized) Outdoor Dining - Annual - \$185 (subsidized) Overhead Structure - \$174 Miscellaneous Minor Use - \$118	No change
25-057	STANDARD ENCROACHMENT PERMIT - IMPROVEMENT	Driveway Approach: New - \$493 Replacement - \$207 New Curb/Gutter - \$493 plus \$4 for each linear foot New Sidewalk - \$342 plus \$4 for each linear foot Miscellaneous Minor - \$174 Sidewalk and Curb/Gutter Repairs- \$0 (subsidized) Non-City Maintained Road Repairs - \$0 (subsidized) Downtown Street Tree Installation/Replacement - \$0 (subsidized) Public Improvements - See 24-055 and 24-055A	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PUBLIC WORKS (continued)			
25-058	STANDARD ENCROACHMENT PERMIT - UTILITY	Sewer Main Connection Inspection: SFR - \$286 per connect Commercial/Industrial/Multi-Family - \$454 per connect Trenching: Under 4 ft. depth - \$756 plus \$2 per linear foot 4 to 8 ft. depth - \$756 plus \$4 per linear foot Over 8 ft. depth - \$756 plus \$9 per linear foot Boring - \$756 plus \$4 per each 10 linear feet Overhead - \$756 plus \$2 per each 10 linear feet Obstructions: Surface - \$342 plus \$95 per obstruction Subsurface - \$342 plus \$67 per obstruction Overhead - \$342 plus \$45 per obstruction Potholing - \$330 per every 10 potholes or fraction thereof Broadband Fiber Installation - \$0 (subsidized)	No change
25-058A	TRAFFIC CONTROL PLAN CHECK	Minor - \$162 per project Standard - \$325 per project Major - \$756 per project	No change
25-058B	TRAFFIC CONTROL INSPECTION	Minor - \$67 plus \$67 per day after the first day Standard - \$146 plus \$67 per day after the first day Major - \$325 plus \$67 per day after the first day	No change
25-058C	SPECIAL EVENT STREET CLOSURE	Review - \$146 plus the fully allocated hourly rate for all personnel involved after 1 staff hour Install - \$308 plus the fully allocated hourly rate for all personnel involved after 2 staff hours	No change
25-058D	BLANKET ENCROACHMENT PERMIT	\$5,584 per utility per year plus \$230 per sub-permit in addition to any franchise payments	No change
25-058E	MISCELLANEOUS ENCROACHMENT PERMIT	Request for Time Extension/Renewal of Expired Permit - \$129 per permit Encroachment without a permit - Double fees Illegal Encroachment or Removal/Relocation - Actual Costs Restoration of Right-of-Way and/or Street - Actual Costs	No change
25-059	FINAL PARCEL MAP CHECK	\$3,315 per map plus \$116 plus \$7 per lot GIS fee	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PUBLIC WORKS (continued)			
25-060	FINAL TRACT MAP CHECK	\$4,212 per map plus \$46 per lot after 5 lots plus \$116 plus \$7 per lot GIS Fee Affordable Housing - \$734 per application plus \$185 per unit plus outside or legal costs	No change
25-061	CONDOMINIUM CONVERSION FINAL MAP	\$3,450 per map Plus actual contract costs for over 15 units Plus any recording fees	No change
25-062	FINAL MAP AMENDMENT	\$3,489 per application Certificate of Correction - \$521 per application	No change
25-063	STREET/RIGHT OF WAY ABANDONMENT PROCESS	\$5,500 per application	No change
25-064	CERTIFICATE OF COMPLIANCE	\$1,187 per certificate	No change
25-065	FLOOD PLAIN LETTER	\$689 per letter	No change
25-066	TRANSPORTATION PERMIT	\$16 - Single Trip Permit \$90 - Annual/Repetitive Permit <i>Fees are set by the State</i>	No change
25-109	SEWER CONNECTION PROCESSING	\$90 per sewer connection permit	No change
25-110	EMERGENCY SEWAGE SPILL RESPONSE	Charge the fully allocated hourly rates for all personnel involved plus any outside or material costs	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
POLICE			
25-069	CODE ENFORCEMENT	Recover the full costs related to the enforcement of the City's codes at a particular parcel if the parcel is not brought into compliance and court action is necessary. Notice of Non-Compliance - \$279 plus County fees	No change
25-070	NOISE DISTURBANCE RESPONSE CALL-BACK	Full costs of all responding personnel	No change
25-071	POLICE FALSE ALARM RESPONSE	First three responses within a calendar year - No Charge Each subsequent false alarm within a calendar year - \$202 per response	No change
25-072	DUI ACCIDENT RESPONSE INVESTIGATION	Charge the fully allocated hourly rate for all emergency personnel responding, not to exceed \$12,000 per incident by State Law.	No change
25-073	VEHICLE EQUIPMENT CORRECTION INSPECTION	\$78 per inspection	No change
25-074	VIN VERIFICATION	\$90 per request	No change
25-075	STORED/IMPOUNDED VEHICLE RELEASE	\$162 per vehicle	No change
25-076	REPOSSESSED VEHICLE RELEASE	\$15 per vehicle This fee is set by State Law	No change
25-078	RECORDS CHECK/CLEARANCE LETTER	\$39 per letter plus notary fee if applicable	No change
25-079	LIVE SCAN FINGERPRINT PROCESSING	No Charge - Volunteers for Seniors/Youth \$19 per person - community group coaches or leaders \$39 per person - all others	No change
25-080	POLICE REPORT COPY	As this service is covered by the Public Records Act, the fee should match the City's copy charge fee: 1st page - \$0.50 each additional page - \$0.10	No change
25-081	POLICE DIGITAL FILE REPRODUCTION	\$6 per device	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
POLICE (continued)			
25-082	CONCEALED CARRY WEAPONS LICENSE	<p>New application administrative fee- \$168 Renewal application administrative fee- \$34 Amended application administrative fee- \$13</p> <p>Fees set by State Law: Department of Justice initial Livescan- \$93 Department of Justice renewal Livescan- \$52 Psychological testing costs are to be added to the above fee up to \$150</p> <p>20% of the fee is collected upon filing of the initial application and is non-refundable. The balance of the fee is collected on issuance of the license.</p>	No change
25-083	CIVIL SUBPOENA OF RECORDS	<p>Reasonable Costs as set by State Law Deposit and Travel as set by State Law Fees are set by State Law (Evidence Code §1563 and Government Code §68096.1)</p>	No change
25-084	DUCES TECUM SUBPOENA	<p>Reasonable Costs as set by State Law Fees are set by State Law (Evidence Code §1563)</p>	No change
25-085	POLICE SPECIAL SERVICES	Full costs of all personnel required, plus any actual material or equipment expenses required for the event.	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
FIRE			
25-045A	FIRE SPRINKLER SERVICE LETTER	\$56 per letter	No change
25-045B	FIRE CODE POSITION LETTER	\$336 per letter	No change
25-046	FIRE FLOW TEST	\$274 per test	No change
25-086	TEMPORARY TENT/CIRCUS PERMIT	\$241 per permit plus \$106 per day after the first day	No change
25-086A	PERMANENT TENT PERMIT	\$241 per permit	No change
25-089	UNDERGROUND TANK REMOVAL	\$241 per tank - 1st inspection \$129 per tank - each subsequent inspection	No change
25-090	FIRE CODE PERMIT	\$218 per permit	No change
25-091	ENGINE COMPANY INSPECTION	First 2 inspections - no charge 3rd and subsequent inspections - \$218 per inspection	No change
25-091A	SCHOOLS/HOTEL/MOTEL/ASSISTED LIVING FACILITY INSPECTION	\$571 per facility plus \$123 per floor after the first floor Fee includes two inspections	No change
25-091B	DAY CARE/GROUP HOME INSPECTION	Day Care/Group Home Facility Consultation - \$50 (maximum allowed under State law) Day Care Inspection - \$50 per permit (subsidized) Group Home Facility Inspection - \$246 per permit Fee includes two inspections	No change
25-091C	APARTMENT INSPECTION	3-15 units - \$196 16-50 units - \$302 51-100 units - \$521 101+ units - \$739 Fee includes two inspections	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
FIRE (continued)			
25-092	FIRE FALSE ALARM RESPONSE	First 3 responses in a calendar year - No Charge Each subsequent response in a calendar year - \$426 per response	No change
25-092A	NURSING HOME LIFT ASSIST	First 3 responses in a calendar year - No Charge Each subsequent response in a calendar year - \$493 per response	No change
25-093	WEED ABATEMENT PROGRAM	Actual costs plus 166% Administrative Fee plus \$299 flat fee if lot must be cleared by the City This program is designed to only recover the cost of the properties that do not comply.	No change
25-094	HAZARDOUS MATERIALS RESPONSE	Charge the fully allocated hourly rates for all personnel involved.	No change
25-095	NEGLIGENT INCIDENT RESPONSE	Charge double the fully allocated hourly rates for all personnel involved.	No change
25-096	FIRE/ARSON INVESTIGATION	Charge the fully allocated hourly rates for all personnel involved.	No change
25-098	FIRE INCIDENT REPORT COPY	As this service is covered by the Public Records Act, the fee should match the City's copy charge fee: 1st page - \$0.50 each additional page - \$0.10	No change
25-098A	FIRE CODE OCCUPANCY LETTER	\$246 per letter	No change
25-098B	FIRE MISCELLANEOUS SERVICES	Charge all staff at the fully allocated hourly rates plus any outside or legal expenses	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
RECREATION			
25-099	ADULT SPORTS	<p>The City Manager or Designee may set and change Adult Sports Fees according to cost recovery guidelines and local trends. This authorization is intended to allow the Recreation Division to offer new and revised programs between fee updates. Current Fees are as follows:</p> <p>Adult Basketball: \$502 per team + \$6 per nonresident player or additional 10% if 8 or more nonresident players</p> <p>Adult Kickball: \$448 per team + \$6 per nonresident player or additional 10% if 8 or more nonresident players</p> <p>Adult Drop-in Programs: \$3 per person</p> <p>Light Fee: \$26 per hour</p> <p>Late Fee: After registration \$64 per team</p> <p>Forfeit Fee: \$31 per team</p> <p>Protest Fee: \$26 per team</p>	No change
25-100	YOUTH SPORTS	<p>The City Manager or Designee may set and change Youth Sports Fees according to cost recovery guidelines and local trends. This authorization is intended to allow the Recreation Division to offer new and revised programs between fee updates. Current Fees are as follows:</p> <p>Jr. Volleyball - \$106 per resident participant or \$117 for nonresident participants (\$5 discount for each additional family member)</p> <p>Youth Basketball - \$118 per participant or \$129 per nonresident participant (\$5 discount for each additional family member)</p> <p>T-Ball - \$106 per resident participant or \$117 for nonresident participant (\$5 discount for each additional family member)</p> <p>\$11 late fee per participant or family</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
RECREATION (continued)			
25-103	CONTRACT RECREATION CLASSES	<p>City Contract Instructors receive 70% of the class fee and the City receives the remaining 30% for off-site classes and/or existing instructors.</p> <p>City Contract Instructors receive 60% of the class fee and the City receives the remaining 40% for on-site classes and/or new instructors.</p>	No change
25-104	CITY SPECIAL EVENTS	<p>The City Manager or Designee may set and change Special Events according to cost recovery guidelines and local trends. This authorization is intended to allow the Recreation Division to offer new and revised programs between fee updates. Current Fees are as follows:</p> <p>1st Banner Position - No charge Additional Banner Positions - \$62 each per week according to policy</p> <p>A temporary banner removal fee of \$31 will be charged if banner is left up more than one day after the event.</p> <p>Cruise Night: \$30 per car during pre-registration \$45 per car the night of the event</p> <p>Craft Faire \$71 per inside space for residents \$88 per inside space for nonresidents \$61 per outside space for residents \$77 per outside space for nonresidents</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
RECREATION (continued)			
25-104	CITY SPECIAL EVENTS (continued)	<p>Father/Daughter and Mother/Son Dances: \$38 per couple for residents \$44 per couple for nonresidents + \$5 for each additional daughter</p> <p>Booth Fee (Booths allowed in accordance with City policy at other City-run events) \$0 Nonprofit vendors \$74 For Profit Vendors</p> <p>Other Special Events: Fully allocated cost of required personnel</p> <p>City Events - \$500 vendor cleaning fee will be applied and billed to each vendor that does not leave the vendor area clean.</p>	No change
25-145	SPECIAL EVENT PERMIT	<p>Private Property 1-99 attendees - \$279 per application (subsidized) 100+ attendees - \$896 per application</p> <p>Public Property 1-99 attendees - \$1,227 per application 100+ attendees - \$3,573 per application</p> <p>Still Photography - \$50 per application</p> <p>Film Permit - \$398 per application</p> <p>Plus actual costs as necessary as determined by staff.</p>	No change
25-105	TRIPS AND TOURS	Charge the direct cost of the trip	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
RECREATION (continued)			
25-148	ADVERTISING	<p>The City Manager or designee may set and change Advertising Fees according to cost recovery guidelines and local market trends. This authorization is intended to allow the Recreation Division to offer new and revised programs between fee updates. Current Fees are as follows:</p> <p>\$154 1/8 Page Ad \$232 1/4 Page Ad \$345 1/2 Page Ad \$283 Banner Ad \$644 Full Page Ad \$875 Inside Back Cover \$875 Inside Front Cover \$1,591 Back Cover</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PAVILION			
25-138	PAVILION CLEANING FEE	<p>Security Deposit: All special events require a \$481 security deposit.</p> <p>Security Guards: All events where alcohol is served require one guard per 100 people. \$27 + actual cost of security service (minimum of 4 hours)</p> <p>Application Fee: \$7 each</p> <p>Cleaning Fee: \$27 + contract cleaning charge + any repair costs for damage to the facility + fully allocated hourly rate of City personnel</p> <p>Cleaning Fee will be applied at the discretion of the City Manager or Designee. (In general it will be required for all rentals where food and/or beverages are served, for all day Saturday rentals and other large events where a cleaning crew is required.)</p>	No change
25-106	PAVILION RENTAL	<p>Rotary Room: Weekdays: \$55 per hour for residents \$62 per hour for nonresidents/commercial \$46 per hour for non-profits</p> <p>Evenings and Sundays: \$76 per hour for residents \$89 per hour for nonresidents/commercial \$46 per hour for non-profits</p> <p>Gronstrand Room: Weekdays: \$48 per hour for residents \$55 per hour for nonresidents/commercial \$39 per hour for non-profits</p> <p>Evenings and Sundays: \$62 per hour for residents \$68 per hour for nonresidents/commercial \$39 per hour for non-profits</p> <p>Community Room: Weekdays: \$41 per hour for residents \$41 per hour for nonresidents/commercial \$33 per hour for non-profits</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PAVILION (continued)			
25-106	PAVILION RENTAL (continued)	<p>Community Room (continued):</p> <p>Evenings and Sundays:</p> <p>\$48 per hour for residents</p> <p>\$48 per hour for nonresidents/commercial</p> <p>\$33 per hour for non-profits</p> <p>Kitchen:</p> <p>Weekdays:</p> <p>\$62 per hour for residents</p> <p>\$68 per hour for nonresidents/commercial</p> <p>\$33 per hour for non-profits</p> <p>Evenings and Sundays:</p> <p>\$75 per hour for residents</p> <p>\$82 per hour for nonresidents/commercial</p> <p>\$33 per hour for non-profits</p> <p>Great Room:</p> <p>Weekdays:</p> <p>\$96 per hour for residents</p> <p>\$110 per hour for nonresidents/commercial</p> <p>\$78 per hour for non-profits</p> <p>Evenings and Sundays:</p> <p>\$130 per hour for residents</p> <p>\$151 per hour for nonresidents/commercial</p> <p>\$78 per hour for non-profits</p> <p>Combined: (Includes Great Room, Community Room, Kitchen and Lobby, Saturday Only)</p> <p>\$3,795 per day + \$232 cleaning fee for residents</p> <p>\$4,215 per day + \$232 cleaning fee for nonresidents/commercial</p> <p>\$78 per hour, 12 hour min for non-profits (Great Room only), additional fees apply for use of any other rooms</p> <p>Lakeside Room:</p> <p>\$48 per hour for residents</p> <p>\$48 per hour for nonresidents/commercial</p> <p>\$33 per hour for non-profits</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PAVILION (continued)			
25-139	PAVILION EQUIPMENT RENTALS	<p>Non-profit organizations may receive a 50% discount on equipment rental fees. Upon approval of the City Manager or Designee, non-profit organizations that have ongoing rental agreements with the Pavilion on the Lake and have made significant donations to the City facilities are eligible to receive a full waiver of rental items.</p> <p>Gazebo Chairs: \$2 per chair + \$48 set-up fee Stage: \$13 per 4' x 8' piece Podium: \$27 per day Sound System: \$137 per day Portable Projector Screens: \$20 per day Electric Projector Screens: \$35 per day LCD Projector: \$137 per day Lattice Screen: \$35 each without lights \$68 each with lights Mirrors: \$2 each Candleholders: \$1 each Wireless Internet: \$35 per day</p>	No change
25-140	GAZEBO RENTALS	\$213 per day	No change
25-141	RANGER HOUSE RENTAL	<p>\$41 per hour for residents \$41 per hour for nonresidents/commercial \$33 per hour for non-profit</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
COLONY PARK COMMUNITY CENTER			
25-150	YOUTH & TEEN SERVICES	Teen Center membership - \$20 per year Teen Center membership card replacement - \$2 per card	No change
25-106A	COLONY PARK COMMUNITY CENTER RENTAL	<p>Non-refundable Deposit: All bookings require a 50% non-refundable deposit. Cancellations will forfeit the deposit</p> <p>Security Deposit: May be required at the discretion of the City Manager or Designee (refundable after event if no damages/extra charges apply).</p> <p>Security Guards: At the discretion of the City Manager or Designee, events require one guard per 100 people. \$27 + actual cost of security service</p> <p>Additional Staff Time: An additional hourly rental charge of \$27 per hour will apply if the City is required to schedule additional personnel in order to accommodate the event</p> <p>Fitness (Dance & Exercise Rooms Combined): Weekdays: \$59 per hour for residents \$66 per hour for nonresidents \$50 per hour for non-profits</p> <p>Fitness (Dance & Exercise Rooms Combined): Evenings, Saturdays and Sundays: \$78 per hour for residents \$85 per hour for nonresidents \$68 per hour for non-profits</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
COLONY PARK COMMUNITY CENTER (continued)			
25-106A	COLONY PARK COMMUNITY CENTER RENTAL (continued)	<p>Conference Room:</p> <p>Weekdays:</p> <p>\$40 per hour for residents</p> <p>\$46 per hour for nonresidents</p> <p>\$31 per hour for non-profits</p> <p>Evenings, Saturdays and Sundays:</p> <p>\$59 per hour for residents</p> <p>\$66 per hour for nonresidents</p> <p>\$50 per hour for non-profits</p> <p>Gymnasium:</p> <p>Weekdays:</p> <p>\$74 per hour for residents</p> <p>\$93 per hour for nonresidents</p> <p>\$65 per hour for non-profits</p> <p>Evenings, Saturdays and Sundays:</p> <p>\$93 per hour for residents</p> <p>\$111 per hour for nonresidents</p> <p>\$83 per hour for non-profits</p> <p>Arts and Crafts Room:</p> <p>Weekdays:</p> <p>\$46 per hour for residents</p> <p>\$53 per hour for nonresidents</p> <p>\$37 per hour for non-profits</p> <p>Evenings, Saturdays and Sundays:</p> <p>\$66 per hour for residents</p> <p>\$72 per hour for nonresidents</p> <p>\$56 per hour for non-profits</p> <p>Cleaning Fee:</p> <p>\$27 + contract cleaning charge + any repair costs for damage to the facility + fully allocated hourly rate of City personnel</p> <p>Teen Center Rental:</p> <p>\$150 per hour for residents (two hour minimum)</p> <p>\$165 per hour for nonresidents (two hour minimum)</p> <p>\$135 per hour for non-profits (two hour minimum)</p> <p>\$610 security deposit</p>	No change
25-106B	COMMUNITY CENTER CLEANING FEE	Cleaning Fee will be applied at the discretion of the City Manager or Designee. (In general it will be required for all rentals where food and/or beverages are served, for all day Saturday rentals and other large events where a cleaning crew is required.)	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
COLONY PARK COMMUNITY CENTER (continued)			
25-106C	COLONY PARK COMMUNITY CENTER EQUIPMENT RENTALS	Table and chair set up (groups of 50+): \$53 Scoreboard: \$32 per day Podium: \$32 per day TV/DVD: \$32 per day Sound system: \$131 per day Stage: \$12 per 4' x 8' piece Portable projector screen: \$27 per day	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PARKS & FACILITIES RENTALS			
25-160	CITY HALL RENTALS	<p>Public Meeting Room (M-F 8:00-5:00): \$32 per hour for non-profit \$54 per hour for private resident \$60 per hour for private nonresident If outside of business hours: + Fully allocated hourly rate of all City personnel required \$58 per event cleaning fee for events that serve food</p> <p>City Council Chambers (M-F 8:00-5:00) 2 hour minimum rental \$115 per hour for non-profit \$148 per hour for private resident \$161 per hour for private nonresident \$610 non-refundable security deposit and a separate cleaning fee are required for events that serve food and/or drinks or are longer than 2 hours</p> <p>City Council Chambers (Friday Evenings) 2 hour minimum rental \$501 per hour for non-profit \$610 per hour for private resident \$671 per hour for private non-resident \$610 non-refundable security deposit and a separate cleaning fee are required for events that serve food and/or drinks or are longer than 2 hours</p> <p>City Council Chambers (Saturday & Sunday) \$4,208 per day for non-profit \$6,325 per day for private resident \$6,958 per day for private non-resident \$632 per hour in excess of 10 hours \$1,266 reservation deposit required \$115 per event cleaning fee for events that serve food and/or drinks</p> <p>Event Photography (Saturday & Sunday) 2 hour minimum \$200 per hour for private resident \$269 per hour for private nonresident</p> <p>Outdoor event Ceremony (Saturday & Sunday) \$470 per ceremony</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PARKS & FACILITIES RENTALS (continued)			
25-107A	PARK RENTALS	<p>In case of inclement weather, the applicant may request a refund of usage fees subject to an administrative fee or reschedule the reservation date subject to a reservation modification fee.</p> <p>In addition to the base rental rate listed below, all park facility charges are also subject to the following charges as applicable:</p> <p>\$20 Reservation change or modification fee</p> <p>\$16 Use of utilities fee</p> <p>Security Guards: At discretion of City Manager or Designee, events where alcohol is served require one guard per 100 people. \$27 + actual cost of security service</p> <p>Fully allocated hourly rate of all City personnel required for the event will be charged</p> <p>Barbeque Areas: \$72 per day for Paloma BBQ Areas \$72 per day for Lake Park BBQ Areas \$39 per day for Colony Park BBQ Areas \$99 per day for all 3 Colony Park BBQ areas</p> <p>Lake Park Bandstand: \$65 for nonprofits \$109 for all others</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PARKS & FACILITIES RENTALS (continued)			
25-107A	PARK RENTALS (continued)	<p>Faces of Freedom Veterans Memorial: \$94 per day</p> <p>No fee for veteran's organizations, individual veterans, or families of veterans for services and events. No security deposit will be required for these events.</p> <p>Sunken Gardens: \$113 per day for half park for non-profit \$227 per day for half park for all others \$268 per day for full park for non-profit \$535 per day for full park for all others</p> <p>Plaza at La Plaza: \$221 per day for non-profit \$492 per day for all others</p> <p>Equestrian Arena: \$131 per day private use \$259 security deposit</p> <p>Lake Park Special Event: \$623 per day for non-profits \$983 per day for others</p> <p>Stadium Park: \$935 per day for non-profits for a > 150 person event \$1,967 per day for all others for a > 150 person event \$263 per day for non-profits for a <= 150 person event \$655 per day for all others for a <= 150 person event</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PARKS & FACILITIES RENTALS (continued)			
25-107A	PARK RENTALS (continued)	<p>Paloma Creek Park Horseshoe Pits: \$17 per hour (2 hour minimum)</p> <p>Paloma Creek Park Sand Volleyball Court: \$17 per hour (2 hour minimum)</p> <p>Colony Park Bocce Ball Courts: \$17 per hour (2 hour minimum)</p> <p>Colony Park Pickleball Courts: \$17 per hour per court \$252 all four courts for the day</p> <p>Colony Park Outdoor Basketball Courts: \$17 per hour</p> <p>Corn Hole Board Set Rental With Bags: \$38 per day plus \$122 refundable security deposit</p>	No change
25-107	BALLFIELD/PARK FACILITY RENTAL	<p>Ballfield and Open Fields fees: in addition to in-kind contributions \$23 per hour for non-profits \$28 per hour for resident use \$32 per hour for formal resident use \$36 per hour for non-resident \$27 per hour for lights \$32 base rental per field (+ \$500 deposit) \$66 for field lining (one time per day)</p> <p>Fully allocated hourly rate of all City personnel as required</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
PARKS & FACILITIES RENTALS (continued)			
25-107B	BALLFIELD FACILITY TOURNAMENT RENTAL	<p>A Non-refundable deposit of 50% required on all bookings (unless a higher deposit is noted). There are no refunds due to bad weather.</p> <p>In addition to the rental rate listed below, all tournaments are also subject to the following charges as applicable:</p> <p>Fully allocated hourly rate of all City personnel required for the event will be charged \$27 per hour for lights \$32 per field per day base rental fee (+\$500 deposit) \$66 facility key replacement fee \$66 field lining fee (one time per day)</p> <p>In addition to in-kind contributions rental fees will be as follows: \$32 per hour per field for resident use \$36 per hour per field for non-resident use or \$524 per day (12 hours max) for two fields \$917 for two days (24 hours max) for two fields</p> <p>Any rental of fields that is 5 or more hours will be treated as a Tournament and Tournament fees and policies will apply.</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
ZOO			
25-108	ZOO SERVICES	<p>Admissions:</p> <ul style="list-style-type: none"> \$15 General (13 and up) \$13 Atascadero Residents (ID required) \$13 Senior (65 and up- ID required) \$13 Military and Families (ID required) \$13 Students (ID required) \$10 Child (3-12) Group rates for 15 or more visitors (prior booking required): <ul style="list-style-type: none"> \$13 Adults \$8 Child <p>Stroller and Wagon Rental: \$6 per day</p> <p>Educational Programs: fees set by Zoo Director based on market conditions and cost of items being resold</p> <p>School Presentations, Camps, Special Programs: fees set by the Zoo Director based on market conditions and estimated variable costs of the program.</p> <p>Birthday parties: fees set by the Zoo Director based on market conditions</p> <p>Zoo Asset Sales: fees set by the Zoo Director, based on market conditions.</p> <p>Zoo Concessions, Vending & Gifts: fees set by the Zoo Director, based on market conditions and cost of items being resold.</p> <p>Animal Encounters, Tours, and Zoo Rentals: fees set by Zoo Director based on market conditions and estimated variable costs of the program</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
ZOO (continued)			
25-108A	ZOO GARDEN EVENT CENTER	<p>Zoo Garden Event Center:</p> <p>In case of inclement weather, the applicant may request a refund of usage fees subject to an administrative fee or reschedule the reservation date subject to a reservation modification fee.</p> <p>Security Deposit: A Security Deposit may be required.</p> <p>Security Guards: At the discretion of the City Manager or designee, events require one guard per 100 people. \$27+ actual cost of security service (minimum of 4 hours)</p> <p>Weekdays: \$50 per hour for residents \$56 per hour for nonresidents/commercial \$43 per hour for non-profits</p> <p>Evenings* and Weekends: \$62 per hour for residents \$73 per hour for nonresidents/commercial \$43 per hour for non-profits</p> <p>Equipment (per rental) \$35 Wi-Fi <i>* Evenings begin at 5 p.m.</i></p> <p>Additional Staff Time: An additional hourly rental charge of \$27 per hour will apply if the City is required to schedule additional personnel in order to accommodate the event</p> <p>Cleaning Fee: \$26 + contract cleaning charge + any repair costs for damage to the facility + fully allocated hourly rate of City personnel</p> <p>Cleaning Fee will be applied at the discretion of the City Manager or Designee. (In general it will be required for all rentals where food and/or beverages are served, for all day Saturday rentals and other large events where a cleaning crew is required.)</p> <p>Electricity is included in the rental fee. Tables, chairs, and restroom facilities are not included.</p>	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
BUSINESS LICENSES			
25-116	NEW BUSINESS LICENSE APPLICATION	\$95 per application Planning, Building, and Fire fees are separate	No change
25-118A	BUSINESS LICENSE REPRINT	\$39 per reprint	No change
25-119	SOLICITOR PERMIT	\$78 per permit plus \$11 per card	No change
25-077	SPECIAL BUSINESS DOJ CHECK	\$258 per application plus any DOJ fees	No change
25-067	BLUEPRINT/MAP REPRODUCTION	Actual cost of reproduction GIS printout fee based on actual time spent by staff Large building plan copy: \$6 per sheet	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
GENERAL			
25-115	DAMAGE TO CITY PROPERTY REPAIR	Charge the fully allocated hourly rates for all required personnel plus any material costs.	No change
25-120	RETURNED CHECK PROCESSING	\$95 per NSF check	No change
25-121	ELECTRONIC FILE COPY SERVICE	\$6 per device	No change
25-122	DOCUMENT CERTIFICATION	\$35 per document	No change
25-123	CANDIDATE/INITIATIVE FILING	<p>Candidate - \$25 per candidate</p> <p>Initiative - \$200 per initiative</p> <p>Fee is refundable to the filer, if within one year of filing the notice of intent, the elections official certifies the sufficiency of the petition.</p> <p>Fees are set by Sate Law</p>	No change
25-124	RECORDS COMPILATION SERVICE	Charge the fully allocated hourly rates for all required personnel and any outside costs in accordance with Government Code section 6253.9.	No change
25-125	DOCUMENT REPRODUCTION	<p>Copying/Scanning/Faxing:</p> <p>Black & White:</p> <p>\$0.50 - 1st page</p> <p>\$0.10 - each additional page</p> <p>Color Copies:</p> <p>\$1 per page</p> <p>Fair Political Practices Commission copies - \$.10 per page</p> <p>Contract reproduction of documents:</p> <p>Actual cost of reproduction</p> <p>Additional \$5 per request for statements five or more years old</p> <p>Reasonable postage will apply for all mailed documents</p>	No change
25-127	CREDIT CARD PROCESSING	4.5% of the amount charged	No change

DRAFT FEE SCHEDULE

Ref #	Fee Name	Current Fees	Proposed Fees
GENERAL (continued)			
25-142	MAILING NOTICES/LETTERS & LABELS	0-50 Labels: \$131 51-100 Labels: \$197 101-150 Labels: \$263 151+ Labels: \$328 0-50 Notices: \$99 51-100 Notices: \$165 101-150 Notices: \$230 151+ Notices: \$230 plus \$1 per item over 150 Plus actual cost of postage or other mailing fee	No change
25-143	EXTENDED STAY ADMINISTRATIVE USE PERMIT FEE	Three percent (3%) fee on all revenue associated with extended stays up to the maximum of 20% of overall annual gross revenue from July 1st to June 30th of each year.	No change
25-130A	ACTIVE NET REGISTRATION	Administrative fee associated with registering for an activity online through Active Net: Activity cost between \$0-\$10.99 - \$1.00 Activity cost between \$11.00-\$39.99 - \$1.10 Activity cost between \$40.00-\$199.99 - \$2.20 Activity cost \$200+ - \$11.00	No change
25-131	DIRECTOR APPROVED FEE WAIVER	With the approval of the Administrative Services Director, staff would have the ability to waive certain fees that were incurred due to staff error.	No change
25-131A	WAIVER OF NOMINAL AMOUNTS	Waive nominal amounts up to \$25 that are due to the City or owed by the City to reduce administrative cost burden.	No change
25-200	NEW SHORT TERM RENTAL PERMIT	None	\$715 per new permit Fee includes one planning review and one inspection \$35 Penalty for Non-Permitted Operator
25-201	RENEWAL SHORT TERM RENTAL PERMIT	None	\$205 per renewal permit Fee includes one planning review

Outlook

video of Oct meeting and feedback for the council+staff re: Short Term Rental discussion and ordinance

From TVR ADMIN <hello@teimpletonvacationrentals.net>

Date Wed 8/27/2025 3:41 PM

To Erick Gomez <egomez@atascadero.org>

Cc City Council <CityCouncil@atascadero.org>; Loreli Cappel <lcappel@atascadero.org>; Jim Lewis <jlewis@atascadero.org>

 3 attachments (20 MB)

Agenda Package - PC_Aug19_2025.pdf; Oct 2024 Atown city council meeting.pdf; Oct 2024 Atown city council meeting.pdf;

Hey Erick,

Thanks so much for your time this morning on the phone. As you can tell, I am passionate about this issue and truly want the ordinance to be as fair as possible to as many constituents as possible while still being profitable and manageable for the city. It's also very important to reduce an undue burden on small business owners, not infringe on the property rights of responsible homeowners nor produce legislation that has unintended consequences for years to come. Let's not forget the network of Atascadero residents that rely on non hosted large short term rental homes for their own working income: people like housekeepers (who traditionally earn more per hour cleaning STR homes versus working at a hotel/motel), handymen, local laundromats, private chefs, photographers or service providers.

This is long and NOT produced by ChatGPT.

I found these minutes (attached) but I could not find any recording of the October 2024 (plus the more recent meeting) meeting. Do you know if I am looking in the right place (Youtube channel)?

As a member of the industry and a local resident, I would say that I support:

- 1) onsite parking only, 2 pp/bedroom +2 occupancy and strict quiet hours, with a published "Good Neighbor" policy for hosts, guests and residents (City of Paso and Morro Bay have great examples)
- 2) one group of guests at a time per property
- 3) land use review and safety check prior to license being issued, and fair cost recovery charged to the homeowner for that procedure
- 4) payment of TOT of at least \$500/year (or a required number of stays) to gain the right to renew ones license
- 5) a limited number of licenses not to be less than 300 with a waiting list
- 6) No ADUs, RVs or tents
- 7) code enforcement for noise and parking violations
- 8) limiting/restricting STR in multi-family complexes
- 9) listing a responsible party that is available 24/7/365 to respond to any issues or emergencies within 30 minutes

I AM NOT in support of:

- 1) owner occupation of all short term rentals
- 2) limit 2 cars per STR
- 3) distance (from another STR) requirement for license qualification

Why?

The city of Atascadero is at a crux regarding hospitality and tourism. The assessment was just increased to lodging partners to fund the ATIB, to further promote Atascadero, its events and its zoo to tourists. The main street beautification project is almost complete. And a new slogan is about to be announced, to promote Atascadero, called "Your Favorite Neighbor" by SLOCAL, the county tourism board. The City has made it clear that it wants to welcome more tourism and the 14% TOT tax (of which 10% goes straight to the General Fund to support police, fire and road repairs, to name a few). Since COVID, tourists to our area and around the globe are now demanding, more than ever, a Five star "resort"-like experience at a Short Term Rental and if hosts provide anything less, they are quickly out of business, as the popular platforms will drop the lowest rated properties to the bottom of the search results. The reality is that there are many responsible hosts in your city, that desperately want to hold on to their home, for future generations of Atascadero residents, OR they have bought this home NOW, as an investment property, while they are still working and making the income needed to purchase a property in the country's 2nd most unaffordable region, with plans to move there full time when they retire, and become an active member of the community in retirement. For now, they will visit periodically, pay taxes to the city and state, and maintain their high end home meticulously. NOTE: these high end, 2nd homes are NOT considered workforce housing, they are too expensive to be considered viable housing for low to middle income families. If you want to save lower to middle priced housing for residents, then DO NOT allow STR at apartment buildings. This is where you are taking from the housing stock because these are homes that a large majority of your workforce can actually afford to live in.

By allowing a conservative number of responsible homeowners to rent their single family home as a beautiful, spacious and alternative lodging location, for families that are traveling with grandparents, with pets, or with small children or special needs dependents. A hotel room is not the best fit for every family traveling. Please give families that want to visit Atascadero and want to spend money in your city the opportunity to experience a wide variety of lodging options.

But make no mistake, THE MARKET (the tourist) DOES NOT WANT TO STAY IN OWNER OCCUPIED HOMES.

And furthermore, THE HOSTS DO NOT WANT TO GO TO ALL THE WORK TO PREPARE THEIR HOME FOR STR, GET THE LICENSE, CLEAN OUT EVERY DRAWER AND CLOSET IN THEIR HOME, TAKE DOWN ALL THEIR FAMILY PHOTOS AND PAY THE FEES TO ONLY DO IT FOR A FEW WEEKS OR WEEKENDS PER YEAR

So this ordinance, as written, punished both the taxpaying constituent and the visitor WITHOUT SOLVING A REAL PROBLEM. Not to mention it suppresses small business entrepreneurship. Many people have changed their lives through the operation of a small lodging business via STR of their home(s). Please don't remove that opportunity to your residents when, for most, their real estate asset is the most important part (or often, the ONLY part) of their family's wealth portfolio.

Everyday you have people buying 2nd homes in Atascadero, because they really want to live here full time one day, but they can only afford it if they BUY NOW. These high end homes are not workforce

housing. They are showcase properties that bring tourism dollars to the City and they are managed really well. Local managers on call 24/7/365, or managed by the homeowner who is readily available to help if his or her guests have a need or emergency. Neighbors are not complaining, neighborhoods are not affected, and TOT is being collected.

Let's craft an ordinance that is fair to as many people as possible, which solves or helps solve the real PROBLEM AT HAND. Let's evaluate that "problem" with data (noise complaint data, neighborhood parking violation data, TOT not being remitted, etc) not on rumor or on a few loud NIMBY voices. There are no large out of town corporations buying up large swaths of properties ("entire blocks" was the quote I heard at Planning Commission) in Atascadero, with plans to flip them into poorly run Airbnbs. That is not happening here, despite city staff saying that city council is telling them such. What is happening is about 100 well meaning homeowners are using their real estate assets (which are distributed fairly evenly across the entire city) to provide comfortable lodging for folks excited about staying in Atascadero for a few days. The bad hosts will just go under the table, keep renting and then pay no taxes to the City. The good hosts will be punished.

An example of a "good host" is **Janie and Dan John**, who live primarily in the Bay Area, but purchased a 2nd home on Corona Road last year (Designed by Semmes & Co., a straw bale eco friendly construction, at over \$1.5M pricetag, again, NOT workforce housing) so they could spend more time in their beloved Central Coast. Their home, Casa Kaleidoscope, is a stunning home high on a hill that has provided private respite to many families, including the family of the victim of a violent crime, who came from Oklahoma to sort his affairs after his tragic death, where they had multiple meetings with law enforcement and the media, all of which were more humane and peaceful for the family because they were in a large private and comfortable home and not a boxy, sterile hotel room. <https://www.templetonvacationrentals.net/casa-kaleidoscope-orp5b65791x>

This review demonstrates why vacation rentals are different than a hotel experience and its important that we provide options to tourists, as I don't think a single hotel property currently open in the City of Atascadero could get a review like this:

5.0 stars **Amazing Vacation at Casa Kaleidoscope**

By Camilla H – stayed May 2025

Our week at Casa Kaleidoscope was spectacular! Every aspect was top notch: the booking experience was seamless, the communication with the host was easy and timely, and we felt welcome from the moment we walked through the door. We marveled at the design of the home and all its furnishings and were in awe of the beautiful surroundings and views from every window. We would come back in a heartbeat and highly recommend Casa Kaleidoscope to anyone looking for a calm and comfortable retreat, surrounded by natural beauty.

<https://www.templetonvacationrentals.net/hilltop-vistas-orp5b66137x>

Another example are folks like **Karen and Dale Donaghe**-lifelong Atascadero residents who raised their two girls here, both girls playing basketball at AHS, and both going on to play D1 ball at Stanford and Davis. The Donaghes have spent their lives improving on their beautiful gated westside home, which features four bedrooms and a pool, with a beautiful view, while working for the local school district, being involved in local government and paying local and state taxes. Now they are retired, want to spend more time in Laughlin or near their grandchildren on the east coast, and they realize that their beautiful home is their best asset for making that life a reality while still holding on to the home for their future generations' inheritance. Here are some of the reviews of that home, from large groups of visitors who spent 2-5 days (unlike hotels, most STR do not allow one night stays, so people stay longer in the market), spending money on activities, events and at restaurants:

5.0 stars

By Jim N – stayed Aug 2025

You know the saying “pictures don’t do enough?” Ok, well the pictures for this place are actually pretty good, but being on site is even better! This property is remarkable inside and out and we are so thankful to have stayed there for multiple days. We felt like we were on vacation. The coast and several great restaurants and shops were a short drive away. The wildlife within an arm’s reach and beautiful sunsets over the mountain topped off an already amazing experience here. Everything was well-maintained, very clean, and organized. Just add some groceries and stay a while. We enjoyed venturing out during the day and returning for a luxurious night swim and smores. We took a chance on this property and area that we knew nothing about and we have zero regrets. The host is wonderful and it’s obvious they care so much about this place.

Response from Templeton Vacation Rentals:

Thank you for choosing Hilltop Vistas! Return anytime!!

5.0 stars

By Mayra F – stayed Aug 2025

Karen’s home was exactly what our family was looking for, for our little getaway. We enjoyed the peace and serenity of the location, the local wildlife, star filled skies and fresh air. We enjoyed the pool and outdoor seating areas daily. The home had everything we could need. Karen was very responsive to any questions we had, and overall amazing host! We hope to be back in the future

5.0 stars

By Joe W – stayed Jul 2025

We had a lovely time at this house. It was just as beautiful in person as in the listing photos. The kids particularly enjoyed swimming in the pool. We had fun cooking and congregating in the large kitchen, dining in the dining room, playing games and watching a movie in the living room, and viewing the flora and fauna and scenic beauty. We watched hummingbirds, deer, squirrels and rabbits!

I also had a few questions about the amenities and check in procedures, the host was quick to respond helpfully. Thank you!

Response from Templeton Vacation Rentals:

Thanks Joe for choosing Hilltop Vistas. Come back anytime!!

5.0 stars **Pool Days**By Elizabeth D – stayed Jul 2025

My friend and I brought our kids to enjoy a couple days of cooler weather, beautiful scenery, and a private pool. Plenty of space for everyone. We really enjoyed all of the wildlife especially the deer in the evening after dinner. House was everything we hoped it would be based on the description. We chose to stay here over a hotel at the beach. It was very relaxing for everyone!

5.0 stars

By Josette J – stayed Jul 2025

This was the perfect place to rest and recharge. You’re surrounded by nature—beautiful lot filled with furry visitors: bunnies, wild turkeys and deer. The house was spacious. And we enjoyed the en suite bathrooms attached to each bedroom. The kitchen was well stocked with cooking gadgets and spices.

Response from Templeton Vacation Rentals:

Thank you for choosing Hilltop Vistas!!

5.0 stars

By Hira K

Excellent host and beautiful property! The host is very well prepared and organized. Karen is so helpful and responsive. The home is well equipped, very spacious and clean. It is secluded and quiet.

Response from Templeton Vacation Rentals:

Thank you Hira for choosing Hilltop Vistas. Also-thank you so much for letting us know about the irrigation leak.

5.0 stars

By Brianna B –

09/09/25 | Item G1 | Attachment 3| Public Comment

My stay was perfect. This home is beautiful, the views were amazing. The house is so private which was nice. The pool was so much fun, and includes a safety cover, which was very important to me having our children with us. The house is kept very clean. They had everything we needed to enjoy our stay. So many towels, everything needed for cooking and grilling. I could go on and on. We booked here for the beauty of the home, the pool and how close it is to the beach. If I'm ever back in the area, I would have this house, as a top pick. If I ever had any questions before our stay began, I always had a response within minutes. 5 star rating all around.

Response from Templeton Vacation Rentals:

Thank you Brianna for choosing Hilltop Vistas. Return anytime!

5.0 stars

By Marfrisa G – stayed Jun 2025

An AirBnB dream with resort amenities and vibe, wonderful vistas, proactive communications with the host. Everything for which you could ask.

Response from Templeton Vacation Rentals: Thank you Marfrisa!! Return anytime!!

5.0 stars **Beautiful home and pool**

By Stephanie G – stayed May 2025

This home fulfilled our needs and provided a wonderful pool with plenty of chaises and pool toys. The kitchen was large and open to the family room so gatherings spaces were large and connected. The 4 bedroom listing confused us a bit as we did not use the "4th bedroom" because the futon was not set up and would take over the entire floor. We were all couples in our 60's and 70's so using the trundle was a bit awkward for us but it worked out fine. The owners clearly put effort into making this home comfortable and enjoyable for guests!

5.0 stars

By Elira G – stayed May 2025

We had a lovely time. The home is absolutely gorgeous and comfortable. The views from the home were spectacular. We saw deer and wild turkeys, birds and a bird's nest. We requested to have the pool heated and although we didn't get to enjoy it as we had planned (due to weather being on the cold side) our kids still went into the pool and got to play. The home is spacious and very comfortable. The host was really nice and gave us great instructions and ideas for local events. We loved it and wished we could have stayed longer.

Response from Templeton Vacation Rentals:

Thank you for choosing Hilltop Vistas and thank you for taking great care of the home! Wish the weather would have been better for you!!

5.0stars

By Martha R- stayed Apr 2025

We didn't want our stay to end. The house is spacious and welcoming. Views are incredible, photos do not do it justice. Wake up to deer prancing around, absolutely beautiful. Pool was clean and warm. Can't wait to return one day!

5.0stars

By Paulette G- stayed Apr 2025

This home is everything and more! Equipped with everything you need, you won't want to leave! The views are phenomenal. I can't wait to go back!

Response from Templeton Vacation Rentals:

Thank you Paulette for choosing Hilltop Vistas and for being such a great guest!

5.0 stars Hilltop vistas says it all

By Paul P- stayed Apr 2025

Spacious, immaculate house. Very well equipped kitchen, comfortable beds and gushy walk in showers. Home is in rural area, with an approx 8 minute drive up a hill. Very quiet, peaceful area. Beautiful views. Very accessible to Paso Robles and Templeton; also the coast. Was a little short on storage for one's clothes as owners have their possessions still in the closets and drawers, (something which they say will be addressed). Highly recommend.

5.0 stars

By Sarah S – stayed Apr 2025

What an amazing home! Beautiful surroundings, stunning views, and everything we could have possibly needed. We had an absolutely wonderful time.

5.0 stars

By Rakhee K – stayed Feb 2025

This is a beautiful property on top of a hill with amazing views. The photographs don't do it justice. The kitchen was very well-equipped with everything we could possibly need. The pool was lovely, warm (for a Feb stay) and perfect with lots of pool toys for the kids. Lots of fireplaces, board games, entertainment options. The hosts were very responsive and attentive.

Please don't cut our industry off at its knees.

We are residents of SLO County just trying to hold onto our real estate assets and provide a professional, polished hospitality experience to the visitors of Atascadero that will make them remember the city fondly and earn revenue for the city.

Help us continue that responsible effort by considering some of the points brought up in this email.

Sarah Maggelet
owner/operator
Templeton Vacation Rentals

Phone: (805)434-6091

Email: hello@templetonvacationrentals.net

Website: www.templetonvacationrentals.net

Address: Templeton Vacation Rentals, PO Box 1092, Templeton, CA 93465





SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO

STAFF REPORT

Item H1

Department: Administrative
Services
Date: 9/9/25
Placement: Management
Report

TO: JAMES R. LEWIS, CITY MANAGER

FROM: JERI RANGEL, ADMINISTRATIVE SERVICES DIRECTOR

PREPARED BY: CINDY CHAVEZ, DEPUTY DIRECTOR OF ADMINISTRATIVE SERVICES

SUBJECT: Approving the Last and Final Recognized Obligation Payment Schedule (LFROPS)

RECOMMENDATION:

Adopt Resolution approving a Last and Final Recognized Obligation Payment Schedule pursuant to Health and Safety Code Section 34191.6 and taking certain related actions.

DISCUSSION:

Pursuant to the Redevelopment Dissolution Act (AB X1 26, AB 1484, and SB 107), the Successor Agency must annually prepare a Recognized Obligation Payment Schedule ("ROPS") listing all payments to be made by the Successor Agency during the following fiscal year (broken down by the six-month fiscal periods commencing each January 1 and July 1). All ROPS must be approved by the Oversight Board. The Successor Agency must provide a copy of the Oversight Board approved ROPS to the State Department of Finance ("DOF"), the office of the State Controller, the County Auditor-Controller and the County administrative officer and be posted on the Successor Agency's website. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing.

Pursuant to HSC section 34191.6 (a), beginning January 1, 2016, successor agencies that have received a Finding of Completion from the DOF may submit a Last and Final Recognized Obligation Payment Schedule ("LFROPS") if all the following conditions are met:

- The remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts.
- All remaining obligations have been previously listed on the ROPS and approved for payment by DOF pursuant to HSC section 34177 (m) or (o).

- The successor agency is not a party to outstanding/unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

The Successor Agency received its Finding of Completion on March 8, 2013, from the DOF and meets all the above conditions required to submit a LFROPS request to the Oversight Board for approval and submission to the DOF. If approved by the Successor Agency Board, staff plans on taking the LFROPS to the Oversight Board on September 24, 2025. Upon the Oversight Board's approval, staff will submit the LFROPS to the DOF, after which the DOF has 100 days to review.

The preparation and submittal of the LFROPS is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2026 through June 30, 2041. The LFROPS lists all remaining payments for the 2024 Bonds, annual bond Trustee and Continuing Disclosure fees for the 2024 Bonds, and annual administrative expenses of the Successor Agency. The Successor Agency's administrative cost allowance will be set in the LFROPS at a lesser amount than it has been receiving due to the fact that there is a staff time savings, and therefore a cost savings, in filing the LFROPS in lieu of the preparation of the annual ROPS. Since there are no expected changes to the set bond payment schedule through fiscal year 2041, there is no downside to filing the LFROPS, and further assures bond holders that timely payments will be made through the life of the bonds.

Additionally, pursuant to Exhibit C of the Indenture of Trust for the Successor Agency's Tax Allocation Refunding Bonds, Series 2024A, and Taxable Tax Allocation Refunding Bonds, Series 2024B (the "2024 Bonds"), the Successor Agency must obtain written consent from Build America Mutual Assurance Company ("BAM") as the insurer of the 2024 Bonds prior to filing a LFROPS for approval by the Countywide Oversight Board and DOF. The Successor Agency has obtained such written consent from BAM (attached hereto). Redevelopment law allows two final amendments for the LFROPS, however, further amendments are not expected.

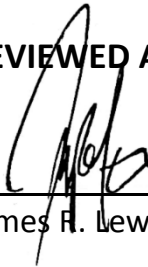
FISCAL IMPACT:

The total outstanding amount of the enforceable obligations listed on the LFROPS is \$21,445,075 and will be paid with future redevelopment property tax increment.

REVIEWED BY OTHERS:

This item has been reviewed by the City Attorney.

REVIEWED AND APPROVED FOR COUNCIL AGENDA



James R. Lewis, City Manager

ATTACHMENTS:

1. Draft Resolution
2. Last and Final Recognized Obligation Payment Schedule
3. Bond Insurer Consent

DRAFT RESOLUTION

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO APPROVING THE LAST AND FINAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.6 AND TAKING CERTAIN RELATED ACTIONS

WHEREAS, Health and Safety Code Section 34191.6(a), the Successor Agency to the Community Redevelopment Agency of Atascadero (the “Successor Agency”) may prepare a proposed Last and Final Recognized Obligation Payment Schedule (“LFROPS”) and submit such LFROPS to the Countywide Oversight Board (the “Oversight Board”) for approval if certain conditions are met; and

WHEREAS, Health and Safety Code Section 34191.6(b), the Successor Agency may then submit the Oversight Board-approved LFROPS to the State Department of Finance (“DOF”) for review and approval. A copy of the Oversight Board-approved LFROPS must also be submitted to the County Administrative Officer and the County Auditor-Controller, and posted to the Successor Agency’s internet website; and

WHEREAS, Health and Safety Code Section 34191.6(c), DOF shall have 100 days to review the LFROPS submitted pursuant to subdivision (b).

NOW, THEREFORE, BE IT RESOLVED, by the Successor Agency to the Community Redevelopment Agency of Atascadero:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to the provisions of Health and Safety Code Section 34191.6.

Section 3. The Board hereby finds and determines the following:

a) The remaining debt of the Successor Agency is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules; and

b) All remaining obligations have been previously listed on a Recognized Obligation Payment Schedule and approved for payment by DOF pursuant to subdivision (m) or (o) of Section 34177; and

c) The Successor Agency is not a party to outstanding or unresolved litigation.

Section 4. The Board hereby approves the LFROPS, substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LFROPS as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 5. Staff is hereby authorized and directed to submit a copy of the LFROPS to the Oversight Board for approval.

Section 6. Staff is hereby authorized and directed to submit a copy of Oversight Board-approved LFROPS to the DOF, the County Administrative Officer, and the County Auditor-Controller.

Section 7. Staff is hereby authorized and directed to post a copy of the Oversight Board-approved LFROPS on the Successor Agency's Internet website (being a page on the Internet website of the City of Atascadero).

Section 8. The officers and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

PASSED AND ADOPTED by the Successor Agency to the Community Redevelopment Agency of Atascadero on the 9th day of September 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT
AGENCY OF ATASCADERO

_____,
Charles Bourbeau, Chair

ATTEST:

_____,
Lara K. Christensen, City Clerk

Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary
Filed for the July 1, 2026 through June 30, 2041 Period

Successor Agency: Atascadero
County: San Luis Obispo
Initial ROPS Period: 26-27A
Final ROPS Period: 40-41B

Requested Funding for Enforceable Obligations		Total Outstanding Obligation
A	Enforceable Obligations Funded as Follows (B+C)	\$-
B	Bond Proceeds	-
C	Other Funds	-
D	Redevelopment Property Tax Trust Fund (RPTTF) (E+F)	\$21,445,075
E	RPTTF	21,070,075
F	Administrative RPTTF	375,000
G	Total Outstanding Obligations (A+D)	\$21,445,075

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

_____	_____
Name	Title
/s/ _____	_____
Signature	Date

Atascadero
Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary by ROPS Period
July 1, 2026 through June 30, 2041

A Period July - December					
ROPS Period	Fund Sources				Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	
	\$-	\$-	\$10,859,325	\$187,500	\$11,046,825
ROPS 26-27A	-	-	633,125	12,500	\$645,625
ROPS 27-28A	-	-	732,950	12,500	\$745,450
ROPS 28-29A	-	-	731,950	12,500	\$744,450
ROPS 29-30A	-	-	730,075	12,500	\$742,575
ROPS 30-31A	-	-	732,525	12,500	\$745,025
ROPS 31-32A	-	-	731,150	12,500	\$743,650
ROPS 32-33A	-	-	731,275	12,500	\$743,775
ROPS 33-34A	-	-	733,000	12,500	\$745,500
ROPS 34-35A	-	-	733,250	12,500	\$745,750
ROPS 35-36A	-	-	729,750	12,500	\$742,250
ROPS 36-37A	-	-	727,875	12,500	\$740,375
ROPS 37-38A	-	-	729,500	12,500	\$742,000
ROPS 38-39A	-	-	727,125	12,500	\$739,625
ROPS 39-40A	-	-	728,650	12,500	\$741,150
ROPS 40-41A	-	-	727,125	12,500	\$739,625

B Period January - June						Twelve-Month Total
ROPS Period	Fund Sources				Six-Month Total	
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
	\$-	\$-	\$10,210,748	\$187,500	\$10,398,248	\$21,445,075
ROPS 26-27B	-	-	732,000	12,500	\$744,500	\$1,390,125
ROPS 27-28B	-	-	731,000	12,500	\$743,500	\$1,488,950
ROPS 28-29B	-	-	729,125	12,500	\$741,625	\$1,486,075
ROPS 29-30B	-	-	731,375	12,500	\$743,875	\$1,486,450
ROPS 30-31B	-	-	730,000	12,500	\$742,500	\$1,487,525
ROPS 31-32B	-	-	730,125	12,500	\$742,625	\$1,486,275
ROPS 32-33B	-	-	731,625	12,500	\$744,125	\$1,487,900
ROPS 33-34B	-	-	731,875	12,500	\$744,375	\$1,489,875
ROPS 34-35B	-	-	728,375	12,500	\$740,875	\$1,486,625
ROPS 35-36B	-	-	726,250	12,500	\$738,750	\$1,481,000
ROPS 36-37B	-	-	727,875	12,500	\$740,375	\$1,480,750
ROPS 37-38B	-	-	725,500	12,500	\$738,000	\$1,480,000
ROPS 38-39B	-	-	726,750	12,500	\$739,250	\$1,478,875
ROPS 39-40B	-	-	728,875	12,500	\$741,375	\$1,482,525
ROPS 40-41B	-	-	-	12,500	\$12,500	\$752,125

Atascadero
Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail
July 1, 2026 through June 30, 2041
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation
								\$21,445,075
10	Administration Allowance	Admin Costs	01/01/2014	06/30/2041	City of Atascadero	Administrative expenses for successor agency in accordance with AB1X26 through Bond retirement including - office expense, postage, legal notices, computer costs, phone costs, operations, professional development, direct staff time, general overhead	Atascadero #1	375,000
133	Continuing Disclosure Fees	Fees	04/01/2024	10/01/2040	Urban Futures, Inc.	Annual Reports per 2024A and 2024B Bonds Continuing Disclosure Agreement	Atascadero #1	42,450
134	Bond Trustee Fees	Fees	04/01/2024	10/01/2040	Bank of New York Mellon	Bond Trustee Fees for 2024A and 2024B Tax Allocation Refunding Bonds	Atascadero #1	24,500
135	2024A and 2024B Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	04/01/2024	10/01/2040	Bank of New York Mellon	Refunding of 2010 Reimbursement/Bond Financing Agreement and 2004/2005 Redevelopment Bonds	Atascadero #1	13,798,125
136	HSC Section 34171(d)(1)(A) Reserves	Reserves	04/01/2024	10/01/2040	Bank of New York Mellon	Debt Service Reserve Request per 2024 Bond Indenture	Atascadero #1	7,205,000

A	L	M	P	Q	T	U	X	Y	AB	AC	AF	AG	AJ	AK	AN	AO	AR	AS
	26-27A (Jul-Dec)		26-27B (Jan-Jun)		27-28A (Jul-Dec)		27-28B (Jan-Jun)		28-29A (Jul-Dec)		28-29B (Jan-Jun)		29-30A (Jul-Dec)		29-30B (Jan-Jun)		30-31A (Jul-Dec)	
Item #	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF
	\$633,125	\$12,500	\$732,000	\$12,500	\$732,950	\$12,500	\$731,000	\$12,500	\$731,950	\$12,500	\$729,125	\$12,500	\$730,075	\$12,500	\$731,375	\$12,500	\$732,525	\$12,500
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
133	2,500	-	-	-	2,700	-	-	-	2,700	-	-	-	2,700	-	-	-	2,900	-
134	-	-	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-
135	630,625	-	360,250	-	730,250	-	341,750	-	729,250	-	322,375	-	727,375	-	302,125	-	729,625	-
136	-	-	370,000	-	-	-	387,500	-	-	-	405,000	-	-	-	427,500	-	-	-

A	AV	AW	AZ	BA	BD	BE	BH	BI	BL	BM	BP	BQ	BT	BU	BX	BY	CB	CC	CF	CG
	30-31B (Jan-Jun)		31-32A (Jul-Dec)		31-32B (Jan-Jun)		32-33A (Jul-Dec)		32-33B (Jan-Jun)		33-34A (Jul-Dec)		33-34B (Jan-Jun)		34-35A (Jul-Dec)		34-35B (Jan-Jun)		35-36A (Jul-Dec)	
Item #	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF
	\$730,000	\$12,500	\$731,150	\$12,500	\$730,125	\$12,500	\$731,275	\$12,500	\$731,625	\$12,500	\$733,000	\$12,500	\$731,875	\$12,500	\$733,250	\$12,500	\$728,375	\$12,500	\$729,750	\$12,500
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
133	-	-	2,900	-	-	-	2,900	-	-	-	3,125	-	-	-	3,125	-	-	-	3,125	-
134	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-
135	280,750	-	728,250	-	258,375	-	728,375	-	234,875	-	729,875	-	210,125	-	730,125	-	184,125	-	726,625	-
136	447,500	-	-	-	470,000	-	-	-	495,000	-	-	-	520,000	-	-	-	542,500	-	-	-

A	CJ	CK	CN	CO	CR	CS	CV	CW	CZ	DA	DD	DE	DH	DI	DL	DM	DP	DQ	DT	DU
	35-36B (Jan-Jun)		36-37A (Jul-Dec)		36-37B (Jan-Jun)		37-38A (Jul-Dec)		37-38B (Jan-Jun)		38-39A (Jul-Dec)		38-39B (Jan-Jun)		39-40A (Jul-Dec)		39-40B (Jan-Jun)		40-41A (Jul-Dec)	
Item #	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF	RPTTF	Admin RPTTF
	\$726,250	\$12,500	\$727,875	\$12,500	\$727,875	\$12,500	\$729,500	\$12,500	\$725,500	\$12,500	\$727,125	\$12,500	\$726,750	\$12,500	\$728,650	\$12,500	\$728,875	\$12,500	\$727,125	\$12,500
10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
133	-	-	3,375	-	-	-	3,375	-	-	-	3,375	-	-	-	3,650	-	-	-	-	-
134	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-	1,750	-	-	-
135	157,000	-	724,500	-	128,625	-	726,125	-	98,750	-	723,750	-	67,500	-	725,000	-	34,625	-	727,125	-
136	567,500	-	-	-	597,500	-	-	-	625,000	-	-	-	657,500	-	-	-	692,500	-	-	-

A	DY
	40-41B (Jan-Jun)
Item #	Admin RPTTF
	\$12,500
10	-
133	-
134	-
135	-
136	-

\$15,430,000
 Successor Agency to the Community
 Redevelopment Agency of Atascadero
 Tax Allocation Refunding Bonds,
 Series 2024A

\$1,405,000
 Successor Agency to the Community
 Redevelopment Agency of Atascadero
 Taxable Tax Allocation Refunding Bonds,
 Series 2024B

CONSENT OF INSURER AND AGREEMENT

The undersigned is an authorized representative of Build America Mutual Assurance Company (“BAM”), the provider of the Policy for the Insured Obligations, as such terms are defined in the Indenture of Trust dated April 1, 2024 (the “Indenture”), by and between the Successor Agency to the Community Redevelopment Agency of Atascadero (the “Successor Agency”) and The Bank of New York Mellon Trust Company, N.A. (the “Trustee”). As required by paragraph (8) of Exhibit C of the Indenture, BAM has been asked to consent to the filing by the Successor Agency of its Last and Final Recognized Obligation Payment Schedule, pursuant to Section 34191.6 of the California Health and Safety Code, in the form attached to this Consent as Exhibit A. Consent is hereby granted to the Successor Agency to submit its Last and Final Recognized Obligation Payment Schedule to the Oversight Board and the Department of Finance for approval. As consideration for this approval, the Successor Agency agrees that it will not, without the prior written consent of BAM, approve or submit for approval by the San Luis Obispo Countywide Oversight Board or the State of California Department of Finance the final amendment permitted for any Last and Final Recognized Obligation Payment Schedule pursuant to Section 34191.6 of the California Health and Safety Code.

BAM is granting this consent on its own behalf, and not on behalf of any person or party. In addition, BAM makes no representation as to whether the consent of any person or party is required in connection with the forgoing. Initially capitalized terms used herein without definition have the meanings set forth in the Indenture.

Dated: August 11, 2025

BUILD AMERICA MUTUAL
 ASSURANCE COMPANY

By: 

 Authorized Representative