



CITY OF ATASCADERO CITY COUNCIL AGENDA

HYBRID MEETING INFORMATION:

In accordance with City Council Resolution No. 2022-044 and the requirements of AB 361, the City Council Meeting will be available via teleconference for those who wish to participate remotely. The City Council meeting will also be held in the City Council Chambers and in-person attendance will be available at that location.

HOW TO OBSERVE THE MEETING REMOTELY:

To participate remotely, residents can livestream the meeting on [Zoom](#), SLO-SPAN.org, on Spectrum cable Channel 20 in Atascadero, and listen live on KPRL Radio 1230AM and 99.3FM. The video recording of the meeting will repeat daily on Channel 20 at 1:00 am, 9:00 am, and 6:00 pm and will be available through the City's website and on the City's YouTube Channel. To participate remotely using the Zoom platform please visit https://us02web.zoom.us/webinar/register/WN_ZwJ7a031S3KXauEym9ehaA.

HOW TO SUBMIT PUBLIC COMMENT:

Individuals who wish to provide public comment in-person may attend the meeting in the City Council Chambers. Individuals who wish to participate remotely may call **(669) 900-6833** (Meeting ID: 889 2347 9018) to listen and provide public comment via phone or via the [Zoom](#) platform using the link above.

If you wish to comment but not via a live platform, please email public comments to cityclerk@atascadero.org. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be forwarded to the City Council and made a part of the administrative record. ***To ensure distribution to the City Council prior to consideration of the agenda, the public is encouraged to submit comments no later than 12:00 p.m. the day of the meeting.*** Those comments, as well as any comments received after that time, but before the close of the item, will be distributed to the City Council, posted on the City's website, and will be made part of the official public record of the meeting. ***Please note, email comments will not be read into the record.***

AMERICAN DISABILITY ACT ACCOMMODATIONS:

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

City Council agendas and minutes may be viewed on the City's website: www.atascadero.org/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.

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CITY OF ATASCADERO CITY COUNCIL

AGENDA

Tuesday, June 28, 2022

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

<u>City Council Regular Session:</u>	6:00 P.M.
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REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE: Council Member Bourbeau

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

APPROVAL OF AGENDA: Roll Call

Recommendation: Council:

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

CLOSED SESSION – REPORT (IF ANY)

1. June 14, 2022

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

1. City Council Draft Action Minutes – June 14, 2022

- Recommendation: Council approve the June 14, 2022 Draft City Council Regular Meeting Minutes. [City Clerk]

2. May 2022 Accounts Payable and Payroll

- Fiscal Impact: \$2,292,110.85.
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for May 2022. [Administrative Services]

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

COMMUNITY FORUM: (This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Comments will be allowed for the entire 30-minute period so if the final speaker has finished before the 30 minute period has ended and a member of the public wishes to make a comment after the Council has commenced another item, the member should alert the Clerk within the 30 minute period of their desire to make a comment and the Council will take up that comment upon completion of the item which was commenced. Any members of the public who have questions or need information may contact the City Clerk's Office, between the hours of 8:30 a.m. and 5:00 p.m. at (805) 470-3400, or cityclerk@atascadero.org.)

B. PUBLIC HEARINGS:

1. Adopting Sewer Service Charges to be Added to the 2022-2023 Property Tax Rolls

- Fiscal Impact: The City estimates it will collect \$3,925,563 in sewer service charges for Fiscal Year 2022-2023.
- Recommendations: Council:
 1. Conduct a public hearing to receive verbal testimony regarding the proposed sewer service charges to be levied onto property tax rolls.
 2. Adopt Draft Resolution approving sewer charges to be added to the 2022-2023 property tax rolls. [Public Works]

2. Del Rio Marketplace (AMND19-0063)

- Fiscal Impact: The commercial portion of the project will have a positive impact on City revenues and will provide synergy for increased development throughout the area. Additionally, the development is required to annex into the Citywide CFD. With annexation into the CFD, overall, the project will be fiscally positive.
- Recommendations: Council adopt Draft Resolution approving a Conditional Use Permit Amendment, Tentative Parcel Map (AT22-0011), and Environmental Impact Report (EIR) Addendum for the Del Rio Marketplace, subject to findings and conditions of approval. [Community Development]

C. MANAGEMENT REPORTS

1. Integrated Waste Management Authority – Amended and Restated Joint Powers Agreement

- Fiscal Impact: None.
- Recommendations: Authorize the Mayor to execute the San Luis Obispo Integrated Waste Management Authority Second Amended and Restated Joint Powers Agreement. [City Manager]

- D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:** (On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. The following represent standing committees. Informative status reports will be given, as felt necessary):

Mayor Moreno

1. City Selection Committee
2. County Mayors Round Table
3. Regional Economic Action Coalition (REACH)
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Mayor Pro Tem Newsom

1. City / Schools Committee
2. Design Review Committee
3. League of California Cities – Council Liaison
4. Visit SLO CAL Advisory Committee

Council Member Bourbeau

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

Council Member Dariz

1. Air Pollution Control District
2. California Joint Powers Insurance Authority (CJPIA) Board
3. City of Atascadero Finance Committee
4. Community Action Partnership of San Luis Obispo (CAPSLO)

Council Member Funk

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

- E. INDIVIDUAL DETERMINATION AND / OR ACTION:** (Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

1. City Council
2. City Clerk
3. City Treasurer
4. City Attorney
5. City Manager

F. ADJOURNMENT

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

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CITY OF ATASCADERO CITY COUNCIL

DRAFT MINUTES

Tuesday, June 14, 2022

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

City Council Regular Session:

6:00 P.M.

City Council Closed Session:

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

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

Mayor Moreno called the meeting to order at 6:01 p.m. and Mayor Pro Tem Newsom led the Pledge of Allegiance.

ROLL CALL:

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

Absent: None

Others Present: None

Staff Present: City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Fire Chief Casey Bryson, Public Works Director Nick DeBar, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen, Deputy City Manager Terrie Banish, Senior Planner Kelly Gleason and IT Systems Administrator III David Anastasia

APPROVAL OF AGENDA:

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

- 1. Approve this agenda; and,**
- 2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by**

the City Clerk at the first reading, after the motion and before the City Council votes.
Motion passed 5:0 by a roll-call vote.

CLOSED SESSION – REPORT (IF ANY)

1. May 24, 2022

City Attorney Pierik noted that there was no reportable action.

A. CONSENT CALENDAR:

1. City Council Draft Action Minutes – May 24, 2022

- Recommendation: Council approve the May 24, 2022 Draft City Council Regular Meeting Minutes. [City Clerk]

2. March 2022 Investment Report

- Fiscal Impact: None.
- Recommendation: Council receive and file the City Treasurer’s report for quarter ending March 31, 2022. [City Treasurer]

3. 2022-2023 Annual Spending Limit

- Fiscal Impact: None.
- Recommendation: Council adopt the attached Draft Resolution establishing the annual spending limit for fiscal year 2022-2023. [Administrative Services]

4. Authorizing Temporary Road Closures for 2022 Hot El Camino Cruise Nite and Colony Days Parade Route

- Fiscal Impact: Cruise Nite incurs no net fiscal impact. The City cost of conducting the event is approximately \$15,000 and is included in the adopted budget. It is anticipated that these costs will be fully recovered through budgeted sponsorships and entry fees.
- Recommendation: Council:
 1. Adopt Draft Resolution A authorizing temporary road closures and restrictions on August 19, 2022 for the Hot El Camino Cruise Nite.
 2. Adopt Draft Resolution B authorizing temporary road closures and restrictions on October 1, 2022 for the Colony Days Parade Route. [Public Works]

6. General Municipal Election – November 8, 2022

- Fiscal Impact: \$40,000.
- Recommendations: Council adopt the following Resolutions for the purpose of electing a Mayor, two members to the City Council, and a City Treasurer:
 1. Draft Resolution A, calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 8, 2022 for the election of a Mayor, two Council Members, and a City Treasurer
 2. Draft Resolution B, requesting the Board of Supervisors of the County of San Luis Obispo to consolidate a General Municipal Election to be held on November 8, 2022. [City Clerk]

7. AB 481 – Military Equipment Policy

- Fiscal Impact: None.
- Recommendation: Council adopt on second reading, by title only, a Draft Ordinance adopting a Military Equipment Policy in accordance with Assembly Bill 481. [Police Department]

8. Virtual Meetings – AB 361 Requirements

- Fiscal Impact: None.
- Recommendation: Council adopt Draft Resolution making findings consistent with the requirements of AB 361 to continue to allow for the conduct of virtual meetings. [City Manager]

9. Centennial Plaza Surplus Land Declaration Zone Change (ZCH) 22-0022 5901 West Mall

- Fiscal Impact: None.
- Recommendation: Council adopt a Resolution declaring the vacant parcels of land surrounding Centennial Plaza location in Downtown and owned by the City of Atascadero as surplus land. [Community Development]

10. Priority Legislative Budget Project – Delegation of Authority Downtown Infrastructure Enhancement Plan Project

- Fiscal Impact: None.
- Recommendation: Council adopt Draft Resolution approving delegation of authority to the City Manager or her designee for executing Priority Legislative Budget Project documents associated with the Downtown Infrastructure Enhancement Plan Project. [Public Works]

11. Legal Services Budget

- Fiscal Impact: \$100,000 in FY 21-22 and \$135,000 in FY 22-23.
- Recommendation: Council authorize the Director of Administrative Services to appropriate an additional \$100,000 in General Fund Reserves for legal services in FY 21-22 and \$135,000 in FY 22-23. [City Attorney]

Deputy City Manager/City Clerk Christensen reported that staff would be pulling Consent Item #A-2 and bringing it back for Council review at a later date.

Council Member Funk asked a brief question on Item #A-11 regarding the additional budget request, which was answered by City Manager Rickard.

Council Member Bourbeau removed Item #A-5 for separate vote and noted that this item covers a project on his street and while there is no conflict, he will abstain from voting on the item.

MOTION: By Council Member Bourbeau and seconded by Council Member Funk to approve Consent Calendar Items Nos. A-1, A-3, A-4, and A-6 through A-11. (#A-3: Resolution No. 2022-039) (#A-4: Resolution Nos. 2022-040 and 2022-041) (#A-6: Resolution Nos. 2022-042 and 2022-043) (#A-7: Ordinance No. 656) (#A-8: Resolution No. 2022-044) (#A-9: Resolution No. 2022-045) (#A-10: Resolution No. 2022-046)
Motion passed 5:0 by a roll-call vote.

5. 2022 Measure F-14 Pavement Rehabilitation Construction Award

- Fiscal Impact: \$2,761,237.
- Recommendations: Council:
 1. Award a construction contract for \$2,761,237 to Souza Construction for the 2022 Measure F-14 Pavement Rehabilitation Project (Project No. C2021R01).
 2. Authorize the Director of Administrative Services to allocate an additional \$600,000 in Measure F-14 fund balance to the 2022 Measure F-14 Pavement Rehabilitation Project. [Public Works]

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

1. **Award construction Contract No. 2022-007 for \$2,761,237 to Souza Construction for the 2022 Measure F-14 Pavement Rehabilitation Project (Project No. C2021R01).**
2. **Authorize the Director of Administrative Services to allocate an additional \$600,000 in Measure F-14 fund balance to the 2022 Measure F-14 Pavement Rehabilitation Project.**

Motion passed 4:0 by a roll-call vote. Bourbeau abstain.

UPDATES FROM THE CITY MANAGER:

City Manager Rickard presented the following employees with Service Awards:

- **5 Years:** Justin Kamp, Wastewater Treatment Plant Operator II
Andrew Hawkins, Fire Engineer
Jackson Light, Fire Engineer
Craig Martineau, Police Officer
- **20 Years:** Jennifer Fanning, Recreation Supervisor

Mayor Moreno presented the following employee with a Service Award:

- **25 Years:** Rachelle Rickard, City Manager

Following Employee Recognition, City Manager Rickard gave an update on projects and events within the City.

COMMUNITY FORUM:

The following persons spoke in-person, by telephone or through the webinar: Zach Jackson, Audrey Taub, Kevin Campion, and Chris Farris

B. PUBLIC HEARINGS:

1. Apple Valley Assessment Districts

- Fiscal Impact: Annual assessments for 2022/2023 will total \$38,500 for road/drainage system maintenance and \$63,000 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in

Apple Valley. Contributions of \$11,000 for half the cost of the park will be made from the City's General Fund, and an equal revenue source will be recognized from contributions made by the developer.

- Recommendations: Council:
 1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto for fiscal year 2022/2023.
 2. Adopt Draft Resolution B ordering the levy and collection of assessments for fiscal year 2022/2023 for Street and Storm Drain Maintenance District No. 01 (Apple Valley).
 3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto in fiscal year 2022/2023.
 4. Adopt Draft Resolution D ordering the levy and collection of assessments for fiscal year 2022/2023 for Landscaping and Lighting District No. 01 (Apple Valley). [Administrative Services]

Ex Parte Communications

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

PUBLIC COMMENT:

The following persons spoke in-person, by telephone or through the webinar: None

Mayor Moreno closed the Public Comment period.

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

1. Adopt Resolution No. 2022-047 approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto for fiscal year 2022/2023.
2. Adopt Resolution No. 2022-048 ordering the levy and collection of assessments for fiscal year 2022/2023 for Street and Storm Drain Maintenance District No. 01 (Apple Valley).
3. Adopt Resolution No. 2022-049 approving the final Engineer's Report regarding the Landscaping and Lighting District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto in fiscal year 2022/2023.
4. Adopt Resolution No. 2022-050 ordering the levy and collection of assessments for fiscal year 2022/2023 for Landscaping and Lighting District No. 01 (Apple Valley).

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

2. De Anza Estates Assessment Districts

- Fiscal Impact: Annual assessments for 2022/2023 will total \$30,562 for road/drainage system maintenance and \$15,875 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in De

Anza Estates. The City General Fund will contribute \$1,400 for the fiscal year 2022/2023 for half of the maintenance costs of the trails and open space.

- Recommendations: Council:
 1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto for fiscal year 2022/2023.
 2. Adopt Draft Resolution B ordering the levy and collection of assessments for fiscal year 2022/2023 for Street and Storm Drain Maintenance District No. 03 (De Anza Estates).
 3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto in fiscal year 2022/2023.
 4. Adopt Draft Resolution D ordering the levy and collection of assessments for fiscal year 2022/2023 for Landscaping and Lighting District No. 03 (De Anza Estates). [Administrative Services]

Ex Parte Communications: None.

Administrative Services Director Rangel gave the staff report.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Bourbeau and seconded by Council Member Funk to:

1. **Adopt Resolution No. 2022-051 approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto for fiscal year 2022/2023.**
2. **Adopt Resolution No. 2022-052 ordering the levy and collection of assessments for fiscal year 2022/2023 for Street and Storm Drain Maintenance District No. 03 (De Anza Estates).**
3. **Adopt Resolution No. 2022-053 approving the final Engineer's Report regarding the Landscaping and Lighting District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto in fiscal year 2022/2023.**
4. **Adopt Resolution No. 2022-054 ordering the levy and collection of assessments for fiscal year 2022/2023 for Landscaping and Lighting District No. 03 (De Anza Estates).**

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

3. Woodridge (Las Lomas) Assessment Districts

- Fiscal Impact: Annual assessments for 2022/2023 will total \$99,189 for road/drainage system maintenance and \$70,452 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Las Lomas (Woodridge). The City General Fund will contribute \$2,600 for the

fiscal year 2022/2023 for 25% of the maintenance costs of the trails and open space.

- Recommendations: Council:
 1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto for Fiscal Year 2022/2023.
 2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2022/2023 for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas).
 3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto in Fiscal Year 2022/2023.
 4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2022/2023 for Landscaping and Lighting District No. 02 – Woodridge (Las Lomas). [Administrative Services]

Ex Parte Communications: None. Mayor Moreno did note that all Council Members received a copy of an email from a Las Lomas resident in opposition to the assessment.

Administrative Services Director Rangel gave the staff report.

PUBLIC COMMENT:

The following citizens spoke on this item: Vy Pierce

Mayor Moreno closed the Public Comment period.

- MOTION:** By Council Member Bourbeau and seconded by Council Member Funk to:
1. Adopt Resolution No. 2022-055 approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto for fiscal year 2022/2023.
 2. Adopt Resolution No. 2022-056 ordering the levy and collection of assessments for fiscal year 2022/2023 for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas).
 3. Adopt Resolution No. 2022-057 approving the final Engineer's Report regarding the Landscaping and Lighting District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto in fiscal year 2022/2023.
 4. Adopt Resolution No. 2022-058 ordering the levy and collection of assessments for fiscal year 2022/2023 for Landscaping and Lighting District No. 02 – Woodridge (Las Lomas).
- Motion passed 5:0 by a roll-call vote.***

4. **Downtown Parking & Business Improvement Area (DPBIA) Confirmation of Annual Assessment (FY 2022-2023)**

- Fiscal Impact: Adopting the staff recommendation will result in the collection of approximately \$12,800 and expenditure of \$12,820 in budgeted DPBIA funds.
- Recommendation: Council adopt Draft Resolution confirming the annual assessment for the Downtown Parking and Business Improvement Area (Fiscal Year 2022-2023). [City Manager]

Ex Parte Communications: None

Deputy City Manager Banish gave the staff report.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Bourbeau and seconded by Council Member Dariz to adopt Resolution No. 2022-059 confirming the annual assessment for the Downtown Parking and Business Improvement Area (Fiscal Year 2022-2023).
Motion passed 5:0 by a roll-call vote.

5. Atascadero Tourism Business Improvement District (ATBID) Confirmation of Annual Assessment (Fiscal Year 2022-2023)

- Fiscal Impact: Annual assessments for 2022-2023 are expected to be approximately \$298,170 (or higher based on the current trend) and will be assessed as 2% of the rent charged on the occupied rooms and spaces for transient services.
- Recommendation: Council adopt Draft Resolution confirming the annual assessment for the Atascadero Tourism Business Improvement District (Fiscal Year 2022-2023). [City Manager]

Ex Parte Communications: None

Deputy City Manager Banish gave the staff report.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Bourbeau and seconded by Council Member Funk to adopt Resolution No. 2022-060 confirming the annual assessment for the Atascadero Tourism Business Improvement District (Fiscal Year 2022-2023).
Motion passed 5:0 by a roll-call vote.

6. Amendments and Additions to Fee Schedule

- Fiscal Impact: The fiscal impact of the fee update is unknown; however, revenues are expected to increase with adoption of the draft fee schedule and fees will be more fairly allocated based changes that have occurred in the economy, City staffing, City procedures, and regulations since the last Cost Study was completed.

- Recommendation: Council adopt Draft Resolution A establishing a schedule of Fees and Charges for City Services. [Administrative Services]

Ex Parte Communications: None

Administrative Services Director Rangel gave the presentation and answered questions from the Council. Eric Johnson, with Cost Revenue Specialists, and Senior Planner Gleason also answered questions from the Council.

PUBLIC COMMENT:

The following citizens spoke on this item: None.

Mayor Moreno closed the Public Comment period.

MOTION: By Council Member Funk and seconded by Mayor Pro Tem Newsom to adopt Resolution No. 2022-061 establishing a schedule of Fees and Charges for City Services with the following changes to Exhibit A (Draft Fee Schedule):

- Fee 22-091B (Day Care/Group Home Inspection/Schools):
Inspection - *\$50 per permit for Day Care*
- Fee 22-018 (Zoo Admissions): *\$12 General and \$10 Senior*

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

C. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

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

Mayor Moreno

1. Regional Economic Action Coalition (REACH)

Mayor Pro Tem Newsom

1. Design Review Committee

Council Member Bourbeau

1. Integrated Waste Management Authority (IWMA)
2. SLO Council of Governments (SLOCOG)

Council Member Dariz

1. Air Pollution Control District
2. Community Action Partnership of San Luis Obispo (CAPSLO)

Council Member Funk

1. Homeless Services Oversight Council

- D. 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 – Mayor Moreno reported that the City of Paso Robles has requested Atascadero send a letter in support of the State Route 46 Multi-modal Corridor Improvement Project to further the City of Paso Robles Spaceport efforts.

E. RECESS TO CLOSED SESSION FOLLOWING CONCLUSION OF CITY COUNCIL REGULAR SESSION

Mayor Moreno recessed the Regular Meeting at 8:01 p.m. and called the Closed Session Meeting to order at 8:09 p.m.

COUNCIL CLOSED SESSION:

1. CLOSED SESSION -- PUBLIC COMMENT
2. COUNCIL LEAVES TO BEGIN CLOSED SESSION
3. CLOSED SESSION -- CALL TO ORDER
 - a. **Conference with Real Property Negotiators**
(Govt. Code 54956.8)
Real Property: 5970 El Camino Real (APN 030181031)
Agency Negotiator: Rachelle Rickard, City Manager
Negotiating Parties: Fred C. Pflum Revocable Trust
Subject of Negotiations: Purchase price and/or terms of payment
4. CLOSED SESSION – ADJOURNMENT

F. ADJOURN

Following Closed Session, the meeting was adjourned at 8:32 pm; no reportable action.

MINUTES PREPARED BY:

Lara K. Christensen
City Clerk

APPROVED:



Atascadero City Council
Staff Report - Administrative Services Department

May 2022 Accounts Payable and Payroll

RECOMMENDATION:

Council approve certified City accounts payable, payroll and payroll vendor checks for May 2022.

DISCUSSION:

Attached for City Council review and approval are the following:

Payroll

Dated	5/12/22	Checks # 35446-35457	\$ 12,537.82
		Direct Deposits	336,115.92
Dated	5/26/22	Checks # 35458-35466	7,528.30
		Direct Deposits	331,999.72

Accounts Payable

Dated	5/1/22-5/31/22	Checks # 170903-171180 & EFTs 4394-4422	1,603,929.09
TOTAL AMOUNT			\$ 2,292,110.85

FISCAL IMPACT:

Total expenditures for all funds is \$ 2,292,110.85

CERTIFICATION:

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


 Jeri Rangel
 Director of Administrative Services

ATTACHMENT:

May 2022 Eden Warrant Register in the amount of \$ 1,603,929.09

City of Atascadero
Disbursement Listing

For the Month of May 2022

ITEM NUMBER:
 DATE:
 ATTACHMENT:

A-2
 06/28/22
 1

Check Number	Check Date	Vendor	Description	Amount
4394	05/03/2022	RABOBANK, N.A.	Payroll Vendor Payment	57,250.08
4395	05/03/2022	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	17,950.22
4396	05/03/2022	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,817.09
170903	05/04/2022	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	215,207.05
170904	05/04/2022	BENEFIT COORDINATORS CORP	Payroll Vendor Payment	9,190.20
170905	05/04/2022	LINCOLN NATIONAL LIFE INS CO	Payroll Vendor Payment	2,067.87
170906	05/04/2022	MEDICAL EYE SERVICES	Payroll Vendor Payment	1,803.10
170907	05/06/2022	13 STARS MEDIA	Accounts Payable Check	668.12
170908	05/06/2022	2 MEXICANS, LLC	Accounts Payable Check	5,834.25
170909	05/06/2022	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	182.00
170910	05/06/2022	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	379.01
170911	05/06/2022	AT&T	Accounts Payable Check	24.30
170912	05/06/2022	AT&T	Accounts Payable Check	784.68
170913	05/06/2022	ATASCADERO HAY & FEED	Accounts Payable Check	372.49
170914	05/06/2022	ATASCADERO YOUTH FOOTBALL	Accounts Payable Check	150.00
170915	05/06/2022	ATM ADVANTAGE PLUS	Accounts Payable Check	175.00
170916	05/06/2022	BASSETT'S CRICKET RANCH, INC.	Accounts Payable Check	348.49
170917	05/06/2022	KEITH R. BERGHER	Accounts Payable Check	956.25
170918	05/06/2022	BERRY MAN, INC.	Accounts Payable Check	503.85
170919	05/06/2022	BREZDEN PEST CONTROL, INC.	Accounts Payable Check	161.00
170920	05/06/2022	MAREN E. BROWN	Accounts Payable Check	100.00
170921	05/06/2022	BURKE, WILLIAMS, & SORENSON LLP	Accounts Payable Check	19,349.78
170922	05/06/2022	CARQUEST OF ATASCADERO	Accounts Payable Check	78.86
170923	05/06/2022	CENTRAL COAST BREWING, INC.	Accounts Payable Check	537.08
170924	05/06/2022	CHARTER COMMUNICATIONS	Accounts Payable Check	4,405.19
170925	05/06/2022	CITY OF ATASCADERO	Accounts Payable Check	347.00
170926	05/06/2022	KAREN A. CLANIN	Accounts Payable Check	266.00
170927	05/06/2022	CLEVER CONCEPTS, INC.	Accounts Payable Check	47.95
170928	05/06/2022	CRYSTAL CREAMERY, INC.	Accounts Payable Check	1,002.99
170929	05/06/2022	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
170930	05/06/2022	DESTINY CUELLAR	Accounts Payable Check	600.00
170931	05/06/2022	CULLIGAN/CENTRAL COAST WTR TRT	Accounts Payable Check	35.00
170932	05/06/2022	SHARON J. DAVIS	Accounts Payable Check	273.00
170933	05/06/2022	NICHOLAS DEBAR	Accounts Payable Check	300.00
170934	05/06/2022	JOE DEBRUIN, PH.D.	Accounts Payable Check	180.00
170935	05/06/2022	HYRUM C. DEL CASTILLO	Accounts Payable Check	97.20
170936	05/06/2022	DEPENDABLE FIRE PROTECTION	Accounts Payable Check	360.00
170937	05/06/2022	DESTINATION TRAVEL NETWORK	Accounts Payable Check	100.00
170938	05/06/2022	DISTINCTIVE GLASSWARE BRANDING	Accounts Payable Check	205.86
170939	05/06/2022	PHILIP DUNSMORE	Accounts Payable Check	300.00
170940	05/06/2022	ALI ELMASRI	Accounts Payable Check	100.00
170941	05/06/2022	FAILSAFE TESTING, LLC	Accounts Payable Check	933.25
170942	05/06/2022	AMANDA FERRELL	Accounts Payable Check	104.00

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170943	05/06/2022	FERRELL'S AUTO REPAIR	Accounts Payable Check	430.83
170944	05/06/2022	ANNE E. GALLAGHER	Accounts Payable Check	157.50
170945	05/06/2022	GAS COMPANY	Accounts Payable Check	1,521.77
170946	05/06/2022	GIERLICH-MITCHELL, INC.	Accounts Payable Check	3,639.86
170947	05/06/2022	DANIEL J. GRASSESCHI	Accounts Payable Check	300.00
170948	05/06/2022	ROCHELLE O. HANSON-TORRES	Accounts Payable Check	299.50
170949	05/06/2022	HIGH COUNTRY OUTDOOR, INC.	Accounts Payable Check	850.00
170950	05/06/2022	RYAN HOFSTETTER	Accounts Payable Check	248.99
170952	05/06/2022	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	2,935.81
170953	05/06/2022	RACHEL HUNTER	Accounts Payable Check	81.90
170954	05/06/2022	INFORMATION TECHNOLOGY	Accounts Payable Check	1,628.95
170955	05/06/2022	JOANN HEAD LAND SURVEYING	Accounts Payable Check	11,719.78
170956	05/06/2022	K & M INTERNATIONAL	Accounts Payable Check	4,033.21
170957	05/06/2022	LAYNE LABORATORIES, INC.	Accounts Payable Check	1,413.75
170958	05/06/2022	LEE WILSON ELECTRIC CO. INC	Accounts Payable Check	1,668.03
170959	05/06/2022	LIFE ASSIST, INC.	Accounts Payable Check	1,043.24
170960	05/06/2022	REBECCA N. LILLEY	Accounts Payable Check	243.00
170961	05/06/2022	LINDE GAS & EQUIPMENT INC.	Accounts Payable Check	185.33
170962	05/06/2022	LONE MADRONE, BRISTOLS CIDER	Accounts Payable Check	608.00
170963	05/06/2022	CRAIG C. LOWRIE	Accounts Payable Check	75.00
170964	05/06/2022	MADRONE LANDSCAPES, INC.	Accounts Payable Check	406.00
170965	05/06/2022	MARBORG INDUSTRIES	Accounts Payable Check	73.05
170966	05/06/2022	SAMUEL HENRY MCMILLAN, JR.	Accounts Payable Check	125.00
170967	05/06/2022	MEA WINE, LLC	Accounts Payable Check	316.50
170968	05/06/2022	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	5,855.33
170969	05/06/2022	MID-COAST MOWER & SAW, INC.	Accounts Payable Check	73.73
170970	05/06/2022	MIG	Accounts Payable Check	3,611.25
170971	05/06/2022	MINER'S ACE HARDWARE	Accounts Payable Check	463.57
170972	05/06/2022	MISSION UNIFORM SERVICE	Accounts Payable Check	336.03
170973	05/06/2022	MOBILE SMALL ENGINE REPAIR	Accounts Payable Check	400.00
170974	05/06/2022	MORRO BAY BUG COMPANY	Accounts Payable Check	273.82
170975	05/06/2022	KELLYE R. NETZ	Accounts Payable Check	49.50
170976	05/06/2022	OASIS EQUIPMENT RENTAL	Accounts Payable Check	599.60
170977	05/06/2022	OFFICE DEPOT INC.	Accounts Payable Check	87.29
170979	05/06/2022	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	32,596.60
170980	05/06/2022	PASO ROBLES FORD LINCOLN MERC	Accounts Payable Check	76.50
170981	05/06/2022	RICARDO PAZ	Accounts Payable Check	375.00
170982	05/06/2022	PEAKWIFI, LLC	Accounts Payable Check	650.00
170983	05/06/2022	PORTER CONSTRUCTION, INC.	Accounts Payable Check	4,860.00
170984	05/06/2022	PROCARE JANITORIAL SUPPLY, INC.	Accounts Payable Check	762.05
170985	05/06/2022	GERALD D. PURIFY JR.	Accounts Payable Check	200.00
170986	05/06/2022	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	350.00
170987	05/06/2022	JERI RANGEL	Accounts Payable Check	300.00

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170988	05/06/2022	READYREFRESH BY NESTLE	Accounts Payable Check	82.63
170989	05/06/2022	SHANENE M. REEVES	Accounts Payable Check	120.00
170990	05/06/2022	RICK ENGINEERING COMPANY	Accounts Payable Check	9,360.70
170991	05/06/2022	RACHELLE RICKARD	Accounts Payable Check	300.00
170992	05/06/2022	FRANK ROCHA	Accounts Payable Check	42.00
170993	05/06/2022	SUSAN ROJAS	Accounts Payable Check	59.00
170994	05/06/2022	EVAN RUSSELL	Accounts Payable Check	227.29
170995	05/06/2022	SCHINDLER ELEVATOR CORP	Accounts Payable Check	458.43
170996	05/06/2022	SCOTT O'BRIEN FIRE & SAFETY CO	Accounts Payable Check	411.08
170997	05/06/2022	THE SHERWIN-WILLIAMS COMPANY	Accounts Payable Check	137.01
170998	05/06/2022	SITEONE LANDSCAPE SUPPLY, LLC	Accounts Payable Check	135.72
170999	05/06/2022	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	285.00
171000	05/06/2022	MARY P. SMITH	Accounts Payable Check	1,081.80
171001	05/06/2022	SOUTH COAST EMERGENCY VEH SVC	Accounts Payable Check	1,041.19
171002	05/06/2022	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	201,974.29
171003	05/06/2022	SPEAKWRITE, LLC.	Accounts Payable Check	164.42
171004	05/06/2022	CONNER M. SPEARS	Accounts Payable Check	3,360.00
171005	05/06/2022	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	2,566.86
171006	05/06/2022	STANLEY CONVERGENT SECURITY	Accounts Payable Check	467.00
171007	05/06/2022	SUN TEES NORTH	Accounts Payable Check	489.38
171008	05/06/2022	SUNLIGHT JANITORIAL, INC.	Accounts Payable Check	4,850.00
171009	05/06/2022	RONALD R. TARICA	Accounts Payable Check	88.19
171010	05/06/2022	TEMPLETON UNIFORMS, LLC	Accounts Payable Check	796.34
171011	05/06/2022	KARL O. TOERGE	Accounts Payable Check	144.00
171012	05/06/2022	TURF STAR, INC.	Accounts Payable Check	31.14
171013	05/06/2022	U.S. POSTMASTER	Accounts Payable Check	2,200.00
171014	05/06/2022	ULTREX LEASING	Accounts Payable Check	263.18
171015	05/06/2022	MEGAN L. VAN ALLEN	Accounts Payable Check	120.00
171016	05/06/2022	RENE VASQUEZ	Accounts Payable Check	205.00
171017	05/06/2022	THOMAS F. VELASQUEZ	Accounts Payable Check	50.00
171018	05/06/2022	VERIZON WIRELESS	Accounts Payable Check	2,466.53
171019	05/06/2022	VINO VICE, INC.	Accounts Payable Check	1,535.50
171020	05/06/2022	WEST COAST AUTO & TOWING, INC.	Accounts Payable Check	150.00
171021	05/06/2022	WEX BANK - 76 UNIVERSL	Accounts Payable Check	15,973.48
171022	05/06/2022	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	9,790.44
171023	05/06/2022	WORKBENCH	Accounts Payable Check	12,730.00
171024	05/06/2022	KAREN B. WYKE	Accounts Payable Check	396.00
171025	05/06/2022	YOUTH EVOLUTION SOCCER	Accounts Payable Check	3,384.00
4397	05/12/2022	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	8,839.92
171026	05/12/2022	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	60.00
171027	05/12/2022	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,950.00
171028	05/12/2022	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,151.80
171029	05/12/2022	CA FIREFIGHTERS BENEFIT TRUST	Payroll Vendor Payment	1,800.00

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171030	05/12/2022	EMPLOYMENT DEV. DEPARTMENT	Accounts Payable Check	16,522.00
171031	05/12/2022	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	7,036.96
171032	05/12/2022	MISSIONSQUARE RETIREMENT	Payroll Vendor Payment	125.00
171033	05/12/2022	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	693.51
171034	05/12/2022	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	1,674.10
171035	05/12/2022	SEIU LOCAL 620	Payroll Vendor Payment	810.61
171036	05/12/2022	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	416.88
171037	05/12/2022	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	8,081.75
171038	05/12/2022	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	285.00
4398	05/13/2022	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	536.99
4399	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	21,932.50
4400	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	33,514.55
4401	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	2,255.31
4402	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	2,650.48
4403	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	6,709.33
4404	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	8,577.31
4405	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	10,931.71
4406	05/16/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	17,804.57
4407	05/17/2022	RABOBANK, N.A.	Payroll Vendor Payment	60,380.38
4408	05/17/2022	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	18,881.44
4409	05/17/2022	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,891.57
171039	05/20/2022	13 STARS MEDIA	Accounts Payable Check	606.27
171040	05/20/2022	2 MEXICANS, LLC	Accounts Payable Check	1,507.00
171041	05/20/2022	ADAMSKI,MOROSKI,MADDEN,	Accounts Payable Check	1,316.00
171042	05/20/2022	AGM CALIFORNIA, INC.	Accounts Payable Check	1,950.00
171043	05/20/2022	ALAMEDA ELECTRICAL DISTRIBUTOR	Accounts Payable Check	317.20
171044	05/20/2022	ALPHA ELECTRIC SERVICE	Accounts Payable Check	312.50
171045	05/20/2022	ALTHOUSE & MEADE, INC.	Accounts Payable Check	300.00
171046	05/20/2022	AMERICAN WEST TIRE & AUTO INC	Accounts Payable Check	1,654.50
171047	05/20/2022	ANTECH DIAGNOSTICS	Accounts Payable Check	231.21
171049	05/20/2022	AT&T	Accounts Payable Check	1,080.64
171050	05/20/2022	AT&T	Accounts Payable Check	34.24
171051	05/20/2022	ATASCADERO HAY & FEED	Accounts Payable Check	1,172.80
171053	05/20/2022	ATASCADERO MUTUAL WATER CO.	Accounts Payable Check	19,911.00
171054	05/20/2022	AVILA TRAFFIC SAFETY	Accounts Payable Check	300.75
171055	05/20/2022	BASSETT'S CRICKET RANCH,INC.	Accounts Payable Check	348.49
171056	05/20/2022	BERRY MAN, INC.	Accounts Payable Check	784.05
171057	05/20/2022	BOUND TREE MEDICAL, LLC	Accounts Payable Check	103.32
171058	05/20/2022	CASEY BRYSON	Accounts Payable Check	66.00
171059	05/20/2022	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	77,156.23
171060	05/20/2022	BURKE,WILLIAMS, & SORENSON LLP	Accounts Payable Check	16,188.00
171061	05/20/2022	CARQUEST OF ATASCADERO	Accounts Payable Check	330.64
171062	05/20/2022	CASEY PRINTING, INC.	Accounts Payable Check	1,732.39

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171063	05/20/2022	CG VISUAL SOLUTIONS CORP.	Accounts Payable Check	686.64
171064	05/20/2022	CHARTER COMMUNICATIONS	Accounts Payable Check	73.90
171065	05/20/2022	TIMOTHY CLEAVER	Accounts Payable Check	173.99
171066	05/20/2022	CMC	Accounts Payable Check	2,148.90
171067	05/20/2022	COASTAL COPY, INC.	Accounts Payable Check	304.05
171068	05/20/2022	COBAN TECHNOLOGIES, INC.	Accounts Payable Check	123.75
171069	05/20/2022	CRYSTAL CREAMERY, INC.	Accounts Payable Check	363.28
171070	05/20/2022	CULLIGAN/CENTRAL COAST WTR TRT	Accounts Payable Check	70.00
171071	05/20/2022	DAN BIDDLE PEST CONTROL SERVIC	Accounts Payable Check	135.00
171072	05/20/2022	NICHOLAS DEBAR	Accounts Payable Check	450.00
171073	05/20/2022	DEPARTMENT OF JUSTICE	Accounts Payable Check	1,000.00
171074	05/20/2022	DEPARTMENT OF TRANSPORTATION	Accounts Payable Check	4,453.57
171075	05/20/2022	DEPENDABLE FIRE PROTECTION	Accounts Payable Check	318.43
171076	05/20/2022	ECONOMIC & PLANNING SYSTEM INC	Accounts Payable Check	4,987.50
171077	05/20/2022	EIKHOF DESIGN GROUP, INC.	Accounts Payable Check	1,650.58
171078	05/20/2022	ELECTRICRAFT, INC.	Accounts Payable Check	121.50
171079	05/20/2022	ALI ELMASRI	Accounts Payable Check	100.00
171080	05/20/2022	ESCUELA DEL RIO	Accounts Payable Check	660.00
171081	05/20/2022	JENNIFER FANNING	Accounts Payable Check	97.11
171082	05/20/2022	FARM SUPPLY COMPANY	Accounts Payable Check	1,075.16
171083	05/20/2022	FENCE FACTORY ATASCADERO	Accounts Payable Check	675.00
171084	05/20/2022	FGL ENVIRONMENTAL	Accounts Payable Check	921.00
171085	05/20/2022	FILIPPIN ENGINEERING, INC.	Accounts Payable Check	43,566.00
171086	05/20/2022	GAS COMPANY	Accounts Payable Check	327.17
171087	05/20/2022	GOVERNMENT FINANCE OFFICERS AS	Accounts Payable Check	225.00
171088	05/20/2022	HAMANN FAMILY TRUST	Accounts Payable Check	3,883.93
171089	05/20/2022	HAMNER, JEWELL & ASSOCIATES	Accounts Payable Check	659.72
171090	05/20/2022	HART IMPRESSIONS PRINTING	Accounts Payable Check	1,633.07
171091	05/20/2022	ALAN HURST	Accounts Payable Check	600.00
171092	05/20/2022	INMAN CONSTRUCTION	Accounts Payable Check	29.00
171093	05/20/2022	EMILY F. JENNINGS	Accounts Payable Check	180.00
171094	05/20/2022	K & M INTERNATIONAL	Accounts Payable Check	1,919.67
171095	05/20/2022	KPRL 1230 AM	Accounts Payable Check	1,070.00
171096	05/20/2022	L.N. CURTIS & SONS	Accounts Payable Check	3,258.38
171097	05/20/2022	LIFE ASSIST, INC.	Accounts Payable Check	520.56
171098	05/20/2022	REBECCA N. LILLEY	Accounts Payable Check	216.00
171099	05/20/2022	MARBORG INDUSTRIES	Accounts Payable Check	1,178.05
171100	05/20/2022	MCCLATCHY SHARED SERVICES, LLC	Accounts Payable Check	482.96
171101	05/20/2022	SAMUEL HENRY MCMILLAN, JR.	Accounts Payable Check	100.00
171102	05/20/2022	RILEY A. METE	Accounts Payable Check	75.00
171103	05/20/2022	MICHAEL K. NUNLEY & ASSC, INC.	Accounts Payable Check	992.73
171104	05/20/2022	MIG	Accounts Payable Check	663.75
171105	05/20/2022	KATE MILES	Accounts Payable Check	102.00

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171106	05/20/2022	MINER'S ACE HARDWARE	Accounts Payable Check	805.52
171107	05/20/2022	MISSION UNIFORM SERVICE	Accounts Payable Check	414.52
171108	05/20/2022	MNS ENGINEERS, INC.	Accounts Payable Check	455.00
171109	05/20/2022	MORRO BAY BUG COMPANY	Accounts Payable Check	136.91
171110	05/20/2022	NIELSEN,MERKSAMER,PARRINELLO,	Accounts Payable Check	4,795.50
171111	05/20/2022	NORTH COAST ENGINEERING INC.	Accounts Payable Check	247.50
171112	05/20/2022	ANDRES J. NUNO	Accounts Payable Check	250.00
171113	05/20/2022	ODP BUSINESS SOLUTIONS, LLC	Accounts Payable Check	602.76
171114	05/20/2022	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	27,908.27
171115	05/20/2022	VOID	Accounts Payable Check	0.00
171116	05/20/2022	RICARDO PAZ	Accounts Payable Check	75.00
171117	05/20/2022	DEAN PERICIC	Accounts Payable Check	275.00
171118	05/20/2022	PERRY'S PARCEL & GIFT	Accounts Payable Check	75.00
171119	05/20/2022	PETERSON U-CART	Accounts Payable Check	324.80
171120	05/20/2022	POTRATZ RESIDENTIAL PROPERTIES	Accounts Payable Check	25.00
171121	05/20/2022	PROCARE JANITORIAL SUPPLY,INC.	Accounts Payable Check	417.28
171122	05/20/2022	PRW STEEL SUPPLY, INC.	Accounts Payable Check	353.96
171123	05/20/2022	LAUREN-ASHLEY PURIFY	Accounts Payable Check	287.82
171124	05/20/2022	RAIN FOR RENT	Accounts Payable Check	4,922.99
171125	05/20/2022	RAINSCAPE, A LANDSCAPE SVC CO.	Accounts Payable Check	7,085.48
171126	05/20/2022	READYREFRESH BY NESTLE	Accounts Payable Check	843.44
171127	05/20/2022	BRIAN S. RICKS	Accounts Payable Check	125.00
171128	05/20/2022	GREG ROACH	Accounts Payable Check	326.81
171129	05/20/2022	ROYAL RESORTWEAR, LLC	Accounts Payable Check	768.50
171130	05/20/2022	SCHNEIDER ELECTRIC SYS USA INC	Accounts Payable Check	2,633.30
171131	05/20/2022	SCOTT O'BRIEN FIRE & SAFETY CO	Accounts Payable Check	269.97
171132	05/20/2022	CASEY SEARS	Accounts Payable Check	186.18
171133	05/20/2022	SERVICE SYSTEMS ASSC, INC.	Accounts Payable Check	2,500.00
171134	05/20/2022	TRINITY J. SILVA	Accounts Payable Check	180.00
171135	05/20/2022	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	3,890.00
171136	05/20/2022	SO. BAY REG. PUBLIC SAFETY	Accounts Payable Check	3,580.00
171137	05/20/2022	SOUTH COAST EMERGENCY VEH SVC	Accounts Payable Check	2,013.42
171138	05/20/2022	SOUZA CONSTRUCTION, INC.	Accounts Payable Check	3,081.56
171139	05/20/2022	JENNIFER L. SPOTTEN	Accounts Payable Check	176.40
171140	05/20/2022	STANLEY CONVERGENT SECURITY	Accounts Payable Check	304.71
171141	05/20/2022	STAPLES CREDIT PLAN	Accounts Payable Check	409.21
171142	05/20/2022	STATEWIDE TRAFFIC SAFETY&SIGNS	Accounts Payable Check	5,369.81
171143	05/20/2022	MICHAEL STORNETTA	Accounts Payable Check	240.00
171144	05/20/2022	TENT CITY BEER COMPANY	Accounts Payable Check	595.00
171145	05/20/2022	TERRA VERDE ENVIRONMENTAL CONS	Accounts Payable Check	1,316.06
171146	05/20/2022	TESLA ENERGY OPERATIONS, INC.	Accounts Payable Check	66.79
171147	05/20/2022	THOMSON REUTERS - WEST	Accounts Payable Check	180.35
171148	05/20/2022	KARL O. TOERGE	Accounts Payable Check	81.00

City of Atascadero
Disbursement Listing

For the Month of May 2022

ITEM NUMBER:
 DATE:
 ATTACHMENT:

A-2
 06/28/22
 1

Check Number	Check Date	Vendor	Description	Amount
171153	05/20/2022	U.S. BANK	Accounts Payable Check	29,017.98
171154	05/20/2022	U.S. BANK	Accounts Payable Check	3,019.00
171155	05/20/2022	ULTREX BUSINESS PRODUCTS	Accounts Payable Check	27.43
171156	05/20/2022	VAN BEURDEN INSURANCE SVC, INC	Accounts Payable Check	10,388.63
171157	05/20/2022	DAVID VAN SON	Accounts Payable Check	66.00
171158	05/20/2022	RENE VASQUEZ	Accounts Payable Check	133.00
171159	05/20/2022	THOMAS F. VELASQUEZ	Accounts Payable Check	50.00
171160	05/20/2022	VICTORIA R. VENABLE	Accounts Payable Check	120.00
171161	05/20/2022	VERDIN	Accounts Payable Check	14,572.23
171162	05/20/2022	VERIZON WIRELESS	Accounts Payable Check	278.22
171163	05/20/2022	VISIT SLO CAL	Accounts Payable Check	52,515.18
171164	05/20/2022	WALLACE GROUP	Accounts Payable Check	35,862.50
171165	05/20/2022	WCJ PROPERTY SERVICES	Accounts Payable Check	2,431.50
171166	05/20/2022	WILD FIELDS BREWHOUSE, LLC	Accounts Payable Check	150.00
171167	05/20/2022	WINE COUNTRY BALANCE	Accounts Payable Check	590.00
171168	05/20/2022	HARRY YASUMOTO	Accounts Payable Check	1,396.57
171169	05/20/2022	ZOOM IMAGING SOLUTIONS, INC.	Accounts Payable Check	986.91
4410	05/26/2022	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	9,839.92
171170	05/26/2022	ATASCADERO MID MGRS ORG UNION	Payroll Vendor Payment	60.00
171171	05/26/2022	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	1,950.00
171172	05/26/2022	ATASCADERO PROF. FIREFIGHTERS	Payroll Vendor Payment	1,151.80
171173	05/26/2022	CA FIREFIGHTERS BENEFIT TRUST	Payroll Vendor Payment	1,800.00
171174	05/26/2022	MASS MUTUAL WORKPLACE SOLUTION	Payroll Vendor Payment	7,032.70
171175	05/26/2022	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	537.83
171176	05/26/2022	NAVIA BENEFIT SOLUTIONS	Payroll Vendor Payment	1,674.10
171177	05/26/2022	SEIU LOCAL 620	Payroll Vendor Payment	810.61
171178	05/26/2022	VANTAGEPOINT TRNSFR AGT 106099	Payroll Vendor Payment	416.88
171179	05/26/2022	VANTAGEPOINT TRNSFR AGT 304633	Payroll Vendor Payment	8,076.35
171180	05/26/2022	VANTAGEPOINT TRNSFR AGT 706276	Payroll Vendor Payment	285.00
4411	05/27/2022	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	536.99
4412	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	21,909.04
4413	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	32,868.98
4414	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	2,145.94
4415	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	2,655.62
4416	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	6,709.33
4417	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	8,432.97
4418	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	11,295.58
4419	05/27/2022	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEI	Payroll Vendor Payment	17,167.49
4420	05/31/2022	RABOBANK, N.A.	Payroll Vendor Payment	58,584.55
4421	05/31/2022	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	18,279.22
4422	05/31/2022	EMPLOYMENT DEV. DEPARTMENT	Payroll Vendor Payment	2,886.89

City of Atascadero
Disbursement Listing
For the Month of May 2022

ITEM NUMBER: A-2
DATE: 06/28/22
ATTACHMENT: 1

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
				<u>\$1,603,929.09</u>

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Atascadero City Council

Staff Report – Public Works Department

Adopting Sewer Service Charges to be Added to the 2022-2023 Property Tax Rolls

RECOMMENDATIONS:

Council:

1. Conduct a public hearing to receive verbal testimony regarding the proposed sewer service charges to be levied onto property tax rolls.
2. Adopt Draft Resolution approving sewer service charges to be added to the 2022-2023 property tax rolls.

DISCUSSION:

The Atascadero Municipal Code provides for the collection of sewer service charges on the general County property tax bills. Charges have been collected in this manner since the City took ownership of the Atascadero County Sanitation District in 1984. Sewer service charges are fixed rates based upon strength factors and Equivalent Dwelling Units (EDU). One EDU is the equivalent of the average sewer discharge of a single-family residential dwelling (240 gallons per day).

The City Council approved increases to sewer service charges at their May 10, 2022 regular meeting in accordance with Proposition 218 requirements. This was the fourth time rates have been increased since 1994 and is estimated to increase FY22/23 revenue by over \$630,000 in sewer service charges. Monthly sewer service charges will increase \$6.46 from \$34.00 per single-family dwelling (one EDU) to \$40.46 beginning July 1, 2022. An additional two dollars are added to each property on the tax roll to cover the County fee to administer the levy process.

The public hearing for levying sewer service charges was publicly noticed on June 16, 2022. A list of properties by Assessor Property Numbers (APNs) and levy amount (which does not include the two-dollar County fee) are itemized on Exhibit A of the Draft Resolution available in the City Clerk's Office. Sewer service charges will appear as a line item entitled "ATAS SEWER CHARGE" on property tax statements. Any questions or concerns received during the public hearing should be referred to staff for resolution prior to submitting the charges to the County Auditor by the July 15, 2022 deadline.

FISCAL IMPACT:

The City estimates it will collect \$3,925,563 in sewer service charges for Fiscal Year 2022-2023 if Council adopts the attached resolution.

ATTACHMENTS:

1. Draft Resolution
2. Exhibit A - Annual Sanitary Sewer Charges 2022-2023 (Available in the City Clerk's Office and as part of the online agenda packet.)

DRAFT RESOLUTION

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ATASCADERO, CALIFORNIA, ADOPTING SEWER SERVICE
CHARGES TO BE ADDED TO THE 2022-2023 PROPERTY TAX ROLLS**

WHEREAS, the City Council of the City of Atascadero (hereafter referred to as City Council) has duly held a public hearing on June 28, 2022 concerning the addition of the 2022-2023 sewer service charges to the 2022-2023 property tax bills; and

WHEREAS, due notice was given to the public in accordance with Section 5470 et seq of the Health and Safety Code; and

WHEREAS, the City Council of the City of Atascadero approved increases in sewer service rates on May 10, 2022 that become effective on July 1, 2022; and

WHEREAS, at said hearing the report marked “Exhibit A”, on file with the City Clerk and incorporated herein by reference, containing such charges reflecting said increases in sewer service rates was duly received by said Council; and

WHEREAS, at said public hearing opportunity was given for filing objections and protests and for presentation of testimony of other evidence concerning same; and

WHEREAS, it is in the public interest that this body adopt the charges and determine and confirm the report presented at the hearing.

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

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

SECTION 2. That the City Council hereby adopts the service charges set forth on the report marked “Exhibit A” which is on file in the City Clerk’s Office and hereby expressly incorporated herein by reference as though here fully set forth; and the City Council hereby determines and confirms the report containing such charges as set forth in said “Exhibit A” and hereby further determines and confirms that each and every service charge set forth in said report is true and accurate and is in fact owed.

SECTION 3. That the charges as so confirmed and determined and adopted shall appear as separate items on the tax bill of each parcel listed in said report, and such charges shall be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected, and are subject to the same penalties in the same procedure and sale in case the delinquency is provided for such taxes.

SECTION 4. The City Clerk shall file a certified copy of this Resolution and said Exhibit A with the County Auditor upon its adoption.

SECTION 5. This Resolution is approved by at least a two-thirds vote of said Council.

PASSED AND ADOPTED at a regular meeting of the City Council held on the ____ day of ____, 2022.

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

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

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

City of Atascadero



Annual Sanitary Sewer Charges 2022/2023

Atascadero Sewer Charges 2022/2023

APN	TaxAmount
028-051-013	\$485.52
028-051-030	\$485.52
028-051-031	\$485.52
028-051-042	\$485.52
028-051-043	\$485.52
028-051-045	\$485.52
028-051-049	\$485.52
028-051-050	\$485.52
028-051-051	\$485.52
028-051-052	\$485.52
028-051-057	\$485.52
028-051-058	\$485.52
028-051-059	\$485.52
028-052-001	\$485.52
028-052-006	\$485.52
028-052-009	\$485.52
028-052-011	\$485.52
028-052-012	\$485.52
028-052-013	\$485.52
028-052-014	\$485.52
028-052-017	\$485.52
028-052-018	\$485.52
028-052-019	\$485.52
028-052-020	\$485.52
028-052-021	\$485.52
028-052-031	\$485.52
028-052-032	\$485.52
028-052-033	\$485.52
028-052-034	\$485.52
028-052-035	\$485.52
028-052-036	\$485.52
028-052-037	\$485.52
028-052-038	\$485.52
028-061-007	\$485.52
028-061-009	\$485.52
028-061-012	\$485.52
028-061-016	\$485.52
028-061-017	\$485.52

028-061-018	\$485.52
028-061-019	\$485.52
028-061-020	\$485.52
028-061-021	\$485.52
028-061-022	\$485.52
028-061-023	\$485.52
028-061-028	\$485.52
028-061-032	\$485.52
028-061-033	\$485.52
028-061-036	\$485.52
028-061-037	\$485.52
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028-062-018	\$485.52
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028-062-028	\$485.52
028-062-029	\$485.52

028-062-030	\$485.52
028-062-031	\$485.52
028-062-032	\$485.52
028-062-033	\$485.52
028-062-036	\$485.52
028-062-038	\$485.52
028-062-039	\$485.52
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028-072-001	\$485.52
028-072-002	\$485.52
028-073-001	\$485.52
028-082-001	\$485.52
028-082-008	\$971.04
028-082-009	\$485.52
028-082-010	\$485.52
028-082-011	\$485.52
028-082-013	\$485.52
028-082-014	\$485.52
028-082-015	\$485.52
028-082-016	\$485.52

Atascadero Sewer Charges 2022/2023

028-082-018	\$485.52
028-082-020	\$485.52
028-084-003	\$485.52
028-084-004	\$485.52
028-084-005	\$485.52
028-084-006	\$485.52
028-084-007	\$485.52
028-084-008	\$485.52
028-084-009	\$485.52
028-084-010	\$485.52
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028-084-012	\$485.52
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028-084-018	\$485.52
028-084-019	\$485.52
028-084-020	\$485.52
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028-141-029	\$485.52
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028-151-004	\$485.52
028-151-005	\$485.52
028-151-006	\$485.52
028-151-009	\$485.52
028-151-010	\$485.52
028-151-011	\$485.52
028-151-012	\$485.52

028-151-013	\$485.52
028-151-016	\$485.52
028-151-017	\$485.52
028-151-018	\$485.52
028-151-019	\$485.52
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028-151-022	\$485.52
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028-151-053	\$485.52
028-151-054	\$485.52
028-151-055	\$485.52
028-151-056	\$485.52
028-151-057	\$485.52
028-151-058	\$485.52
028-151-059	\$485.52
028-151-060	\$485.52

028-151-061	\$485.52
028-151-062	\$485.52
028-151-063	\$485.52
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028-152-058	\$485.52
028-152-059	\$485.52
028-152-060	\$485.52
028-152-061	\$485.52
028-152-065	\$485.52
028-152-066	\$485.52
028-152-067	\$485.52
028-152-068	\$485.52

Atascadero Sewer Charges 2022/2023

028-152-069	\$485.52
028-152-070	\$485.52
028-152-072	\$485.52
028-152-073	\$485.52
028-161-001	\$485.52
028-161-003	\$485.52
028-161-006	\$485.52
028-161-007	\$485.52
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028-161-027	\$485.52
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028-172-005	\$485.52
028-172-013	\$485.52
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028-181-025	\$485.52
028-181-026	\$485.52
028-191-017	\$485.52
028-191-018	\$485.52
028-191-019	\$485.52
028-191-020	\$485.52
028-191-021	\$485.52
028-192-001	\$1,359.48
028-192-002	\$485.52
028-192-005	\$485.52
028-192-006	\$485.52
028-192-007	\$485.52
028-192-014	\$485.52
028-192-015	\$485.52
028-192-024	\$485.52
028-192-035	\$3,398.64
028-192-039	\$1,456.56

028-192-040	\$485.52
028-192-042	\$1,456.56
028-192-043	\$485.52
028-192-047	\$485.52
028-192-048	\$485.52
028-192-049	\$1,092.48
028-192-050	\$485.52
028-192-053	\$485.52
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028-192-059	\$485.52
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028-261-026	\$485.52
028-261-027	\$485.52
028-261-028	\$485.52
028-261-029	\$485.52
028-261-030	\$485.52
028-261-031	\$485.52
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028-261-034	\$485.52
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028-332-038	\$485.52
028-332-039	\$485.52
028-332-040	\$485.52
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028-341-025	\$485.52
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028-361-017	\$2,427.60
028-361-032	\$485.52
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029-012-011	\$485.52
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029-012-015	\$485.52
029-012-020	\$485.52
029-012-021	\$485.52
029-021-001	\$485.52
029-021-002	\$485.52
029-021-003	\$485.52
029-021-004	\$485.52
029-021-005	\$485.52
029-021-006	\$485.52
029-021-007	\$485.52
029-021-008	\$485.52
029-021-011	\$485.52
029-021-012	\$485.52
029-021-014	\$485.52
029-021-015	\$485.52
029-021-016	\$485.52
029-022-001	\$485.52
029-022-002	\$485.52

Atascadero Sewer Charges 2022/2023

029-022-003	\$485.52
029-022-004	\$485.52
029-022-005	\$485.52
029-022-006	\$485.52
029-022-010	\$485.52
029-022-011	\$485.52
029-022-017	\$485.52
029-022-019	\$485.52
029-022-023	\$485.52
029-022-024	\$485.52
029-022-025	\$485.52
029-022-026	\$485.52
029-022-027	\$485.52
029-022-028	\$485.52
029-022-029	\$485.52
029-023-001	\$485.52
029-023-007	\$485.52
029-023-009	\$485.52
029-023-010	\$485.52
029-023-011	\$485.52
029-023-012	\$485.52
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029-024-018	\$485.52
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029-051-009	\$485.52
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029-051-033	\$485.52
029-051-034	\$679.68
029-051-035	\$485.52
029-051-036	\$485.52

029-061-002	\$485.52
029-061-003	\$485.52
029-061-013	\$485.52
029-061-015	\$1,820.76
029-061-016	\$485.52
029-061-018	\$485.52
029-061-019	\$485.52
029-061-023	\$485.52
029-061-025	\$485.52
029-061-029	\$1,456.56
029-061-030	\$485.52
029-061-033	\$485.52
029-061-034	\$485.52
029-061-037	\$485.52
029-061-038	\$485.52
029-061-040	\$485.52
029-061-041	\$485.52
029-061-042	\$485.52
029-061-043	\$485.52
029-061-044	\$485.52
029-061-045	\$485.52
029-061-046	\$485.52
029-061-047	\$485.52
029-061-048	\$485.52
029-061-049	\$485.52
029-061-050	\$485.52
029-061-051	\$485.52
029-061-052	\$485.52
029-061-053	\$485.52
029-062-001	\$485.52
029-062-002	\$485.52
029-062-009	\$485.52
029-062-011	\$728.28
029-062-012	\$728.28
029-062-014	\$1,456.56
029-062-015	\$728.28
029-062-017	\$485.52
029-062-018	\$485.52
029-062-020	\$485.52

029-062-021	\$485.52
029-062-022	\$485.52
029-062-023	\$485.52
029-062-024	\$971.04
029-062-025	\$485.52
029-062-026	\$485.52
029-062-028	\$485.52
029-062-030	\$485.52
029-062-037	\$485.52
029-062-038	\$485.52
029-062-039	\$485.52
029-062-040	\$485.52
029-062-041	\$485.52
029-062-042	\$485.52
029-062-043	\$485.52
029-062-044	\$485.52
029-062-045	\$485.52
029-062-046	\$485.52
029-062-047	\$485.52
029-062-048	\$485.52
029-071-001	\$485.52
029-071-002	\$485.52
029-071-003	\$485.52
029-071-004	\$485.52
029-071-005	\$485.52
029-071-009	\$485.52
029-071-010	\$485.52
029-071-011	\$485.52
029-071-015	\$485.52
029-071-016	\$485.52
029-071-021	\$485.52
029-071-022	\$485.52
029-071-023	\$485.52
029-071-024	\$485.52
029-071-026	\$485.52
029-071-027	\$728.28
029-071-028	\$485.52
029-071-030	\$485.52
029-071-031	\$971.04

Atascadero Sewer Charges 2022/2023

029-071-032	\$485.52
029-071-033	\$485.52
029-071-034	\$485.52
029-071-035	\$485.52
029-071-038	\$485.52
029-071-039	\$485.52
029-081-002	\$728.28
029-081-005	\$728.28
029-081-006	\$485.52
029-081-007	\$485.52
029-081-009	\$2,184.84
029-081-011	\$485.52
029-081-012	\$485.52
029-081-015	\$485.52
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029-081-017	\$485.52
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029-081-020	\$485.52
029-081-023	\$485.52
029-081-024	\$485.52
029-081-025	\$485.52
029-081-026	\$485.52
029-082-002	\$485.52
029-082-008	\$485.52
029-082-011	\$971.04
029-082-015	\$485.52
029-082-016	\$485.52
029-082-021	\$1,942.08
029-082-022	\$485.52
029-082-023	\$485.52
029-082-024	\$485.52
029-082-025	\$971.04
029-082-029	\$485.52
029-082-030	\$485.52
029-082-032	\$971.04
029-082-033	\$971.04
029-082-037	\$971.04
029-082-039	\$971.04

029-082-040	\$971.04
029-082-041	\$485.52
029-082-042	\$849.72
029-082-044	\$485.52
029-082-045	\$485.52
029-082-046	\$485.52
029-082-048	\$485.52
029-082-049	\$485.52
029-082-050	\$485.52
029-082-051	\$485.52
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029-091-018	\$485.52
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029-091-022	\$485.52
029-091-023	\$485.52
029-091-024	\$485.52
029-091-025	\$485.52
029-091-026	\$485.52
029-091-027	\$485.52
029-091-028	\$485.52
029-091-029	\$485.52
029-091-041	\$1,942.08
029-101-021	\$485.52
029-101-022	\$485.52
029-101-023	\$485.52
029-101-024	\$485.52
029-101-025	\$485.52
029-101-026	\$485.52
029-101-027	\$485.52
029-101-028	\$485.52
029-101-029	\$485.52
029-101-030	\$485.52
029-101-031	\$485.52

029-101-032	\$485.52
029-101-033	\$485.52
029-101-034	\$485.52
029-101-035	\$485.52
029-101-036	\$485.52
029-101-037	\$485.52
029-101-038	\$485.52
029-101-039	\$485.52
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029-101-058	\$485.52
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029-101-061	\$485.52
029-101-062	\$485.52
029-101-063	\$485.52
029-101-064	\$485.52
029-104-007	\$485.52
029-104-008	\$485.52
029-104-009	\$485.52
029-104-010	\$485.52
029-104-011	\$485.52
029-104-012	\$485.52

Atascadero Sewer Charges 2022/2023

029-104-013	\$485.52
029-104-014	\$485.52
029-104-015	\$485.52
029-104-016	\$485.52
029-104-017	\$485.52
029-104-018	\$485.52
029-104-019	\$485.52
029-104-020	\$485.52
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029-211-019	\$485.52
029-211-020	\$485.52
029-211-025	\$485.52
029-211-028	\$485.52
029-211-029	\$485.52
029-211-030	\$485.52
029-211-031	\$485.52
029-211-032	\$485.52
029-211-033	\$485.52
029-211-034	\$485.52
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029-212-012	\$485.52
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029-221-009	\$485.52
029-221-010	\$485.52
029-221-011	\$485.52
029-221-012	\$485.52
029-221-013	\$485.52
029-222-002	\$485.52
029-222-003	\$485.52
029-222-005	\$485.52
029-222-006	\$485.52

029-222-009	\$485.52
029-222-010	\$485.52
029-222-011	\$485.52
029-222-012	\$485.52
029-222-013	\$485.52
029-222-014	\$485.52
029-222-015	\$485.52
029-222-016	\$485.52
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029-222-026	\$485.52
029-222-027	\$485.52
029-222-031	\$485.52
029-222-032	\$485.52
029-222-033	\$485.52
029-222-034	\$485.52
029-222-036	\$485.52
029-222-037	\$485.52
029-222-038	\$485.52
029-222-039	\$485.52
029-222-040	\$485.52
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029-223-009	\$485.52
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029-223-020	\$485.52
029-223-021	\$485.52
029-231-001	\$485.52
029-231-002	\$485.52
029-231-006	\$485.52
029-231-007	\$485.52
029-231-008	\$485.52
029-231-009	\$485.52

Atascadero Sewer Charges 2022/2023

029-231-010	\$485.52
029-231-012	\$485.52
029-231-013	\$485.52
029-231-014	\$485.52
029-231-015	\$485.52
029-231-016	\$485.52
029-233-004	\$485.52
029-233-007	\$485.52
029-233-015	\$485.52
029-233-016	\$485.52
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029-233-018	\$485.52
029-233-019	\$485.52
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029-233-021	\$485.52
029-233-023	\$485.52
029-233-024	\$485.52
029-233-025	\$485.52
029-241-002	\$485.52
029-241-011	\$485.52
029-241-015	\$485.52
029-241-017	\$485.52
029-241-022	\$485.52
029-241-023	\$485.52
029-241-024	\$485.52
029-241-025	\$485.52
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029-241-028	\$485.52
029-241-029	\$971.04
029-241-032	\$485.52
029-241-033	\$485.52
029-241-034	\$485.52
029-241-035	\$485.52
029-241-037	\$485.52
029-241-038	\$485.52
029-241-039	\$485.52
029-241-040	\$485.52
029-251-004	\$485.52
029-251-005	\$485.52

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029-252-003	\$11,069.88
029-252-005	\$1,942.08
029-252-008	\$485.52
029-252-009	\$485.52
029-252-010	\$485.52
029-252-013	\$485.52
029-252-014	\$971.04
029-252-018	\$971.04
029-252-023	\$971.04
029-252-024	\$971.04
029-252-025	\$1,456.56
029-252-026	\$485.52
029-252-028	\$485.52
029-252-029	\$485.52
029-253-003	\$679.68
029-253-004	\$485.52
029-253-005	\$485.52
029-253-007	\$1,456.56
029-253-008	\$485.52
029-253-014	\$485.52
029-253-015	\$485.52
029-253-016	\$1,456.56
029-253-017	\$1,592.16
029-253-023	\$1,092.48
029-253-024	\$485.52
029-253-025	\$971.04
029-253-026	\$485.52
029-253-030	\$485.52
029-253-031	\$1,456.56
029-254-003	\$485.52
029-254-004	\$485.52
029-254-005	\$485.52
029-254-009	\$485.52
029-254-013	\$485.52
029-254-014	\$1,092.48
029-254-015	\$485.52
029-254-016	\$485.52
029-255-001	\$485.52

029-255-002	\$485.52
029-255-003	\$485.52
029-255-004	\$485.52
029-255-005	\$485.52
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029-255-007	\$485.52
029-255-008	\$485.52
029-255-009	\$485.52
029-255-010	\$485.52
029-255-011	\$485.52
029-256-001	\$485.52
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029-256-003	\$485.52
029-256-004	\$485.52
029-256-005	\$485.52
029-256-006	\$485.52
029-256-007	\$485.52
029-256-008	\$485.52
029-256-009	\$485.52
029-256-010	\$485.52
029-256-011	\$485.52
029-256-012	\$485.52
029-256-013	\$485.52
029-256-014	\$485.52
029-256-015	\$485.52
029-256-016	\$485.52
029-256-017	\$485.52
029-256-018	\$485.52
029-256-019	\$485.52
029-256-020	\$485.52
029-256-021	\$485.52
029-256-022	\$485.52
029-256-023	\$485.52
029-256-024	\$485.52
029-256-025	\$485.52
029-256-026	\$485.52
029-256-027	\$485.52
029-256-028	\$485.52
029-256-029	\$485.52

Atascadero Sewer Charges 2022/2023

029-256-030	\$485.52
029-256-031	\$485.52
029-256-032	\$485.52
029-261-001	\$485.52
029-261-002	\$485.52
029-261-007	\$485.52
029-261-008	\$485.52
029-261-009	\$485.52
029-261-012	\$485.52
029-261-017	\$485.52
029-261-021	\$485.52
029-261-022	\$485.52
029-261-023	\$485.52
029-262-001	\$485.52
029-262-002	\$485.52
029-262-003	\$485.52
029-262-004	\$485.52
029-262-006	\$1,456.56
029-262-014	\$485.52
029-262-017	\$485.52
029-262-019	\$485.52
029-262-023	\$485.52
029-262-026	\$485.52
029-262-028	\$485.52
029-262-032	\$485.52
029-262-034	\$485.52
029-262-035	\$2,427.60
029-262-036	\$971.04
029-262-037	\$485.52
029-262-038	\$485.52
029-262-039	\$485.52
029-262-040	\$485.52
029-262-041	\$485.52
029-262-042	\$971.04
029-262-043	\$485.52
029-262-046	\$485.52
029-262-047	\$485.52
029-262-048	\$485.52
029-262-049	\$485.52

029-262-050	\$485.52
029-262-051	\$485.52
029-262-052	\$485.52
029-262-053	\$485.52
029-262-054	\$485.52
029-262-055	\$485.52
029-262-056	\$485.52
029-262-064	\$485.52
029-262-065	\$485.52
029-271-007	\$645.72
029-271-013	\$485.52
029-271-014	\$485.52
029-271-016	\$485.52
029-271-017	\$485.52
029-271-018	\$485.52
029-271-021	\$485.52
029-271-022	\$485.52
029-271-023	\$485.52
029-271-024	\$485.52
029-272-004	\$485.52
029-272-005	\$485.52
029-272-006	\$485.52
029-272-007	\$485.52
029-272-012	\$485.52
029-272-013	\$485.52
029-272-016	\$485.52
029-272-017	\$485.52
029-272-021	\$485.52
029-272-022	\$485.52
029-272-023	\$485.52
029-272-024	\$485.52
029-272-025	\$485.52
029-272-026	\$485.52
029-272-027	\$485.52
029-273-001	\$485.52
029-273-002	\$485.52
029-273-003	\$485.52
029-273-004	\$485.52
029-273-005	\$971.04

029-273-006	\$485.52
029-273-007	\$485.52
029-273-008	\$485.52
029-273-009	\$485.52
029-273-010	\$485.52
029-273-011	\$485.52
029-273-012	\$485.52
029-274-001	\$485.52
029-274-002	\$485.52
029-274-003	\$485.52
029-274-004	\$485.52
029-274-005	\$485.52
029-274-006	\$485.52
029-274-007	\$485.52
029-274-011	\$485.52
029-274-013	\$485.52
029-274-015	\$485.52
029-274-021	\$485.52
029-281-005	\$971.04
029-281-006	\$485.52
029-281-013	\$485.52
029-281-017	\$485.52
029-281-018	\$485.52
029-281-019	\$485.52
029-281-020	\$485.52
029-281-021	\$485.52
029-281-023	\$485.52
029-281-028	\$485.52
029-281-029	\$485.52
029-281-030	\$485.52
029-281-031	\$485.52
029-281-032	\$485.52
029-281-033	\$485.52
029-281-034	\$485.52
029-281-035	\$485.52
029-281-036	\$485.52
029-281-038	\$485.52
029-281-040	\$485.52
029-281-041	\$485.52

Atascadero Sewer Charges 2022/2023

029-281-042	\$485.52
029-281-043	\$485.52
029-281-044	\$485.52
029-281-045	\$485.52
029-281-046	\$485.52
029-281-047	\$485.52
029-281-048	\$485.52
029-281-049	\$485.52
029-291-003	\$485.52
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029-291-014	\$485.52
029-291-018	\$485.52
029-291-023	\$485.52
029-291-024	\$485.52
029-291-025	\$485.52
029-291-026	\$485.52
029-291-027	\$485.52
029-291-028	\$485.52
029-291-029	\$485.52
029-291-030	\$485.52
029-291-031	\$971.04
029-291-032	\$1,092.48
029-291-033	\$776.88
029-291-034	\$971.04
029-291-035	\$485.52
029-292-002	\$485.52
029-292-003	\$485.52
029-292-004	\$971.04
029-292-007	\$485.52
029-292-013	\$485.52
029-292-014	\$485.52
029-292-015	\$485.52
029-292-016	\$485.52
029-292-018	\$485.52
029-292-019	\$485.52
029-292-020	\$485.52

029-292-022	\$485.52
029-292-023	\$485.52
029-292-025	\$2,427.60
029-292-030	\$1,092.48
029-292-032	\$485.52
029-292-033	\$2,184.84
029-292-034	\$2,184.84
029-292-035	\$1,092.48
029-292-036	\$1,456.56
029-292-037	\$1,456.56
029-292-038	\$485.52
029-292-039	\$485.52
029-292-040	\$485.52
029-292-041	\$485.52
029-292-043	\$485.52
029-292-045	\$485.52
029-292-046	\$485.52
029-292-047	\$485.52
029-292-048	\$485.52
029-292-050	\$485.52
029-292-051	\$485.52
029-292-052	\$485.52
029-292-053	\$485.52
029-292-054	\$485.52
029-301-004	\$485.52
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029-301-011	\$485.52
029-301-013	\$971.04
029-301-014	\$485.52
029-301-015	\$485.52
029-301-016	\$485.52
029-301-018	\$485.52
029-301-020	\$485.52
029-301-021	\$485.52
029-301-029	\$485.52

029-301-030	\$485.52
029-301-031	\$485.52
029-301-032	\$485.52
029-301-033	\$485.52
029-301-034	\$485.52
029-301-035	\$645.72
029-301-036	\$1,942.08
029-301-037	\$485.52
029-301-038	\$971.04
029-301-042	\$485.52
029-301-043	\$485.52
029-301-044	\$485.52
029-301-045	\$485.52
029-301-048	\$485.52
029-301-049	\$485.52
029-301-050	\$485.52
029-301-051	\$485.52
029-301-052	\$485.52
029-301-053	\$485.52
029-301-054	\$485.52
029-301-055	\$485.52
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029-302-016	\$485.52
029-302-017	\$485.52
029-302-018	\$485.52
029-302-019	\$1,942.08
029-302-020	\$971.04
029-302-027	\$485.52
029-302-028	\$485.52
029-302-033	\$485.52
029-302-034	\$1,092.48
029-302-035	\$485.52
029-302-038	\$971.04
029-302-039	\$485.52
029-302-040	\$485.52
029-302-041	\$485.52
029-302-042	\$485.52

Atascadero Sewer Charges 2022/2023

029-302-043	\$485.52
029-302-045	\$971.04
029-302-046	\$485.52
029-302-047	\$1,592.16
029-302-048	\$971.04
029-302-049	\$1,820.76
029-302-052	\$485.52
029-302-053	\$485.52
029-302-054	\$485.52
029-302-055	\$485.52
029-302-056	\$485.52
029-302-058	\$485.52
029-302-059	\$485.52
029-302-060	\$485.52
029-302-061	\$485.52
029-302-062	\$485.52
029-302-063	\$485.52
029-302-064	\$485.52
029-302-065	\$485.52
029-302-066	\$485.52
029-302-067	\$485.52
029-302-068	\$485.52
029-311-001	\$485.52
029-311-009	\$485.52
029-311-011	\$485.52
029-311-012	\$485.52
029-311-015	\$485.52
029-311-016	\$485.52
029-311-017	\$485.52
029-311-018	\$1,456.56
029-311-019	\$485.52
029-311-022	\$485.52
029-311-023	\$485.52
029-311-024	\$485.52
029-311-025	\$485.52
029-311-028	\$485.52
029-311-031	\$485.52
029-311-032	\$1,213.80
029-311-036	\$485.52

029-311-037	\$1,456.56
029-311-038	\$485.52
029-311-040	\$1,456.56
029-311-041	\$1,456.56
029-311-044	\$1,456.56
029-311-047	\$645.72
029-311-048	\$485.52
029-311-049	\$485.52
029-311-050	\$485.52
029-312-005	\$1,092.48
029-312-011	\$485.52
029-312-015	\$485.52
029-312-018	\$485.52
029-312-021	\$971.04
029-312-023	\$485.52
029-312-024	\$728.28
029-312-025	\$485.52
029-312-026	\$1,456.56
029-312-027	\$4,733.88
029-312-028	\$1,291.44
029-312-031	\$728.28
029-312-032	\$645.72
029-312-033	\$2,184.84
029-312-034	\$1,456.56
029-312-035	\$485.52
029-312-036	\$971.04
029-312-037	\$485.52
029-312-038	\$485.52
029-312-039	\$485.52
029-312-040	\$485.52
029-312-043	\$4,005.60
029-321-002	\$485.52
029-321-003	\$485.52
029-321-011	\$485.52
029-321-016	\$1,291.44
029-321-017	\$485.52
029-321-018	\$485.52
029-321-020	\$485.52
029-321-021	\$485.52

029-321-022	\$485.52
029-321-024	\$485.52
029-321-025	\$485.52
029-321-026	\$485.52
029-322-001	\$485.52
029-322-006	\$485.52
029-322-009	\$2,913.12
029-322-010	\$485.52
029-322-012	\$4,126.92
029-322-014	\$485.52
029-322-016	\$485.52
029-322-017	\$485.52
029-322-019	\$485.52
029-322-020	\$1,456.56
029-322-021	\$1,456.56
029-322-022	\$485.52
029-323-017	\$6,797.28
029-323-018	\$485.52
029-323-019	\$485.52
029-323-020	\$485.52
029-323-021	\$9,710.40
029-323-023	\$485.52
029-323-025	\$485.52
029-341-001	\$971.04
029-341-006	\$849.72
029-341-009	\$728.28
029-341-014	\$728.28
029-341-015	\$728.28
029-341-016	\$728.28
029-341-017	\$728.28
029-341-018	\$728.28
029-341-019	\$485.52
029-342-004	\$485.52
029-342-005	\$2,427.60
029-342-007	\$1,456.56
029-342-009	\$3,884.16
029-342-012	\$485.52
029-342-013	\$485.52
029-342-014	\$485.52

Atascadero Sewer Charges 2022/2023

029-342-015	\$971.04
029-342-016	\$1,456.56
029-342-017	\$1,456.56
029-342-020	\$485.52
029-342-021	\$485.52
029-342-022	\$485.52
029-342-023	\$14,342.28
029-342-024	\$4,612.44
029-343-007	\$485.52
029-343-008	\$1,092.48
029-343-009	\$485.52
029-343-011	\$485.52
029-343-013	\$485.52
029-343-014	\$485.52
029-343-016	\$728.28
029-343-017	\$728.28
029-343-018	\$728.28
029-344-004	\$485.52
029-344-005	\$971.04
029-344-006	\$485.52
029-344-009	\$485.52
029-344-019	\$971.04
029-344-022	\$485.52
029-344-025	\$485.52
029-344-027	\$485.52
029-344-028	\$485.52
029-344-029	\$485.52
029-344-032	\$485.52
029-344-033	\$1,942.08
029-344-034	\$1,213.80
029-344-036	\$971.04
029-344-037	\$485.52
029-344-038	\$485.52
029-344-039	\$971.04
029-344-040	\$971.04
029-347-017	\$971.04
029-347-022	\$645.72
029-347-023	\$485.52
029-351-001	\$485.52

029-352-003	\$485.52
029-361-007	\$5,583.48
029-361-013	\$485.52
029-361-021	\$485.52
029-361-022	\$4,126.92
029-361-023	\$485.52
029-361-048	\$7,768.32
029-361-049	\$1,942.08
029-363-001	\$485.52
029-363-002	\$485.52
029-363-003	\$485.52
029-363-004	\$485.52
029-363-005	\$485.52
029-363-006	\$485.52
029-363-007	\$485.52
029-363-008	\$485.52
029-363-009	\$485.52
029-363-010	\$485.52
029-363-011	\$485.52
029-363-012	\$485.52
029-363-013	\$485.52
029-363-014	\$485.52
029-363-015	\$485.52
029-363-016	\$485.52
029-363-017	\$485.52
029-363-018	\$485.52
029-363-019	\$485.52
029-363-020	\$485.52
029-363-021	\$485.52
029-363-022	\$485.52
029-363-023	\$485.52
029-363-024	\$485.52
029-363-025	\$485.52
029-363-026	\$485.52
029-363-027	\$485.52
029-363-028	\$485.52
029-363-029	\$485.52
029-363-030	\$485.52
029-363-031	\$485.52

029-363-032	\$485.52
029-363-033	\$485.52
029-363-034	\$485.52
029-363-035	\$485.52
029-363-036	\$485.52
029-363-037	\$485.52
029-363-038	\$485.52
029-363-039	\$485.52
029-363-040	\$485.52
029-371-010	\$485.52
029-371-014	\$485.52
029-371-016	\$485.52
029-371-017	\$485.52
029-371-018	\$485.52
029-371-019	\$485.52
029-371-020	\$485.52
029-371-021	\$485.52
029-371-022	\$485.52
029-371-023	\$485.52
029-371-027	\$485.52
029-371-028	\$485.52
029-371-029	\$485.52
029-382-032	\$485.52
029-382-033	\$485.52
029-391-001	\$364.20
029-391-002	\$364.20
029-391-003	\$364.20
029-391-004	\$364.20
029-391-005	\$364.20
029-391-006	\$364.20
029-391-007	\$364.20
029-391-008	\$364.20
029-391-009	\$364.20
029-391-010	\$364.20
029-391-011	\$364.20
029-391-012	\$364.20
029-391-013	\$364.20
029-391-014	\$364.20
029-391-015	\$364.20

Atascadero Sewer Charges 2022/2023

029-391-016	\$364.20
029-391-017	\$364.20
029-391-018	\$364.20
029-391-019	\$364.20
029-391-020	\$364.20
029-391-021	\$364.20
029-391-022	\$364.20
029-391-023	\$364.20
029-391-024	\$364.20
029-391-025	\$364.20
029-391-026	\$364.20
029-391-027	\$364.20
029-391-028	\$364.20
029-391-029	\$364.20
029-391-030	\$364.20
029-391-031	\$364.20
029-391-032	\$364.20
029-391-033	\$364.20
029-391-034	\$364.20
029-391-035	\$364.20
029-391-036	\$364.20
029-391-037	\$364.20
029-391-038	\$364.20
029-391-039	\$364.20
029-391-040	\$364.20
029-391-041	\$364.20
029-391-042	\$364.20
029-391-043	\$364.20
029-391-044	\$364.20
029-391-045	\$364.20
029-391-046	\$364.20
029-391-047	\$364.20
029-391-048	\$364.20
029-391-049	\$364.20
029-391-050	\$364.20
029-391-051	\$364.20
029-391-052	\$364.20
029-391-053	\$364.20
029-391-054	\$364.20

029-391-058	\$485.52
030-011-004	\$485.52
030-011-005	\$6,190.44
030-011-006	\$485.52
030-011-007	\$1,942.08
030-011-009	\$485.52
030-011-010	\$2,427.60
030-011-013	\$485.52
030-011-014	\$1,213.80
030-011-016	\$485.52
030-011-020	\$1,456.56
030-011-021	\$1,456.56
030-011-024	\$485.52
030-011-027	\$2,184.84
030-011-028	\$1,820.76
030-011-029	\$485.52
030-011-030	\$485.52
030-011-031	\$1,942.08
030-011-032	\$485.52
030-011-033	\$485.52
030-011-034	\$485.52
030-011-036	\$485.52
030-011-038	\$2,184.84
030-011-039	\$1,820.76
030-011-040	\$2,184.84
030-011-041	\$485.52
030-011-042	\$485.52
030-011-043	\$485.52
030-011-044	\$485.52
030-011-045	\$485.52
030-011-046	\$485.52
030-011-047	\$485.52
030-011-048	\$485.52
030-011-050	\$364.20
030-011-051	\$364.20
030-011-052	\$364.20
030-021-002	\$485.52
030-021-005	\$971.04
030-021-006	\$485.52

030-021-007	\$485.52
030-021-011	\$485.52
030-021-012	\$485.52
030-021-013	\$485.52
030-021-015	\$971.04
030-021-017	\$485.52
030-021-019	\$971.04
030-021-021	\$485.52
030-031-017	\$485.52
030-041-004	\$485.52
030-041-005	\$485.52
030-041-007	\$485.52
030-041-008	\$485.52
030-041-009	\$485.52
030-041-014	\$485.52
030-041-016	\$485.52
030-041-017	\$485.52
030-041-018	\$485.52
030-041-019	\$485.52
030-041-020	\$485.52
030-041-021	\$485.52
030-041-022	\$485.52
030-051-011	\$485.52
030-061-002	\$485.52
030-061-003	\$485.52
030-061-004	\$485.52
030-061-005	\$485.52
030-061-008	\$485.52
030-061-017	\$485.52
030-061-018	\$485.52
030-061-019	\$485.52
030-061-020	\$485.52
030-061-030	\$485.52
030-061-031	\$485.52
030-061-032	\$485.52
030-061-033	\$485.52
030-061-038	\$485.52
030-061-041	\$485.52
030-061-042	\$485.52

Atascadero Sewer Charges 2022/2023

030-061-052	\$485.52
030-061-053	\$485.52
030-061-054	\$485.52
030-061-057	\$485.52
030-071-001	\$485.52
030-071-006	\$485.52
030-071-040	\$485.52
030-071-044	\$485.52
030-071-057	\$485.52
030-071-058	\$485.52
030-071-059	\$485.52
030-071-060	\$485.52
030-071-061	\$485.52
030-071-062	\$485.52
030-081-017	\$971.04
030-081-022	\$6,797.28
030-081-025	\$3,884.16
030-081-026	\$485.52
030-081-028	\$485.52
030-081-029	\$485.52
030-081-030	\$485.52
030-081-031	\$485.52
030-081-032	\$485.52
030-081-034	\$485.52
030-081-035	\$485.52
030-081-036	\$485.52
030-081-039	\$485.52
030-081-040	\$485.52
030-081-041	\$4,855.20
030-081-042	\$1,456.56
030-081-044	\$4,369.68
030-081-047	\$3,884.16
030-081-048	\$4,126.92
030-091-002	\$2,184.84
030-091-003	\$485.52
030-091-004	\$485.52
030-091-005	\$1,456.56
030-091-010	\$1,456.56
030-091-011	\$1,820.76

030-091-014	\$2,184.84
030-091-015	\$485.52
030-091-016	\$485.52
030-091-017	\$971.04
030-091-018	\$1,820.76
030-091-019	\$2,184.84
030-091-021	\$3,325.80
030-091-022	\$2,184.84
030-091-023	\$2,549.04
030-091-026	\$485.52
030-091-032	\$2,184.84
030-091-033	\$485.52
030-091-034	\$485.52
030-091-035	\$485.52
030-091-036	\$485.52
030-091-037	\$485.52
030-091-038	\$485.52
030-091-039	\$485.52
030-091-040	\$485.52
030-091-042	\$1,092.48
030-091-043	\$485.52
030-091-045	\$1,456.56
030-091-046	\$1,092.48
030-091-048	\$485.52
030-091-049	\$485.52
030-091-052	\$2,184.84
030-091-053	\$1,820.76
030-091-054	\$485.52
030-091-055	\$485.52
030-091-056	\$485.52
030-091-057	\$485.52
030-091-059	\$485.52
030-091-060	\$485.52
030-091-061	\$485.52
030-091-062	\$485.52
030-091-063	\$2,184.84
030-091-065	\$485.52
030-091-066	\$485.52
030-091-067	\$485.52

030-101-003	\$485.52
030-101-004	\$485.52
030-101-005	\$485.52
030-101-006	\$971.04
030-101-010	\$485.52
030-101-011	\$5,219.40
030-101-020	\$728.28
030-101-025	\$364.20
030-101-026	\$485.52
030-101-027	\$485.52
030-101-028	\$971.04
030-101-030	\$5,219.40
030-101-036	\$2,379.00
030-101-037	\$2,184.84
030-101-038	\$971.04
030-101-039	\$728.28
030-101-040	\$485.52
030-101-041	\$485.52
030-101-042	\$485.52
030-101-045	\$485.52
030-101-046	\$485.52
030-101-047	\$485.52
030-101-048	\$485.52
030-101-049	\$485.52
030-101-050	\$485.52
030-101-051	\$485.52
030-101-052	\$485.52
030-101-054	\$485.52
030-101-055	\$485.52
030-101-057	\$1,456.56
030-101-058	\$485.52
030-101-059	\$485.52
030-101-060	\$485.52
030-111-001	\$485.52
030-111-002	\$485.52
030-111-005	\$485.52
030-111-009	\$485.52
030-111-010	\$485.52
030-111-012	\$485.52

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030-111-013	\$485.52
030-111-014	\$485.52
030-111-015	\$485.52
030-111-016	\$485.52
030-111-017	\$485.52
030-111-018	\$485.52
030-111-031	\$485.52
030-111-032	\$485.52
030-111-033	\$485.52
030-111-034	\$485.52
030-111-035	\$485.52
030-111-040	\$485.52
030-111-041	\$485.52
030-111-043	\$485.52
030-111-044	\$485.52
030-111-045	\$485.52
030-111-046	\$485.52
030-111-047	\$485.52
030-111-048	\$485.52
030-121-001	\$2,913.12
030-121-002	\$1,456.56
030-121-003	\$485.52
030-121-004	\$485.52
030-121-006	\$485.52
030-121-024	\$971.04
030-121-028	\$485.52
030-121-029	\$1,213.80
030-121-037	\$485.52
030-121-038	\$485.52
030-121-039	\$4,855.20
030-121-040	\$485.52
030-121-041	\$6,190.44
030-121-043	\$1,942.08
030-121-044	\$5,860.20
030-121-045	\$2,427.60
030-121-046	\$4,855.20
030-122-001	\$364.20
030-122-002	\$364.20
030-122-003	\$364.20

030-122-004	\$364.20
030-122-005	\$364.20
030-122-006	\$364.20
030-123-001	\$485.52
030-123-002	\$485.52
030-123-003	\$485.52
030-123-004	\$485.52
030-123-005	\$485.52
030-123-006	\$485.52
030-123-007	\$485.52
030-123-008	\$485.52
030-123-009	\$485.52
030-123-010	\$485.52
030-123-011	\$485.52
030-123-012	\$485.52
030-123-013	\$485.52
030-123-014	\$485.52
030-123-015	\$485.52
030-123-016	\$485.52
030-123-017	\$485.52
030-123-018	\$485.52
030-123-019	\$485.52
030-123-020	\$485.52
030-123-021	\$485.52
030-123-022	\$485.52
030-123-023	\$485.52
030-123-024	\$485.52
030-123-025	\$485.52
030-123-026	\$485.52
030-123-027	\$485.52
030-123-028	\$485.52
030-123-030	\$485.52
030-123-031	\$485.52
030-123-032	\$485.52
030-123-033	\$485.52
030-123-034	\$485.52
030-123-035	\$485.52
030-123-036	\$485.52
030-123-037	\$485.52

030-124-001	\$4,855.20
030-124-002	\$485.52
030-124-003	\$485.52
030-124-004	\$485.52
030-124-005	\$485.52
030-124-006	\$485.52
030-124-007	\$485.52
030-124-008	\$485.52
030-124-009	\$485.52
030-124-010	\$485.52
030-124-011	\$485.52
030-124-012	\$485.52
030-124-013	\$485.52
030-124-014	\$485.52
030-124-015	\$485.52
030-131-001	\$485.52
030-131-006	\$485.52
030-131-008	\$1,456.56
030-131-009	\$728.28
030-131-010	\$1,942.08
030-131-011	\$1,456.56
030-131-012	\$1,456.56
030-131-015	\$485.52
030-131-016	\$485.52
030-131-017	\$485.52
030-131-018	\$485.52
030-131-019	\$485.52
030-131-023	\$485.52
030-131-024	\$485.52
030-131-027	\$1,592.16
030-131-028	\$485.52
030-131-034	\$485.52
030-131-035	\$728.28
030-131-038	\$485.52
030-131-039	\$485.52
030-131-041	\$485.52
030-131-042	\$1,456.56
030-131-044	\$1,092.48
030-131-046	\$485.52

Atascadero Sewer Charges 2022/2023

030-131-048	\$1,456.56
030-131-049	\$728.28
030-131-050	\$728.28
030-131-051	\$485.52
030-131-052	\$485.52
030-131-053	\$485.52
030-131-054	\$485.52
030-131-056	\$485.52
030-131-057	\$485.52
030-131-058	\$485.52
030-132-002	\$485.52
030-132-003	\$485.52
030-132-004	\$485.52
030-132-005	\$485.52
030-132-006	\$1,092.48
030-132-007	\$1,092.48
030-132-008	\$1,456.56
030-132-011	\$1,456.56
030-132-012	\$485.52
030-132-013	\$485.52
030-132-014	\$485.52
030-132-019	\$485.52
030-132-024	\$971.04
030-132-025	\$485.52
030-132-028	\$485.52
030-132-029	\$971.04
030-132-030	\$485.52
030-132-032	\$971.04
030-132-038	\$485.52
030-132-040	\$485.52
030-132-043	\$1,456.56
030-132-044	\$485.52
030-132-045	\$2,913.12
030-132-046	\$485.52
030-132-051	\$485.52
030-132-052	\$485.52
030-132-053	\$485.52
030-133-001	\$364.20
030-133-002	\$364.20

030-133-003	\$364.20
030-133-004	\$364.20
030-133-005	\$364.20
030-133-006	\$364.20
030-133-007	\$364.20
030-134-001	\$364.20
030-134-002	\$364.20
030-134-003	\$364.20
030-134-004	\$485.52
030-134-005	\$485.52
030-134-006	\$485.52
030-134-008	\$485.52
030-134-009	\$485.52
030-134-010	\$485.52
030-141-004	\$485.52
030-141-010	\$485.52
030-141-013	\$485.52
030-141-016	\$485.52
030-141-017	\$485.52
030-141-018	\$485.52
030-141-020	\$485.52
030-141-021	\$485.52
030-141-022	\$776.88
030-141-023	\$971.04
030-141-029	\$485.52
030-141-030	\$485.52
030-141-037	\$485.52
030-141-038	\$485.52
030-141-043	\$485.52
030-141-044	\$485.52
030-141-049	\$485.52
030-141-051	\$485.52
030-141-052	\$485.52
030-141-053	\$485.52
030-141-058	\$485.52
030-141-059	\$485.52
030-141-060	\$485.52
030-141-061	\$485.52
030-141-062	\$485.52

030-141-067	\$485.52
030-141-068	\$485.52
030-141-069	\$485.52
030-141-070	\$485.52
030-141-071	\$485.52
030-141-072	\$485.52
030-141-073	\$485.52
030-141-074	\$1,942.08
030-141-077	\$485.52
030-141-078	\$971.04
030-141-079	\$485.52
030-141-080	\$485.52
030-151-004	\$485.52
030-151-005	\$485.52
030-151-006	\$485.52
030-151-007	\$485.52
030-151-008	\$485.52
030-151-009	\$485.52
030-151-010	\$485.52
030-151-011	\$485.52
030-151-015	\$971.04
030-151-019	\$485.52
030-151-020	\$485.52
030-151-021	\$485.52
030-151-022	\$485.52
030-151-023	\$485.52
030-151-024	\$485.52
030-151-025	\$485.52
030-151-026	\$485.52
030-151-027	\$485.52
030-151-028	\$485.52
030-151-029	\$485.52
030-151-034	\$485.52
030-151-036	\$2,913.12
030-151-037	\$485.52
030-152-004	\$4,126.92
030-152-006	\$485.52
030-152-007	\$2,427.60
030-152-008	\$485.52

Atascadero Sewer Charges 2022/2023

030-152-016	\$485.52
030-152-023	\$485.52
030-152-024	\$485.52
030-152-025	\$485.52
030-152-026	\$485.52
030-152-032	\$485.52
030-152-033	\$485.52
030-152-034	\$485.52
030-152-036	\$485.52
030-152-037	\$485.52
030-152-038	\$1,942.08
030-181-013	\$485.52
030-181-015	\$825.36
030-181-030	\$485.52
030-181-031	\$485.52
030-181-033	\$485.52
030-181-035	\$485.52
030-181-040	\$485.52
030-181-043	\$485.52
030-181-044	\$485.52
030-181-047	\$485.52
030-181-052	\$1,699.32
030-181-061	\$485.52
030-182-004	\$1,456.56
030-191-001	\$1,942.08
030-191-008	\$728.28
030-191-011	\$2,913.12
030-191-021	\$1,699.32
030-191-032	\$485.52
030-191-035	\$2,427.60
030-191-038	\$2,913.12
030-191-039	\$1,456.56
030-191-040	\$728.28
030-191-041	\$728.28
030-192-018	\$1,456.56
030-192-019	\$1,456.56
030-192-020	\$971.04
030-193-003	\$13,837.32
030-201-003	\$485.52

030-201-004	\$1,942.08
030-201-005	\$1,942.08
030-201-006	\$2,913.12
030-201-007	\$2,670.36
030-201-008	\$485.52
030-201-015	\$645.72
030-201-026	\$4,855.20
030-201-027	\$4,855.20
030-201-028	\$485.52
030-202-001	\$485.52
030-202-002	\$485.52
030-202-003	\$485.52
030-202-004	\$485.52
030-202-005	\$485.52
030-202-006	\$485.52
030-202-007	\$485.52
030-211-032	\$3,641.40
030-211-033	\$971.04
030-211-037	\$971.04
030-212-026	\$4,612.44
030-213-016	\$485.52
030-213-017	\$485.52
030-213-018	\$485.52
030-213-019	\$485.52
030-213-020	\$485.52
030-213-021	\$485.52
030-213-022	\$485.52
030-213-023	\$485.52
030-213-025	\$485.52
030-213-026	\$485.52
030-213-027	\$485.52
030-213-028	\$485.52
030-213-029	\$485.52
030-213-030	\$485.52
030-213-031	\$485.52
030-213-032	\$485.52
030-213-033	\$485.52
030-213-034	\$485.52
030-213-035	\$485.52

030-213-036	\$485.52
030-221-009	\$485.52
030-221-022	\$485.52
030-221-023	\$485.52
030-221-024	\$485.52
030-221-025	\$485.52
030-221-026	\$485.52
030-221-027	\$485.52
030-221-028	\$485.52
030-221-031	\$485.52
030-221-032	\$485.52
030-221-033	\$971.04
030-222-032	\$485.52
030-222-034	\$485.52
030-222-037	\$2,427.60
030-222-043	\$2,427.60
030-222-044	\$3,641.40
030-222-045	\$2,913.12
030-222-049	\$2,549.04
030-223-001	\$485.52
030-223-002	\$485.52
030-223-003	\$485.52
030-223-004	\$485.52
030-223-005	\$485.52
030-223-006	\$485.52
030-223-007	\$485.52
030-223-008	\$485.52
030-231-023	\$1,456.56
030-231-024	\$485.52
030-231-025	\$971.04
030-231-026	\$485.52
030-231-027	\$485.52
030-231-028	\$485.52
030-231-029	\$485.52
030-231-031	\$485.52
030-231-032	\$485.52
030-231-033	\$485.52
030-231-034	\$485.52
030-232-018	\$485.52

Atascadero Sewer Charges 2022/2023

030-232-021	\$485.52
030-232-026	\$485.52
030-232-027	\$485.52
030-232-029	\$485.52
030-232-030	\$485.52
030-232-031	\$485.52
030-233-004	\$485.52
030-233-009	\$485.52
030-241-005	\$645.72
030-241-009	\$485.52
030-241-010	\$485.52
030-241-011	\$485.52
030-241-012	\$1,456.56
030-241-013	\$485.52
030-241-020	\$485.52
030-241-033	\$1,456.56
030-241-036	\$485.52
030-241-045	\$971.04
030-241-051	\$2,427.60
030-241-052	\$485.52
030-241-053	\$485.52
030-241-054	\$971.04
030-241-056	\$485.52
030-241-058	\$485.52
030-241-063	\$485.52
030-241-064	\$485.52
030-241-065	\$971.04
030-241-066	\$5,583.48
030-242-013	\$485.52
030-242-025	\$485.52
030-242-037	\$485.52
030-242-038	\$485.52
030-242-039	\$485.52
030-271-003	\$485.52
030-271-012	\$485.52
030-271-013	\$1,942.08
030-271-018	\$485.52
030-271-019	\$6,311.76
030-271-023	\$1,942.08

030-271-026	\$485.52
030-281-003	\$485.52
030-281-006	\$971.04
030-281-011	\$971.04
030-281-012	\$1,213.80
030-281-019	\$485.52
030-281-020	\$485.52
030-281-021	\$728.28
030-281-022	\$485.52
030-281-023	\$728.28
030-281-024	\$485.52
030-281-025	\$485.52
030-281-028	\$485.52
030-281-029	\$485.52
030-281-030	\$485.52
030-281-031	\$485.52
030-281-032	\$728.28
030-281-033	\$485.52
030-281-034	\$485.52
030-281-036	\$971.04
030-281-037	\$485.52
030-281-038	\$485.52
030-281-039	\$485.52
030-281-040	\$485.52
030-281-041	\$485.52
030-281-042	\$485.52
030-281-043	\$485.52
030-281-044	\$485.52
030-281-045	\$485.52
030-281-046	\$485.52
030-281-047	\$485.52
030-281-048	\$485.52
030-282-014	\$485.52
030-282-015	\$485.52
030-282-018	\$485.52
030-282-021	\$485.52
030-282-022	\$485.52
030-282-029	\$485.52
030-282-032	\$485.52

030-282-037	\$485.52
030-282-038	\$485.52
030-282-039	\$485.52
030-282-040	\$485.52
030-282-041	\$485.52
030-282-042	\$485.52
030-282-043	\$485.52
030-283-009	\$485.52
030-283-010	\$485.52
030-283-011	\$485.52
030-283-012	\$485.52
030-283-013	\$485.52
030-283-014	\$485.52
030-283-015	\$485.52
030-283-016	\$485.52
030-283-017	\$485.52
030-283-018	\$485.52
030-283-019	\$485.52
030-285-001	\$485.52
030-285-002	\$485.52
030-285-003	\$485.52
030-285-004	\$485.52
030-286-001	\$485.52
030-286-002	\$485.52
030-286-003	\$485.52
030-286-004	\$485.52
030-291-013	\$485.52
030-291-014	\$485.52
030-291-015	\$1,213.80
030-291-017	\$485.52
030-291-020	\$485.52
030-291-028	\$485.52
030-291-029	\$971.04
030-291-030	\$485.52
030-291-031	\$485.52
030-292-007	\$485.52
030-292-009	\$1,592.16
030-292-010	\$1,092.48
030-292-011	\$4,126.92

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030-292-013	\$971.04
030-292-015	\$485.52
030-292-016	\$485.52
030-292-017	\$485.52
030-292-021	\$485.52
030-292-022	\$485.52
030-292-023	\$485.52
030-292-024	\$2,913.12
030-292-027	\$1,092.48
030-292-029	\$485.52
030-292-033	\$1,592.16
030-292-038	\$485.52
030-292-041	\$485.52
030-292-047	\$485.52
030-292-048	\$485.52
030-292-049	\$485.52
030-292-051	\$485.52
030-292-052	\$485.52
030-292-053	\$485.52
030-292-055	\$485.52
030-292-056	\$485.52
030-292-057	\$485.52
030-292-058	\$485.52
030-292-059	\$485.52
030-292-060	\$485.52
030-292-061	\$485.52
030-292-062	\$485.52
030-292-063	\$485.52
030-292-067	\$485.52
030-292-068	\$485.52
030-292-070	\$485.52
030-292-071	\$485.52
030-292-072	\$485.52
030-292-073	\$485.52
030-292-079	\$485.52
030-292-080	\$485.52
030-301-009	\$485.52
030-301-017	\$485.52
030-301-018	\$485.52

030-301-022	\$485.52
030-301-023	\$1,456.56
030-301-029	\$485.52
030-301-032	\$485.52
030-301-033	\$485.52
030-301-034	\$485.52
030-301-035	\$485.52
030-301-037	\$485.52
030-301-040	\$485.52
030-301-043	\$485.52
030-301-044	\$485.52
030-301-045	\$1,456.56
030-301-046	\$485.52
030-301-048	\$485.52
030-301-053	\$485.52
030-301-054	\$485.52
030-301-055	\$485.52
030-311-011	\$485.52
030-332-005	\$485.52
030-332-011	\$485.52
030-332-012	\$485.52
030-332-014	\$485.52
030-332-015	\$485.52
030-332-018	\$485.52
030-332-021	\$485.52
030-341-003	\$364.20
030-341-004	\$485.52
030-341-005	\$485.52
030-341-006	\$485.52
030-341-009	\$485.52
030-341-013	\$1,456.56
030-341-015	\$485.52
030-341-017	\$485.52
030-341-018	\$485.52
030-341-019	\$485.52
030-341-020	\$1,456.56
030-341-021	\$1,456.56
030-341-022	\$1,820.76
030-341-023	\$1,456.56

030-341-024	\$2,913.12
030-341-025	\$1,213.80
030-341-026	\$728.28
030-341-027	\$485.52
030-341-028	\$485.52
030-341-029	\$485.52
030-341-030	\$485.52
030-341-031	\$485.52
030-341-032	\$485.52
030-341-033	\$485.52
030-341-034	\$485.52
030-341-035	\$485.52
030-343-004	\$5,583.48
030-343-005	\$1,456.56
030-351-001	\$485.52
030-351-003	\$485.52
030-351-004	\$485.52
030-351-005	\$485.52
030-351-011	\$485.52
030-351-015	\$485.52
030-351-016	\$485.52
030-351-017	\$485.52
030-351-018	\$485.52
030-351-019	\$485.52
030-351-024	\$485.52
030-351-027	\$485.52
030-351-028	\$485.52
030-351-029	\$485.52
030-351-031	\$971.04
030-351-033	\$485.52
030-351-034	\$485.52
030-351-035	\$485.52
030-351-036	\$485.52
030-351-037	\$485.52
030-352-002	\$485.52
030-352-003	\$485.52
030-352-006	\$485.52
030-352-008	\$485.52
030-352-012	\$485.52

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030-352-015	\$485.52
030-352-022	\$485.52
030-352-023	\$485.52
030-352-025	\$485.52
030-352-026	\$485.52
030-352-027	\$485.52
030-352-030	\$485.52
030-352-031	\$485.52
030-352-032	\$485.52
030-371-001	\$485.52
030-371-002	\$485.52
030-371-003	\$485.52
030-371-008	\$485.52
030-371-009	\$485.52
030-371-010	\$971.04
030-371-011	\$485.52
030-371-017	\$485.52
030-371-018	\$485.52
030-371-021	\$485.52
030-371-022	\$485.52
030-371-023	\$485.52
030-371-024	\$485.52
030-371-025	\$485.52
030-371-028	\$485.52
030-372-001	\$485.52
030-372-002	\$485.52
030-372-003	\$485.52
030-372-004	\$485.52
030-372-006	\$485.52
030-372-007	\$485.52
030-372-008	\$485.52
030-372-011	\$485.52
030-372-013	\$485.52
030-372-018	\$485.52
030-372-019	\$485.52
030-372-020	\$485.52
030-372-021	\$485.52
030-372-022	\$485.52
030-372-023	\$485.52

030-372-024	\$485.52
030-372-025	\$485.52
030-372-026	\$728.28
030-372-027	\$485.52
030-372-028	\$485.52
030-373-001	\$485.52
030-373-007	\$485.52
030-373-008	\$485.52
030-373-009	\$485.52
030-373-016	\$485.52
030-373-017	\$485.52
030-373-018	\$485.52
030-373-019	\$1,820.76
030-373-021	\$971.04
030-373-022	\$485.52
030-373-023	\$485.52
030-373-025	\$485.52
030-373-027	\$485.52
030-373-028	\$485.52
030-373-029	\$485.52
030-373-030	\$679.68
030-373-031	\$485.52
030-373-032	\$485.52
030-373-033	\$485.52
030-373-034	\$485.52
030-391-001	\$485.52
030-400-001	\$485.52
030-400-005	\$485.52
030-400-006	\$485.52
030-400-007	\$485.52
030-400-008	\$485.52
030-400-009	\$485.52
030-400-016	\$485.52
030-400-017	\$485.52
030-400-018	\$485.52
030-400-019	\$485.52
030-400-020	\$485.52
030-400-021	\$485.52
030-400-022	\$485.52

030-400-023	\$485.52
030-400-024	\$485.52
030-400-025	\$485.52
030-400-026	\$485.52
030-400-027	\$485.52
030-400-028	\$485.52
030-400-029	\$485.52
030-400-030	\$485.52
030-400-031	\$485.52
030-400-032	\$485.52
030-400-033	\$485.52
030-400-034	\$485.52
030-400-035	\$485.52
030-400-036	\$485.52
030-400-037	\$485.52
030-400-038	\$485.52
030-400-039	\$485.52
030-400-040	\$485.52
030-400-041	\$485.52
030-400-042	\$485.52
030-400-043	\$485.52
030-400-044	\$485.52
030-400-045	\$485.52
030-400-046	\$485.52
030-400-049	\$485.52
030-400-050	\$485.52
030-400-051	\$485.52
030-400-052	\$485.52
030-400-053	\$485.52
030-400-054	\$485.52
030-400-055	\$485.52
030-400-056	\$485.52
030-400-057	\$485.52
030-401-008	\$485.52
030-401-009	\$485.52
030-401-010	\$485.52
030-401-011	\$485.52
030-401-012	\$485.52
030-401-013	\$485.52

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030-401-014	\$485.52
030-401-015	\$485.52
030-401-017	\$485.52
030-401-018	\$485.52
030-401-020	\$485.52
030-401-021	\$485.52
030-401-023	\$485.52
030-401-024	\$485.52
030-401-025	\$485.52
030-401-026	\$485.52
030-401-027	\$485.52
030-401-028	\$485.52
030-401-030	\$485.52
030-401-031	\$485.52
030-401-032	\$485.52
030-401-037	\$485.52
030-401-038	\$485.52
030-411-001	\$485.52
030-411-002	\$485.52
030-411-003	\$485.52
030-411-004	\$485.52
030-411-005	\$485.52
030-411-006	\$485.52
030-411-008	\$485.52
030-411-009	\$485.52
030-411-010	\$485.52
030-411-011	\$485.52
030-412-001	\$971.04
030-412-002	\$485.52
030-412-006	\$485.52
030-412-007	\$485.52
030-412-008	\$485.52
030-412-009	\$485.52
030-412-010	\$485.52
030-412-011	\$485.52
030-412-012	\$485.52
030-412-013	\$485.52
030-412-014	\$485.52
030-412-015	\$485.52

030-412-016	\$485.52
030-412-022	\$485.52
030-412-023	\$485.52
030-412-024	\$485.52
030-412-025	\$485.52
030-412-026	\$485.52
030-412-027	\$485.52
030-412-029	\$485.52
030-413-001	\$485.52
030-413-002	\$485.52
030-413-003	\$485.52
030-413-004	\$485.52
030-413-006	\$485.52
030-413-010	\$485.52
030-413-012	\$485.52
030-413-016	\$485.52
030-413-018	\$485.52
030-413-020	\$485.52
030-413-029	\$485.52
030-413-031	\$485.52
030-421-003	\$485.52
030-421-004	\$485.52
030-421-006	\$485.52
030-421-007	\$485.52
030-421-008	\$485.52
030-421-009	\$485.52
030-421-010	\$485.52
030-421-011	\$485.52
030-421-012	\$485.52
030-421-013	\$485.52
030-422-002	\$485.52
030-422-003	\$485.52
030-422-004	\$485.52
030-422-005	\$485.52
030-422-006	\$485.52
030-422-007	\$485.52
030-422-008	\$485.52
030-422-009	\$485.52
030-422-010	\$485.52

030-422-011	\$485.52
030-431-001	\$485.52
030-431-002	\$485.52
030-431-003	\$485.52
030-431-004	\$485.52
030-431-005	\$485.52
030-431-006	\$485.52
030-431-007	\$485.52
030-431-009	\$485.52
030-431-010	\$485.52
030-431-011	\$485.52
030-431-012	\$485.52
030-431-013	\$485.52
030-431-014	\$485.52
030-431-015	\$485.52
030-431-016	\$485.52
030-431-017	\$485.52
030-431-018	\$485.52
030-442-009	\$485.52
030-442-010	\$485.52
030-442-011	\$485.52
030-451-001	\$485.52
030-451-002	\$485.52
030-451-003	\$485.52
030-451-006	\$485.52
030-461-012	\$6,918.72
030-461-023	\$16,022.16
030-461-026	\$485.52
030-461-029	\$37,385.04
030-461-042	\$13,109.04
030-461-044	\$16,143.60
030-461-055	\$2,549.04
030-461-056	\$485.52
030-462-001	\$364.20
030-462-002	\$364.20
030-462-003	\$364.20
030-462-004	\$364.20
030-462-005	\$364.20
030-462-006	\$364.20

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030-462-007	\$364.20
030-462-008	\$364.20
030-462-009	\$364.20
030-462-010	\$364.20
030-462-012	\$364.20
030-462-013	\$364.20
030-462-014	\$364.20
030-462-015	\$364.20
030-462-016	\$364.20
030-462-017	\$364.20
030-462-019	\$485.52
030-462-020	\$485.52
030-462-021	\$485.52
030-462-022	\$485.52
030-462-023	\$485.52
030-462-024	\$485.52
030-462-025	\$485.52
030-462-026	\$485.52
030-463-001	\$364.20
030-463-002	\$364.20
030-463-003	\$364.20
030-463-004	\$364.20
030-463-005	\$364.20
030-463-006	\$364.20
030-463-007	\$364.20
030-463-008	\$364.20
030-463-010	\$364.20
030-463-011	\$364.20
030-463-012	\$364.20
030-463-013	\$364.20
030-463-014	\$364.20
030-463-015	\$364.20
030-463-016	\$364.20
030-463-017	\$364.20
030-463-018	\$364.20
030-464-001	\$485.52
030-464-002	\$485.52
030-464-003	\$485.52
030-464-004	\$485.52

030-464-005	\$485.52
030-464-006	\$485.52
030-464-007	\$485.52
030-464-008	\$485.52
030-464-009	\$485.52
030-464-010	\$485.52
030-466-002	\$364.20
030-466-003	\$364.20
030-466-004	\$364.20
030-466-005	\$364.20
030-466-006	\$364.20
030-466-007	\$364.20
030-466-008	\$364.20
030-466-009	\$364.20
030-466-010	\$364.20
030-466-011	\$364.20
030-466-012	\$485.52
030-466-013	\$485.52
030-466-014	\$4,369.68
030-466-015	\$485.52
030-466-016	\$582.60
030-466-017	\$485.52
030-466-018	\$485.52
030-466-019	\$485.52
030-466-021	\$2,913.12
030-466-023	\$364.20
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030-466-027	\$364.20
030-471-005	\$485.52
030-471-006	\$485.52
030-471-007	\$485.52
030-471-008	\$485.52
030-471-010	\$1,942.08
030-472-001	\$485.52
030-472-007	\$8,011.08
030-472-009	\$3,228.72
030-472-010	\$485.52

030-472-011	\$485.52
030-472-012	\$485.52
030-472-013	\$485.52
030-472-014	\$485.52
030-472-015	\$485.52
030-472-016	\$485.52
030-472-017	\$485.52
030-473-001	\$485.52
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030-473-025	\$485.52
030-473-026	\$485.52
030-473-027	\$485.52
030-473-028	\$485.52
030-473-029	\$485.52
030-473-030	\$485.52
030-473-031	\$485.52
030-473-032	\$485.52
030-473-034	\$485.52

Atascadero Sewer Charges 2022/2023

030-473-035	\$485.52
030-473-036	\$485.52
030-473-037	\$485.52
030-473-038	\$485.52
030-473-039	\$485.52
030-473-040	\$485.52
030-481-003	\$1,456.56
030-481-007	\$1,335.24
030-481-009	\$485.52
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030-481-024	\$485.52
030-481-025	\$485.52
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030-482-008	\$364.20
030-482-009	\$364.20
030-482-010	\$364.20
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030-483-005	\$485.52
030-483-006	\$485.52
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030-491-009	\$485.52
030-491-014	\$485.52
030-491-023	\$3,641.40
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030-501-004	\$485.52
030-501-006	\$485.52
030-502-007	\$3,884.16
030-502-011	\$1,456.56
030-502-012	\$1,942.08
030-502-015	\$485.52
030-502-016	\$485.52
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030-502-033	\$485.52
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030-502-037	\$485.52
030-502-038	\$971.04
030-502-042	\$485.52
030-511-003	\$1,942.08
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030-512-005	\$645.72

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030-513-003	\$485.52
030-513-004	\$485.52
030-513-011	\$6,311.76
030-513-012	\$5,340.72
030-513-013	\$4,855.20
030-513-014	\$485.52
030-513-015	\$6,311.76
030-513-016	\$1,942.08
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030-521-010	\$485.52
030-521-011	\$485.52
030-521-012	\$485.52
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030-521-014	\$485.52
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030-522-006	\$485.52
030-522-010	\$485.52
030-522-011	\$485.52
030-522-012	\$971.04
030-522-014	\$485.52
030-522-015	\$485.52
030-522-016	\$485.52
030-522-017	\$485.52
030-522-018	\$485.52
030-522-019	\$485.52

Atascadero Sewer Charges 2022/2023

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030-522-021	\$485.52
030-522-022	\$485.52
030-522-023	\$485.52
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030-522-025	\$485.52
030-522-026	\$485.52
030-522-027	\$485.52
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030-522-045	\$485.52
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030-523-010	\$485.52
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031-012-024	\$485.52
031-012-025	\$485.52
031-013-006	\$485.52
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031-042-017	\$485.52
031-042-018	\$485.52
031-042-019	\$485.52
031-043-010	\$485.52
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031-043-013	\$485.52
031-043-014	\$485.52
031-043-015	\$485.52

031-043-018	\$971.04
031-043-019	\$485.52
031-043-020	\$485.52
031-043-021	\$485.52
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031-051-034	\$485.52
031-051-038	\$485.52
031-051-042	\$1,942.08
031-051-044	\$485.52
031-051-047	\$485.52
031-051-054	\$485.52
031-051-057	\$485.52
031-051-058	\$1,456.56
031-051-059	\$485.52
031-051-061	\$485.52
031-051-062	\$485.52
031-051-063	\$485.52
031-051-064	\$485.52
031-051-065	\$485.52
031-051-066	\$485.52
031-051-067	\$485.52

Atascadero Sewer Charges 2022/2023

031-051-068	\$971.04
031-051-069	\$485.52
031-051-070	\$485.52
031-052-007	\$485.52
031-052-021	\$485.52
031-052-027	\$485.52
031-052-028	\$485.52
031-052-029	\$485.52
031-052-030	\$485.52
031-052-034	\$485.52
031-052-035	\$485.52
031-052-038	\$485.52
031-052-039	\$485.52
031-052-040	\$485.52
031-052-041	\$485.52
031-052-042	\$485.52
031-052-043	\$485.52
031-052-044	\$971.04
031-052-045	\$1,942.08
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031-053-003	\$485.52
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031-053-006	\$485.52
031-053-007	\$485.52
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031-053-013	\$485.52
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031-054-003	\$485.52
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031-061-005	\$485.52
031-061-006	\$485.52
031-061-010	\$485.52
031-061-023	\$485.52

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031-061-031	\$485.52
031-061-032	\$485.52
031-061-034	\$485.52
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031-061-038	\$485.52
031-061-039	\$485.52
031-061-040	\$485.52
031-061-042	\$485.52
031-061-043	\$485.52
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031-062-002	\$485.52
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031-062-013	\$1,456.56
031-062-016	\$485.52
031-062-019	\$485.52
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031-062-022	\$485.52
031-071-013	\$485.52
031-071-017	\$485.52
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031-071-019	\$485.52
031-071-021	\$485.52
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031-071-024	\$485.52
031-071-025	\$485.52
031-071-029	\$485.52
031-071-030	\$485.52
031-071-031	\$485.52
031-071-032	\$485.52
031-071-033	\$485.52
031-071-034	\$485.52
031-071-035	\$485.52
031-081-003	\$485.52

031-081-004	\$485.52
031-081-007	\$485.52
031-081-013	\$485.52
031-081-018	\$485.52
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031-081-023	\$485.52
031-081-026	\$485.52
031-081-028	\$485.52
031-081-029	\$485.52
031-081-030	\$485.52
031-082-020	\$485.52
031-082-024	\$485.52
031-082-025	\$485.52
031-082-027	\$485.52
031-082-028	\$485.52
031-082-029	\$485.52
031-082-030	\$485.52
031-082-032	\$485.52
031-082-034	\$485.52
031-082-035	\$485.52
031-082-036	\$485.52
031-082-038	\$485.52
031-082-039	\$485.52
031-091-007	\$485.52
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031-104-008	\$485.52
031-104-009	\$485.52
031-104-010	\$485.52
031-104-025	\$485.52
031-104-026	\$485.52
031-112-004	\$485.52
031-112-014	\$485.52
031-115-003	\$485.52

Atascadero Sewer Charges 2022/2023

031-123-007	\$485.52
031-123-009	\$485.52
031-123-010	\$485.52
031-124-011	\$485.52
031-124-012	\$485.52
031-124-013	\$485.52
031-125-001	\$485.52
031-125-002	\$485.52
031-125-003	\$485.52
031-131-006	\$485.52
031-131-010	\$485.52
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031-133-014	\$485.52
031-134-007	\$485.52
031-134-008	\$485.52
031-134-009	\$485.52
031-134-010	\$485.52
031-134-011	\$485.52
031-134-023	\$485.52
031-134-024	\$485.52
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031-141-007	\$485.52
031-141-008	\$485.52
031-141-010	\$485.52
031-141-013	\$485.52
031-141-014	\$485.52
031-141-016	\$485.52
031-141-019	\$485.52
031-141-020	\$485.52

031-141-021	\$485.52
031-141-022	\$485.52
031-141-023	\$485.52
031-141-028	\$485.52
031-141-033	\$485.52
031-141-034	\$485.52
031-141-038	\$485.52
031-141-039	\$485.52
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031-141-046	\$485.52
031-141-047	\$485.52
031-141-048	\$485.52
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031-142-011	\$485.52
031-142-013	\$485.52
031-142-014	\$485.52
031-142-023	\$485.52
031-142-024	\$485.52
031-142-026	\$971.04
031-142-027	\$485.52
031-142-028	\$485.52
031-142-033	\$485.52
031-142-034	\$485.52
031-151-007	\$485.52
031-151-013	\$485.52
031-151-014	\$485.52
031-151-015	\$485.52
031-151-016	\$485.52
031-151-021	\$485.52
031-151-022	\$485.52
031-151-024	\$971.04
031-151-027	\$485.52

031-151-028	\$485.52
031-151-029	\$485.52
031-151-030	\$485.52
031-151-031	\$485.52
031-151-032	\$485.52
031-151-033	\$485.52
031-151-034	\$485.52
031-152-012	\$485.52
031-152-013	\$485.52
031-152-014	\$485.52
031-152-016	\$485.52
031-152-017	\$485.52
031-152-020	\$485.52
031-152-021	\$485.52
031-152-022	\$485.52
031-152-023	\$485.52
031-152-024	\$485.52
031-152-025	\$485.52
031-152-026	\$849.72
031-152-027	\$485.52
031-152-028	\$485.52
031-152-029	\$485.52
031-152-030	\$485.52
031-152-031	\$485.52
031-153-005	\$1,942.08
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031-161-004	\$776.88
031-161-007	\$485.52
031-161-008	\$485.52
031-161-019	\$1,942.08
031-161-029	\$485.52
031-161-030	\$485.52
031-161-035	\$485.52

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031-161-042	\$485.52
031-161-043	\$485.52
031-161-052	\$13,109.04
031-162-001	\$485.52
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031-171-007	\$485.52
031-171-009	\$485.52
031-171-010	\$485.52
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031-171-019	\$485.52
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031-171-028	\$485.52
031-171-029	\$485.52
031-171-030	\$485.52
031-171-031	\$971.04
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031-181-002	\$485.52
031-181-004	\$485.52
031-181-005	\$485.52
031-181-008	\$485.52
031-181-009	\$485.52
031-181-022	\$485.52
031-181-023	\$485.52
031-181-024	\$485.52
031-181-025	\$485.52
031-181-026	\$485.52

031-181-027	\$485.52
031-181-028	\$485.52
031-181-029	\$485.52
031-181-030	\$485.52
031-181-031	\$971.04
031-182-005	\$485.52
031-182-007	\$485.52
031-182-008	\$971.04
031-182-009	\$485.52
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031-182-036	\$485.52
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031-182-038	\$485.52
031-182-039	\$485.52
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031-183-026	\$485.52
031-183-027	\$1,456.56
031-183-031	\$485.52
031-183-032	\$485.52
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031-183-038	\$485.52
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031-183-041	\$485.52
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031-221-014	\$485.52
031-221-015	\$485.52
031-221-018	\$485.52
031-221-019	\$485.52
031-221-021	\$485.52
031-221-022	\$485.52
031-221-023	\$485.52
031-221-024	\$485.52

Atascadero Sewer Charges 2022/2023

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031-221-026	\$485.52
031-221-027	\$485.52
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031-222-003	\$485.52
031-222-007	\$485.52
031-222-008	\$485.52
031-222-012	\$485.52
031-222-013	\$485.52
031-222-015	\$485.52
031-222-016	\$485.52
031-222-017	\$485.52
031-222-018	\$485.52
031-222-019	\$485.52
031-222-021	\$485.52
031-222-022	\$485.52
031-222-023	\$485.52
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031-222-029	\$485.52
031-222-030	\$485.52
031-231-004	\$485.52
031-231-025	\$1,456.56
031-231-034	\$485.52
031-231-035	\$485.52
031-231-037	\$485.52
031-231-038	\$485.52
031-231-039	\$485.52
031-231-040	\$485.52
031-231-042	\$485.52
031-231-043	\$485.52
031-231-044	\$485.52
031-231-045	\$485.52
031-231-046	\$485.52
031-231-047	\$485.52
031-231-048	\$485.52
031-231-049	\$485.52

031-231-050	\$485.52
031-231-051	\$485.52
031-231-052	\$485.52
031-231-053	\$485.52
031-231-054	\$485.52
031-231-055	\$485.52
031-231-056	\$485.52
031-231-061	\$485.52
031-231-066	\$485.52
031-231-067	\$485.52
031-231-068	\$485.52
031-241-001	\$485.52
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031-241-005	\$485.52
031-241-006	\$485.52
031-241-007	\$485.52
031-241-008	\$485.52
031-241-009	\$485.52
031-241-010	\$485.52
031-241-014	\$2,184.84
031-241-022	\$2,549.04
031-241-023	\$1,942.08
031-241-024	\$485.52
031-242-011	\$971.04
031-242-014	\$485.52
031-242-016	\$485.52
031-242-018	\$5,826.24
031-243-001	\$485.52
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031-243-014	\$485.52

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031-243-018	\$485.52
031-243-019	\$485.52
031-243-020	\$485.52
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031-244-004	\$485.52
031-244-011	\$485.52
031-244-012	\$485.52
031-244-015	\$485.52
031-244-017	\$485.52
031-244-018	\$485.52
031-244-020	\$485.52
031-244-021	\$485.52
031-251-003	\$485.52
031-251-004	\$485.52
031-251-005	\$485.52
031-251-006	\$485.52
031-251-008	\$485.52
031-251-015	\$485.52
031-251-016	\$485.52
031-251-019	\$485.52
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031-251-023	\$485.52
031-251-025	\$485.52
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031-251-027	\$485.52
031-251-028	\$485.52
031-251-029	\$485.52
031-251-030	\$485.52
031-251-031	\$485.52
031-251-032	\$485.52
031-251-038	\$485.52
031-251-041	\$485.52

Atascadero Sewer Charges 2022/2023

031-251-042	\$485.52
031-251-043	\$485.52
031-251-045	\$485.52
031-251-046	\$485.52
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031-251-050	\$485.52
031-251-051	\$485.52
031-251-052	\$485.52
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031-261-019	\$485.52
031-261-026	\$485.52
031-261-029	\$485.52
031-261-030	\$485.52
031-261-032	\$485.52
031-261-033	\$485.52
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031-271-013	\$485.52
031-271-023	\$485.52
031-271-024	\$485.52
031-271-026	\$485.52
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031-271-028	\$485.52
031-271-029	\$485.52
031-271-032	\$485.52
031-271-033	\$485.52
031-271-034	\$485.52
031-271-037	\$485.52
031-271-039	\$485.52
031-271-040	\$485.52

031-271-041	\$485.52
031-271-042	\$485.52
031-271-043	\$485.52
031-271-044	\$485.52
031-271-046	\$485.52
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031-281-033	\$485.52
031-291-002	\$485.52
031-291-010	\$485.52
031-291-019	\$485.52
031-291-020	\$485.52
031-291-022	\$971.04
031-291-023	\$485.52
031-291-026	\$485.52
031-291-028	\$971.04
031-291-029	\$4,733.88
031-291-030	\$485.52
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031-301-001	\$485.52
031-301-003	\$485.52
031-301-004	\$485.52

031-301-006	\$485.52
031-301-009	\$485.52
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031-301-013	\$1,456.56
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031-301-023	\$1,942.08
031-301-024	\$485.52
031-301-025	\$485.52
031-301-026	\$485.52
031-301-027	\$1,456.56
031-301-029	\$485.52
031-301-030	\$485.52
031-301-031	\$1,456.56
031-301-032	\$1,456.56
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031-302-013	\$485.52
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031-302-033	\$1,456.56
031-302-034	\$485.52
031-302-035	\$1,456.56
031-302-036	\$485.52
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031-303-003	\$485.52
031-303-004	\$485.52
031-303-006	\$485.52
031-303-007	\$485.52
031-303-008	\$485.52
031-303-009	\$485.52
031-303-010	\$485.52
031-303-011	\$485.52
031-303-013	\$485.52
031-303-014	\$485.52
031-303-015	\$485.52
031-303-016	\$485.52
031-311-001	\$485.52
031-311-002	\$485.52
031-311-003	\$485.52

Atascadero Sewer Charges 2022/2023

031-311-004	\$485.52
031-311-005	\$485.52
031-311-006	\$485.52
031-311-007	\$485.52
031-311-016	\$485.52
031-311-017	\$485.52
031-311-019	\$485.52
031-311-021	\$485.52
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031-311-023	\$485.52
031-311-024	\$485.52
031-311-025	\$485.52
031-321-003	\$971.04
031-321-004	\$485.52
031-321-014	\$485.52
031-321-015	\$485.52
031-341-014	\$485.52
031-341-015	\$485.52
031-341-016	\$485.52
031-341-017	\$485.52
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031-341-027	\$485.52
031-351-006	\$485.52
031-351-009	\$2,913.12
031-371-009	\$1,820.76
031-371-014	\$364.20
031-371-016	\$645.72
031-371-020	\$485.52
031-371-021	\$485.52
031-371-027	\$485.52
031-371-028	\$485.52
031-372-008	\$645.72
031-373-001	\$485.52
031-373-002	\$485.52
031-373-003	\$679.68
031-373-004	\$485.52
031-373-005	\$485.52
031-373-006	\$485.52

031-373-007	\$485.52
031-373-008	\$485.52
031-373-009	\$485.52
031-373-011	\$485.52
031-381-001	\$485.52
031-381-007	\$485.52
031-381-009	\$485.52
031-381-010	\$485.52
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031-381-052	\$485.52
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031-381-062	\$485.52
031-381-065	\$485.52
031-381-067	\$485.52
045-311-014	\$10,924.20
045-311-015	\$15,051.12
045-311-016	\$10,924.20
045-312-002	\$485.52
045-312-003	\$485.52
045-312-004	\$485.52
045-312-005	\$485.52
045-312-006	\$485.52

045-312-007	\$485.52
045-312-008	\$485.52
045-312-009	\$485.52
045-312-010	\$485.52
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045-312-014	\$485.52
045-312-015	\$485.52
045-312-016	\$485.52
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045-312-018	\$485.52
045-312-019	\$485.52
045-312-020	\$485.52
045-312-021	\$485.52
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045-312-023	\$485.52
045-312-024	\$485.52
045-312-025	\$485.52
045-312-026	\$485.52
045-312-027	\$485.52
045-312-028	\$485.52
045-312-029	\$485.52
045-312-030	\$485.52
045-312-031	\$485.52
045-312-032	\$485.52
045-312-033	\$485.52
045-312-034	\$485.52
045-312-035	\$485.52
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045-312-038	\$485.52
045-312-039	\$485.52
045-312-040	\$485.52
045-312-041	\$485.52
045-312-042	\$485.52
045-312-043	\$485.52
045-312-044	\$485.52
045-312-045	\$485.52

Atascadero Sewer Charges 2022/2023

045-312-046	\$485.52
045-312-047	\$485.52
045-312-048	\$485.52
045-312-049	\$485.52
045-312-050	\$485.52
045-312-052	\$485.52
045-312-056	\$485.52
045-313-002	\$485.52
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045-313-006	\$971.04
045-313-007	\$971.04
045-313-008	\$971.04
045-313-009	\$971.04
045-313-011	\$485.52
045-313-012	\$485.52
045-313-013	\$485.52
045-313-014	\$971.04
045-313-018	\$971.04
045-313-019	\$971.04
045-313-020	\$971.04
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045-314-007	\$485.52
045-314-008	\$485.52
045-314-009	\$485.52
045-314-010	\$485.52
045-314-011	\$485.52
045-314-012	\$485.52
045-314-013	\$485.52
045-314-014	\$485.52

045-314-015	\$485.52
045-314-016	\$485.52
045-314-017	\$485.52
045-314-018	\$485.52
045-314-019	\$485.52
045-314-020	\$485.52
045-314-021	\$485.52
045-314-022	\$485.52
045-314-023	\$485.52
045-314-024	\$485.52
045-314-028	\$485.52
045-314-030	\$485.52
045-314-031	\$485.52
045-314-032	\$485.52
045-314-033	\$485.52
045-315-001	\$485.52
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045-315-007	\$485.52
045-315-008	\$485.52
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045-315-010	\$485.52
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045-315-012	\$485.52
045-315-013	\$485.52
045-315-014	\$485.52
045-315-015	\$485.52
045-315-016	\$485.52
045-315-017	\$485.52
045-315-018	\$485.52
045-315-019	\$485.52
045-315-020	\$485.52
045-315-021	\$485.52
045-315-022	\$485.52
045-315-023	\$485.52
045-315-024	\$485.52

045-315-027	\$485.52
045-315-028	\$485.52
045-315-029	\$485.52
045-315-030	\$485.52
045-315-031	\$485.52
045-315-033	\$485.52
045-316-041	\$364.20
045-316-042	\$364.20
045-316-043	\$364.20
045-316-044	\$364.20
045-316-045	\$364.20
045-316-046	\$364.20
045-316-047	\$364.20
045-316-048	\$364.20
045-316-049	\$364.20
045-316-050	\$364.20
045-316-055	\$1,820.76
045-316-056	\$485.52
045-316-057	\$485.52
045-316-058	\$485.52
045-316-059	\$485.52
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045-316-065	\$485.52
045-316-066	\$485.52
045-316-067	\$485.52
045-316-068	\$485.52
045-316-069	\$485.52
045-316-070	\$485.52
045-316-071	\$485.52
045-316-072	\$485.52
045-316-073	\$485.52
045-316-074	\$485.52
045-316-075	\$485.52
045-321-003	\$485.52
045-321-004	\$10,875.60

Atascadero Sewer Charges 2022/2023

045-321-005	\$21,047.28
045-321-011	\$14,565.60
045-321-012	\$17,478.72
045-321-013	\$18,935.28
045-321-015	\$23,304.96
045-321-016	\$156,531.60
045-321-022	\$8,375.28
045-321-023	\$32,772.60
045-321-026	\$21,848.40
045-322-001	\$485.52
045-322-002	\$485.52
045-322-003	\$485.52
045-322-004	\$485.52
045-322-005	\$485.52
045-322-006	\$485.52
045-322-007	\$485.52
045-322-008	\$485.52
045-322-009	\$485.52
045-322-010	\$485.52
045-322-011	\$485.52
045-322-012	\$485.52
045-322-013	\$485.52
045-322-014	\$485.52
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045-322-016	\$485.52
045-322-017	\$485.52
045-322-018	\$485.52
045-322-019	\$485.52
045-325-009	\$364.20
045-325-010	\$364.20
045-325-011	\$364.20
045-325-012	\$364.20
045-325-013	\$364.20
045-325-022	\$364.20
045-325-023	\$364.20
045-325-024	\$364.20
045-325-025	\$364.20
045-325-026	\$364.20
045-325-027	\$364.20

045-325-028	\$364.20
045-325-029	\$364.20
045-325-030	\$364.20
045-325-031	\$364.20
045-325-032	\$364.20
045-325-033	\$364.20
045-325-034	\$364.20
045-325-035	\$364.20
045-325-036	\$364.20
045-325-037	\$364.20
045-325-038	\$364.20
045-325-039	\$364.20
045-325-040	\$364.20
045-325-041	\$364.20
045-325-042	\$364.20
045-325-043	\$364.20
045-325-044	\$364.20
045-325-045	\$364.20
045-325-046	\$364.20
045-325-047	\$364.20
045-325-048	\$364.20
045-325-049	\$364.20
045-325-050	\$364.20
045-325-051	\$364.20
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045-325-059	\$364.20
045-325-060	\$364.20
045-325-061	\$364.20
045-325-062	\$364.20
045-325-063	\$364.20
045-325-064	\$364.20
045-325-065	\$364.20
045-325-066	\$364.20

045-325-067	\$364.20
045-325-068	\$364.20
045-325-069	\$364.20
045-325-070	\$364.20
045-325-071	\$364.20
045-325-072	\$364.20
045-325-073	\$364.20
045-325-074	\$364.20
045-331-017	\$485.52
045-331-018	\$485.52
045-331-019	\$485.52
045-331-020	\$485.52
045-331-021	\$485.52
045-331-022	\$485.52
045-331-023	\$485.52
045-331-024	\$485.52
045-331-025	\$485.52
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045-331-027	\$485.52
045-331-028	\$485.52
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045-331-034	\$485.52
045-331-035	\$485.52
045-331-036	\$485.52
045-331-037	\$485.52
045-331-038	\$485.52
045-331-039	\$485.52
045-331-040	\$485.52
045-331-041	\$485.52
045-331-042	\$485.52
045-331-043	\$485.52
045-331-044	\$485.52
045-331-045	\$485.52
045-331-046	\$485.52
045-331-047	\$485.52

Atascadero Sewer Charges 2022/2023

045-331-048	\$485.52
045-331-049	\$485.52
045-331-052	\$485.52
045-331-053	\$485.52
045-331-054	\$485.52
045-331-055	\$485.52
045-331-056	\$485.52
045-331-057	\$485.52
045-331-058	\$485.52
045-331-059	\$485.52
045-331-060	\$485.52
045-331-065	\$485.52
045-331-066	\$485.52
045-331-067	\$485.52
045-331-068	\$485.52
045-331-069	\$485.52
045-331-070	\$485.52
045-331-071	\$485.52
045-331-072	\$485.52
045-331-073	\$485.52
045-331-074	\$485.52
045-331-075	\$485.52
045-331-076	\$485.52
045-331-077	\$485.52
045-331-078	\$485.52
045-331-079	\$485.52
045-331-080	\$485.52
045-331-081	\$485.52
045-331-082	\$485.52
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045-331-084	\$485.52
045-331-085	\$485.52
045-333-014	\$485.52
045-333-015	\$485.52
045-333-016	\$485.52
045-333-017	\$485.52
045-333-018	\$485.52
045-333-019	\$485.52
045-333-020	\$485.52

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045-333-023	\$485.52
045-333-024	\$485.52
045-333-025	\$485.52
045-333-026	\$485.52
045-333-027	\$485.52
045-333-028	\$485.52
045-333-029	\$485.52
045-333-030	\$485.52
045-333-031	\$485.52
045-333-032	\$485.52
045-333-033	\$485.52
045-333-034	\$485.52
045-333-035	\$485.52
045-333-038	\$485.52
045-333-039	\$485.52
045-333-040	\$485.52
045-333-041	\$1,092.48
045-334-010	\$485.52
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045-334-013	\$485.52
045-334-014	\$485.52
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045-334-018	\$485.52
045-334-019	\$485.52
045-334-020	\$485.52
045-334-021	\$485.52
045-334-022	\$485.52
045-334-023	\$485.52
045-334-024	\$485.52
045-334-025	\$485.52
045-334-026	\$485.52
045-334-027	\$485.52
045-334-028	\$485.52
045-334-029	\$485.52

045-334-030	\$485.52
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045-334-032	\$485.52
045-334-033	\$485.52
045-334-034	\$485.52
045-334-035	\$485.52
045-334-036	\$485.52
045-334-037	\$485.52
045-334-038	\$485.52
045-334-039	\$485.52
045-334-040	\$485.52
045-334-041	\$485.52
045-334-042	\$485.52
045-334-043	\$485.52
045-335-012	\$485.52
045-335-013	\$485.52
045-335-014	\$485.52
045-335-015	\$485.52
045-335-016	\$485.52
045-335-017	\$485.52
045-335-018	\$485.52
045-335-019	\$485.52
045-335-020	\$485.52
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045-335-022	\$485.52
045-335-023	\$485.52
045-335-024	\$485.52
045-335-025	\$485.52
045-335-026	\$485.52
045-335-027	\$485.52
045-335-028	\$485.52
045-335-029	\$485.52
045-335-030	\$485.52
045-335-031	\$485.52
045-335-032	\$485.52
045-335-033	\$485.52
045-335-034	\$485.52
045-335-035	\$485.52
045-335-036	\$485.52

Atascadero Sewer Charges 2022/2023

045-335-037	\$485.52
045-335-038	\$485.52
045-335-039	\$485.52
045-335-040	\$485.52
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045-335-042	\$485.52
045-335-043	\$485.52
045-335-044	\$485.52
045-335-045	\$485.52
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045-336-014	\$485.52
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045-336-024	\$485.52
045-336-025	\$485.52
045-336-026	\$485.52
045-336-027	\$485.52
045-336-028	\$485.52
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045-336-031	\$485.52
045-336-032	\$485.52
045-336-033	\$485.52
045-336-034	\$485.52

045-336-035	\$485.52
045-336-036	\$485.52
045-336-037	\$485.52
045-336-038	\$485.52
045-336-039	\$485.52
045-337-001	\$485.52
045-337-002	\$485.52
045-337-003	\$485.52
045-337-004	\$485.52
045-337-005	\$485.52
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045-338-012	\$485.52
045-338-013	\$485.52
045-338-014	\$485.52

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045-339-018	\$485.52
045-339-019	\$485.52
045-339-020	\$485.52
045-339-021	\$485.52
045-339-022	\$485.52
045-339-023	\$485.52
045-339-024	\$485.52
045-339-033	\$485.52

Atascadero Sewer Charges 2022/2023

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045-353-007	\$2,549.04
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045-356-002	\$485.52
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045-356-004	\$485.52
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045-356-006	\$485.52
045-356-007	\$485.52
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045-356-025	\$485.52
045-356-026	\$485.52
045-356-027	\$485.52
045-356-028	\$485.52
045-356-029	\$485.52
045-356-030	\$485.52
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045-357-002	\$485.52
045-357-003	\$485.52
045-357-004	\$485.52
045-357-005	\$485.52
045-357-006	\$485.52

045-357-007	\$485.52
045-357-008	\$485.52
045-357-009	\$485.52
045-357-010	\$485.52
045-357-011	\$485.52
045-357-012	\$485.52
045-357-013	\$485.52
045-357-014	\$485.52
045-357-015	\$485.52
045-357-016	\$485.52
045-357-017	\$485.52
045-357-018	\$485.52
045-357-019	\$485.52
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045-357-023	\$485.52
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045-357-029	\$485.52
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045-357-041	\$485.52
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045-358-002	\$485.52
045-358-003	\$485.52

045-358-004	\$485.52
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045-358-006	\$485.52
045-358-007	\$485.52
045-358-008	\$485.52
045-358-009	\$485.52
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045-358-034	\$485.52
045-358-035	\$485.52
045-358-036	\$485.52
045-358-037	\$485.52
045-358-038	\$485.52
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045-358-040	\$485.52
045-358-041	\$485.52
045-358-042	\$485.52
045-358-043	\$485.52
045-358-045	\$485.52
045-358-046	\$485.52
045-358-047	\$485.52

Atascadero Sewer Charges 2022/2023

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045-358-049	\$485.52
045-358-050	\$485.52
045-358-051	\$485.52
045-358-052	\$485.52
045-358-053	\$485.52
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045-359-002	\$485.52
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045-359-019	\$485.52
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045-359-023	\$485.52
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045-361-005	\$291.36
045-361-006	\$291.36
045-361-007	\$291.36
045-361-008	\$291.36
045-361-009	\$291.36
045-361-010	\$291.36

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045-361-012	\$291.36
045-361-013	\$291.36
045-361-014	\$291.36
045-361-015	\$291.36
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045-361-018	\$291.36
045-361-019	\$291.36
045-361-020	\$291.36
045-361-021	\$291.36
045-361-022	\$291.36
045-361-023	\$291.36
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045-361-025	\$291.36
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045-361-036	\$485.52
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049-031-022	\$485.52

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049-031-055	\$485.52
049-031-056	\$485.52
049-031-057	\$485.52
049-031-058	\$485.52
049-031-059	\$485.52
049-031-060	\$485.52
049-031-061	\$485.52
049-031-062	\$485.52

Atascadero Sewer Charges 2022/2023

049-031-063	\$485.52
049-031-064	\$485.52
049-031-065	\$485.52
049-031-066	\$485.52
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049-032-006	\$485.52
049-032-007	\$485.52
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049-032-027	\$485.52
049-032-028	\$485.52
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049-032-031	\$485.52
049-032-032	\$485.52
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049-032-043	\$485.52
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049-032-060	\$485.52
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049-032-062	\$485.52
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049-032-065	\$485.52
049-032-066	\$485.52
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049-032-070	\$485.52
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049-033-014	\$485.52

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049-033-026	\$485.52
049-033-027	\$485.52
049-033-028	\$485.52
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049-033-044	\$485.52
049-033-045	\$485.52
049-033-046	\$485.52
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049-034-005	\$485.52
049-034-007	\$485.52
049-034-008	\$485.52
049-034-009	\$485.52
049-034-010	\$485.52
049-034-012	\$485.52
049-034-013	\$485.52
049-034-014	\$485.52

Atascadero Sewer Charges 2022/2023

049-034-015	\$485.52
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049-042-013	\$485.52
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049-044-003	\$485.52
049-044-004	\$485.52
049-044-005	\$485.52
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049-044-010	\$485.52
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049-044-024	\$485.52
049-044-025	\$485.52
049-044-026	\$485.52
049-044-033	\$485.52
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049-045-002	\$485.52
049-045-003	\$971.04
049-045-021	\$485.52
049-045-032	\$27,868.80
049-046-002	\$485.52
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049-046-004	\$485.52

049-046-005	\$485.52
049-046-006	\$485.52
049-046-007	\$485.52
049-046-008	\$485.52
049-046-009	\$485.52
049-046-010	\$485.52
049-046-011	\$485.52
049-046-012	\$485.52
049-046-013	\$485.52
049-046-014	\$485.52
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049-046-019	\$485.52
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049-046-046	\$485.52
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049-047-005	\$485.52
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049-047-022	\$485.52
049-047-023	\$485.52
049-047-024	\$485.52
049-048-002	\$485.52
049-048-003	\$485.52
049-048-004	\$485.52
049-048-005	\$485.52
049-048-006	\$485.52

Atascadero Sewer Charges 2022/2023

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049-048-010	\$485.52
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049-048-038	\$485.52
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049-048-045	\$485.52

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049-048-058	\$485.52
049-048-059	\$485.52
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049-073-037	\$485.52
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049-093-017	\$6,457.44
049-101-015	\$485.52
049-102-020	\$776.88
049-102-046	\$485.52
049-102-051	\$485.52
049-102-061	\$485.52
049-102-062	\$485.52
049-102-063	\$485.52
049-102-064	\$485.52
049-102-065	\$485.52
049-102-066	\$485.52
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049-102-068	\$485.52
049-102-070	\$776.88
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049-102-072	\$776.88
049-102-073	\$776.88
049-102-074	\$776.88
049-103-001	\$485.52
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049-103-003	\$485.52
049-103-004	\$485.52

049-103-005	\$485.52
049-103-006	\$485.52
049-103-007	\$485.52
049-103-008	\$485.52
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049-103-019	\$485.52
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049-103-038	\$485.52
049-103-039	\$485.52
049-103-040	\$485.52
049-104-002	\$485.52
049-104-003	\$485.52
049-104-004	\$485.52
049-104-005	\$485.52
049-104-006	\$485.52

Atascadero Sewer Charges 2022/2023

049-104-007	\$485.52
049-104-008	\$485.52
049-104-009	\$485.52
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049-104-027	\$485.52
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049-105-009	\$485.52
049-105-010	\$485.52
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049-131-054	\$485.52

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049-163-071	\$485.52
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049-164-012	\$485.52
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049-192-022	\$485.52
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049-193-006	\$485.52
049-193-007	\$485.52

Atascadero Sewer Charges 2022/2023

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049-193-010	\$485.52
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049-193-012	\$485.52
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049-193-014	\$485.52
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049-193-039	\$485.52
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049-193-045	\$485.52
049-193-046	\$485.52
049-193-047	\$485.52

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049-211-058	\$4,855.20
049-211-059	\$11,856.36
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049-213-025	\$485.52
049-213-026	\$485.52
049-213-027	\$485.52
049-213-028	\$485.52
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049-214-019	\$485.52
049-214-020	\$485.52
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049-221-027	\$485.52
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049-221-061	\$5,826.24
049-221-062	\$3,884.16
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049-224-003	\$485.52
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049-224-005	\$485.52
049-224-006	\$485.52
049-224-007	\$485.52
049-224-008	\$485.52
049-224-009	\$485.52
049-224-010	\$485.52
049-224-011	\$485.52
049-224-012	\$485.52
049-224-013	\$485.52
049-224-014	\$485.52
049-224-015	\$485.52
049-224-016	\$485.52
049-224-017	\$485.52

Atascadero Sewer Charges 2022/2023

049-224-018	\$485.52
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049-224-023	\$485.52
049-224-024	\$485.52
049-224-025	\$485.52
049-225-008	\$485.52
049-225-011	\$2,913.12
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049-225-017	\$2,733.48
049-225-024	\$3,641.40
049-225-025	\$485.52
049-225-026	\$1,942.08
049-225-029	\$1,281.72
049-226-001	\$1,942.08
049-226-002	\$1,291.44
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049-226-005	\$485.52
049-226-006	\$485.52
049-226-007	\$485.52
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049-302-014	\$485.52
049-302-017	\$485.52
049-341-003	\$485.52
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054-142-008	\$485.52
054-142-013	\$485.52
054-142-015	\$898.20

054-142-016	\$485.52
054-142-017	\$485.52
054-142-018	\$485.52
054-142-021	\$971.04
054-142-026	\$485.52
054-142-027	\$485.52
054-142-028	\$485.52
054-142-031	\$485.52
054-142-032	\$485.52
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054-151-039	\$485.52
054-151-040	\$485.52
054-151-042	\$485.52
054-151-043	\$485.52
054-151-044	\$898.20
054-151-047	\$485.52
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054-212-019	\$485.52
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054-212-023	\$485.52
054-212-024	\$971.04
054-212-025	\$485.52
054-212-026	\$971.04
054-212-027	\$485.52
054-212-028	\$485.52
054-212-029	\$485.52
054-212-030	\$485.52
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054-221-013	\$485.52
054-221-014	\$485.52
054-221-015	\$485.52

054-241-002	\$485.52
054-241-027	\$485.52
056-031-029	\$485.52
056-031-041	\$485.52
056-031-042	\$485.52
056-031-043	\$485.52
056-031-044	\$971.04
056-031-046	\$898.20
056-031-047	\$485.52
056-031-048	\$485.52
056-031-049	\$2,913.12
056-031-056	\$1,942.08
056-031-060	\$2,408.16
056-031-062	\$3,884.16
056-031-063	\$1,456.56
056-031-064	\$485.52
056-031-065	\$971.04
056-031-066	\$485.52
056-031-067	\$485.52
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056-041-017	\$485.52
056-041-023	\$485.52
056-041-025	\$485.52
056-041-026	\$485.52
056-041-029	\$1,165.20
056-041-030	\$2,427.60
056-041-032	\$1,942.08
056-041-033	\$485.52
056-041-036	\$485.52
056-041-037	\$485.52
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056-041-040	\$485.52
056-041-041	\$485.52
056-041-042	\$485.52
056-041-043	\$3,884.16
056-041-044	\$485.52
056-041-045	\$7,282.80
056-041-046	\$485.52

Atascadero Sewer Charges 2022/2023

056-041-047	\$3,884.16
056-041-048	\$485.52
056-051-014	\$485.52
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056-051-023	\$3,762.84
056-051-024	\$485.52
056-051-027	\$485.52
056-051-028	\$485.52
056-051-029	\$1,820.76
056-051-030	\$6,894.36
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056-051-034	\$485.52
056-051-037	\$485.52
056-051-038	\$485.52
056-051-039	\$971.04
056-051-043	\$485.52
056-051-045	\$485.52
056-051-046	\$1,456.56
056-051-047	\$1,942.08
056-051-048	\$1,942.08
056-051-051	\$485.52
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056-051-056	\$485.52
056-051-057	\$485.52
056-051-058	\$485.52
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056-061-023	\$485.52
056-061-024	\$485.52
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056-061-028	\$3,641.40
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056-061-031	\$485.52
056-071-006	\$18,741.12

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056-071-014	\$971.04
056-071-015	\$485.52
056-071-017	\$2,913.12
056-081-007	\$485.52
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056-081-019	\$971.04
056-081-029	\$3,641.40
056-081-030	\$971.04
056-081-031	\$1,942.08
056-081-036	\$4,855.20
056-091-009	\$971.04
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056-091-028	\$485.52
056-091-030	\$485.52
056-091-031	\$485.52
056-091-036	\$485.52
056-091-037	\$485.52
056-091-038	\$485.52
056-091-039	\$485.52
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056-111-029	\$485.52
056-111-030	\$485.52
056-111-032	\$485.52

056-111-033	\$485.52
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056-111-035	\$485.52
056-111-036	\$485.52
056-111-037	\$485.52
056-111-038	\$485.52
056-111-039	\$485.52
056-111-040	\$485.52
056-111-041	\$485.52
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056-111-046	\$485.52
056-111-047	\$485.52
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056-121-028	\$485.52
056-121-029	\$485.52
056-121-030	\$485.52
056-121-031	\$485.52
056-121-032	\$485.52
056-121-033	\$485.52
056-121-034	\$485.52
056-121-035	\$485.52

Atascadero Sewer Charges 2022/2023

056-121-036	\$485.52
056-121-037	\$485.52
056-121-038	\$485.52
056-121-039	\$485.52
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056-131-013	\$485.52
056-131-014	\$485.52
056-131-015	\$971.04
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056-131-023	\$6,229.20
056-131-024	\$12,817.68
056-131-034	\$485.52
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056-131-036	\$485.52
056-131-037	\$485.52
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056-131-039	\$485.52
056-131-040	\$485.52
056-131-041	\$485.52
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056-131-046	\$485.52
056-131-047	\$485.52
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056-131-070	\$485.52
056-131-071	\$485.52
056-131-072	\$485.52
056-131-073	\$485.52
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056-131-076	\$485.52
056-131-077	\$485.52
056-131-078	\$485.52
056-131-079	\$485.52

056-131-080	\$485.52
056-131-081	\$485.52
056-131-082	\$485.52
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056-151-007	\$485.52
056-151-015	\$971.04
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056-151-018	\$485.52
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056-151-037	\$485.52
056-151-038	\$485.52
056-151-039	\$485.52
056-151-040	\$485.52
056-151-042	\$485.52
056-151-043	\$971.04
056-151-044	\$485.52
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056-151-046	\$485.52

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056-162-006	\$485.52
056-162-007	\$485.52
056-162-009	\$485.52
056-162-010	\$485.52
056-162-011	\$485.52
056-162-012	\$485.52
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056-162-014	\$485.52
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056-162-032	\$485.52
056-162-033	\$485.52
056-162-034	\$485.52
056-162-041	\$485.52
056-162-042	\$485.52
056-162-043	\$485.52
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056-162-045	\$485.52
056-162-049	\$971.04
056-162-050	\$485.52
056-171-009	\$485.52
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056-171-022	\$485.52
056-171-025	\$485.52
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056-171-028	\$485.52
056-171-029	\$485.52
056-171-031	\$485.52
056-171-032	\$485.52
056-171-036	\$485.52
056-171-039	\$485.52
056-171-040	\$485.52
056-171-041	\$485.52

Atascadero Sewer Charges 2022/2023

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056-171-045	\$485.52
056-171-046	\$485.52
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056-171-049	\$485.52
056-171-050	\$485.52
056-181-012	\$485.52
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056-181-035	\$485.52
056-181-036	\$485.52
056-181-037	\$485.52
056-181-038	\$485.52
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Atascadero Sewer Charges 2022/2023

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Atascadero Sewer Charges 2022/2023

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Atascadero Sewer Charges 2022/2023

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Atascadero City Council

Staff Report – Community Development Department

Del Rio Marketplace (AMND19-0063)

RECOMMENDATION:

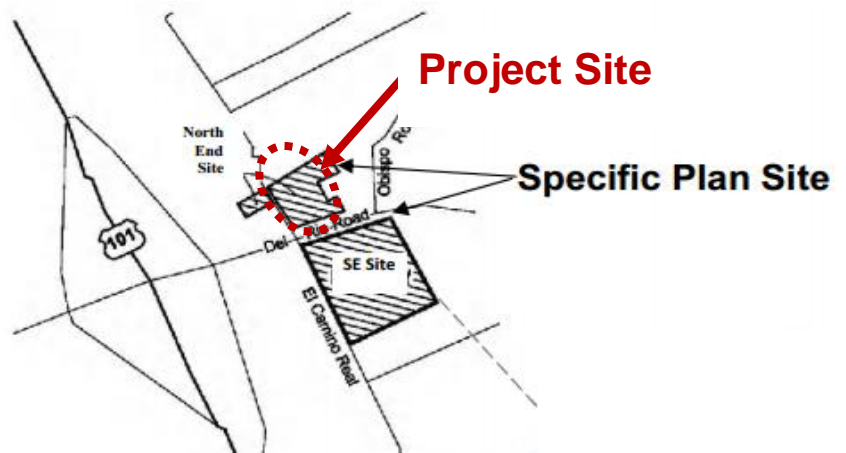
Planning Commission Recommends:

City Council Adopt Draft Resolution approving a Conditional Use Permit Amendment, Tentative Parcel Map (AT22-0011), and EIR Addendum for the Del Rio Marketplace, subject to findings and conditions of approval.

DISCUSSION:

Background

The Del Rio Area Specific Plan was adopted in 2012 and amended in 2020. The original plan envisioned the North-End development site as a commercial retail center. The City initiated an amendment in 2020 to modify traffic mitigation based on the formal withdrawal of Walmart permits. During that amendment, the list of allowed and conditionally allowed uses was modified to provide flexibility in land uses and expand light-industrial and business park uses while eliminating fuel stations, drive-through restaurants, and related high traffic generating uses. The site was marketed to regional tech and manufacturing companies in addition to office and grocery anchors. A local grocery store has currently signed on to anchor the site.



The Planning Commission reviewed the project on June 7, 2022 and recommended approval of the project. The Planning Commission recommended the following modifications to the project conditions and these recommendations have been included in the attached resolution:

1. Modification to conditions for 3 story buildings to require a minimum of 16-feet to the 2nd floor height to allow for a potential 15-foot ceiling for the first floor.

This clarifies condition #29 to ensure that finished ceiling heights in ground floor spaces are flexible but allow for users that need a full 15-foot space height. A 15-foot space height allows for uses such as small-scale breweries, coffee roasters, bakeries, and uses that involve artisan manufacturing or uses with distribution components.

2. Code exception to allow for the multi-tenant signage as proposed up to 20-feet in height to the top of the decorative roof feature. (Condition #30)

Center signage that can accommodate additional tenants can eliminate banners and flag signs which can improve overall center aesthetics however, larger signage can also have greater impacts on surrounding areas and can be less legible.

Staff has also added the following conditions to the attached resolution for clarity:

- Condition #11: Requiring annexation into the Community Facilities District for parcels containing residential uses.
- Condition #33: Specifying landscaping species that maximize safety along the north and east property lines.

Project Summary

The project site is approximately 11.1 acres. A majority of the project site is within the Del Rio Road Commercial Area Specific Plan (Specific Plan) with the most northern parcel resting outside the formal Specific plan boundary. The project includes a tentative parcel map to modify the existing lot lines to accommodate building construction based on the current plan.

The applicant is proposing a mixed-use commercial center that includes retail, office, light-industrial, and residential opportunities. The current proposal includes a 32,400 square-foot grocery anchor tenant with 31,700 square-feet of ancillary retail/commercial uses, 18,600 square-feet of light-industrial space, and 31,500 square-feet of ground floor office space with options for second and third floor office or residential uses. Should the upper floors of the office buildings develop as residential, there could be up to an estimated 92 units. The applicant will be able to decide at time of building permit submittal what mix of uses the buildings will contain.

The project approval will establish a Master Plan of Development for the site and provide a “worst case” scenario traffic analysis to determine required mitigation, consistent with the Del Rio Road Commercial Area Specific Plan EIR. Per the adopted Specific Plan, the Master Plan of Development must be approved by City Council.

ANALYSIS:

Use Standards:

The project site is located in the Commercial Retail zoning district with a Specific Plan Overlay. The Specific Plan refines the list of allowed and conditionally allowed uses to expand business and light-industrial type uses and restrict drive-through and other high traffic generating uses. Where silent, all other uses of the underlying zoning district are allowed.

Mixed-use development is allowed in the CR zoning district with the approval of a conditional use permit. The proposed plan envisions 3-story buildings at the northern and south-eastern buildings of the site, above intended light-industrial and office uses (Office and Exchange buildings). The second and third floor will be designed to either accommodate expanded office uses or residential units depending on demand. Per conditions of approval, a maximum of 92 units would be permitted on the site as the base density.

Site Design:



The site concept includes an angled design to activate the corner of Del Rio Road and El Camino Real and to provide sight lines from the intersection into the center. A plaza space is included at the corner of the site to allow for outdoor oriented uses and to create visual interest. The Northern portion of the site is envisioned for office and light industrial uses to create a consolidated business park component. It is important to note that the most northern parcel included in the development plan is outside the specific plan area, but is under the same ownership as the adjacent parcels and is included in the overall site design to provide shared parking and access. This parcel is zoned Commercial Retail and allows similar land uses as the Specific Plan. The Specific Plan required shared access to this parcel, which this design accommodates. Parking, access, and drainage easements will be required to ensure continued functionality of the center as one development.



The main entrance to the site is provided by a vehicular driveway from El Camino Real. This driveway is limited to right-in, right-out only to limit traffic conflicts on El Camino Real. One other driveway located along the El Camino frontage will align with the Home 2 Suites driveway allowing vehicles to turn both directions while exiting. An additional driveway is located on Del Rio Road and is envisioned to align with the proposed main commercial driveway for the Del Rio Ranch project to the south. Road and frontage improvements will be consistent with the adopted City traffic concept plans with modifications as needed to accommodate site design specifics and projected traffic needs.

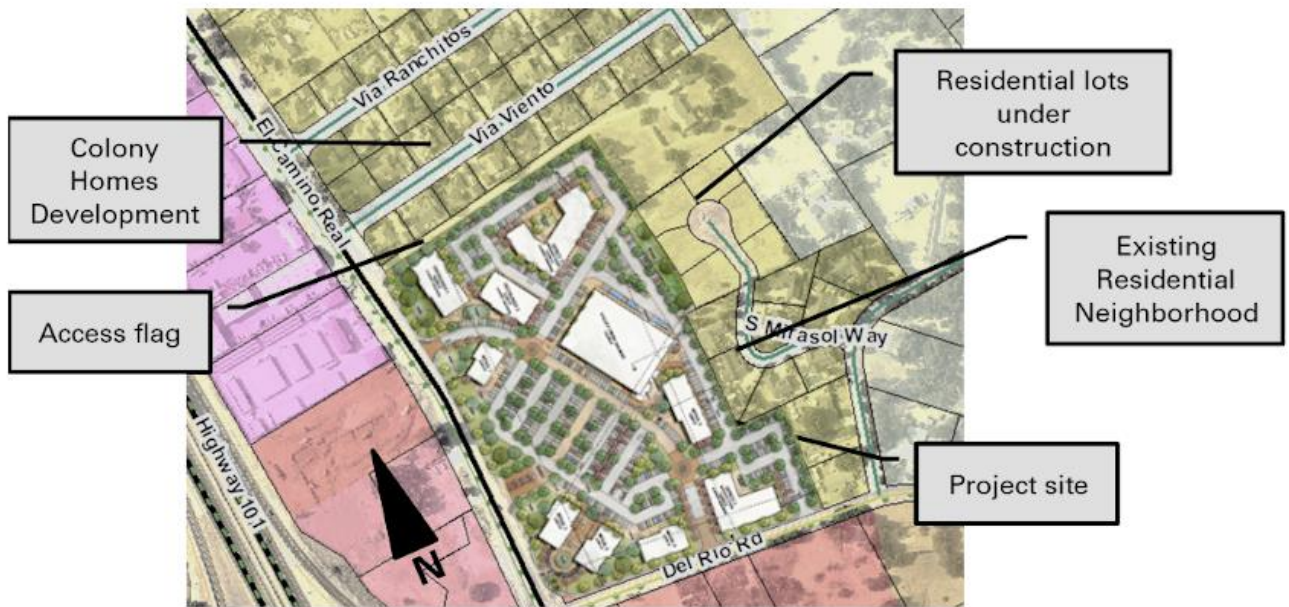
The proposed office buildings with potential for second and third floor residential units have been sited toward the eastern and northern edges of the property to provide a transition between the commercial uses and the existing adjacent single-family uses, thus enhancing neighborhood compatibility. The plan has incorporated a sound wall along portions of the eastern property line per the standards of the Specific Plan.

The grocery anchor is sited at an angle to provide for a unique site design and enhanced sight line into the center from the Del Rio Road / El Camino real intersection. At the closest point to the rear property line, the grocery building will be 45-feet from the adjacent residential property. The rear loading area for the market faces the new residential development under the same ownership as this property. In some locations, the grocery building pad is at a lower elevation than the surrounding residential parcels, further reducing the visual impact of the building.

There are no required front and side yard setbacks for the commercial development, there is, however a required 10-foot rear setback along the eastern property line adjacent to the residential neighborhood. The proposed project provides a minimum 22-foot setback from the northern side property line (22-feet to the exchange 1 building and 80-feet to the 3-story mixed-use building) and a minimum 45-feet from the rear property line.

Landscaping and Related Site Improvements

Landscaping is included along all development edges and throughout the parking lot. Landscape screening is provided along the eastern edge adjacent to the existing residential properties to support neighborhood compatibility. The northern property is outside of the formal Specific Plan boundary; however, attention has been given to the interface between the development and adjacent residential properties. The proposed office / mixed-use building is setback approximately 80-feet from the northern property line adjacent to the residential neighborhood. There is a parking area with landscape between the building and property boundary. The property directly to the north is a flag lot consisting of a driveway to a single-family residence, providing an additional buffer to the housing development farther north. Ample room for trees and dense shrubs is provided with a solid wall or fence proposed as required by code. A condition has been added to provide dense evergreen landscaping at the project edges to the greatest extent feasible.



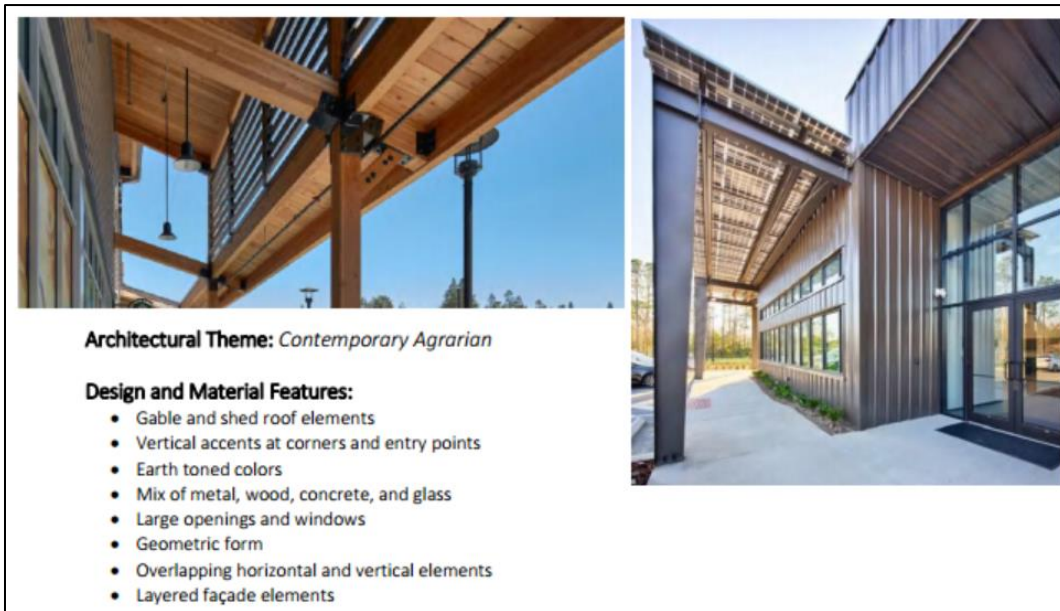
The El Camino frontage has been reserved for drainage improvements which will also allow ample landscaping and accentuation of the streetscape. Basins will be approximately 4-feet deep and landscaped with native grasses and trees along the banks. Basins are conditioned to be unfenced. A basin is also included at the north-eastern portion of the site. This basin accommodates drainage requirements for the adjacent residential development and will have a solid fence along the commercial development

boundary to allow for transparent fencing from the residential side. This basin is maintained by the adjacent residential development and an easement has been recorded to ensure continued maintenance and access.

Trash enclosures are placed throughout the site providing accessible locations for all tenants. Enclosures are designed to accommodate organics and recycling. At the recommendation of the DRC, trash enclosures were relocated away from the pedestrian connection to the single-family neighborhood to the east creating a more inviting connection and allow for an expanded pathway that more directly connects to the Valley Fresh plaza space. Plaza spaces are included adjacent to the retail buildings to provide outdoor use opportunities and specifically cater to restaurants, coffee shops, micro-breweries, and similar uses. A condition has been included to ensure that these spaces include decorative pavement to highlight these areas.

Architecture:

The Del Rio Commercial Area Specific Plan includes architectural design standards for properties with the Specific Plan area that focus on contemporary Agrarian themes. Agrarian design themes blend modern materials with agricultural based building forms to create a modern rustic architecture. This theme allows for a variety of building features and roof forms creating cohesiveness throughout the area while allowing for unique design features and tenant identity.



The proposed elevations for the grocery store include vertical wood-look siding, board and batten elements, metal roofing, and metal awnings, consistent with an agrarian theme. Black storefront window and door systems are proposed facing the parking lot and adjacent plaza spaces. The main building is 35-feet in height with architectural tower and roofline features reaching 45-feet in height, as allowed by the Specific Plan. other

buildings are still conceptual in nature to allow for changes based on tenant needs but include similar elements such as metal siding, exposed rafter tails, and metal trellises and awnings. A condition is included to require that these buildings incorporate complimentary agrarian design elements as proposed and as consistent with the Specific Plan.



Signage

The Del Rio Road Commercial Area Specific Plan includes a sign program for development within the Specific Plan boundaries. The plan allows for wall mounted signage in addition to awning and projecting signs for each tenant space. The maximum area permitted for wall signs is 1 square-foot per linear foot of tenant building frontage and must be proportional to the building in terms of letter size and location. Valley Fresh is the only tenant identified at this time. The tenant space includes one larger main sign above the building's main entrance areas and 2 smaller signs above awnings to the side ("deli" and "bakery"). The main Valley Fresh sign is comprised of internally illuminated channel letters, consistent with the Specific Plan sign program. The Valley Fresh tenant space is 216-feet in length allowing for up to a 216 square-foot sign. The proposed sign is 214 square-feet, within the requirements of the Specific Plan. The building is located

toward the rear of the site, necessitating a larger sign for visibility. The sign location and size are proportional and compatible with the building architecture.

The project also proposes a center identification sign located at the intersection of El Camino Real and Del Rio Road. The sign is envisioned to be individual letters mounted on an entry trellis feature above the corner plaza. A condition has been added that this sign be backlit or externally illuminated to minimize glare from internally illuminated letters and enhance the sense of place at the corner.



Center entry signs are also proposed at each project driveway entrance allowing for signage for each tenant along the project frontages to increase visibility. The signs include a decorative rock veneer base, wood, and steel elements consistent with the center architecture. The sign design allows for 15 tenants with varying degrees of prominence. The total sign height is proposed to be 20-feet from the ground level to the top of the architectural roof feature.



The Atascadero Municipal code allows multi-tenant free standing signs for commercial centers. The code allows for a maximum of 1 multi-tenant sign per property with a maximum height of 12-feet and a maximum total signage area of 100 square-feet. The sign as proposed would require approval of a code exception. Planning



Commission is recommending that the multi-tenant sign be approved as proposed with a height of 20-feet from the ground level to the top of the architectural roof feature. A condition is also included to ensure that the monument sign at the north El Camino Real driveway be redesigned as a center identification sign with reduced tenant signage and a maximum height of 8-feet. This will allow driveway identification for trucks and patrons and limit confusion with nearby adjacent residential driveways but will be smaller in scale.

Residential Density

The project site is zoned Commercial Retail with the northerly parcel outside of the Specific Plan. The Specific Plan allows for all uses listed in the City's CR zoning district (with some restrictions for high traffic generating uses) and therefore, allows for residential uses on the upper floors of commercial and office buildings. The applicant does not have office tenants lined up for the proposed buildings yet and wants to remain flexible to allow second and third floor office space as needed. However, if an office user is not found for the upper floors, the applicant is proposing to include residential units in these locations. The project area is 11.1 acres allowing a maximum density of up to 266 residential units on the project site. The applicant envisions a maximum of 92 units in the areas designated for mixed-use, far below the maximum allowable base density. The project is conditioned with a cap on the number of allowable base units consistent with the updated traffic analysis.

The project conditions also include requirements for minimum ground floor height to ensure that the ground floor remains viable for a variety of commercial uses. The condition specifies a minimum second floor height of 16-feet to allow for a 15-foot ground floor space height. This height will ensure availability of these spaces for envisioned light industrial and artisan manufacturing spaces.

With a 16-foot minimum required dimension to the second floor, the third floor will likely be at 27-feet, meeting height requirements for occupied space at a maximum of 35-feet. Unoccupied space including varied roof forms can, per the standards of the Specific Plan, extend to 45-feet in height providing opportunities for added 3rd floor ceiling height and aesthetic variation.

Parking

A total of 580 parking spaces are provided throughout the project site. Based on the proposed probable uses for the site, a total of 540 spaces are required by the Atascadero Municipal Code. Additional spaces have been provided to ensure maximum flexibility for future tenants. Parking has been located throughout the site to allow for each building to have adjacent parking areas. Parking lot landscaping has been provided throughout and parking areas have been designed to allow for roll-up doors on the exchange buildings should future tenants need direct truck access.

Tentative Parcel Map

The proposed project includes consideration of a Tentative Parcel Map. The existing property contains 6 legal lots of record. The existing property lines will conflict with proposed structures. The tentative map will reconfigure the lot lines to avoid structure conflicts and create an additional parcel. This will allow for increased financing opportunities as well as streamlined lease agreements. The project has been conditioned to provide easements for shared access, parking, and drainage facility maintenance. Agreements will also be required to be recorded against each parcel notifying any residential tenant of the commercial nature of the site to ensure that commercial activities are prioritized.

Specific Plan Compliance

All master plans of development are required to be consistent with the Del Rio Road Commercial Area Specific Plan. The Specific Plan policies ensure cohesive development throughout the Specific Plan area in addition to incorporating standards related to neighborhood compatibility. Although the northerly parcel is outside of the Specific Plan, the applicant intends to follow the specific plan design standards for this portion of the project.

The Specific Plan requires buildings to be articulated on all elevations and use materials and colors compatible with the Specific Plan design theme. The design should include at least two main materials and one accent material. Appropriate materials include block, stucco, wood, concrete, and/or decorative veneer. Large, unarticulated elevations are prohibited. The proposed architecture for the Del Rio Marketplace is consistent with the design standards listed in the Specific Plan.

The Specific Plan requires internal connectivity to the adjacent commercial parcel to the North. As this northern parcel is part of the proposed development, the required internal access connection has been achieved and thus, the project is consistent with this requirement.

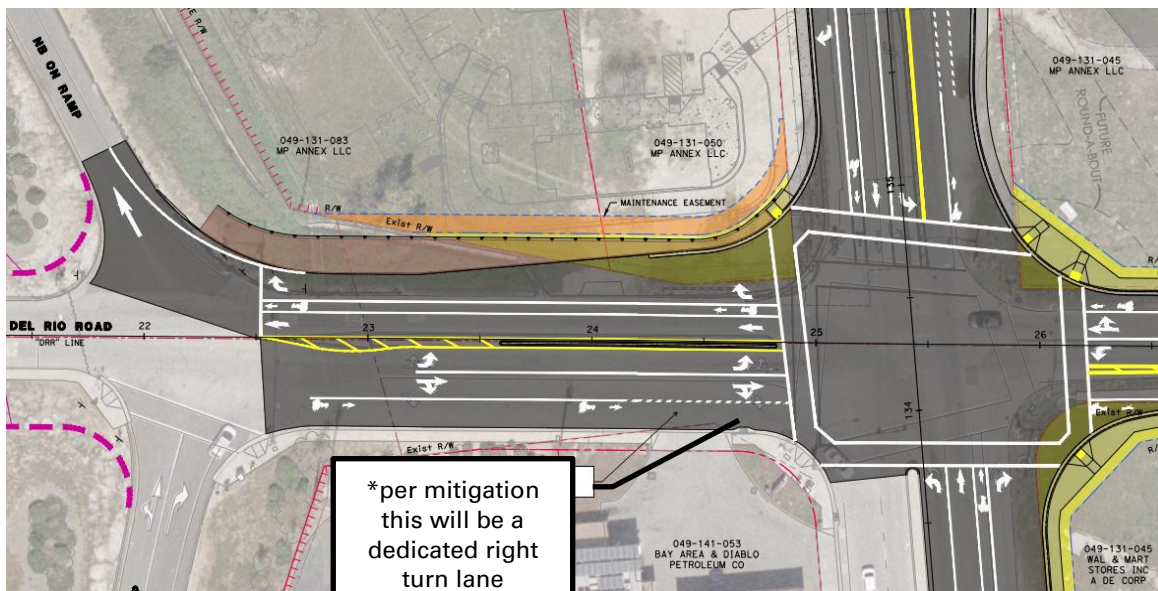
The Specific Plan requires sound walls along the eastern property edge to mitigate noise from commercial loading areas. The original site development plan had large buildings adjacent and parallel to the eastern property line with loading docks for multiple retail stores. The new design minimizes commercial loading in this area and buildings have been setback from the property line to reduce noise impacts. The grocery store is also designed at an angle with the rear of the building facing the residential development under the same ownership as this project. Staff has added a condition that the sound walls be consistent with the Specific Plan (along the eastern project edge) and that a noise analysis be provided to determine which property lines require a solid block wall for sound mitigation.

Traffic

An updated 2022 Traffic Analysis (attached with the EIR addendum) has been completed by Central Coast Transportation Consulting (CCTC) to determine how the new land use plan will impact existing and future traffic. The analysis determined that impacts are similar or less than those listed with the 2020 Specific Plan update with revised mitigation measures that add capacity to the El Camino Real / Del Rio intersection.

Traffic mitigation for previous versions of the Project included a dedicated right turn lane onto Northbound US 101 and signal timing modifications to reduce queuing at the overpass. The updated 2022 traffic analysis for the revised project concluded that improvements identified at US101 in the previous EIR mitigation monitoring program are not required until the area reaches full (cumulative) build-out. Full build-out includes the development of the proposed project, Del Rio Ranch, approved projects including the drive-thru restaurant, gas station/convenience store, and nearby multi-family developments, and all residential and commercial properties that are currently identified in the General Plan. Revised mitigation measures are instead proposed that will increase the capacity of the El Camino Real / Del Rio corridor, delaying the need for the dedicated right turn lane onto NB 101.

The revised mitigation includes modified improvements to the intersection of El Camino Real and Del Rio Road including the addition of one eastbound dedicated right turn from Del Rio Road to southbound El Camino Real for total of 3 lanes, and one dedicated westbound left turn lane from Del Rio Road to El Camino Real. This 3-lane configuration for the eastbound Del Rio Road approach to El Camino and dedicated left-turn lane on the westbound Del Rio Road approach to El Camino were not part of the initial mitigation measures on the Del Rio Specific Plan Update. These improvements, coupled with traffic signal operational modifications, adds queuing storage and provides intersection efficiencies to the Del Rio Road/El Camino Real intersection and minimizes impacts to the 101 Interchange. Updates to Mitigation Measures related to signal timing have been also been updated to respond to the new intersection lane configuration and interchange improvement trigger.



While the 2022 Traffic Analysis shows that the dedicated right turn lane onto US101 northbound is not required for the existing plus approved plus proposed development scenario, a sensitivity analysis to determine the precise number of peak hour trips that trigger the need for the interchange improvements has not been performed however, analysis was completed that considers all planned development in the area.

Staff has updated the traffic mitigation measures to be consistent with the 2022 Traffic Analysis. In addition, staff recently (post Planning Commission) modified the applicable mitigation measure to include a trigger for a revised traffic analysis of 1,000 total pm peak hour trips, which are the estimated trips for the existing plus approved plus proposed project development. The condition would require verification of pm peak hour trips prior to issuance of each building permit for the proposed project and other development within the Del Rio Road Commercial Area Specific Plan. This condition was added to ensure that stalled or phased developments do not hinder development of surrounding properties and that the 101 interchange improvements are constructed when traffic exceeds the safe capacity of the interchange.

With this project anticipated to move forward into the construction phase by the end of the year, the project conditions require the applicant to provide a fair share payment toward the freeway on-ramp improvements and any signal timing modifications.

The project developer will be required to construct all frontage improvements (curb, gutter, sidewalk and road widening) and improvements to the intersection of El Camino Real and Del Rio Road to ensure proper lane alignment and configuration under the increased capacity scenario. This will necessitate construction of the curb return and relocation of the signal at the south-east intersection corner (on the Del Rio Ranch property).

Neighborhood Concerns

Neighborhood concerns were brought up during and following the DRC and Planning Commission hearings. Concerns include construction and operational noise, safety as it relates to the interface between residential and commercial development, and solar access related to any potential for new buildings to shade existing residential properties. Since the Planning Commission hearing, staff has visited residential neighbors adjacent to the site to discuss concerns. The project as designed meets all height and setback standards required by the Del Rio Specific Plan. An error in noticing resulted in the distribution of a notice to the neighborhood that included an outdated site plan identifying a sound wall on the north property line. The Design package provided to Council and attached to this report is the correct plan, which includes a privacy fence not a sound wall.

Noise

The Specific Plan includes a requirement for sound walls to be placed along the eastern property line. This requirement was included for the original master plan that proposed multiple loading docks for larger scale retail parallel to the eastern property line and facing

the existing small-lot residential subdivision. No mitigation for sound walls was included to the north as the Specific plan borders commercially zoned property to the north. The current project includes that northern commercial property outside of the Specific Plan boundary and integrates it into the overall master plan.

The applicant is required to update the acoustical analysis for the center to determine where sound walls are required. The Atascadero Municipal Code does not require solid block sound walls between residential and commercial development but does require a solid fence. The proposed project has been designed with minimized loading dock area and the loading area has been positioned at an angle facing a landscaped stormwater basin. The northern portion of the project includes multi-story office and residential buildings that will act as a barrier to buffer loading dock noise although some parking areas surround these buildings and may allow for some sound leakage.

Noise generated from the office and residential portion is expected to meet Municipal Code Standards however, there may be delivery truck noise associated with the Exchange buildings based on tenants. The property directly to the North is an access flag serving a single-family residential property adjacent to the newer Annex residential development. The properties north of that are the existing Colony Homes development. A wood fence is currently included at the rear yards of these properties. The Council could consider heightened wall requirements for the project bordering the access flag. The project is currently conditions to provide a solid sound wall in all locations shown necessary by an acoustical analysis.

The Project also includes construction of multiple buildings over an estimated 3-5-year timeframe. The entirety of the site will be graded with the first phase and pad will be left vacant for future development. The applicant anticipates that the market, Retail 5, and the Exchange buildings will be constructed as part of phase 1. The Atascadero Municipal Code limits construction hours to 7am to 9pm. The Council may add a condition that limits these hours further.

Safety

Neighbor concerns have been expressed related to the interface between the commercial development and existing residential neighborhoods. With the opportunity for residential uses to be added to the site, safety may be increased with 24-hour presence. The site has also been designed to provide sight lines throughout the development to the greatest extent possible. While the basin that serves the adjacent residential development at the north-east corner of the site will have solid fencing on the commercial side, the adjacent residential properties include transparent fencing to allow for increased visibility and monitoring.

Solar Access

With multi-story buildings proposed, concerns related to solar access for existing solar installations have been highlighted. The applicant has provided an animation that shows

building shadowing on both the shortest day of the year in winter and the longest day of the year in summer. In the winter months, there is some shading on properties to the north during the morning hours. Based on known existing solar installations, it does not appear that any existing solar will be affected, either during winter or summer months.

Project Sight Lines

Concerns were also expressed related to sight lines from upper stories to adjacent single-family neighborhoods. The Exchange 1 building is setback 22-feet from the side property line resulting in a 47-foot setback from the rear property line of the Colony Homes Development. The Office 1 building is setback 80-feet from the side property line and 105-feet from the rear property line of the Colony Homes Development. The setback to the rear property line of the eastern large lot single-family residential property is approximately 80-feet. The Office 2 building is setback 87-feet from the adjacent residential property line.

As these buildings could contain residential uses on the second and third floors, living space windows may be located facing the existing single-family residential properties. The narrow portion of the Exchange 1 building and the long elevation of the Office 1 building faces the rear yards of existing residential units. The Council may consider limiting living space windows and balconies on the north side of the Exchange 1 building on the upper floors. This elevation will likely house the stairs and could reasonably be designed to limit sight lines to the existing residences.



Proposed Office 1 building is set farther back from the property line and will have less impact. The concept design for this building provides a courtyard space that will likely be designed in a way that has second and third floor spaces that overlook the courtyard. Council could condition that balconies be prohibited along these elevations. However, limiting windows may impact the design and function of the building. Alternatively, or in addition to, the Council could condition that any multi-story building requires DRC review and approval prior to permit issuance to review specific design details when the buildings are farther along in the design process.

Conclusion

The proposed project consists of a mixed-use development within the Commercial Retail zoning district and within the Del Rio Road Commercial Area Specific Plan. The project proposes a unique new concept by introducing a mix of retail, grocery, office, light-industrial, and residential uses, consistent with the underlying zoning and the Specific Plan. The project is located at a key commercial node and is part of a larger vision for the north end of town.

ENVIRONMENTAL DETERMINATION:

The City of Atascadero prepared an Environmental Impact Report (EIR) for the Del Rio Road Commercial Area Specific Plan in compliance with the California Environmental Quality Act (CEQA). The City Council certified the Final Environmental Impact Report (Final EIR) for the Del Rio Road Commercial Area Specific Plan at a public hearing on June 26, 2012. The analysis in the Final EIR was at a “project” level of detail, which anticipated the potential impacts of future approvals to implement the project.

In 2017, the City amended the Del Rio Specific Plan to accommodate the Hilton Hotel on the western portion of the “Annex” site of the Del Rio Specific Plan to allow for a hotel instead of retail development. That amendment recognized a reduction in vehicle trips and associated environmental impacts. A four-story, 120-room hotel, north of Del Rio Road, between Hwy 101 and El Camino Real has been recently completed as a result of that amendment.

In 2017, Walmart notified the City that they would no longer be pursuing the development of their Del Rio store in Atascadero. In 2019, development plans were officially withdrawn and the site is being marketed for sale. On July 12th, 2020, the tentative parcel map and associated Master Plan of Development for the project expired. In 2020 amendments to the Specific Plan were adopted modifying the list of allowed uses on the site, including the removal of high traffic generating uses, and mitigation measures were modified to recognize the reduction in trips and traffic impacts through an addendum to the EIR.

The current Master Plan of Development for the Del Rio Marketplace proposes a mix of uses allowed within the existing Commercial Retail (CR) zoning designation and as modified by the Specific Plan overlay zone. As traffic impacts recommended mitigation vary from the previous EIR addendum, a new addendum was prepared to ensure that

mitigation measures are appropriately correlated to the impacts and to show that impacts remain the same or are reduced as required by CEQA. The analysis has also shifted from Level of Service (LOS) to Vehicle Miles Traveled (VMT) with the enactment of new State law. This addendum considers newly enacted State requirements and reviews traffic impacts based on VMT, as currently required under CEQA.

After reviewing the facts and analyzing the circumstances, City staff has determined that a new EIR is not required because none of the circumstances described in CEQA Section 21166, as implemented by CEQA Guidelines Section 15162, would occur. Staff has prepared an addendum to discuss these issues and the basis for this determination. The addendum is included in the attached Resolution A for review and consideration.

FINDINGS:

To approve the proposed project, findings are required to be made by the City Council. The City's General Plan and Zoning Ordinance identify the specific findings that must be made to approve a Conditional Use Permit. Findings and the facts to support these findings are included in the Draft Resolution.

FISCAL IMPACT:

Redevelopment of the vacant and underutilized sites with the marketplace development will increase property values and provide additional property tax shares to the City. In addition, sales tax from retail tenants will be fiscally positive. Increased office and artisan spaces increase opportunities for head of household jobs that encourage additional spending locally and provide synergy for increased development throughout the area. In general, residential uses do not generate an amount of revenue sufficient to cover costs. Based on findings from the 2003 Taussig Study, revenue from new residential development including property tax revenues, vehicle licensing fees, sales taxes, and other revenues are insufficient to cover the maintenance and emergency services costs of new development. Based on the revenue projections from the Taussig Study, the City has developed standard conditions of approval for new development projects that require the cost of maintenance and emergency services to be funded by the project through annexation into the existing community facilities district (CFD). The proposed project will be required to establish an Owner's Association or other similar mechanism to maintain the developments common areas and shared facilities.

ALTERNATIVES:

1. The City Council may make modifications to the project and/or conditions of approval for the project. Any proposed modifications, including conditions of approval, should be clearly re-stated in any vote on the attached draft resolution.

2. The City Council may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Council should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The City Council may deny the project. The Council must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the City Council.

ATTACHMENTS:

1. Draft Resolution

DRAFT RESOLUTION

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ATASCADERO, CALIFORNIA, APPROVING A CONDITIONAL
USE PERMIT AMENDMENT TO ESTABLISH A MASTER PLAN OF
DEVELOPMENT FOR A MIXED-USE PROJECT, AND A TENTATIVE
PARCEL MAP (AT22-0011) TO ESTABLISH A 7 LOT COMMERCIAL
DEVELOPMENT, INCLUDING AN EIR ADDENDUM, LOCATED AT
THE NORTH-EAST PROJECT SITE OF THE DEL RIO ROAD
COMMERCIAL AREA SPECIFIC PLAN**

**DEL RIO MARKETPLACE
MP. ANNEX, LLC
(AMND19-0063)**

WHEREAS, an application has been received from MP Annex, LLC (284 Higuera St, San Luis Obispo, CA 93401), Owner and Applicant, to consider Planning Application AMND19-0063, for a Conditional Use Permit to establish a Master Plan of Development for a mixed-use project and associated Tentative Parcel Map located at 1745, 1835, 1905, 1955 El Camino Real, Atascadero, CA 93422 (APNs 049-102-051, 049-102-075, 049-102-031, 049-102-056, and 049-102-045); and

WHEREAS, the site's General Plan Land Use Designation is General Commercial (GC); and

WHEREAS, the site's Zoning District is Commercial Retail with a Specific Plan #2 Overlay Zone (CR/SP2); and

WHEREAS, the City Council adopted the Del Rio Road Commercial Area Specific Plan and associated entitlements on July 10, 2012; and

WHEREAS, The Del Rio Road Commercial Area Specific Plan envisions a larger scale development at this key commercial node in accordance with underlying zoning requirements and standards adopted in the Specific Plan.

WHEREAS, mixed-use development with residential uses on the second and third floors is a conditionally allowed use in the Commercial Retail (CR) zoning district; and

WHEREAS, in conjunction with the approval of the Del Rio Road Commercial Area Specific Plan and associated entitlements, the City Council of the City of Atascadero, on June 26, 2012, certified the Del Rio Road Commercial Area Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2010051034) (herein referred to as the "DRCASP EIR"), adopted

a Statement of Overriding Considerations and adopted a Mitigation Monitoring Program in compliance with the California Environmental Quality Act (herein referred to as "CEQA"); and

WHEREAS, a subsequent project amendment and EIR addendum was adopted by the City Council on July 11, 2017 in conjunction with the approval of a Hotel at 1800 El Camino Real; and

WHEREAS, the City Council approved an addendum to the EIR in conjunctions with amendments to the DRRCASP on September 22, 2020; and

WHEREAS, Central Coast Transportation Consulting prepared a report analyzing impacts from the proposed development as compared to mitigation measures and timing listed in the amended EIR and determined that impacts were equal to or less than impacts identified in the amended EIR; and

WHEREAS, to assess potential environmental impacts associated with the proposed detailed Master Plan of Development for the Del Rio Marketplace, City staff prepared an addendum to the DRRCASP EIR pursuant to CEQA (herein referred to as "Addendum"); and

WHEREAS, based on the Central Coast transportation Consultant Report and proposed Master Plan of Development City staff prepared draft language amending Mitigation Measure to address timing and phasing appropriate to mitigate impacts from the current project; and

WHEREAS, the Addendum concluded that the proposed amendments would not result in any new or substantially more severe impacts than disclosed in the original Del Rio Road Commercial Area Specific Plan, as amended; and

WHEREAS, Section 21000, *et seq.*, of the Public Recourses Code and Section 15000, *et seq.*, of Title 14 of the California Code of Regulations (herein referred to as the "CEQA Guidelines"), which govern the preparation, content, and processing of environmental impact reports, have been fully implemented in the preparation of the Del Rio Road Commercial Area Specific Plan and Addendum; and

WHEREAS, the minimum lot size in the CR zoning district is 0.5 acres; and

WHEREAS, the proposed subdivision includes parcels ranging from 0.7 acres to 3.8 acres; and

WHEREAS, all shared parking and access easements are required to be recorded to ensure that all parcels have legal access from the adjacent rights-of-way; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meeting on March 10, 2022; and

WHEREAS, the project was reviewed by the Planning Commission at their regularly scheduled meeting on June 7, 2022 and the Planning commission recommended approval of the project after receiving the staff report and hearing testimony from the public, and

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

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

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

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearings.

1. The City Council held a duly noticed public hearing to consider the project on June 28, 2022 and considered testimony and reports from staff, the applicants, and the public.

SECTION 3. Findings. The City Council makes the following findings, determinations and approvals

1. Findings for Approval of a Conditional Use Permit

A. **FINDING:** The proposed project or use is consistent with the General Plan

FACT: The project is consistent with the Land Use, Open Space and Circulation (LOC) Policies and Programs 1.1.7 for infill development; 1.4.1 for screening exterior lights; 2.1.3 and 7.2.3 for providing street trees; and, 8.5.3 for providing on-site stormwater management. In addition, the project is consistent with Circulation Element (CIR) Policies and Programs 1.4 for requiring a tree lined street; 1.5.1 for requiring adequate off-street parking; and 2.3.1 for providing adequate sidewalks as required for all new commercial development in the City.

The General Plan also includes policies and programs aimed at enhancing the City's visual character and promoting economic viability. LOC3 promotes the transformation of El Camino Real into a distinctive and attractive commercial, office, and industrial park area which can provide for the long-term economic viability of the community. In addition, LOC13 provides policies and programs aimed at establishing a range of employment and business opportunities to provide a sound economic base and ensure that new development generates sufficient revenue to support public service needs and quality environmental, social, and educational opportunities. LOC14 also encourages land uses that provide jobs and services for residents that fit within the city's character.

The project, as proposed, will provide additional service to surrounding residents and provide increased property taxes once the site has been developed.

B. **FINDING:** The proposed project or use satisfies all applicable provisions of the Zoning Ordinance

FACT: The proposed mixed-use development is consistent with the Atascadero Municipal Code and the Del Rio Road Commercial Area Specific Plan. In the Commercial Retail Zoning District residential uses on the second and third floors can be permitted through the Conditional Use Permit process as identified in the Municipal Code. The proposed structures and site plan are consistent with the applicable provisions of the Atascadero Municipal Code as conditioned.

C. **FINDING:** The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use

FACT: The proposed development will be located within the Del Rio Road Commercial Area Specific Plan where commercial uses are identified as desirable and encouraged. The site design has been reviewed by all City departments for consistency with code requirements. The project is proposed to have three access points, one off Del Rio Road and two off El Camino Real. The project is conditioned to construct frontage improvements along El Camino Real and Del Rio Rd that will ensure safe traffic patterns in and out of the site. Intersection improvements are also conditioned that will mitigate traffic impacts.

D. **FINDING:** The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development

FACT: The project is planned in an area zoned for larger scale commercial development. The project includes a mix of uses that will complement the surrounding area and provide development in a key commercial node. The proposed project includes landscaping along the exterior of the project to provide visual screening from adjacent residential properties. Residential uses are proposed as part of the site development adjacent to existing residential uses.

E. **FINDING:** The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element

FACT: The proposed project has been reviewed by Central Coast Transportation Consultants for compliance with the certified EOIR, as amended. The analysis concluded that traffic volumes and patterns will be safe and within the capacity of adjacent roadways with mitigation incorporated.

F. FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

FACT: The Design Review Committee has reviewed the proposed project and found the site plan and elevations to be consistent with the criteria in the City's Design Review Manual. The City Council has identified this area for larger-scale commercial and office development. This plan provides a mix of retail, office, light industrial, and residential development, consistent with this policy.

2. Findings for Approval of a Tentative Parcel Map

A. FINDING: The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b)), and

FACT: The site is zoned Commercial Retail and allows for commercial development. All uses proposed are allowed by the underlying zoning district as modified by the Del Rio Commercial Area Specific Plan. The subdivision proposed lots ranging from 0.7 to 3.8 acres. Shared access and parking easements are provided. As conditioned, the proposed tentative map meets all standards of the General Plan.

B. FINDING: The site is physically suitable for the type of development (Government Code § 66474(c)), and

FACT: The property is zoned Commercial Retail and is suitable for a mixed-use development. The site is relatively flat and has frontage on both El Camino Real and Del Rio Road for access.

C. FINDING: The site is physically suitable for the proposed density of development (Government Code § 66474(d)), and

FACT: The site is zoned Commercial Retail and does not have specific lot coverage standards. The maximum residential density is 266 units however, only 82 units are proposed.

D. FINDING: The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)), and

FACT: The proposed project is on a site with no identified sensitive habitats or species. No negative impacts to the environment will result from the project.

E. FINDING; The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and

FACT: The project is designed in accordance with all local and State regulations. The project proposes a mixed-use development at a key commercial node in the City and will not create any impacts to public health.

- F. FINDING; The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)).

FACT: The proposed project includes conditions to provide shared access and parking easements throughout the site for the benefit of all parcels. The project also includes relocation of an existing easement to a neighboring parcel. The relocated easement will be equivalent to the existing easement.

3. Findings for Approval of a Sign Exception

- A. FINDING: The sign is consistent with the purposes set forth in Section 9-15.002;

FACT: The sign allows for visibility of tenant advertising. The Center is a larger commercial and office center with multiple tenants set back from the right of way. The larger sign allows for multiple tenants to have visibility along the El Camino Real and Del Rio street frontages.

- B. FINDING: The opportunity to combine signs for more than one (1) use on a single sign structure has been considered;

FACT: The proposed sign combines multiple tenants onto one sign per center frontage to provide for consolidated signage.

- C. FINDING: The project conforms with all other applicable codes and ordinances of the City, including, but not limited to, the Zoning Ordinance, General Plan and its several elements, and the appearance review guidelines.

FACT: The project as condition is consistent with General Plan, Municipal Code, and Specific Plan standards.

SECTION 4. CEQA. The current Master Plan of Development for the Del Rio Marketplace proposes a mix of uses allowed within the existing Commercial Retail (CR) zoning designation and as modified by the Specific Plan overlay zone. As traffic impacts and peak hour timing vary from the previous EIR addendum, a new addendum was prepared to ensure that mitigation measures are appropriately correlated to the impacts and to show that impacts remain the same or are reduced as required by CEQA. The analysis has also shifted from Level of Service (LOS) to Vehicle Miles Traveled (VMT) with the enactment of new State law. This addendum considers newly enacted State requirements and reviews traffic impacts based on VMT, as currently required under CEQA.

After reviewing the facts and analyzing the circumstances, City staff has determined that a new EIR is not required because none of the circumstances described in CEQA Section 21166, as implemented by CEQA Guidelines Section 15162, would occur. Staff has prepared an addendum to discuss these issues and the basis for this determination.

SECTION 5. Approval. The City Council of the City of Atascadero, California, in a regular session assembled on June 28, 2022, resolved to approve a Conditional Use Permit to establish a Master Plan of Development and a Tentative Parcel Map to allow a 7-lot subdivision for a mixed-use project (AMND19-0063) subject to the following:

- 1. EXHIBIT A: Conditions of Approval
- 2. EXHIBIT B: EIR Addendum and Amended Mitigation Monitoring Program
- 3. EXHIBIT C: Project Design Package

PASSED AND ADOPTED at a regular meeting of the City Council held on the ____th day of _____, 2022.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF ATASCADERO

Heather Moreno, Mayor

ATTEST:

Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

Brian A. Pierik, City Attorney

Conditions of Approval AMND19-0063 Vesting Tentative Parcel Map AT22-0011 (Del Rio Marketplace) APNs 049-102-051, 075, 031, 056, 045	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Planning Department		
1. This approval includes the following entitlements: a) Vesting Tentative Parcel Map (AT22-0011) is for the creation of 7 legal lots of record described on the attached exhibits and shall apply to APNs 049-102-051, 075, 031, 056, 045 regardless of owner. b) Master Plan of Development / conditional Use Permit for a mixed-use development (Del Rio Marketplace) that includes a 32,400 square-foot grocery anchor tenant with 31,700 square-feet of ancillary retail/commercial uses, 18,600 square-feet of light-industrial space, and 31,500 square-feet of ground floor office space with options for second and third floor office or residential uses (up to 92 based density units).	Ongoing	PS
2. The approval of these entitlements shall become final and effective for the purposes of issuing building permits the day after the city Council hearing, unless an appeal is made in accordance with the Atascadero Municipal Code.	Ongoing	PS
3. The Community Development Director and/or City Engineer shall have the authority to make modifications to the final map that remain in substantial conformance with the approved Tentative Map.	BP / FM	PS, CE
4. The Community Development Director and/or city Engineer shall have the authority to make minor modifications to the Master Plan of development that are necessary to address code requirements or result in superior design.	BP / FM	PS, CE
5. Approval of these entitlements shall be valid for twenty-four (24) months after its effective date. At the end of the period, the approval shall expire and become null and void unless the project has received a final map (Tentative Map entitlement) or building permit (Master Plan of Development), or a time extension has been granted, consistent with the Atascadero Municipal Code.	BP / FM	PS
6. Vesting Tentative Subdivision Map was deemed complete on May 23, 2022 , for the purposes of vested development rights and fees consistent with the Subdivision Map Act of the State of California.	On-going	PS, CE
7. A final parcel map drawn in substantial conformance with the approved vesting tentative map, and in compliance with all conditions set forth herein, shall be submitted for review and	FM	PS/CE

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approval in accordance with the Subdivision Map Act and the City's Subdivision Ordinance		
8. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning the subdivision.	Ongoing	
9. All subsequent Tentative Map and construction permits shall be consistent with the Master Plan of Development approved for the project.	BP / FM	PS, CE
10. The parcel map shall be subject to additional fees for park or recreation purposes (QUIMBY Act) as required by City Ordinance	BP	PS
11. All maintenance costs listed below shall be 100% funded by the project in perpetuity, except for public facilities that are planned for and currently maintained by the City of Atascadero. The service and maintenance cost shall be funded through an entity or mechanism established by the developer, subject to City Staff approval. This entity or mechanism must be in place prior to, or concurrently with acceptance of any final map(s) or the issuance of any building permits. The entity or mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any Final Map(s) or issuance of any building permits. The administration of the above mentioned funds, and the coordination and performance of maintenance activities, shall be the responsibility of the entity or mechanism. <ul style="list-style-type: none"> a) All parking and access areas. b) All landscaping and lighting within the proposed project area. c) Common area fencing and/or features. d) Open areas on private property within the proposed project area including detention facilities, bio-swales, and other low-impact-development features. e) Newly constructed drainage facilities on private property within the proposed project area. f) Landscaped frontages within the right-of-way of all public streets within the defined specific plan boundary. g) On-site sewer and storm drains located outside of the right-of-way. 	Ongoing	PS, CE
12. The emergency services and facility maintenance costs listed below shall be 100% funded by the project in perpetuity. The		

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<p>service and maintenance costs shall be funded through a community facilities district established by the City at the developer's cost. The funding mechanism must be in place prior to or concurrently with acceptance of the final maps. The funding mechanism shall be approved by the City Attorney, City Engineer and Administrative Services Director prior to acceptance of any final map. The administration of the above mentioned funds shall be by the City. Developer agrees to participate in the community facilities district and to take all steps reasonably required by the City with regard to the establishment of the district and assessment of the property.</p> <ul style="list-style-type: none"> ▪ All Atascadero Police Department service costs to the project. ▪ All Atascadero Fire Department service costs to the project. ▪ Off-site common City of Atascadero park facilities maintenance service costs related to the project 		
<p>13. Shared parking and access easements shall be recorded over all parcels. Easements shall also be recorded for shared drainage facilities. Parking shall not be designated for each use except for short-term pick-up spaces and residential uses along the perimeter of the project site as needed.</p>	FM	PS, CE
<p>14. An easement shall be recorded on the face of the map, or recorded by separate instrument prior to final map, to replace the existing easement to 4890 Obispo Road (APN 049-102-033). The resulting easement shall be approved by the benefiting parcel owners and shall be equivalent to the existing easement rights.</p>		
<p>15. Agreements shall be required to be recorded against each parcel notifying any residential tenant of the commercial nature of the site to ensure that commercial activities are prioritized.</p>	FM, BP	PS, CE
<p>16. All trees-landscape on-site or planted as-along the street frontage trees shall be maintained in a manner that allows the tree to grow to its full natural height and natural canopy. No growth suppressants shall be permitted that result in stunting or modifying the natural growth pattern of the tree.</p>	Ongoing	PS
<p>17. All native tree removals shall be mitigated in accordance with the Atascadero Native Tree Ordinance.</p>		
<p>18. All Conditions and mitigation monitoring program for the Del Rio Road Commercial Area Specific Plan, as amended, are hereby incorporated by reference.</p>	Ongoing	PS
<p>19. The underground stormwater facilities shall be modified to be located entirely under drive aisles and parking spaces so as not</p>	BP	PS, CE

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to preclude tree plantings as shown on the preliminary landscape plan. All revised drainage plans shall be subject to the approval of the city Engineer or their designee.		
20. Sound walls shall be a solid material and shall be designed to be compatible with the commercial center. Walls shall be earth toned in color. Sound walls shall be included along the eastern property line in accordance with the Specific Plan and as modified per the recommendations of an acoustic analysis to be completed with building permit submittal.	BP	PS
21. Wood fencing shall be high quality and shall include a top rail. No dog-eared fencing will be permitted.	BP	PS
22. Evergreen landscaping shall be included along project edges adjacent to residentially zoned parcels to the greatest extent feasible. Landscape materials shall include trees and shrubs that provide visual screening above the fence/wall line.	BP	PS
23. Landscaping along El Camino Real shall include London Plane street trees at a spacing of 30-feet on-center. Additional landscaping shall include accent trees and native grasses	BP	PS
24. Del Rio landscaping shall incorporate street trees at a ratio of 1 tree per 30-feet of frontage but may be grouped along the eastern portion of the frontage to transition to a more rural character.	BP	PS
25. Plaza spaces shall include decorative pavement such as stamped and/or colored concrete, or similar.	BP	PS
26. Future buildings shall be approved by planning staff prior to permit issuance and shall incorporate design elements consistent with a contemporary agrarian design theme, consistent with the Specific Plan and this Master Plan of Development. Buildings shall compliment the grocery anchor building in color and style.	BP	PS
27. All trash enclosures shall be constructed of dark color split face block or similar and shall include high quality solid metal doors. Enclosures shall be designed in accordance with Cal Green requirements.	BP	PS
28. The center identification sign at the corner of El Camino Real and Del Rio Rd. shall be backlit or externally illuminated	BP	PS
29. Second floor height of multi-story buildings shall be a minimum of 16-feet from finished floor elevation of the ground floor.	BP	PS

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30. Stormwater basins collecting public right-of-way runoff may extend into the public right-of-way at El Camino Real. Maintain a minimum 2-foot shoulder from the back of walk, subject to the approval of the city Engineer. Maximum water depth in surface stormwater basins shall be 2'. Side slopes of basin shall be 5:1 maximum. Basins shall be unfenced. Surrounding grading at basins shall be at 5:1 maximum off of the street, and at 3:1 maximum up to private improvements. Fill from top of basin (water surface) to finish surface at private improvements shall not exceed 5 feet at slopes 5:1 or steeper. Small landscape walls (3' or less) may be incorporated into the designs to add flexibility.	BP	PS
31. The multi-tenant sign shall be consistent with project exhibits.	BP	PS
32. The height of the free-standing monument sign located at the northern most driveway on El Camino Real shall be a maximum of 8-feet high and shall have a similar design to the taller monument signs.	BP	PS
33. Landscaping along the north and east property lines shall include species that make traversing from the commercial center to the residential area more difficult.		
Public Works Project Conditions		
City Engineer Project Conditions		
33. A blanket parking and access easement shall be recorded on all parcels. Drainage easements shall be required to facilitate cross property drainage and accommodate shared stormwater systems.	BP, GP, FM	CE
34. Dedications shall be made to accommodate full buildout to the City Council adopted plan-line.	BP, GP, FM	CE
35. Street trees shall be provided along all project frontages. All street tree maintenance shall be the responsibility of the adjacent property owner. Trees shall be maintained in a way that supports to natural growth of the tree and allows the tree to reach its full natural height and width.	BP, GP	CE

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36. Prior to issuance of each building permit the applicant shall verify that PM peak hour traffic trips are within the limits set by Mitigation Measure Trans 1d. If trips are exceeded additional analysis may be required and improvements to the US 101 interchange as outlined in MM TRANS1d may be required.	BP	CE
GRADING, DRAINAGE AND STORMWATER		
37. The final Stormwater Control Plan (SWCP) and supporting hydrology report shall be approved by the City Engineer prior to issuance of any building permit, in accordance with the State regulations (Regional Water Quality Control Board Res. No. R3-2013-0032).	BP, GP	CE
38. Prior to a final inspection the following City Stormwater documents shall be completed and approved by the City Engineer: <ul style="list-style-type: none"> ● ATAS - SWP-1001_Engineer Certification Form ● ATAS - SWP-1003_OwnerAgentInfo ● ATAS - SWP-1007_Exhibit_B_Instructions_SCM FORM ● ATAS - SWP-1008_Stormwater System Plans and <i>Manuals</i> <ul style="list-style-type: none"> ● ATAS - SWP-2002 Stormwater O&M Process and Form <i>Instructions</i> <ul style="list-style-type: none"> ● ATAS - SWP-3001_Stormwater System O&M_Agreement ● ATAS - SWP-3002_Private Stormwater System Recorded <i>Notice</i> Email publicworks@atascadero.org for copies of the above City templates.	BP	CE
39. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any ground disturbing activities. The WDID number provided upon acceptance of the SWPPP into the State's SMARTS system registration shall be noted on the Title Sheet of the Plans. The QSP shall coordinate with the City Inspector for State mandated storm water inspections (required by the City) and shall provide verification of QSP inspections, monitoring, SWPPP modifications and actions throughout project.	BP	CE
40. An Erosion Control Plan (with notes and details) is required at Building permit and must reference Best Management Practices (BMPs) as defined by CASQA and/or City of Atascadero standards and specifications. Place a note on the plans stating that erosion control measures shall remain in place and be	BP	CE

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<p>maintained throughout all ground disturbing operations until vegetation has been re-established over approximately 70% of the disturbed area. All finish graded areas shall be landscaped or revegetated using a native seed mixture per erosion control standards.</p>		
<p>FLOOD CONTROL BASINS</p>		
<p>41. All basins must be shown to completely drain within 72 hours, to the satisfaction of the City Engineer.</p> <p><u>Detention Basin.</u> Any drainage basin which has a downstream outlet designed to meter the outflow shall be classified as a detention basin. Basin capacity shall be based on receiving the runoff from a 50-year storm with the watershed in its fully-developed condition, and releasing the flow equivalent to the runoff from a 2-year storm with the project site in its pre-development condition. The outlet shall release water in a non-erosive manner.</p> <p><u>Subsurface Infiltration Basins.</u> Subsurface basins shall be limited to locations where the depth to seasonally high groundwater is greater than 10-feet below the deepest portion of the basin.</p> <p><u>Drain Rock.</u> Drain rock shall be clean, crushed granite (or clean, angular rock of similar approved hardness) with rock size ranging from 1-1/2-inch to 3/4-inch. Rock gradation shall conform to the Specification of ASTM C-33 #4.</p> <p><u>Operational Requirements.</u></p> <ul style="list-style-type: none"> i. Water quality of inflow (both sediment and chemical loading) may require pretreatment or separation ii. Maintenance plan, including provisions for vehicular access and confined-space entry safety requirements, where applicable iii. A safe overflow path shall be identified on the plan and may require easements <p><u>Easement Requirements.</u> All drainage basins accepting runoff from roads, streets or other common ownership areas shall be located in an easement offered for dedication to the public. Reversionary clauses shall not be permitted. If a fence is required it shall be located not more than 4-inches inside the drainage easement line, except where setbacks are required as part of the land use permit or by the Land Use Ordinance.</p>	<p>BP</p>	<p>CE</p>

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<p><u>Overflow Path Required.</u> The design of all drainage basins shall identify the designated route for overflow. The Project Engineer shall design the overflow path so that the flow in a 100- year storm is non-erosive and will not damage downstream improvements, including other basins. Easements may be required for concentrated flows across multiple properties.</p>		
<p>UTILITIES</p>		
<p>42. New and replacement utility distribution systems and services shall be constructed underground, to the satisfaction of the City Engineer</p>	BP	CE
<p>43. Each building shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each building in accordance with City Engineering Standards and Standard Specifications and other applicable codes</p>	BP	CE
<p>44. The Applicant shall extend the water distribution system to the satisfaction of the Atascadero Mutual Water Company (AMWC) and City Engineer</p>	BP	CE
<p>45. The water system shall include easements outside of the road rights-of-way for water system facilities as required by the AMWC and to the satisfaction of the City Engineer</p>	BP	CE
<p>46. Each lot shall be served with a separate water lateral and meter in accordance with the AMWC requirements</p>	BP	CE
<p>47. A separate water meter(s) shall be installed for irrigation</p>	BP	CE
<p>48. Above ground facilities required for the water distribution system, such as backflow prevention device assemblies, pressure reducing units, and pressure booster stations, shall be located outside the public right-of-way and, when required, placed in easements and shall include visual screening to the satisfaction of AMWC and City Engineer.</p>	BP / FM	CE
<p>WASTEWATER</p>		

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49. The wastewater collection system shall be designed and constructed in accordance with City Engineering Standards and Specifications to the satisfaction of the City Engineer. <ul style="list-style-type: none"> a. Gravity sanitary sewer (SS) mains shall terminate in manholes. The development's private sanitary sewer main shall tie in to City sewer on El Camino Real in a manhole. b. Sewer Manholes shall be placed at changes in slope and every 400'. c. Gravity SS mains shall be a minimum of eight (8) inches in diameter 	BP	CE
50. The on-site sewer laterals shall be privately owned and maintained by individual building owners	BP	CE
51. Prior to issuance of first building permit, a Sewer Capacity Analysis is required to confirm the development does not exceed previously anticipated capacity with early iterations of the Master Plan of Development and Del Rio Commercial Area Specific Plan to include a list of all uses proposed on site per building	BP	CE
52. Sewer capacity charges/fees will be applied to building permit at issuance. The applicant shall pay sewer fees in effect at the time the Vesting Parcel Map was deemed complete. If any unique uses are proposed, specific wastewater information may be required to be submitted, subject to the request and approval of the City Engineer	BP	CE
TRAFFIC		
53. Provide Fair share payment for Ramona Rd Realignment and the right turn lane at US 101 northbound as any associated improvements and signal timing modifications as listed in the mitigation measure	BP	CE
FRONTAGE IMPROVEMENTS		
54. The project shall construct public improvements along El Camino Real and Del Rio Road in general conformance with the City Council approved Del Rio Commercial Area Specific Plan Lines in the vicinity of US 101 Interchange as approved by City Council on 9/22/2020, and other public improvement requirements as detailed in the Del Rio Commercial Specific Plan approved by	BP	CE

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<p>City Council 10/13/2020 as required by traffic impacts, except as specifically modified by this or subsequent entitlement, to the satisfaction of the City Engineer.</p>		
<p>55. The public improvements, including the Del Rio/ El Camino Real (ECR) intersection, as required by the Traffic Impact Study for the project, must be completed by the developer (City has issued final approval) prior to final occupancy of the first building. The developer's design team shall work with the City Engineering staff for 30%, 60%, 90% and Final design reviews.</p> <ul style="list-style-type: none"> a. At Del Rio and El Camino Real Intersection, the project shall provide: <ul style="list-style-type: none"> i. Improvements on project corner (northeast) including but not limited to ramps, traffic signal modifications and/or replacement, and striping. ii. On southeast corner, improvements are required to bring the lane alignments and configurations at the intersection to a width sufficient to serve the project (as indicated in the Traffic Impact Study) and accommodate California Legal Design Vehicle Semi Truck turning movements. Pavement widening and improvements on southeast corner to include, at a minimum, pavement widening and 5:1 transition to existing pavement, a temporary AC dike and ramp at the ultimate build out curb line location, traffic signal modifications and/or replacement, and any drainage improvements. b. For Del Rio road frontage, the project shall provide: <ul style="list-style-type: none"> i. Curb, gutter and attached 8-foot sidewalk up to the first driveway east of El Camino Real and a 6-foot sidewalk beyond that driveway, ii. A bike lane, one westbound travel lane and one dedicated left turn lane into the development, iii. Improvement past the centerline will be required to accommodate a temporary 	<p>BP</p>	<p>CE</p>

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<p>shared/combined eastbound travel lane and bike lane with minimum 3.5' shoulder, however full development of the opposite side (south side) of Del Rio will be the responsibility of the adjacent property owners upon development.</p> <p>iv. At the eastern end of the property frontage, transition new pavement to existing pavement at 5:1 taper. The sidewalk shall transition to shoulder with use of HMA Sidewalk Terminus Ramp County of San Luis Obispo Detail C-7</p> <p>c. On El Camino Real, the project shall provide:</p> <p>i. Curb, gutter and 8-foot sidewalk up to the northern most driveway and a 6-foot sidewalk beyond the driveway.</p> <p>ii. Improvements to the centerline of the roadway, including one through lane and a dedicated right turn pocket into the project. Provision must be made for a left turn lane into the driveway of 1920 El Camino Real. Transitions into the turn lanes must consider the 40 MPH speed limit for El Camino Real. A median is required to limit left turns from the project's most southern driveway onto El Camino Real. The northern driveway must align with the southern driveway of Home 2 Suites hotel across the street to prevent conflicts that would require limiting left turn movements.</p> <p>iii. At the northern end of the property frontage, extend improvements to meet existing curb, gutter and sidewalk along the frontage of the Colony Homes development, Tract 2489. Provide a new driveway apron per City standard 423 (with 4' accessible sidewalk) for the access</p>		

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<p style="text-align: center;">easement and driveway adjacent to the northern property line</p>		
<p>56. A separate encroachment permit is required for any work within a public Right-of-Way or easement</p>	BP	CE
<p>57. Prior to Encroachment permit issuance, the Developer shall execute an "Engineer of Work Agreement" form and provide to the City designating who will be providing engineering support for the design and construction of the improvements for the project.</p> <p style="padding-left: 20px;">a. In coordination with the developer, the Engineer of Work (EOW)-designated Inspector, a third party not affiliated with the developer's contractor performing the work, would be required during the inspection process of the site and frontage improvements. The City and EOW inspectors to work together in collection and record keeping necessary for the inspection and approval of the improvements. The EOW inspector would be onsite frequently, or when work requiring inspection occurs, and the City Inspector would be checking in periodically based on the agreed upon schedule with City Staff (i.e. every two weeks)</p>	BP	CE
<p>58. Public improvement plans (PIPs) shall be prepared by a licensed civil engineer. PIPs shall be prepared on 24"x36" plan sheets, use the City Standard border and signature block, and shall comply with Section 2 of City Standard Specifications. All plans shall contain the City of Atascadero "Standard Notes for Improvement Plans" on file in the City Engineer's office</p>	BP	CE
<p>59. Road slope easements shall be dedicated where the road prism cut/fill slopes extend beyond the right-of-way. The easement shall extend not less than five feet (horizontally) beyond any daylight or catch line of the graded slope or other required road facility (such as a brow ditch, retaining wall, drainage swale, etc.), to the satisfaction of the City Engineer</p>	BP/FM	CE
<p>ROAD IMPROVEMENT REQUIREMENTS</p>		
<p>60. The horizontal and vertical design of roads shall be in compliance with the City of Atascadero Engineering Standards and Standard Specifications, to the satisfaction of the City Engineer. The City Engineer reserves the right to make modifications to all submitted road designs, when in the opinion of the City Engineer, the public's health and safety is benefitted</p>	BP	CE

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61. The design of structural pavement sections for on-site roads shall be based on minimum a Traffic Index (TI) = 6.0 and a 20-year design life. Off-site/public roads must match existing pavement sections and/or City Standards Specifications to the satisfaction of the City Engineer	BP	CE
62. New roads with pavement placed prior to the construction of buildings will be subjected to additional construction traffic and wear associated with the on-site construction not included in the design life of the pavement section. Therefore to off-set this, the AC thickness shall be increased from that which is derived from CalTrans method by either: <ul style="list-style-type: none"> a. 1" if the pavement is placed prior to building construction (not phased) b. 1.5" if the pavement construction is phased (i.e. – a portion of the ultimate pavement thickness is deferred and a final pavement cap placed prior to final inspection). c. Final pavement cap shall not be less than 1.5" d. Street centerline monuments shall be provided at intersections and at the beginning and end of curves along the street centerline 	BP	CE
63. Pavement and base sections shall be designed and constructed in accordance with the City of Atascadero Engineering Standards and Standard Specifications. When said standards and specifications are not clear, lack necessary details, or are silent, the minimum standard shall be based upon the current edition of the San Luis Obispo County Public Improvement Standards or Caltrans Standard Drawings and Standard Specifications, as determined by the City Engineer	BP	CE
FINAL MAP		
64. Prior to recording the Final Map, the Applicant shall have the map reviewed by the public utility providers for power, telephone, gas, cable TV, and the Atascadero Mutual Water Company. The Applicant shall obtain a letter from each utility company stating that the easements and rights-of-way shown on the map for public utility purposes are acceptable	FM	CE

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65. Documents that the City of Atascadero requires to be recorded concurrently with the Final Map (e.g.: off-site rights-of-way dedications, easements not shown on the map, agreements, etc.) shall be listed on the certificate sheet of the map	FM	CE
66. The City of Atascadero may require an additional map sheet for information purposes in accordance with the Subdivision Map Act	FM	CE
67. A 6-foot wide Public Utility Easement (PUE) shall be dedicated contiguous to the new road rights-of-way for the property frontages along El Camino Real and Del Rio Road.	FM	CE
STANDARD CONDITIONS		
68. All public improvements shall be constructed in conformance with the City of Atascadero Engineering Department Standard Specifications and Drawings.	BP, GP	CE
69. In the event that the applicant is allowed to bond for the public improvements required as a condition of this map, the applicant shall enter into a Subdivision Improvement Agreement with the City.	FM	CE
70. An engineer's estimate of probable cost shall be submitted for review and approval by the City Engineer to determine the amount of the bond.	FM	CE
71. The Subdivision Improvement Agreement (SIA) shall record concurrently with the Final Map. If it is the intent of the developer to pursue a reimbursement agreement with the City for the installation of off-site sewer facilities, reference to said agreement and terms shall be included in the SIA.	FM	CE
72. The applicant shall be responsible for the relocation and/or alteration of existing utilities.	BP, GP	CE
73. The applicant shall install all new utilities (water, gas, electric, cable TV and telephone) underground. Utilities shall be extended to the property line frontage of each lot or its public utility easement.	BP, GP	CE

Conditions of Approval AMND19-0063 Vesting Tentative Parcel Map AT22-0011 (Del Rio Marketplace) APNs 049-102-051, 075, 031, 056, 045	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
74. The applicant shall monument all property corners for construction control and shall promptly replace them if disturbed.	FM	CE
75. The applicant shall acquire title interest in any off-site land that may be required to allow for the construction of the improvements. The applicant shall bear all costs associated with the necessary acquisitions. The applicant shall also gain concurrence from all adjacent property owners whose ingress and egress is affected by these improvements.	FM	CE
76. Slope easements shall be provided as needed to accommodate cut or fill slopes.	FM	CE
77. Drainage easements shall be provided as needed to accommodate both public and private drainage facilities.	FM	CE
78. The final map shall be signed by the City Engineer prior to the map being placed on the agenda for City Council acceptance.	FM	CE
79. Prior to recording the parcel map, the applicant shall submit a map drawn in substantial conformance with the approved tentative map and in compliance with all conditions set forth herein. The map shall be submitted for review and approval by the City in accordance with the Subdivision Map Act and the City's Subdivision Ordinance.	FM	CE
80. Prior to recording the parcel map, the applicant shall either bond for or set monuments at all new property corners. A registered civil engineer licensed to perform land surveying or licensed land surveyor shall indicate by certificate on the parcel map, that corners have been set or shall be set by a date specific and that they will be sufficient to enable the survey to be retraced.	FM	CE
81. Prior to recording the tract map, the applicant shall pay all outstanding plan check/inspection fees.	FM	CE
82. Prior to recording the map, the applicant shall bond for or complete all improvements required by these conditions of approval	FM	CE
83. Prior to recording the parcel map, the applicant shall have the map reviewed by all applicable public and private utility companies (cable, telephone, gas, electric, Atascadero Mutual Water Company). The applicant shall obtain a letter from each utility company indicating their	FM	CE

Conditions of Approval AMND19-0063 Vesting Tentative Parcel Map AT22-0011 (Del Rio Marketplace) APNs 049-102-051, 075, 031, 056, 045	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
<p>review of the map. The letter shall identify any new easements that may be required by the utility company. A copy of the letter shall be submitted to the City. New easements shall be shown on the map.</p>		
<p>84. Prior to the final inspection of any public improvements, the applicant shall submit a written statement from a registered civil engineer that all work has been completed and is in full compliance with the approved plans.</p>	<p>FM</p>	<p>CE</p>
<p>85. Prior to the final inspection, the applicant shall submit a written certification from a registered civil engineer or land surveyor that all survey monuments have been set as shown on the final map.</p>	<p>BP, GP</p>	<p>CE</p>
<p>86. An encroachment permit shall be obtained prior to any work within City rights of way.</p>	<p>BP, GP</p>	<p>CE</p>
<p>87. Prior to the issuance of building permits the applicant shall submit a grading and drainage plan prepared by a registered civil engineer for review and approval by the City Engineer.</p>	<p>BP, GP</p>	<p>CE</p>
<p>FIRE DEPARTMENT PROJECT CONDITIONS</p>		
<p>88. Internal project and driveways shall meet the City of Atascadero F-7 standard.</p>	<p>BP</p>	<p>FD</p>
<p>89. Fire hydrants shall be located within 100-feet of the fire department connection for each building.</p>	<p>BP</p>	<p>FD</p>
<p>90. A 26-foot wide fire lane shall be provided no closer than 15-feet and no farther than 30-feet from any building exceeding 30-feet in height, subject to the approval of the Fire Marshal. This may be accommodated within the parking lot drive aisles.</p>	<p>BP</p>	<p>FD</p>
<p>91. An Atascadero Construction Site Safety Plan is required to be submitted and approved prior issuance of building permits.</p>	<p>BP</p>	<p>FD</p>



EXHIBIT A
ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT –
Del Rio Road Commercial Area Specific Plan
(Certified by the Atascadero City Council on June 26, 2012
and amended by the Council on September 22, 2020)

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to analyze and consider the environmental consequences of decisions to approve development projects that they exercise discretion over. CEQA achieves this objective by requiring agencies to prepare Environmental Impact Reports (EIR's) for projects with the potential to cause significant impacts on the physical environment. EIR's are public documents that analyze environmental effects related to the planning, construction, and operation of a project, and indicate ways to reduce or avoid possible environmental damage. An EIR also discloses growth-inducing impacts, effects found not to be significant, significant cumulative impacts, and significant impacts that cannot be avoided, if any. The purpose of an EIR is to inform. EIR's are not policy documents that recommend project approval or denial.

As a lead agency, the City of Atascadero prepared an Environmental Impact Report (EIR) for the Del Rio Road Commercial Area Specific Plan in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code, section 21000 *et seq.*) and the State CEQA Guidelines (California Code of Regulations, Section 15000 *et seq.*, as amended). The City Council certified the Final Environmental Impact Report (Final EIR) for the Del Rio Road Commercial Area Specific Plan at a public hearing on June 26, 2012. As noted in the Final EIR, the analysis in the Final EIR was at a "project" level of detail, which anticipated the potential impacts of future approvals to implement the project. Public Resources Code Section 21166 limits the ability of an agency to require an additional EIR, once one has been certified for a project. Section 21166 provides as follows:

§21166. Subsequent or Supplemental Impact Report; Conditions.

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

- (a). Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b). Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c). New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The CEQA Guidelines further refine the circumstances under which a supplemental or subsequent EIR may be required. Guidelines Section 15162 provides as follows:

15162. Subsequent EIRs and Negative Declarations.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1). Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2). Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3). New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A). The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B). Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C). Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D). Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In 2017, the City amended the Del Rio Specific Plan to accommodate the Hilton Hotel on the western portion of the "Annex" site of the Del Rio Specific Plan to allow for a hotel instead of retail development. That amendment recognized a reduction in vehicle trips and associated environmental impacts. A four-story, 120-room hotel, north of Del Rio Road, between Hwy 101 and El Camino Real has been recently completed as a result of that amendment.

In 2017, Walmart notified the City that they would no longer be pursuing the development of their Del Rio store in Atascadero. In 2019, development plans were officially withdrawn and the site is being marketed for sale. On July 12th, 2020, the tentative parcel map and associated Master Plan of Development for the project expired. In 2020 amendments to the Specific Plan were adopted modifying the list of allowed uses on the site, including

the removal of high traffic generating uses, and mitigation measures were modified to recognize the reduction in trips and traffic impacts through an addendum to the EIR.

The City is currently processing a Master Plan of Development for the North-East project site within the Del Rio Specific Plan. The master plan proposes a mix of uses allowed within the existing Commercial Retail (CR) zoning designation and as modified by the Specific Plan overlay zone. As traffic impacts and peak hour timing vary from the previous EIR addendum, a new addendum is being prepared to ensure that mitigation measures are appropriately correlated to the impacts and to show that impacts remain the same or are reduced as required by CEQA. The analysis has also shifted from Level of Service (LOS) to Vehicle Miles Traveled (VMT) with the enactment of new State law. This addendum considers newly enacted State requirements and reviews traffic impacts based on VMT, as currently required under CEQA.

Before acting on the proposed amendments, the Planning Commission and the City Council must apply the standards outlined above to determine whether a subsequent or supplement EIR is required.

After reviewing the facts and analyzing the circumstances, City staff has determined that a new EIR is not required because none of the circumstances described in CEQA Section 21166, as implemented by CEQA Guidelines Section 15162, would occur. Staff has prepared an addendum to discuss these issues and the basis for this determination.

2.0 Del Rio Road / US 101 Interchange / Del Rio Road & El Camino Real

The certified Final EIR for the Del Rio Road Commercial Area Specific Plan included a traffic analysis originally completed in 2010 for the Specific Plan. In 2019 and 2020, following Walmart's cancelation of the Atascadero store and submittal of the Annex site Master Plan of Development amendment, staff consulted with W-trans to complete a traffic sensitivity analysis of the Del Rio Road Interchange corridor to assess the intensity of development that can be accommodated in the vicinity of the Del Rio Road interchange while maintaining acceptable operations and identify final buildout configurations. New future growth assumptions were factored in as well as updated regional modeling to ensure the most accurate impact analysis.

The July 2020 Analysis considered the following:

1. In addition to a higher-altitude evaluation of the traffic generated by predictive land use development scenarios completed in 2019, the 2020 analysis incorporated regional growth and 20-year forecast scenarios in order to allow Caltrans to determine long-range impacts to their facilities and ensure informed future planning efforts.
2. The analyses investigated the traffic signal configurations, roadway geometrics, and right-of-way impacts including delay time and queue length. The 2020 analysis concluded that the mitigation measures proposed (detailed below) are feasible and appropriate to the impacts.

3. Caltrans owns and operates the two traffic signals at the ramp intersections of Del Rio and US 101. Caltrans priority will be mainline traffic operations on US 101 and ensuring exiting traffic does not queue onto the mainline traffic lanes from off ramps. The analyses studied the timing of the traffic signals and ramp queuing in preparation for coordinating with Caltrans on implementing the proposed mitigation measures.

The most recent analysis and addendum modified mitigation measures in response to changing land use patterns and more current development proposals. Table 1 below shows the current mitigation measures and recommended timing changes based on the Marketplace Development plan:

Table 1: Amended Specific Plan Mitigation Summary

Amended Specific Plan Mitigation Summary	
Amended Specific Plan Potential Study Area Mitigations	CCTC Recommendation
#1: This mitigation measure includes the addition of a westbound right-turn lane to the intersection of Del Rio Rd/US 101 NB Ramps, such that there would be two westbound lanes on Del Rio Rd from El Camino Real to US 101 NB Ramps. This would require widening Del Rio Rd, the construction of a retaining wall on the north side, and reconstruction of the curb return. By splitting westbound traffic into through and right-turn lanes, the queue length could be reduced by providing drivers two lanes to stack in rather than one for both movements combined. Additionally, splitting through and right-turning traffic would allow turning drivers to bypass through drivers who are waiting for a green light, reducing delay and improving operations at Del Rio Rd/US 101 NB Ramps.	Existing Plus Approved Plus Project volumes operate acceptably without the additional westbound right turn lane at Del Rio Rd/US 101 Northbound Ramps (#3). Recommend project pay their fair share toward future improvements.
#2: This mitigation measure would involve several modifications to the traffic signal at Del Rio Rd/El Camino Real to more efficiently orchestrate the movement of conflicting traffic. This modification involves the replacement of the northbound left-turn protected phasing (green arrow) with protected-permissive phasing (green arrow that goes to green ball or flashing yellow arrow), and the southbound left-turn protected phasing with permissive phasing (green ball or flashing yellow arrow). The eastbound and westbound phases, which currently activate at the same time, would be split to operate sequentially, or one direction and then the other. These changes would require modification to the existing signal infrastructure to incorporate updated signal heads. In addition, this mitigation includes adjustment to the signal phasing in terms of recalls, phase lengths, and the overall cycle length.	Protected -permissive phasing is recommended on both the northbound and southbound approaches, see #4. Eastbound and westbound split phasing not recommended as interim measure based on unacceptable operations with project traffic.
#3: This mitigation measure would combine Mitigation 1 and 2.	Not recommended, see #2.
#4: This option includes any modifications that may be required to achieve acceptable operations with the addition of traffic that would be generated by the Amended Specific Plan scenario. In addition to Mitigation 1 and Mitigation 2 above, the intersection of Del Rio Rd/El Camino Real would need to be further modified to reconfigure the eastbound approach from through/left-turn and right-turn lanes, to left-turn lane and through/right-turn lanes, essentially moving the through movement from the left lane to the right lane. This may require widening the eastbound departure (on the east leg of the intersection) to avoid excessive lateral shifting of through traffic. With a dedicated eastbound left-turn lane, the eastbound-westbound split phasing could be replaced with concurrent timing, as well as protected-permissive phasing for the eastbound left-turn movement. With protected left-turn phasing in the eastbound direction and a prohibition of eastbound U-turns, it would be possible to include a southbound right-turn overlap, which is a green arrow that enables southbound right turning drivers to continue without stopping concurrently with the eastbound left-turn movement. Additionally, the signal at Del Rio Rd/El Camino Real would need to be coordinated with the signals at Del Rio Rd/US 101 NB Ramps and Del Rio Rd/US 101 SB Ramps. This would require extending the interconnect hardware between the ramp signals to Del Rio Rd/El Camino Real, and potentially upgrading the signal hardware at Del Rio Rd/El Camino Real to be compatible with interconnect technology if it is not already. (Note: Existing interconnect conduit and cable.)	Cumulative Plus Project operates acceptably at the Del Rio Rd/El Camino Real (#4) intersection without signal coordination or restriping of the northbound approach. Recommend Marketplace project construct the following improvements prior to occupancy: - Restripe eastbound approach to a left, through, and right turn lane. - Install westbound left turn lane. - Modify all approaches to protected-permissive phasing except westbound. - Install southbound right turn overlap. - Update signal timing.

Vehicle Miles Traveled Analysis

While the City of Atascadero has not yet adopted VMT standards the State Office of Planning and Research (OPR) has published recommended thresholds which are applied below. OPR’s Technical Advisory on Evaluating Transportation Impacts in CEQA provides guidance for evaluating VMT for various project types.

Mixed-use projects can evaluate the individual components separately or focus the analysis on the dominant use. As shown in Table 4, the non-residential components of the project generate over 90 percent of the project’s daily trips and are therefore the dominant use. OPR also notes that local- serving retail can be presumed to have a less-than-significant impact because these uses don’t typically generate new demand, but instead shift travel patterns as customers shift to more convenient shopping locations. The proposed retail uses on the site are anchored by a 32,400 sq.ft. grocery store which is expected to be local serving.

OPR’s suggested threshold for office uses is 15 percent below the regional average of work VMT. Work VMT captures trips from home to work. The SLOCOG Travel Demand Model was applied to estimate the work VMT.

The project’s VMT was estimated using the SLOCOG Travel Demand Model. The regional VMT is summarized in Table 2.

Table 2: VMT Analysis

Regional VMT Analysis					
Scenario	Total	Demographics		VMT By Trip Purpose ¹	
	Regional VMT	Employees	Population	Residential VMT	Office VMT
2020 No Project	8,899,234	117,276	246,732	4,480,333	1,595,434
2020 With Project	8,899,902	117,474	246,942	4,478,439	1,594,930
<i>Change from No Project</i>	<i>669</i>	<i>198</i>	<i>210</i>	<i>-1,894</i>	<i>-504</i>

1. Residential VMT is produced by households (sum of home-based productions); office VMT is attracted to offices (sum of home-based-work attractions).
 Source: SLOCOG TDM, CCTC, 2022

The project is expected to increase overall regional VMT slightly and reduce residential and office VMT. This reduction in office VMT and residential VMT indicates a less-than-significant impact to VMT. The retail component of the project is considered local-serving and is presumed to have a less than-significant VMT impact.

The provision of commercial uses in a predominantly residential area improves the jobs-housing balance which shortens commute trips lengths. The mix of uses on the project site provides destinations serving project residents as well as other residents nearby. This

is consistent with SB 743 and regional planning goals to encourage mixed-use infill developments.

Summary

The certified Final EIR, with the inclusion of mitigation measures in the certified Final EIR, modified with input from Caltrans, concluded that, in order to mitigate impacts created by the completion of the Del Rio Road Commercial Area Specific Plan, a new 5-legged roundabout would be needed at the US 101 / Del Rio Road interchange. With the revised land-use development scenarios including updated future regional impacts and future anticipated development within the City, the new 2020 traffic analysis concluded that construction of roundabouts is not warranted and that alternative mitigation strategies can be implemented that will maintain functionality of the overpass and intersections.

With the revised land-use development scenarios for the Specific Plan area and updated projections for local and regional growth, traffic impacts at the Del Rio / 101 interchange and at the Del Rio / El Camino Real intersection decrease. The supplemental traffic analysis completed for the Del Rio Marketplace in 2022 show that there are no "new significant environmental effects or substantial increase in the severity of previously identified significant effects." (Section 15162(a)(1)). Conditions have been included for the project that modify the timing of mitigations measures and mitigation measures have been updated to include this revised timing.

2.1 Application of CEQA Guideline Section 15612

Is there substantial evidence in the record revealing that there have been substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the Master Plan of Development amendment and revised land use development scenarios?

No. The City has completed extensive analyses of the revised traffic impacts based on the modified land use development scenarios and the estimated foreseeable regional and local future impacts. Under the anticipated land use scenarios throughout the Specific Plan area and the submitted Master Plan of Development for the Del Rio Marketplace, the modified development pattern will result in a decrease in traffic impacts until full build-out of the area, supporting modified mitigation timing, both at the interchange and local intersection. As noted above, the original EIR analyzed the impacts of the Specific Plan Amendment with regionally serving commercial retail uses throughout the majority of the project. The 2020 addendum analyzed land uses comprised of a mixture of residential, retail, office park, and tourist serving uses. With the supplemental traffic analysis identifying uses in both the Specific Plan area, as well as an update to the baseline and regional traffic modeling, impact timing is modified and mitigation is proposed that responds to these changes. The amendment to the mitigation measures responds to the Master Plan of Development for the Del Rio Marketplace, ensuring that development within the Specific Plan area does not degrade the interchange to unacceptable levels. The proposed modification allows for property development to proceed with construction

of identified improvements and fair-share fees associated with impacts that necessitate improvements at full area build-out. Therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects has been identified with this analysis that would result in major changes to the FEIR. The proposed amendments, as has been shown, maintain the environmental impact resulting from development within the Specific Plan area and modify mitigation timing to respond to proposed development plans.

Is there substantial evidence in the record revealing that there have been substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the MP Annex LLC's proposed hotel use within the Specific Plan?

No, there is no evidence suggesting that there have been substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant impacts or increases in the severity of previously identified impacts. All uses proposed are allowed or conditionally allowed within the underlying Commercial Retail (CR) zoning designation. The additional traffic supplemental analysis reveals that no new significant environmental effects would result from the development plan and there will be no increase in the severity of any previously identified significant effects. It has been shown that the proposed amendments will in fact decrease the immediacy of traffic impacts to the Del Rio / 101 interchange as well as the Del Rio / El Camino Real intersection.

Is there substantial evidence in the record revealing that there is new information of substantial importance related to the proposed amendments, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified that shows: (1) the project will have one or more significant effects not discussed in the EIR, (2) significant effects previously shown will be substantially more severe than shown in the previous EIR, (3) mitigation measure or alternatives previously found to be infeasible would in fact be feasible, or (4) there are considerably different mitigation measure or alternatives from those analyzed in the previous EIR that would substantially reduce one or more significant effects?

No, there is no evidence suggesting that there is new information of substantial importance relating to new significant effects or the severity of previously identified significant effects, or new alternatives or mitigation measures or the efficacy of previously considered alternatives or mitigation measures. At the time of the certification of the original EIR, traffic impacts and mitigations were identified based on the construction of a regional retail center on the Annex portion of the Specific Plan area and a Walmart store on the Major Tenant site. The 202 EIR Addendum analyzed a modified land use pattern and determined that impacts would be substantially less with full project area build-out, eliminating the need for roundabouts at the affected intersections. This new analysis reveals that no new significant environmental effects would result from the development

of the Marketplace project as proposed, and in fact there will be a modification in traffic patterns and peak-hour impacts that allow for modified mitigation measure timing and signal function. As a consequence of this conclusion, it can be concluded that no new mitigation measures or alternatives need be analyzed.

3.0 BASIS FOR DECISION TO PREPARE AN ADDENDUM

CEQA Guidelines Section 15164 explains when an addendum to an EIR is required:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Although the project description has been refined with the submittal of a more precise development plan, an addendum is appropriate because impacts have been shown to decrease or stay the same from the previously certified FEIR as amended and because none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

More specifically, the project will reduce or maintain the level of anticipated traffic intensive development, therefore maintaining acceptable levels of service and supporting reduced VMT. These occurrences do not constitute substantial changes to the project or the circumstances due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Similarly, neither subsequent considerations nor statutory changes constitute new information that would show new effects or substantially more severe effects. Likewise, there are no known mitigation measures that would in fact be infeasible or that the project proponents have declined to implement. Furthermore, there have been no other changes, evidence or new information which would require revisions to the previous EIR. Because none of the criterion in section 15162 has been met, an addendum is appropriate.

Attachments:

- Attachment 1: Redlined Mitigation Measures and Monitoring Program for modified measures
- Attachment 2: 2022 Refined Traffic Analysis and Mitigation Identification

Del Rio Marketplace

Draft Transportation Impact Study

Prepared For: Cannon

Central Coast Transportation Consulting
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Morro Bay, CA 93442
(805) 316-0101

March 2022



Executive Summary

This study evaluates the potential transportation impacts of the proposed Del Rio Marketplace project in the City of Atascadero. The project includes a grocery store under Phase 1 and additional retail, light industrial, office, and residential uses under Phase 2. The following sections summarize the key findings:

Intersection Operations: The study intersections operate acceptably under Existing Plus Approved Plus Project Conditions except at the Del Rio Road/El Camino Real (#4) intersection where the following improvements are recommended prior to occupancy of the first phase:

- Add a westbound left turn lane with permissive phasing,
- Modify the southbound and northbound left turns to protected-permissive phasing,
- Restripe the eastbound approach to a left, through, and right turn lane and modify the left turn to protected-permissive phasing,
- Add overlap phasing to the southbound right turn pocket currently under construction,
- Replace eight-inch traffic signal heads with 12-inch heads,
- Install yellow reflective tape on all backplates,
- Install new signage and replace non-reflective signs, and
- Optimize signal timings including updating pedestrian and yellow clearance times.

In addition, the following improvements are recommended under Cumulative Conditions:

- Del Rio Road/Ramona Road (#1): Realign Ramona Road approximately 200 feet west of the existing location to provide greater separation from the US 101 Southbound Ramps.
- Del Rio Road/US 101 Southbound Ramps (#2): Construct an eastbound right turn lane and optimize the coordinated signal timing with the Northbound Ramps.
- Del Rio Road/US 101 Northbound Ramps (#3): Construct a westbound right turn lane and optimize the coordinated signal timing with the Southbound Ramps.

The improvements recommended prior to Phase 1 at the Del Rio Road/El Camino Real (#4) intersection operate at level of service (LOS C) under Cumulative Conditions with the addition of project traffic. No traffic signal coordination or restriping of the northbound approach are required for acceptable queuing.

We recommend the project construct the improvements at Del Rio Road/El Camino Real (#4) and make a fair share contribution towards the recommended improvements west of El Camino Real.

Site Access and On-Site Circulation: As shown on **Figure 2**, the project proposes two driveways on El Camino Real and two on Del Rio Road with limited access proposed and recommended at two of the driveways. We recommend truck turning templates for deliveries and fire access be applied to the ultimate site plan and frontage improvement designs. We also recommended convenient sidewalk connections between all buildings and the frontage improvements, and crosswalks and bike parking be provided at key locations.

Vehicle Miles Traveled (VMT): The project is expected to have a less-than-significant impact to VMT.

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1.0 Introduction

This study evaluates the potential transportation impacts of the proposed Del Rio Marketplace project in the City of Atascadero. The project includes a 32,400 square foot (s.f.) grocery store under Phase 1 and 203,700 total s.f. including additional retail, light industrial, office, and residential units under Phase 2. The project location and study intersections are shown on **Figure 1**. The site plan is shown in **Figure 2**.

The following intersections were analyzed during the weekday PM peak hour:

1. Del Rio Road/Ramona Road
2. Del Rio Road/US 101 Southbound Ramps
3. Del Rio Road/US 101 Northbound Ramps
4. Del Rio Road/El Camino Real
5. Del Rio Road/Del Rio Marketplace/Del Rio Ranch
6. El Camino Real/Del Rio Marketplace Southern Driveway

The level of service (LOS) and queuing are reported for each of the study intersections. The intersections were evaluated under the following scenarios:

- **Existing Conditions** reflects recent traffic counts and the existing transportation network.
- **Existing Plus Approved Plus Phase 1** adds approved and constructed projects plus Project-generated grocery store traffic to Existing Conditions volumes.
- **Existing Plus Approved Plus Project (Phase 1 and 2)** adds approved and constructed projects plus Project-generated traffic to Existing Conditions volumes.
- **Cumulative Plus Project** represents future traffic conditions reflective of the buildout of land uses in the area, including the proposed Project.

Each scenario is described in more detail in the appropriate chapter.

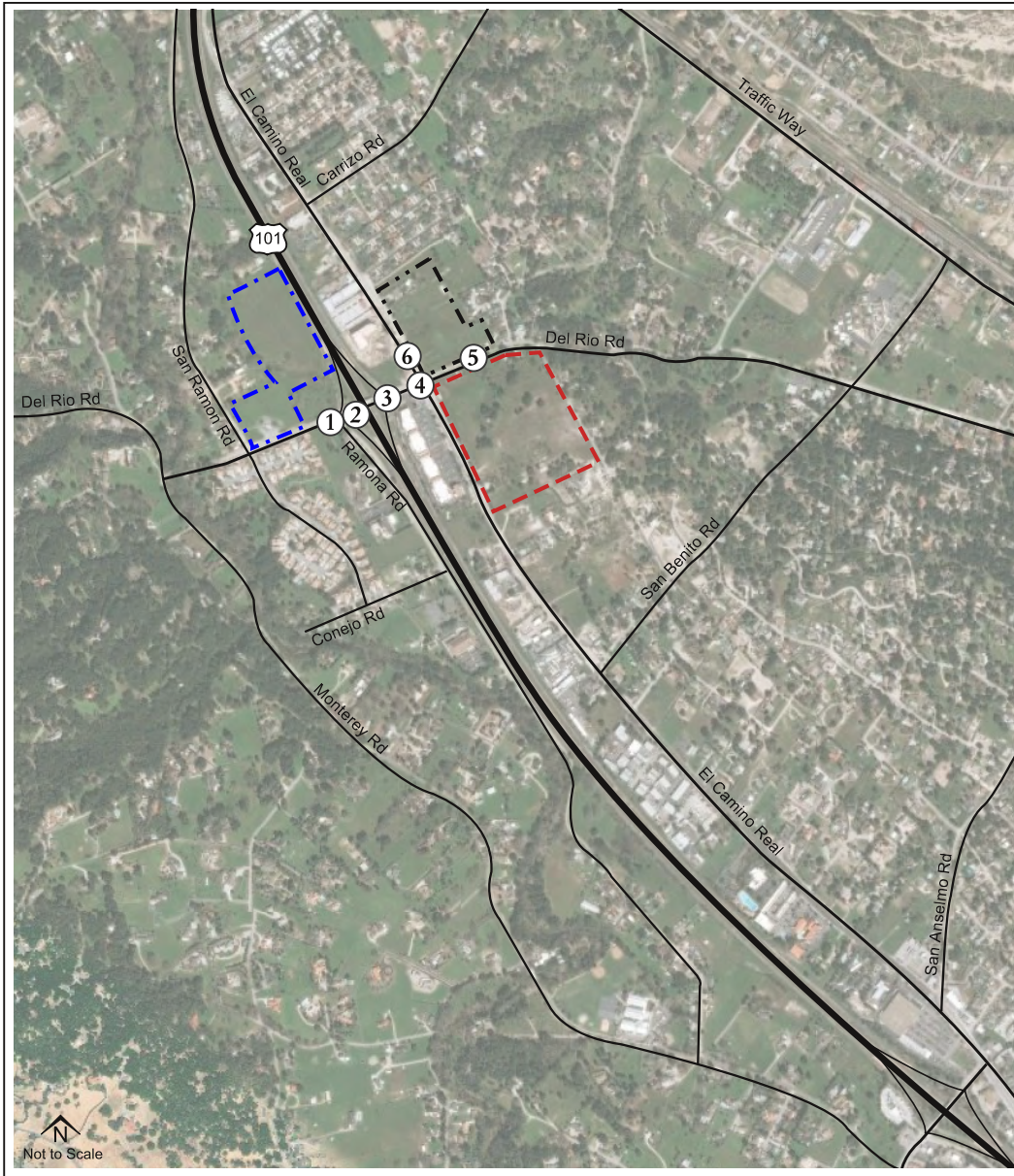
1.1 BACKGROUND

The project would develop the northeast corner of El Camino Real/Del Rio Road (known as the 'Annex East') east of the US 101/Del Rio Road interchange. Past studies identified the need for new roundabouts along Del Rio Road to accommodate traffic from the Walmart project and other area development. The withdrawal of the Walmart project enabled identification of smaller and less costly improvements to maintain traffic flows and acceptable operations.

1.1.1 Del Rio Road Interchange Traffic Analysis

The *Del Rio Road/US 101 Interchange Traffic Sensitivity Analysis* (W-Trans, March 2020) was prepared to evaluate multiple land use alternatives and their potential impacts to the Del Rio Road/US 101 interchange. This analysis resulted in the abandonment of the roundabout concept in favor of lower cost improvements to the signalized intersections along the corridor. Mitigation 1 would add a westbound right turn lane to the Del Rio Road/US 101 NB Ramps and Mitigation 2 would retime the signals and modify the Del Rio Road/El Camino Real intersection to construct a southbound right turn lane and provide more efficient signal phasing. Combined, these two mitigations would result in acceptable operations under the most intensive likely scenario.

Figure 1: Project and Study Locations



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 Traffic Engineering & Transportation Planning
 March 2022

Legend:

- Barrel Creek	- Del Rio Marketplace	- Del Rio Ranch	- Study Intersection
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Del Rio Marketplace

Figure 2: Site Plan



Source: RRM Design Group



March 2022

Del Rio Marketplace

1.1.2 Del Rio Commercial Area Specific Plan

The proposed project is in the Del Rio Commercial Area Specific Plan. The Specific Plan was amended to accommodate the withdrawal of the Walmart project and interest in alternative land uses. The amendment and Final Environmental Impact Report (FEIR) Addendum were supported by the *Del Rio Specific Plan Amendment Traffic Analysis* (W-Trans, August 2020) that describes existing and future traffic operations along Del Rio Road.

The traffic analysis identifies four mitigations, effectively the same as Mitigation 1 and 2 described above in the Del Rio Road Interchange Traffic Analysis section, which can accommodate the planned growth with acceptable traffic operations. It also concludes that a large regional retail project on the Walmart site would require widening the Del Rio Road overcrossing. The amendment assumed this site would be a Business Park.

Since the amendment, additional information about project development east and west of the Del Rio Interchange has been received from applicants. In May 2021, CCTC prepared the *Del Rio Ranch Transportation Impact Study* for the former Walmart site south of Del Rio Road. The proposed project's land uses included light industrial, multi-family dwellings, RV campsites, a hotel, a conference center, an amphitheater, and a small shopping center. In January 2022, CCTC prepared the *Barrel Creek Draft Transportation Impact Study* located north of Del Rio Road and west of US Highway 101. The proposed project's land uses included light industrial, single family dwellings, multi-family dwellings, a hotel, a restaurant and a winery and brewery.

The amended Specific Plan recommended that the traffic signal modifications described in mitigation 4 at the Del Rio Rd/El Camino Real (#4) intersection be completed prior to occupancy of the Business Park. The Specific Plan mitigations and recommendations are summarized in **Table 1**.

Table 1: Amended Specific Plan Mitigation Summary

Amended Specific Plan Mitigation Summary	
Amended Specific Plan Potential Study Area Mitigations	CCTC Recommendation
<p>#1: This mitigation measure includes the addition of a westbound right-turn lane to the intersection of Del Rio Rd/US 101 NB Ramps, such that there would be two westbound lanes on Del Rio Rd from El Camino Real to US 101 NB Ramps. This would require widening Del Rio Rd, the construction of a retaining wall on the north side, and reconstruction of the curb return. By splitting westbound traffic into through and right-turn lanes, the queue length could be reduced by providing drivers two lanes to stack in rather than one for both movements combined. Additionally, splitting through and right-turning traffic would allow turning drivers to bypass through drivers who are waiting for a green light, reducing delay and improving operations at Del Rio Rd/US 101 NB Ramps.</p>	<p>Existing Plus Approved Plus Project volumes operate acceptably without the additional westbound right turn lane at Del Rio Rd/US 101 Northbound Ramps (#3). Recommend project pay their fair share toward future improvements.</p>
<p>#2: This mitigation measure would involve several modifications to the traffic signal at Del Rio Rd/El Camino Real to more efficiently orchestrate the movement of conflicting traffic. This modification involves the replacement of the northbound left-turn protected phasing (green arrow) with protected-permissive phasing (green arrow that goes to green ball or flashing yellow arrow), and the southbound left-turn protected phasing with permissive phasing (green ball or flashing yellow arrow). The eastbound and westbound phases, which currently activate at the same time, would be split to operate sequentially, or one direction and then the other. These changes would require modification to the existing signal infrastructure to incorporate updated signal heads. In addition, this mitigation includes adjustment to the signal phasing in terms of recalls, phase lengths, and the overall cycle length.</p>	<p>Protected -permissive phasing is recommended on both the northbound and southbound approaches, see #4. Eastbound and westbound split phasing not recommended as interim measure based on unacceptable operations with project traffic.</p>
<p>#3: This mitigation measure would combine Mitigation 1 and 2.</p>	<p>Not recommended, see #2.</p>
<p>#4: This option includes any modifications that may be required to achieve acceptable operations with the addition of traffic that would be generated by the Amended Specific Plan scenario. In addition to Mitigation 1 and Mitigation 2 above, the intersection of Del Rio Rd/El Camino Real would need to be further modified to reconfigure the eastbound approach from through/left-turn and right-turn lanes, to left-turn lane and through/right-turn lanes, essentially moving the through movement from the left lane to the right lane. This may require widening the eastbound departure (on the east leg of the intersection) to avoid excessive lateral shifting of through traffic. With a dedicated eastbound left-turn lane, the eastbound-westbound split phasing could be replaced with concurrent timing, as well as protected-permissive phasing for the eastbound left-turn movement. With protected left-turn phasing in the eastbound direction and a prohibition of eastbound U-turns, it would be possible to include a southbound right-turn overlap, which is a green arrow that enables southbound right turning drivers to continue without stopping concurrently with the eastbound left-turn movement. Additionally, the signal at Del Rio Rd/El Camino Real would need to be coordinated with the signals at Del Rio Rd/US 101 NB Ramps and Del Rio Rd/US 101 SB Ramps. This would require extending the interconnect hardware between the ramp signals to Del Rio Rd/El Camino Real, and potentially upgrading the signal hardware at Del Rio Rd/El Camino Real to be compatible with interconnect technology if it is not already. (Note: Existing interconnect conduit and cable.)</p>	<p>Cumulative Plus Project operates acceptably at the Del Rio Rd/El Camino Real (#4) intersection without signal coordination or restriping of the northbound approach. Recommend Marketplace project construct the following improvements prior to occupancy:</p> <ul style="list-style-type: none"> - Restripe eastbound approach to a left, through, and right turn lane. - Install westbound left turn lane. - Modify all approaches to protected-permissive phasing except westbound. - Install southbound right turn overlap. - Update signal timing.

Consistent with the amended Specific Plan, we recommend the Del Rio Rd/El Camino Real (#4) intersection improvements be completed prior to occupancy of the proposed project.

2.0 CEQA Transportation Analysis

This section presents analysis relevant to the California Environmental Quality Act (CEQA), notably analysis of the existing setting, plan consistency, vehicle miles traveled (VMT), and transportation safety.

2.1 EXISTING CIRCULATION NETWORK

The existing roadways adjacent to the proposed project are described below.

- *US 101* is a four-lane freeway serving intercity and regional travel. There is a full access interchange at Del Rio Road.
- *El Camino Real* is a major arterial paralleling US 101. There are two to four travel lanes, Class II bikeways, and intermittent sidewalks.
- *Del Rio Road* is a minor arterial west of El Camino Real and a collector east of El Camino Real. There are two travel lanes, intermittent Class II bike lanes, and intermittent sidewalks. There are proposed Class II bike lanes through the study area.

The existing study intersections are described below:

- Del Rio Road/Ramona Road (#1) Side-street stop controlled with marked crosswalk on the south leg only.
- Del Rio Road/US 101 Southbound Ramps (#2): Existing traffic signal with marked crosswalk and pedestrian signals on the south leg only.
- Del Rio Road/US 101 Northbound Ramps (#3): Existing traffic signal with marked crosswalk and pedestrian signals on the south leg only.
- Del Rio Road/El Camino Real (#4): Existing traffic signal with marked crosswalks and pedestrian signals on all legs.

2.1.1 Transit

The San Luis Obispo Regional Transit Authority (RTA) operates fixed route transit service in the study area. *RTA Route 9* is a bus service traveling between San Luis Obispo, Santa Margarita, Atascadero, Templeton, Paso Robles, and San Miguel with hourly headways on weekdays and reduced frequency on weekends. The closest bus stops to the project site are on El Camino Real south of Del Rio Road at Mission Oaks Plaza.

2.2 CEQA TRANSPORTATION THRESHOLDS

The CEQA transportation thresholds are described below.

2.2.1 City of Atascadero

While the City of Atascadero has not yet adopted VMT standards the State Office of Planning and Research (OPR) has published recommended thresholds which are applied below. OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA* provides guidance for evaluating VMT for various project types.

Mixed-use projects can evaluate the individual components separately or focus the analysis on the dominant use. As shown in **Table 4**, the non-residential components of the project generate over 90 percent of the project's daily trips and are therefore the dominant use. OPR also notes that local-

serving retail can be presumed to have a less-than-significant impact because these uses don't typically generate new demand, but instead shift travel patterns as customers shift to more convenient shopping locations. The proposed retail uses on the site are anchored by a 32,400 s.f. grocery store which is expected to be local serving.

OPR's suggested threshold for office uses is 15 percent below the regional average of work VMT. Work VMT captures trips from home to work. The SLOCOG Travel Demand Model was applied to estimate the work VMT.

While LOS is not an allowable CEQA metric it remains in planning documents for the City of Atascadero and is analyzed under the local transportation analysis section of this report.

2.2.2 Caltrans

Caltrans has eliminated LOS consistent with SB 743 and now relies on VMT and safety to evaluate transportation impacts. Caltrans recently issued a series of policy documents related to transportation impacts and CEQA determinations. Caltrans published a VMT-Focused TIS Guide in May 2020 which replaced the prior guide reliant on LOS. The TIS Guide notes that lead agencies have the discretion to choose VMT thresholds and methods, and generally conforms to OPR guidance.

2.3 RTP CONSISTENCY

SLOCOG's 2019 Regional Transportation Plan (RTP) serves as a blueprint planning the region's transportation system. It integrates land use and transportation planning to identify and prioritize regional transportation improvements.

Figure 13-7 of the RTP shows an existing jobs-housing imbalance within subregions, with the Central County subregion having more than two jobs per housing unit and all other subregions having less than one job per housing unit. This imbalance causes congestion and increases trip lengths as commuters travel to and from the Central County for work.

The RTP's Action Strategies direct new growth to existing mixed-use corridors since these areas support a more efficient transportation network. El Camino Real is one of four corridors identified in the RTP as the priority areas for growth.

The proposed project conforms to the RTP's preferred growth scenario by adding jobs to a mixed-use corridor in the North County subregion, thereby improving the jobs-housing balance in the region and improving land use location efficiency.

2.4 VEHICLE MILES TRAVELED (VMT)

The project's VMT was estimated using the SLOCOG Travel Demand Model. The regional VMT is summarized in **Table 2**.

Table 2: VMT Analysis

Regional VMT Analysis					
Scenario	Total	Demographics		VMT By Trip Purpose ¹	
	Regional VMT	Employees	Population	Residential VMT	Office VMT
2020 No Project	8,899,234	117,276	246,732	4,480,333	1,595,434
2020 With Project	8,899,902	117,474	246,942	4,478,439	1,594,930
<i>Change from No Project</i>	<i>669</i>	<i>198</i>	<i>210</i>	<i>-1,894</i>	<i>-504</i>

1. Residential VMT is produced by households (sum of home-based productions); office VMT is attracted to offices (sum of home-based-work attractions).
Source: SLOCOG TDM, CCTC, 2022

The project is expected to increase overall regional VMT slightly and reduce residential and office VMT. This reduction in office VMT and residential VMT indicates a less-than-significant impact to VMT. The retail component of the project is considered local-serving and is presumed to have a less-than-significant VMT impact.

The provision of commercial uses in a predominantly residential area improves the jobs-housing balance which shortens commute trips lengths. The mix of uses on the project site provides destinations serving project residents as well as other residents nearby. This is consistent with SB 743 and regional planning goals to encourage mixed-use infill developments.

2.5 EMERGENCY ACCESS

The project proposes four driveways, two on Del Rio Road and two on El Camino Real. We recommend truck turning templates for fire access be applied to the ultimate site plan and frontage improvement designs to confirm adequate emergency access. Fire Department approval is also required on all development plans.

2.6 COLLISIONS

CCTC obtained traffic collision data from the Statewide Integrated Traffic Records System (SWITRS), the City’s collision database, and the Caltrans Traffic Accident Surveillance and Analysis System (TASAS). The US 101 Northbound and Southbound ramp intersections have a total collision rate lower than the statewide average.

The average collision rate at the Del Rio Road/El Camino Real (#4) intersection exceeds the statewide average collision rate for similar facilities. Approximately 30 percent of collisions were caused by improper turning, 20 percent auto right-of-way violations, and an additional 20 percent unsafe speed. 50 percent of collisions involved a fixed object and approximately 20 percent of collisions were broadside. No pedestrian, bicycle, severe injury, or fatal collisions occurred. We recommend the following be completed with the improvements at Del Rio Road/El Camino Real (#4):

- Replace eight-inch traffic signal heads with 12-inch heads.
- Install yellow reflective tape on traffic signal backplates.
- Install LEFT TURN YIELD ON GREEN (R10-12) and TURNING VEHICLES YIELD TO PEDESTRIANS (R10-15) signs as needed.
- Replace signs to comply with CAMUTCD Table 2A-3 for sign reflectivity.

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Draft Transportation Impact Study

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- Update signal timing including pedestrian timing and yellow and red clearance intervals to meet current CAMUTCD standards, as necessary.

3.0 Local Transportation Analysis

While LOS is not an allowable CEQA metric it remains in planning documents for the City of Atascadero. The study intersections were analyzed with the Synchro 10 software package applying the HCM 6th Edition methods, except where unusual signal phasing required the use of HCM 2000.

The City’s Circulation Element specifies that level of service (LOS) C or better operations shall be maintained as the standard at all intersections and on all arterial and collector roads. Upon City Council approval, LOS D is acceptable where residences are not directly impacted and improvements to meet the City’s standard would be prohibitively costly or disruptive.

Caltrans has eliminated LOS consistent with SB 743 and now relies on VMT and safety to evaluate transportation impacts.

3.1 EXISTING OPERATIONS

Traffic count data at the study intersections was collected in February 2022. Consistent with recent studies in the area, only the weekday PM peak hour was analyzed since this is the hour which dictates future improvements. Additionally, the project is expected to generate more vehicle trips during the PM peak hour than during the AM peak hour, as shown in the trip generation section of this report.

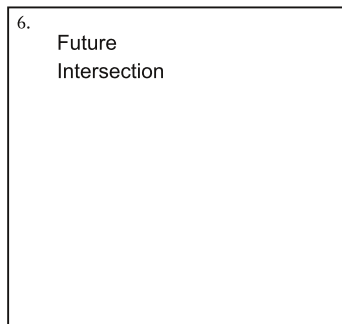
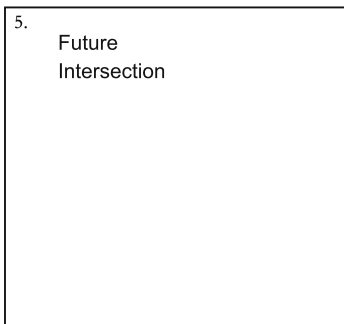
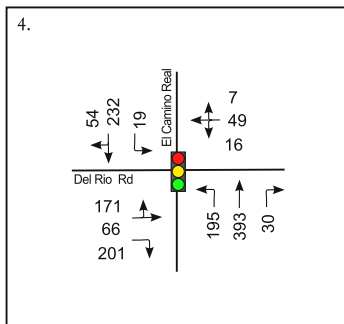
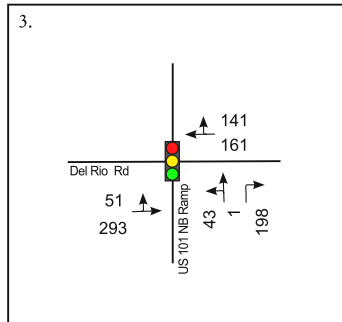
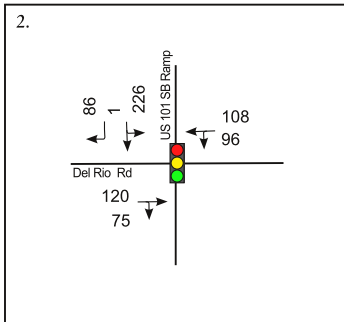
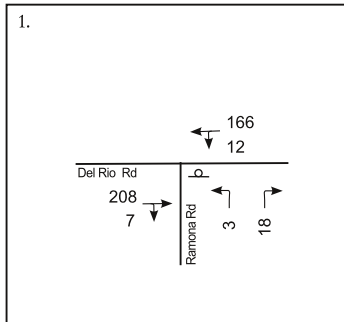
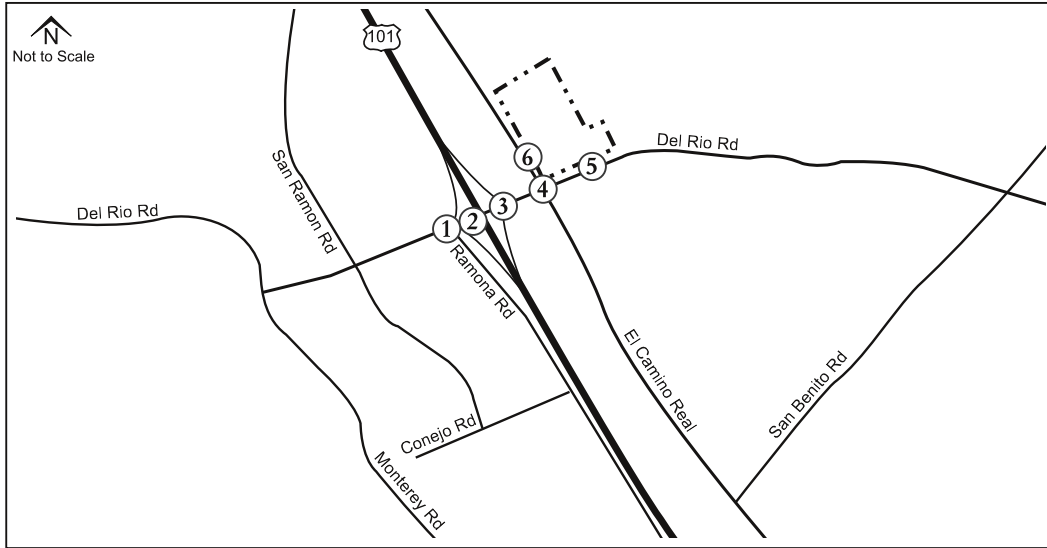
Figure 3 shows the existing traffic volumes and lane configurations. Traffic count sheets are provided in Appendix A. Table 3 summarizes the LOS, with detailed calculation sheets included in Appendix B.

Table 3: Existing PM Peak Hour LOS

Existing PM Peak Hour Levels of Service		
Intersection	Existing	
	Delay ¹	LOS
1. Del Rio Rd/Ramona Rd	0.7 (9.4)	- (A)
2. Del Rio Rd/US 101 SB Ramps	12.2	B
3. Del Rio Rd/US 101 NB Ramps	9.6	A
4. Del Rio Rd/El Camino Real	10.8	B
1. HCM 6th average control delay in seconds per vehicle (HCM 2000 used for Intersections 2 and 3). For side-street-stop controlled intersections the worst approach's delay is reported in parentheses next to the overall intersection delay.		

No LOS or queuing deficiencies are reported under Existing Conditions.

Figure 3: Existing Volumes and Lane Configurations



Legend:

- Del Rio Marketplace
- Traffic Signal
- Stop Sign
- PM Peak Hour Traffic Volumes
- Study Intersection

March 2022

Del Rio Marketplace

3.2 EXISTING PLUS APPROVED PLUS PROJECT CONDITIONS

The amount of traffic affecting the study locations is estimated in three steps: trip generation, trip distribution, and trip assignment. Trip generation refers to the total number of trips generated by the site. Trip distribution identifies the general origins and destination of these trips, and trip assignment specifies the routes taken to reach these origins and destinations.

3.2.1 Trip Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition was used to estimate the trip generation of the Del Rio Marketplace project. Pass-by and internal capture trips were deducted to obtain total external trips. Table 4 summarizes the project trip generation.

Table 4: Trip Generation

Del Rio Marketplace Project Trip Generation								
Land Use	Size	Daily Total	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Phase 1								
Grocery Store ¹	32.400 KSF	3,241	54	39	93	155	155	310
	<i>Pass-By Trips</i> ³	-370	0	0	0	-37	-37	-74
Net New Trips (Phase 1 only)		2,871	54	39	93	118	118	236
Phase 1 + Phase 2								
Shopping Plaza w/Supermarket ²	64.100 KSF	6,057	140	86	226	293	318	611
Light Industrial ³	18.600 KSF	120	14	2	16	2	10	12
Office ⁴	31.500 KSF	425	55	7	62	11	53	64
Residential ⁵	82.000 DU	553	8	25	33	26	16	42
	<i>Pass-By Trips</i> ⁶	-1,220	0	0	0	-122	-122	-244
	<i>Internal Capture</i> ⁷	-440	-5	-5	-10	-44	-44	-88
Net New Trips (Phase 1 & 2)		5,495	212	115	327	166	231	397
Specific Plan								
<i>Specific Plan (Shopping Center)</i> ⁸	104.050 KSF	4,182	96	62	158	192	200	392
<i>Amended SP (Business Park)</i> ⁹	190.000 KSF	2,364	46	30	76	37	43	80
KSF = Thousand Square Feet; ITE = Institute of Transportation Engineers. 1. ITE Land Use Code #850, Supermarket. Average rates used for AM. Fitted curve equation used for Daily and PM. 2. ITE Land Use Code #821, Shopping Plaza. Average rates used for daily and AM. Fitted curve equation used for PM. 3. ITE Land Use Code #110, Light Industrial. Fitted curve equations used. 4. ITE Land Use Code #710, General Office Building. Fitted curve equations used. 5. ITE Land Use Code #220, Multifamily Housing (Low-Rise). Fitted curve equation used for Daily, average rates used for AM and PM based on data cluster. 6. PM peak hour pass-by trips multiplied by a factor of 5 to determine daily pass-by trips. 7. AM and PM Internal Capture from TripGen 10 software. PM multiplied by a factor of 5 to determine daily trips. 8. Total trip generation (Annex East) including pass-by and diverted trips. W-Trans TIA, March 2012. 9. Trip generation (Annex only). Planning Commission, September 2020. Source: ITE Trip Generation Manual, 11th Ed., 2021, and Trip Generation Handbook, 3rd Edition.								

The proposed project would generate 5,495 net new trips per weekday, including 327 AM peak hour trips and 397 PM peak hour trips. The project trip generation is similar to the original Specific Plan as

analyzed in the *Del Rio Road Area Specific Plan Traffic Impact Analysis* (W-Trans, March 2012) and is higher than the estimates analyzed in the amended Specific Plan.

3.2.2 Trip Distribution and Assignment

Trip distribution and assignment for the project trips were estimated using available studies in the area and local knowledge as summarized in **Table 5**.

Table 5: Project Trip Distribution

Project Trip Distribution	
Location	Distribution
El Camino Real (North)	10%
El Camino Real (South)	30%
Del Rio (East)	10%
Del Rio (West)	10%
US 101 (North)	20%
US 101 (South)	20%
Total	100%

Figure 4 shows the Existing Plus Approved Plus Phase 1 volumes and **Figure 5** shows the Existing Plus Approved Plus Project volumes.

3.3 EXISTING PLUS APPROVED PLUS PROJECT INTERSECTION OPERATIONS

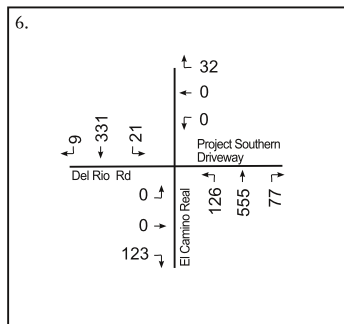
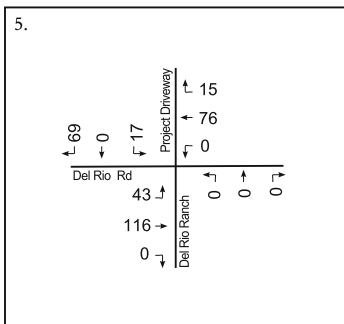
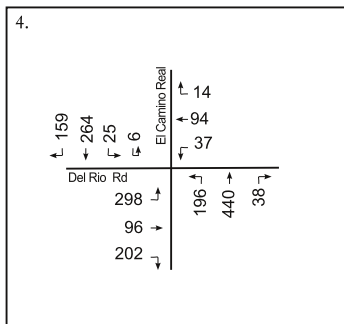
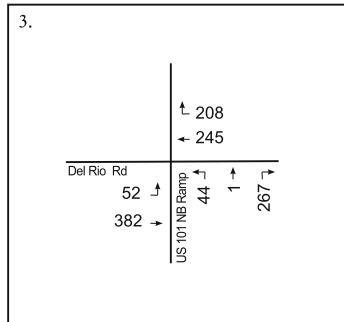
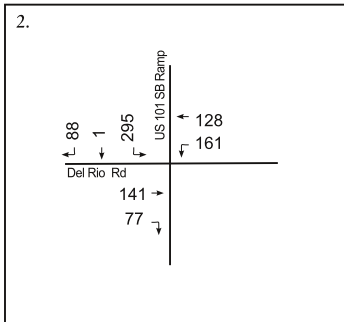
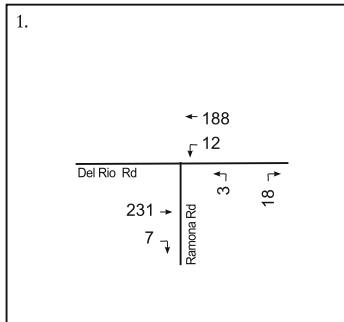
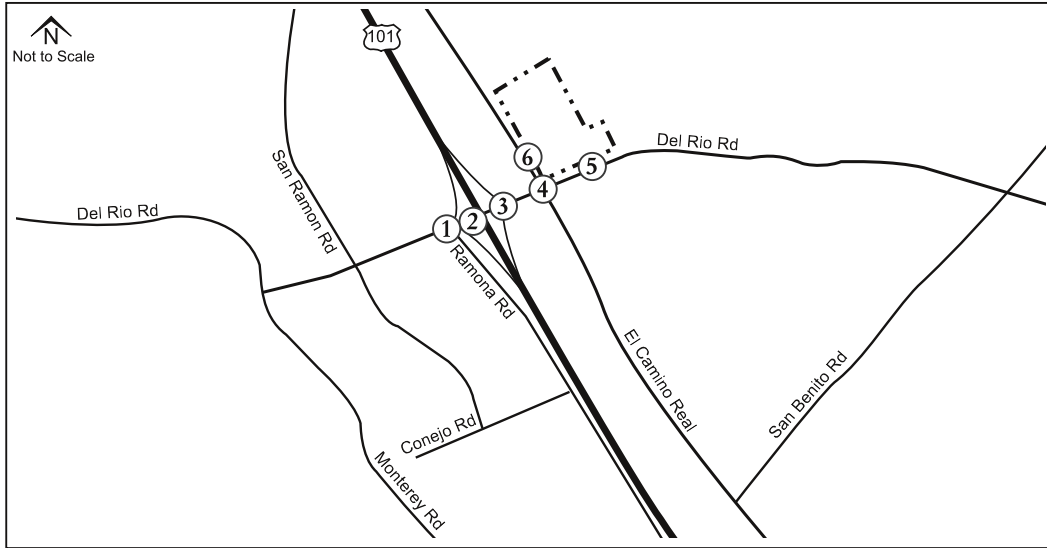
Table 6 summarizes the LOS and **Table 7** presents the key queues for the study intersections, with detailed calculation sheets included in **Appendix B**.

Table 6: Existing and Existing Plus Project PM Peak Hour Levels of Service

Existing Plus Approved Plus Project PM Peak Hour Levels of Service						
Intersection	Existing (EX)		EX + Approved + Phase 1		EX + Approved + Project	
	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS
1. Del Rio Rd/Ramona Rd	0.7 (9.4)	- (A)	0.7 (10.2)	- (B)	0.6 (10.2)	- (B)
2. Del Rio Rd/US 101 SB Ramps	12.2	- (A)	13.5	B	13.5	B
3. Del Rio Rd/US 101 NB Ramps	9.6	B	9.8	A	9.9	A
4. Del Rio Rd/El Camino Real	10.8	A	69.6	E	94.2	F
5. Del Rio Rd/Project Driveway/ Del Rio Ranch	-	-	3.4(9.6)	- (A)	5.3(10.5)	- (A)
6. El Camino Real/Marketplace Southern Driveway	-	-	2.4(12.8)	- (B)	3.0(13.2)	- (B)

1. HCM 6th average control delay in seconds per vehicle (HCM 2000 used for Intersections 2 and 3). For side-street-stop controlled intersections the worst approach's delay is reported in parentheses next to the overall intersection delay.
Unacceptable operations shown in bold text.

Figure 4: Existing Plus Approved Plus Phase 1 Volumes



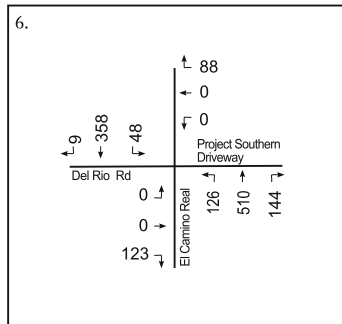
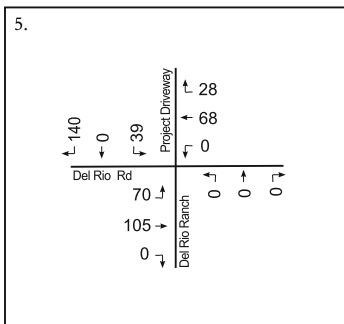
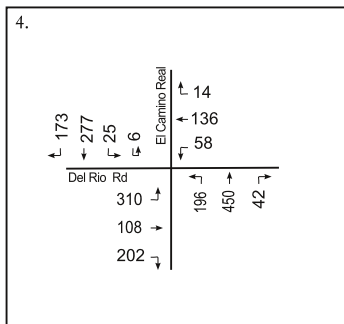
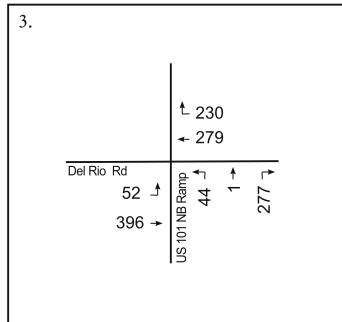
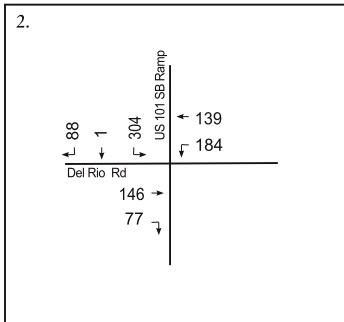
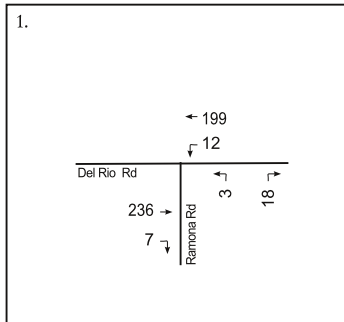
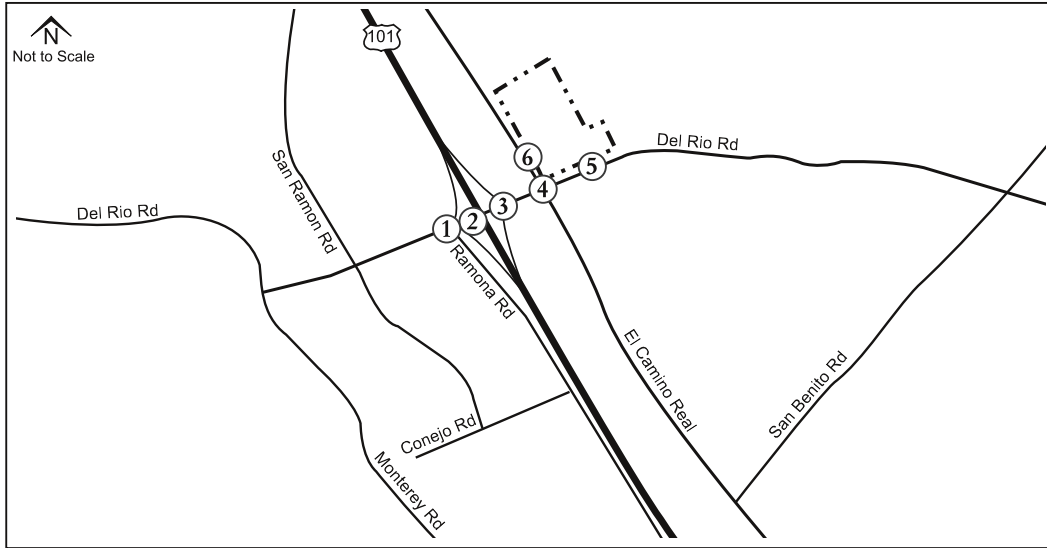
Legend:

- - - Del Rio Marketplace
- xx - PM Peak Hour Traffic Volumes
- (X) - Study Intersection

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Del Rio Marketplace

Figure 5: Existing Plus Approved Plus Project Volumes



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Legend:

- - - Del Rio
- xx - PM Peak Hour
- ⊗ - Study
- - - Marketplace
- Traffic Volumes
- Intersection

Del Rio Marketplace

Table 7: Existing Plus Approved Plus Project PM Peak Hour Intersection Queues

Existing Plus Approved Plus Project PM Peak Hour Intersection Queues ¹					
Intersection	Movement	Storage Length (ft)	Existing (EX)	EX + AP + Phase 1	EX + AP + Project
1. Del Rio Rd/ US 101 SB Ramps	EBT	40	39	55	57
	WBT	290	85	76	82
	SBL ²	705	130	167	#176
	SBR	25	11	20	20
2. Del Rio Rd/ US 101 NB Ramps	EBT	290	163	236	244
	WBT	240	50	104	129
	NBL ³	475	58	35	35
3. Del Rio Rd/ El Camino Real	NBR	175	42	51	52
	EBL	240	177	#614	#688
	EBR	240	51	57	57
	NBL	280	181	237	237
	SBL	150	18	52	52

1. Queue length in feet that would not be exceeded 95 percent of the time. # indicates that the 95th percentile volume exceeds capacity and the queue may be longer. M indicates the queue is metered by an upstream signal.
2. Deceleration length of 235 feet has been subtracted from the storage length per the Highway Design Manual for 30 mph design speed.
3. Deceleration length of 425 feet has been subtracted from the storage length per the Highway Design Manual for 50 mph design speed.
Bold indicates queue length longer than storage length.

All study locations operate with acceptable LOS with the addition of project traffic except Del Rio Road/El Camino Real (#4). The eastbound left turn movement queue exceeds storage at the intersection with the addition of project traffic.

At Del Rio Road/US 101 Southbound Ramps (#3), the addition of project traffic would cause the eastbound through movement queue to block the upstream intersection of Ramona Road.

3.3.1 Recommended Improvements

The following intersection improvements are recommended with the addition of project traffic:

- Del Rio Road/Ramona Road (#1): Ramona Road carries low volumes, the queues reported at the Southbound Ramps would not be exceeded 95 percent of the time, and average queues are not expected to block Ramona Road. Do Not Block Intersection Markings per the California Manual on Uniform Traffic Control Devices (CAMUTCD) Section 3B.17 could be considered to address this infrequent blockage.
- Del Rio Road/El Camino Real (#4): The following improvements would bring the intersection operations to LOS B with acceptable queuing and are recommended prior to occupancy of the first phase:
 - Add a westbound left turn lane with permissive phasing,
 - Modify the southbound and northbound left turns to protected-permissive phasing,
 - Restripe the eastbound approach to a left, through, and right turn lane and modify the left turn to protected-permissive phasing,

- Add overlap phasing to the southbound right turn pocket currently under construction, and
- Optimize signal timings including updating pedestrian and yellow clearance times.

3.4 SITE ACCESS AND ON-SITE CIRCULATION

This section discusses issues related to site access and on-site circulation. On-site circulation deficiencies would occur if the project designs fail to meet appropriate standards, provide adequate truck access, or would result in hazardous conditions.

The American Association of State Highway and Transportation Officials (AASHTO) states that, “ideally, driveways should not be located within the functional area of an intersection or the influence area of an adjacent driveway.”

As shown on **Figure 2**, the project proposes two driveways on El Camino Real and two driveways on Del Rio Road. Full access is proposed at the northern driveway on El Camino Real across from an existing driveway and on Del Rio Road across from the future Del Rio Ranch entrance. Right-in/right-out only turns are recommended and proposed at the eastern driveway on Del Rio Road due to the proximity to the Obispo Road intersection. Left-in/right-in/right-out only turns are recommended and proposed at the southern driveway on El Camino Real due to the proximity to the Del Rio Road/El Camino Real (#4) intersection.

To maintain sight distance at project driveways, all landscaping, signage, or other obstructions shall comply with City Standard Drawing Number 414.

Preliminary truck turning templates provided by the applicant may have used a larger design vehicle than necessary and showed the need for one way travel on the internal circulation system during deliveries. Truck turning templates for truck deliveries and fire access should be applied to the ultimate site plan and frontage improvement designs. We recommend two-way travel with allowance for oncoming vehicles be provided on roadways fronting buildings.

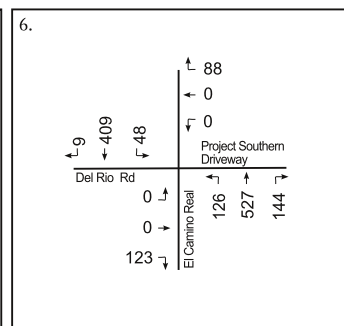
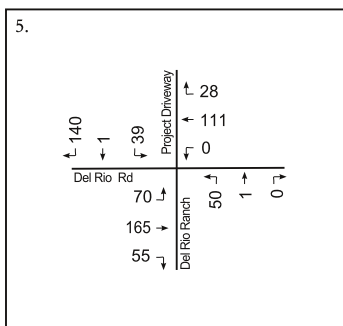
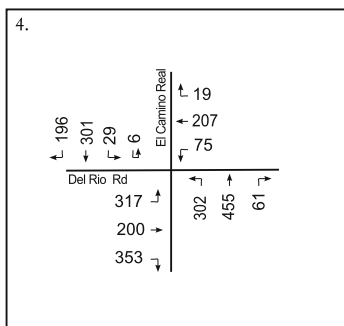
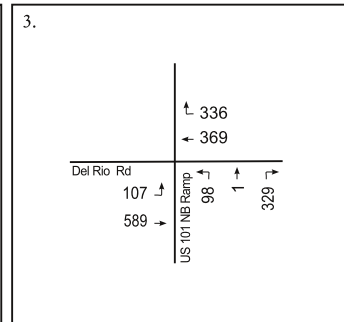
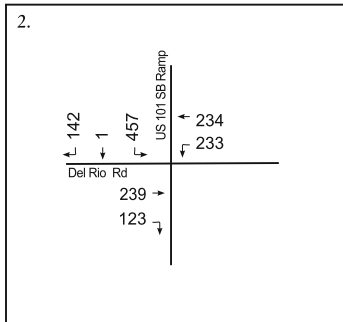
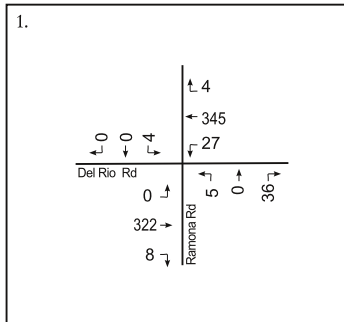
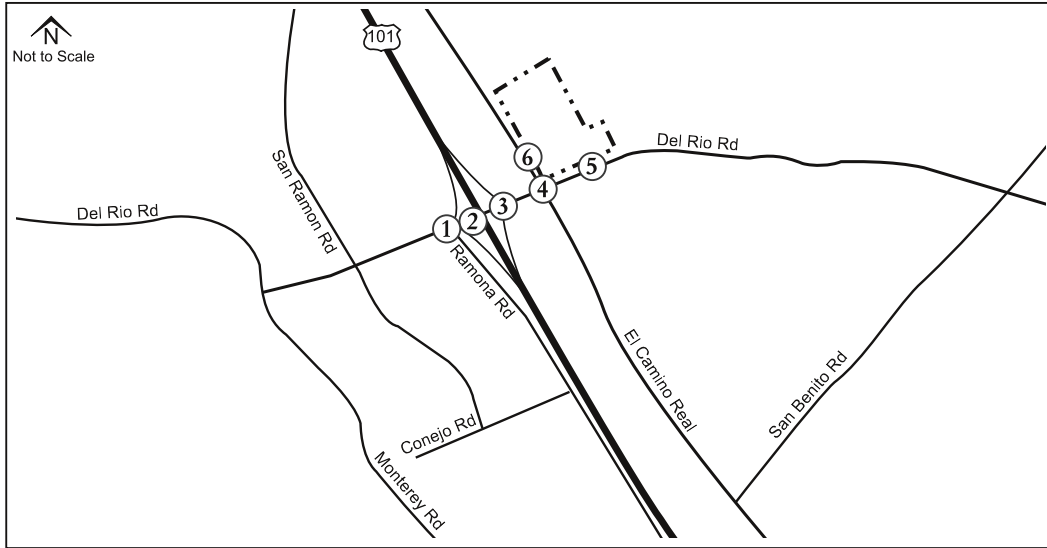
We recommend convenient sidewalk connections between all buildings, the frontage improvements, and crosswalks at key locations. Convenient and secure bike parking should also be provided at the market, plazas, and/or building entrances.

3.5 CUMULATIVE PLUS PROJECT CONDITIONS

Cumulative Conditions (2035) represent build-out of the land uses in the region. Cumulative traffic volume forecasts were developed based on the *Del Rio Commercial Area Specific Plan Amendment Traffic Analysis* (W-Trans, August 2020), *Del Rio Ranch Traffic Impact Study* (CCTC, May 2021), and the *Barrel Creek Draft Traffic Impact Study* (CCTC, January 2022). The amended Specific Plan analysis forecasts were updated to include the Del Rio Ranch and Barrel Creek projects as currently proposed. In addition, the forecasts were updated based on the difference between the 2022 counts and the 2018 data previously used in the Specific Plan amendment. The estimated trips from the existing hotel were also subtracted from the cumulative base volumes.

Figure 6 shows the Cumulative Plus Project traffic volumes, respectively. Under Cumulative Conditions, a peak hour factor (PHF) of 0.92 was used for the analysis. In addition, two percent trucks were assumed under Cumulative Conditions.

Figure 6: Cumulative Plus Project Volumes



March 2022

Legend:

- - - Del Rio Marketplace
- xx - PM Peak Hour Traffic Volumes
- (X) - Study Intersection

Del Rio Marketplace

Table 8 presents the LOS and **Table 9** presents the key queues for the study intersections under Cumulative Plus Project Conditions, with detailed calculation sheets included in **Appendix B**.

Table 8: Cumulative Plus Project PM Peak Hour Levels of Service

Cumulative Plus Project PM Peak Hour Levels of Service		
Intersection	Cumulative+Project	
	Delay ¹	LOS
1. Del Rio Rd/Ramona Rd	0.9(11.6)	- (B)
2. Del Rio Rd/US 101 SB Ramps	34.7	C
3. Del Rio Rd/US 101 NB Ramps	14.2	B
4. Del Rio Rd/El Camino Real	194.2	F
5. Del Rio Rd/Project Driveway/Del Rio Ranch	5.3(17.5)	- (C)
6. El Camino Real/Marketplace Southern Driveway	2.9(13.5)	- (B)
1. HCM 6th average control delay in seconds per vehicle (HCM 2000 used for Intersections 2 and 3). For side-street-stop controlled intersections the worst approach's delay is reported in parentheses next to the overall intersection delay. Unacceptable operations shown in bold text.		

Table 9: Cumulative and Cumulative Plus Project PM Peak Hour Queues

Cumulative Plus Project PM Peak Hour Intersection Queues¹			
Intersection	Movement	Storage Length (ft)	Cumulative Plus Project
2. Del Rio Rd/US 101 SB Ramps	EBT	40	103
	WBT	290	#311
	SBL ²	705	#336
	SBR	25	44
3. Del Rio Rd/US 101 NB Ramps	EBT	290	m321
	WBT	240	247
	NBL ³	475	64
	NBR	175	94
4. Del Rio Rd/El Camino Real	EBL/T	240	#905
	EBR	240	131
	NBL	280	334
	SBL	150	59
<p>1. Queue length in feet that would not be exceeded 95 percent of the time. # indicates that the 95th percentile volume exceeds capacity and the queue may be longer. M indicates the queue is metered by an upstream signal.</p> <p>2. Deceleration length of 235 feet has been subtracted from the storage length per the Highway Design Manual for 30 mph design speed.</p> <p>3. Deceleration length of 425 feet has been subtracted from the storage length per the Highway Design Manual for 50 mph design speed.</p> <p>Bold indicates queue length longer than storage length.</p>			

The following LOS and queuing deficiencies are reported:

- Del Rio Road/US 101 Southbound Ramps (#2): The eastbound through movement queue length further blocks the Ramona Road intersection and the westbound through movement exceeds the storage length on the US 101 overpass. The southbound offramp approach queues would not affect US 101 freeway operations.
- Del Rio Road/US 101 Northbound Ramps (#3): The eastbound through movement queues exceed the storage length on the US 101 Overpass and the westbound queue would reach El Camino Real. The northbound offramp approach would not affect US 101 freeway operations.
- Del Rio Road/El Camino Real (#4): The intersection operates unacceptably, and the northbound left turn and eastbound left/through queue length exceeds the available storage.

3.5.1 Recommended Cumulative Improvements

The following improvements are recommended at the study intersections under Cumulative Plus Project Conditions:

- Del Rio Road/Ramona Road (#1): Consistent with recent studies in the area, realigning Ramona Road approximately 200 feet to the west would provide greater separation from the US 101 ramps and accommodate the queues.
- Del Rio Road/US 101 Southbound Ramps (#2): Consistent with recent studies in the area, optimizing signal timings would improve corridor operations. In addition, an eastbound right

turn lane is recommended to reduce queuing on the US 101 overpass. The turn lane could use the existing Ramona Road intersection approach and be constructed when the Del Rio Road/Ramona Road (#1) intersection is realigned.

- Del Rio Road/US 101 Northbound Ramps (#3): Consistent with recent studies in the area, constructing a westbound right turn lane and optimizing signal timings would improve corridor operations.
- Del Rio Road/El Camino Real (#4): The improvements recommended under Existing Plus Approved Plus Project Conditions operate at LOS C with acceptable queuing under Cumulative Plus Project Conditions. The natural cycle length at the US 101 Ramp intersections is shorter than the El Camino Real intersection due to the number of intersection approaches and crosswalk lengths. With an additional turn lane added in each direction between the US 101 Northbound Ramps and El Camino Real, traffic signal coordination or restriping of the northbound approach is not required or recommended.

With the recommended improvements, all study intersections would operate acceptably at LOS C or better and queuing would not encroach into the deceleration distance needed for vehicles exiting US 101.

All recommended intersection improvements have been previously identified in historic studies except the eastbound right turn lane at Del Rio Road/ US 101 Southbound Ramps (#3).

We recommend the project make a fair share contribution towards the cost of the improvements at Ramona Road and the US 101 Ramp intersections. We recommend the project construct the proposed improvements at Del Rio Road/El Camino Real (#4) prior to occupancy of the first phase.

4.0 References

- California Department of Transportation. 2012, 2018. Highway Design Manual.
- _____. 2019. California Manual on Uniform Traffic Control Devices, 2014 Edition, Revision 4.
- _____. May 2020. Vehicle Miles Traveled-Focused Transportation Impact Study Guide.
- California Governor's Office of Planning and Research (OPR). December 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA.
- Central Coast Transportation Consulting (CCTC). May 2021. Del Rio Ranch Transportation Impact Study.
- _____. January 2022. Barrel Creek Draft Transportation Impact Study.
- City of Atascadero. September 2010. Bicycle Transportation Plan.
- _____. March 2014. Standard Specifications and Drawings.
- _____. July 2016. General Plan 2025, Update #3.
- Federal Highway Administration (FHWA). September 2005. Safety Effects of Marked Versus Unmarked Crosswalks at Uncontrolled Locations Final Report and Recommended Guidelines.
- GHD. January 2020. City of Atascadero 2020 Speed Zone Survey Update.
- Institute of Transportation Engineers (ITE). 2021. Trip Generation Manual, 11th Edition.
- _____. 2017. Trip Generation Handbook, 3rd Edition.
- San Luis Obispo Council of Governments. 2014. Regional Transportation Plan/Sustainable Communities Strategy.
- Transportation Research Board. 2016. Highway Capacity Manual, 6th Edition.
- W-Trans. 2008. Interchange Improvement Study for the City of Atascadero.
- _____. March 2012. Del Rio Road Area Specific Plan Traffic Impact Analysis.
- _____. March 2020. Del Rio Road/US 101 Interchange Traffic Sensitivity Analysis.
- _____. August 2020. Del Rio Specific Plan Amendment Traffic Analysis.

**Redlined Mitigation Monitoring and Reporting Program
for the
2022 Addendum to the FINAL
Environmental Impact Report
Del Rio Road Commercial Area Specific Plan
City of Atascadero, San Luis Obispo County, California
State Clearinghouse No. 2010051034**

The attached Mitigation Monitoring Program excerpts represent measures modified for the Marketplace development. The full Mitigation Monitoring Program is on file at the City of Atascadero.

City of Atascadero - Del Rio Road Commercial Area Specific Plan

Mitigation Monitoring and Reporting Program

Table 1 (cont.): Del Rio Road Commercial Area Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion Date Initial	
<p>MM TRANS-1c: Prior to occupancy of the first new building within the Specific Plan on the east side of El Camino Real, modifications <u>improvements</u> to the <u>intersection and</u> traffic signals at Del Rio Road/El Camino Real shall be completed by the developer to more efficiently orchestrate the movement of conflicting traffic. This modification requires <u>These improvements include the following: the replacement of the northbound left turn protected phasing (green arrow) with protected permissive phasing (green arrow that goes to green ball or flashing yellow arrow), and the southbound left turn protected phasing with permissive phasing (green ball or flashing yellow arrow). The eastbound and westbound phases, which currently activate at the same time, shall be split to operate sequentially, or one direction and then the other. These changes shall require modification to the existing signal infrastructure to incorporate updated signal heads. In addition, this mitigation includes adjustment to the signal phasing in terms of recalls, phase lengths, and the overall cycle length. — 1) add a westbound left turn lane with permissive phasing; 2) modify the southbound and northbound left turns to protected-permissive phasing; 3) restripe the eastbound approach to a left, through, and right turn lane and modify the left turn to protected-permissive phasing; 4) add overlap phasing to the southbound right turn pocket fronting 1920 El Camino Real; 5) replace eight-inch traffic signal heads with 12-inch heads, 6) install yellow reflective tape on all backplates; 7) install new signage and replace non-reflective signs; and 8) optimize signal timings including updating pedestrian and yellow clearance times. All the listed items shall be coordinated and approved by the City Engineer.</u></p>	<p>Site inspection; acceptance of improvements</p>	<p>Prior to issuance of the final certificate of occupancy for buildings on any site east of ECR</p>	<p>City of Atascadero</p>		
<p>MM TRANS 1-d <u>Prior to issuance of any building permit within the Del Rio Road Commercial Area Specific Plan, the pm peak hour trips shall be evaluated to ensure that total pm peak hour trips do not exceed 1,000. If trips associated with a proposed building permit does not exceed this threshold, the applicant</u>Prior to occupancy of the first use that exceeds 1:34 p.m. cumulative peak hour trips, All projects shall pay their fair share toward the addition of <u>a westbound to northbound right-turn lane shall be added to</u>at <u>the intersection of Del Rio Road/US 101, such that there would be two westbound travel lanes on Del Rio Road from El Camino Real to the US 101 North ramp. This would require widening Del Rio Road, the construction of a retaining wall on the north side of Del Rio Road, and reconstruction of the curb return. If trips associated with a proposed building permit exceeds this threshold, the applicant may be required to construct the above improvements and as detailed below.</u></p>	<p>Receipt of fees / Site inspection; acceptance of improvements</p>	<p>Prior to issuance of each building permit for the project</p>	<p>City of Atascadero</p>		

Table 1 (cont.): Del Rio Road Commercial Area Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion Date Initial	
<p>Concurrent with the addition of the right turn lane noted above, the intersection of Del Rio Road/El Camino Real shall be reconfigured at the eastbound approach from through /left turn and right turn lanes, to left turn lane and through/right turn lanes, moving the through movement from the left lane to the right lane.</p> <p>This includes widening the eastbound departure (on the east leg of the intersection) to avoid excessive lateral shifting of through traffic. With a dedicated eastbound left-turn lane, the eastbound-westbound split phasing shall be required to be replaced with concurrent timing, as well as protected-permissive phasing for the eastbound left-turn movement. With protected left-turn phasing in the eastbound direction and a prohibition of eastbound U-turns, a southbound right-turn overlap shall be provided, which is a green arrow that enables southbound right-turning drivers to continue without stopping concurrently with the eastbound left-turn movement. Additionally, the signal at Del Rio Road/El Camino Real shall be coordinated with the signals at Del Rio Road/US 101 North Ramps and Del Rio Road/US 101 South Ramps. This will require extending the interconnect hardware between the ramp signals to Del Rio Road/El Camino Real, and potentially upgrading the signal hardware at Del Rio Road/El Camino Real to be compatible with interconnect technology if it is not already.</p> <p>All development within the Specific Plan area shall be responsible for paying their fair share towards these improvements as a special impact fee. The special impact fee will be in addition to the Citywide impact fees in place at the time of development and shall be collected prior to issuance of any permit. Should a developer construct the improvements, any costs of the installed improvements in excess of the project's proportional share, may be eligible for a TIF fee credit. Any potential TIF fee credit will be calculated by the City and will comply with any City resolution guiding TIF Fee credits in place at the time of construction of the improvements. The developer constructing the improvements may also be eligible for reimbursement from other development within the Specific Plan area should improvements be installed prior to Specific Plan build-out.</p>					

Table 1 (cont.): Del Rio Road Commercial Area Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion Date Initial	
<p>MM TRANS 1-e Prior to issuance of building permits for any land use that exceeds 293 <u>traffic capacity cumulative weekday p.m. peak hour trips</u> within the Specific Plan area, the following improvements shall be completed, <u>as determined by a traffic analysis for each project and subject to the approval of the City Engineer:</u></p> <ul style="list-style-type: none"> • Widening the eastbound approach to Del Rio Road/El Camino Real to three lanes that extend upstream to Del Rio Road/US 101 North Ramps, with one lane each assigned to left turns, through lanes, and right turns. • The westbound approach <u>to US 101 north ramps</u> shall be widened to include a right-turn <u>only</u> pocket. • A second northbound left-turn lane <u>at Del Rio Rd/El Camino Real</u> shall be constructed to accommodate traffic leaving the commercial developments and heading toward the freeway. • Overlaps <u>to traffic signal operations</u> shall be added to further improve traffic flow. • The Del Rio Road overpass shall to be widened to four lanes, with a through/left-turn combined lane and through lane approaching eastbound to Del Rio Road/US 101 North Ramps and left-turn and through/left-turn combined lanes on the westbound approach to Del Rio Road/US 101 South Ramps. • At Del Rio Road/US 101 South Ramps, the southbound approach shall be expanded to include an additional left-turn lane, and the phasing shall be modified to split the eastbound and westbound approaches. • Interconnect shall be provided between all three signals to coordinate cycles. <p>Should a developer construct the improvements, any costs of the installed improvements in excess of the project's proportional share, may be eligible for a TIF fee credit. Any potential TIF fee credit will be calculated by the City and will comply with any City resolution guiding TIF Fee credits in place at the time of construction of the improvements. The developer constructing the improvements may also be eligible for reimbursement from other development within the Specific Plan area should improvements be installed prior to Specific Plan build-out.</p>	<p>Site inspection; acceptance of improvements</p>	<p>Prior to issuance of each building permit</p>	<p>City of Atascadero</p>		



DEL RIO MARKETPLACE

PERSPECTIVE VIEW - Location Description

VICINITY MAP



PLANNING AREA

"NORTH END PROJECT SITE" WITHIN THE DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN

PROJECT DESCRIPTION

THIS PROJECT CREATES A MIXED-USE CENTER FOR BUSINESS AND COMMERCIAL TENANTS, WITH RESIDENTIAL UNITS IN UPPER FLOORS OF THE MULTI-STORY BUILDINGS. THE DEL RIO MARKETPLACE WILL BE ACCESSIBLE FROM BOTH EL CAMINO AND DEL RIO, WITH A SITE DESIGN THAT CREATES PRACTICAL BUSINESS SPACE WITHIN A CREATIVE, INTER-CONNECTED ENVIRONMENT. THE ON-SITE CIRCULATION AND PARKING PLAN ACCOMMODATES NEEDS FOR BUSINESS VIABILITY, ENHANCED BY PEDESTRIAN WALKWAYS AND OUTDOOR GATHERING AREAS WITH LANDSCAPING AND SHADE TREES THROUGHOUT.

THIS APPLICATION PROPOSES A MASTER PLAN FOR FULL BUILD-OUT, WITH VALLEY FRESH MARKET IN THE FIRST PHASE OF DEVELOPMENT.

PROJECT DIRECTORY

OWNER: MADONNA ENTERPRISES, LLC
284 FIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: CLIVE PEARCE
PHONE: (805) 543-0300
EMAIL: CLIVE@MADONNAPROPERTIES.COM

PLANNER: WHELEN CONSULTING
P.O. BOX 5021
SAN LUIS OBISPO, CA 93403
CONTACT: PATTI WHELEN
PHONE: (805) 503-9747
EMAIL: PATTI@WHELENCONSULTING.COM

ARCHITECT: RRM DESIGN GROUP
3765 S. FIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: SCOTT MARTINI
PHONE: (805) 543-1794
EMAIL: SAMARTIN@RRMDESIGN.COM

CIVIL: CANNON | ENGINEERING CONSULTANTS
1050 SOUTHWOOD DRIVE
SAN LUIS OBISPO, CA 93401
CONTACT: SUSAN ROBERTS
PHONE: (805) 544-7407
EMAIL: SUSAN@CANNONCORP.US

LANDSCAPE: RRM DESIGN GROUP
3765 S. FIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: DAUFUR, CHRIS
PHONE: (805) 543-1794
EMAIL: CD@RRMDESIGN.COM

PROJECT ADDRESS: EL CAMINO REAL AND DEL RIO ROAD
ATASCADERO, CA
049-102-075
049-102-031
049-102-045
049-102-048
049-102-051
049-102-056

PROJECT STATISTICS

ZONING: CR - COMMERCIAL RETAIL
PROJECT AREA: 12 ACRES (+/- 522,000 SF)

BUILDING GROSS AREA: 214,400 SF
GROUND FLOOR: 114,200 SF

MINIMUM LANDSCAPE COVERAGE: 10%
PROPOSED LANDSCAPE COVERAGE: 25%

MAX. ALLOWED HEIGHT: OCCUPIED 35'-0" FT.
NON-OCCUPIED FEATURES 45'-0"
VARIES, REFER TO BUILDING ELEVATIONS

MAX. PROPOSED HEIGHT: VARIES, REFER TO BUILDING ELEVATIONS

YARD SETBACKS	REQUIRED	PROPOSED
FRONT	10 FT	10 FT (RETAIL 4)
SIDE	10 FT	N/A
REAR	0 FT	N/A
ADJACENT RESIDENTIAL PROPERTY	30 FT	47' [EXCHANGE 1] 45' [VALLEY FRESH]

OCCUPANCY TYPES & AREA:

VALLEY FRESH MARKET	32,400 SF
RETAIL/SERVICE	31,700 SF
OFFICE	31,800 SF
LIGHT INDUSTRIAL/OFFICE	18,600 SF
RESIDENTIAL	100,200 SF & 92 TOTAL UNITS

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
COMMERCIAL PARKING REQUIRED:		
GROCERY STORE	32,400 SF X (1/200)	162
RETAIL 1	4,500 SF X (1/250)	18
RETAIL 2	6,000 SF X (1/250)	24
RETAIL 3	4,000 SF X (1/250)	16
RETAIL 4	6,200 SF X (1/250)	25
RETAIL 5	9,000 SF X (1/250)	36
EXCHANGE 1	10,000 SF X (1/400)	25
EXCHANGE 2	8,600 SF X (1/400)	22
OFFICE 1	18,000 SF (1/400)	45
OFFICE 2	13,500 SF (1/400)	34
TOTAL COMMERCIAL	114,200 SF	361
RESIDENTIAL PARKING REQUIRED:		
1-BED	46 X (1.5/UNIT)	69
2-BED	46 X (2/UNIT)	92
GUEST	(1/5 UNITS) X (92 TOTAL UNITS)	18
TOTAL RESIDENTIAL		179
TOTAL REQUIRED FOR PROPOSED		540
PARKING REQUIRED		544
PARKING PROVIDED		580

SHEET INDEX

T1	TITLE SHEET
A2	PROPOSED ARCHITECTURAL SITE PLAN
A3	VALLEY FRESH MARKET FLOOR PLAN
A4	SITE SECTIONS
A5	VALLEY FRESH MARKET ELEVATIONS
A6	VALLEY FRESH MARKET COLOR AND MATERIALS
A7	COLOR AND MATERIALS
A8	PERSPECTIVE 1
A9	CHARACTER PERSPECTIVE 2
A10	CHARACTER PERSPECTIVE 3
TM1	EXISTING TENTATIVE MAP
C1	EXISTING CONDITIONS
C2	GRADING AND DRAINAGE PLAN
C3	SITE CROSS SECTIONS
C4	UTILITY PLAN
C5	TRUCK TURNING ANALYSIS
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL SOUNDWALL AND FENCING PLAN
L3	CONCEPTUAL SOUNDWALL AND FENCING SECTIONS
L4	CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENT
L5	LANDSCAPE SITE INSPIRATION
L6	CONCEPTUAL PLANT PALETTE
L7	CONCEPTUAL PLANT PALETTE
L8	MONUMENT SIGNAGE
L9	PROJECT SIGNAGE

TOTAL SHEET COUNT = 25



TITLE SHEET DEL RIO MARKETPLACE

24 MAY 2022

2678-01-CO21







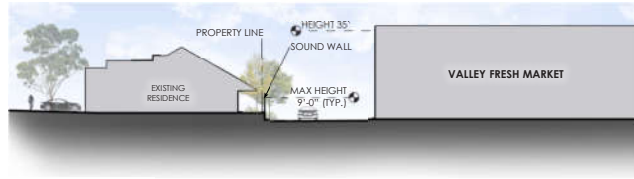
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2 SECTION B
1"=40' (24 X 36 SHEET)



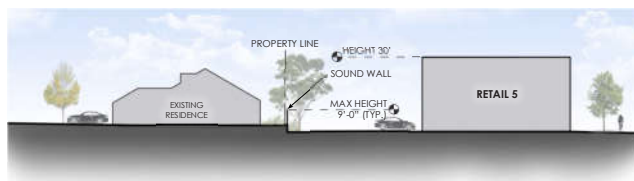
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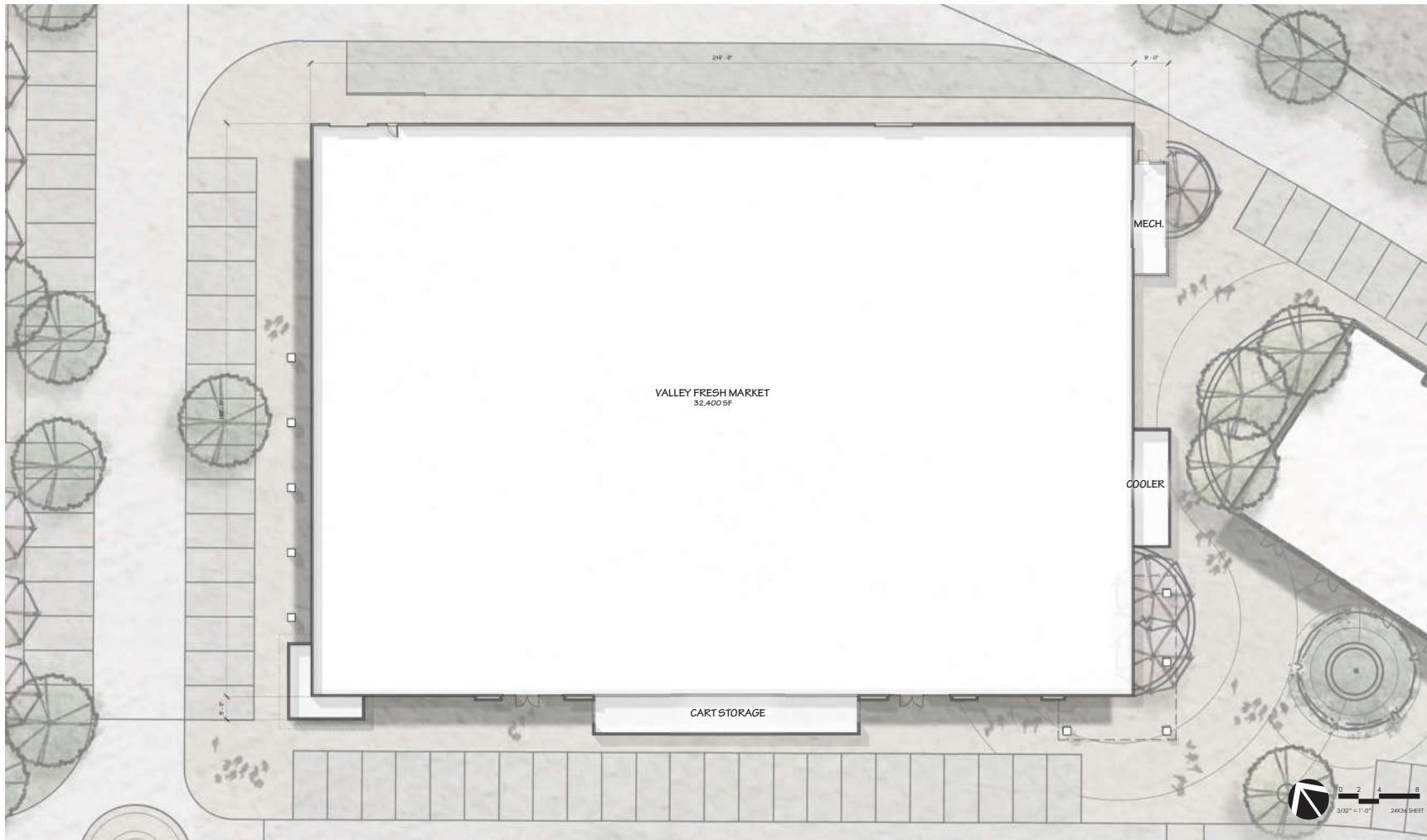
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SITE SECTIONS
DEL RIO MARKETPLACE

24 MAY 2022
2678-01-CO21







1 FRONT (SOUTH) ELEVATION
3/32" = 1'-0" (24 X 36 SHEET)



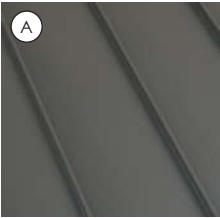
2 LEFT (WEST) ELEVATION
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3 RIGHT (EAST) ELEVATION
3/32" = 1'-0" (24 X 36 SHEET)

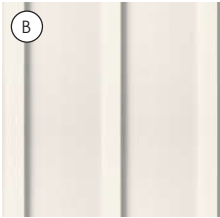


4 BACK (NORTH) ELEVATION
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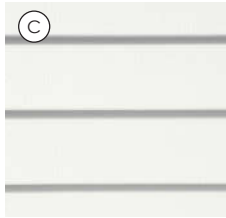




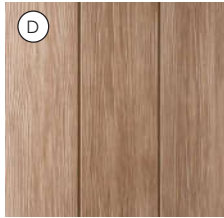
METAL ROOFING
STANDING SEAM GRAY



BOARD AND BATTEN
FIBER CEMENT SIDING



HORIZONTAL SIDING
FIBER CEMENT SIDING



VERTICAL SIDING
FIBER CEMENT WOOD LOOK



CONCRETE MASONRY UNIT
BLOCK WALL



BLACK (ANODIZED)
STOREFRONT



BLACK
LIGHT FIXTURES

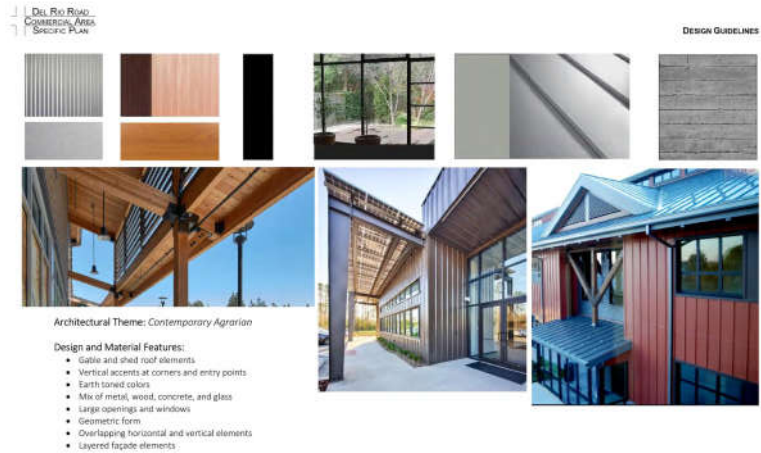


Figure 5-4: Architectural Design Concept – Architectural Theme Elements

CITY OF ATASCADERO DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN

APPROVED THROUGH SPECIFIC PLAN
 VARIOUS MATERIALS



GENERAL PAINT PALLET
 RETAIL AND OFFICES



INTERNALLY ILLUMINATED
 CHANNEL SIGN



CORRUGATED METAL GREY STANDING SEAM BLACK STUCCO WHITE STUCCO GREY LEDGE STONE BASE WHITE BARK™ WOOD RAILING METAL RAILING

GENERAL MATERIAL PALLET
 RETAIL AND OFFICES









CHARACTER PERSPECTIVE 3
DEL RIO MARKETPLACE

24 MAY 2022

2678-01-CO21

A10
CUP PACKAGE



OWNER:
 MP ANGEL, LLC
 284 HIGHER STREET
 248 LUIS ORSICO, CA 92401
 CONTACT: CLINT PEARCE

OWNER REPRESENTATIVE:
 WHELEN CONSULTING, INC.
 1000 SOUTHWOOD DRIVE
 SAN LUIS ORSICO, CA 92403
 CONTACT: PATTI WHELEN
 PHONE: (805) 503-2747
 EMAIL: PATTI@WHELENCONSULTING.COM

ENGINEER/SURVEYOR:
 CANNON
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 CONTACT: SUSAN ROBERTS
 PHONE: (805) 544-7407
 EMAIL: SUSAN@CANNONCONSULTING.COM

APN:
 048-102-031, 045, 048, 051, 056, AND 075

PROJECT AREA:
 GROSS: 12.2 ACRES
 NET: 12.0 ACRES

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A BRASS DISK STAMPED "7 1400 WEST" SET IN THE SOUTHWEST CORNER OF DEL RIO ROAD OVER CROSSING OF HIGHWAY 101, 14.3' SOUTH OF CENTERLINE OF DEL RIO ROAD OVER CROSSING, 3.4' SOUTH OF FRONT LINE CURB, 1.4' NORTH OF SOUTH EDGE OF SIDEWALK, 12.4' WEST OF SOUTHWEST CORNER OF DEL RIO ROAD OVER CROSSING, 0.9' ABOVE ROADWAY. NGS DESIGNATION AC2824 F 1650.
 ELEVATION = 883.7' (NAVD 88)

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING S 25° 05' 10" EAST OF THE CENTERLINE OF EL CAMINO REAL AS SHOWN ON THE MAP OF TRACT 3161, RECORDED AT BOOK 40 OF MAPS AT PAGE 97.

ZONING/GENERAL PLAN INFORMATION:
 ZONING/DISTRICT: CR - COMMERCIAL RETAIL
 GENERAL PLAN DESIGNATION: GC - GENERAL COMMERCIAL

VESTING TENTATIVE MAP:
 BEING A SUBDIVISION OF PARCEL 2 OF 15 PM 13, THE REMAINDER PARCELS OF TRACT 3161, A PORTION OF LOT 35 OF THE ATASCADERO COLONY AS DESCRIBED IN THE DEED RECORDED AT BOOK 620 OF OFFICIAL RECORDS AT PAGE 435, PARCEL 1 OF 40 PM 76, PARCEL 5 OF 8 PM 28, AND A PORTION OF LOT 32 OF THE ATASCADERO COLONY AS DESCRIBED IN THE DEED RECORDED AT BOOK 03 OF OFFICIAL RECORDS AT PAGE 68.

PROPOSED EASEMENTS:
 THE PARCEL MAP WILL RESERVE RECIPROCAL EASEMENTS FOR ingress, egress, drainage and utilities.
 THIS PARCEL MAP WILL RESERVE (OR DEDICATE DEPENDING ON STATUS OF OWNERSHIP AT THE TIME) AN ACCESS EASEMENT FOR THE BENEFIT OF TRACT 3161, REFLECTING THE EASEMENT RESERVED ON THAT TRACT MAP.

F:\Users\32071\Documents\Production and Drafting\Cast\Drawings\Cast\Drawings\10103-50\10103-50\10103-50\10103-50.dwg 5-24-22 08:17:05 AM jcamp

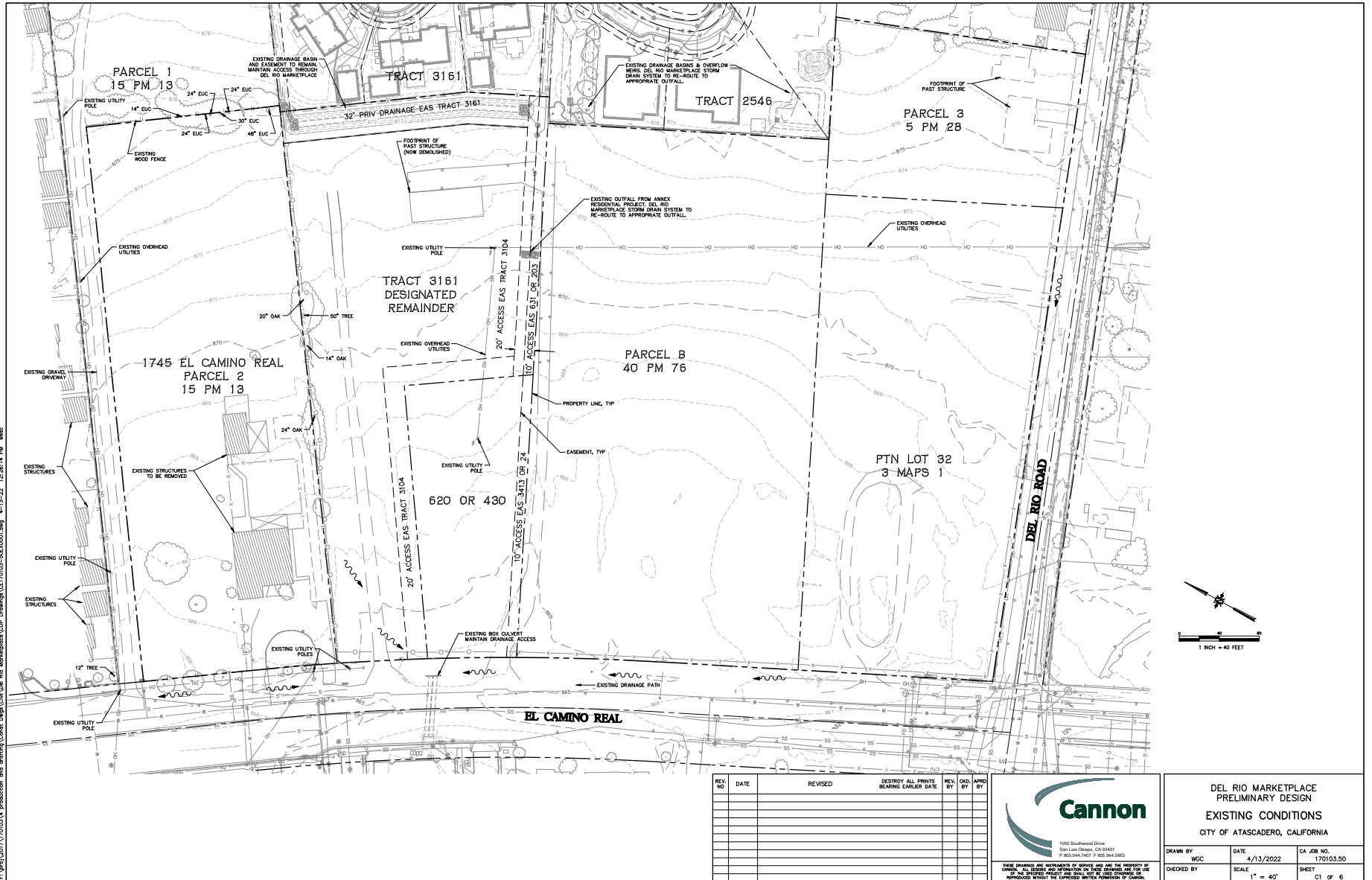


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1000 Southwood Drive
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DEL RIO MARKETPLACE VESTING TENTATIVE MAP AT 22-0011 CITY OF ATASCADERO, CALIFORNIA		
DRAWN BY	DATE	CA JOB NO.
WGC	4/13/2022	1700.03.50
CHECKED BY	SCALE	SHEET
	1"=40'	TM1 OF 6



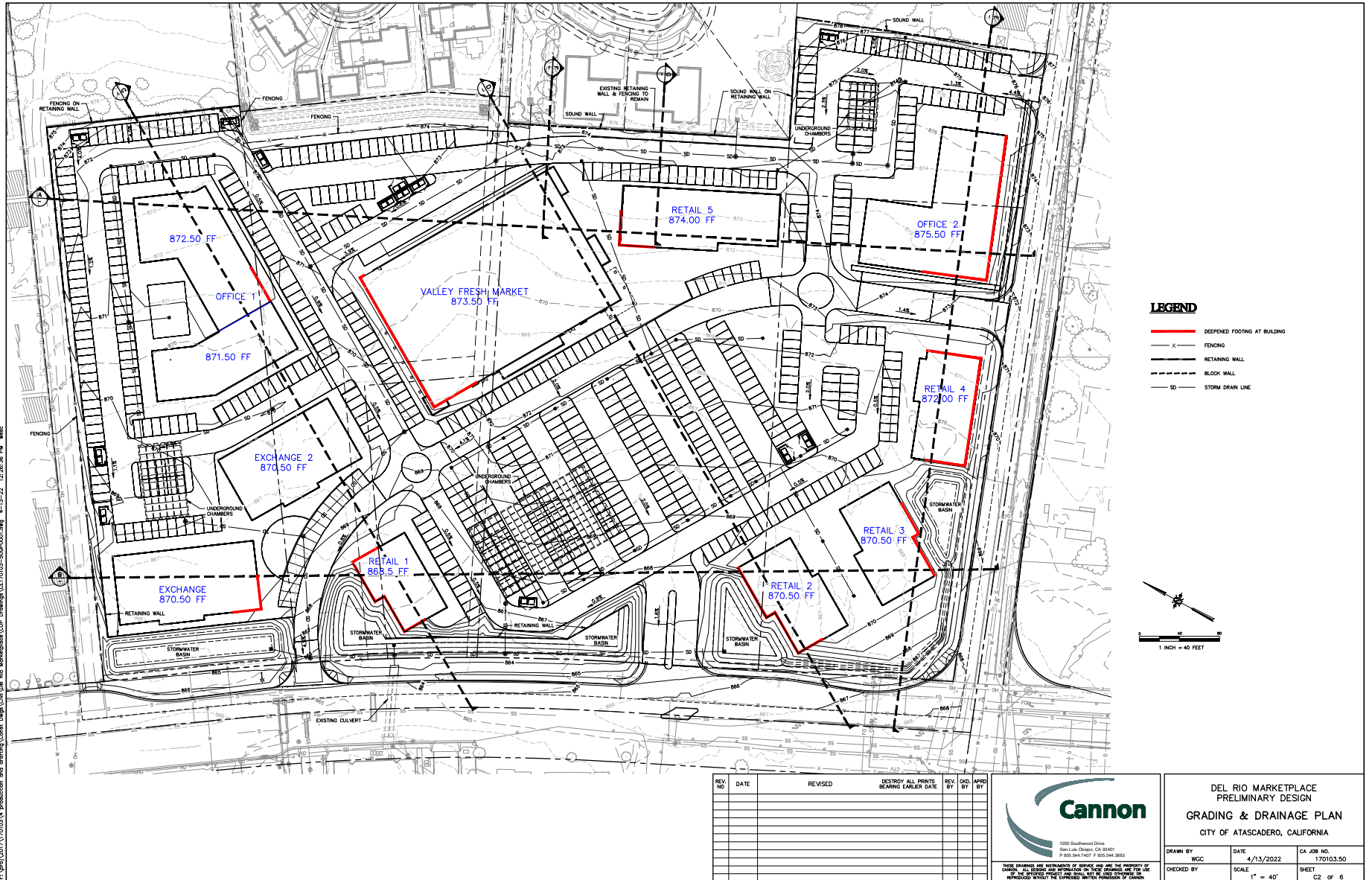
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DEL RIO MARKETPLACE PRELIMINARY DESIGN EXISTING CONDITIONS CITY OF ATASCADERO, CALIFORNIA		
DRAWN BY WGC	DATE 4/13/2022	CA JOB NO. 370103.50
CHECKED BY	SCALE 1" = 40'	SHEET C1 OF 6



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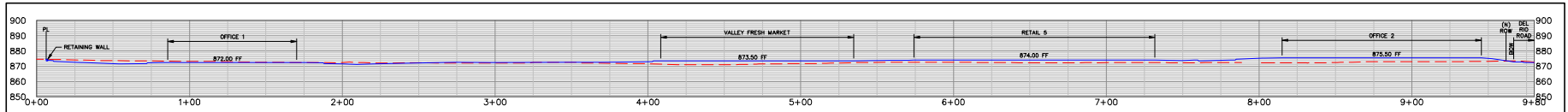
1550 Southwood Drive
Brea, CA 92615
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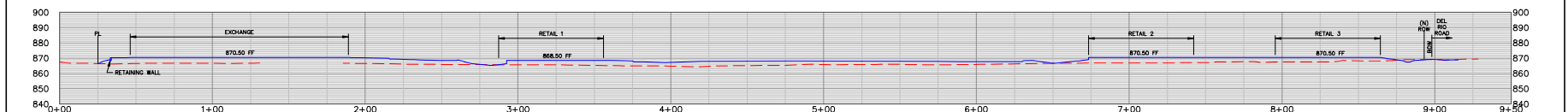
DEL RIO MARKETPLACE PRELIMINARY DESIGN GRADING & DRAINAGE PLAN CITY OF ATASCADERO, CALIFORNIA		
DRAWN BY WGC	DATE 4/13/2022	CA JOB NO. 170703.50
CHECKED BY	SCALE 1" = 40'	SHEET C2 OF 6

ITEM NUMBER:
DATE:
ATTACHMENT:

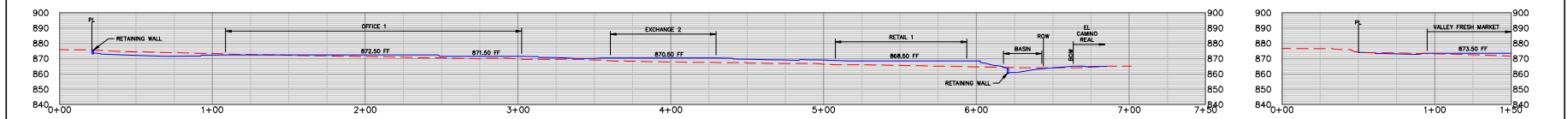
B-2
06/28/22
1C



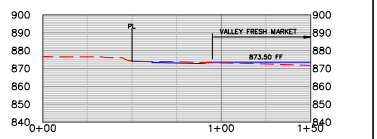
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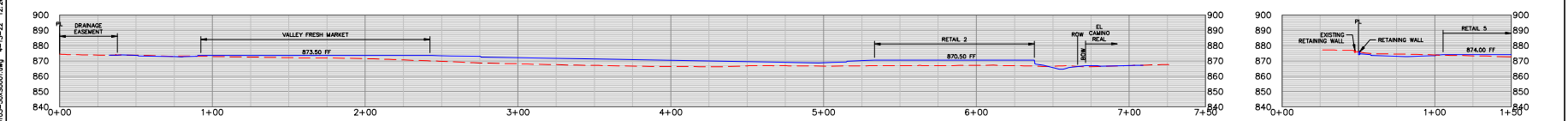
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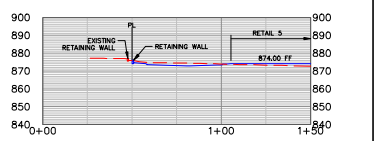
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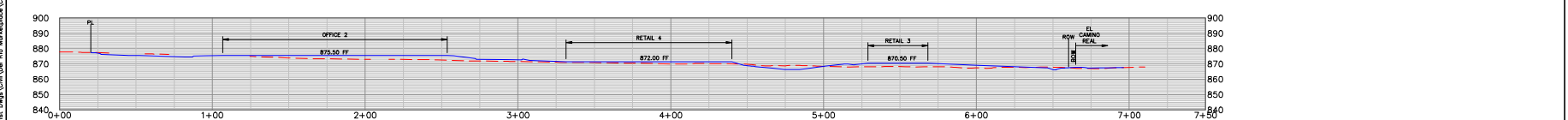
SECTION F
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



SECTION D
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



SECTION G
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'



SECTION E
SCALE: HORIZ. 1" = 30'; VERT. 1" = 30'

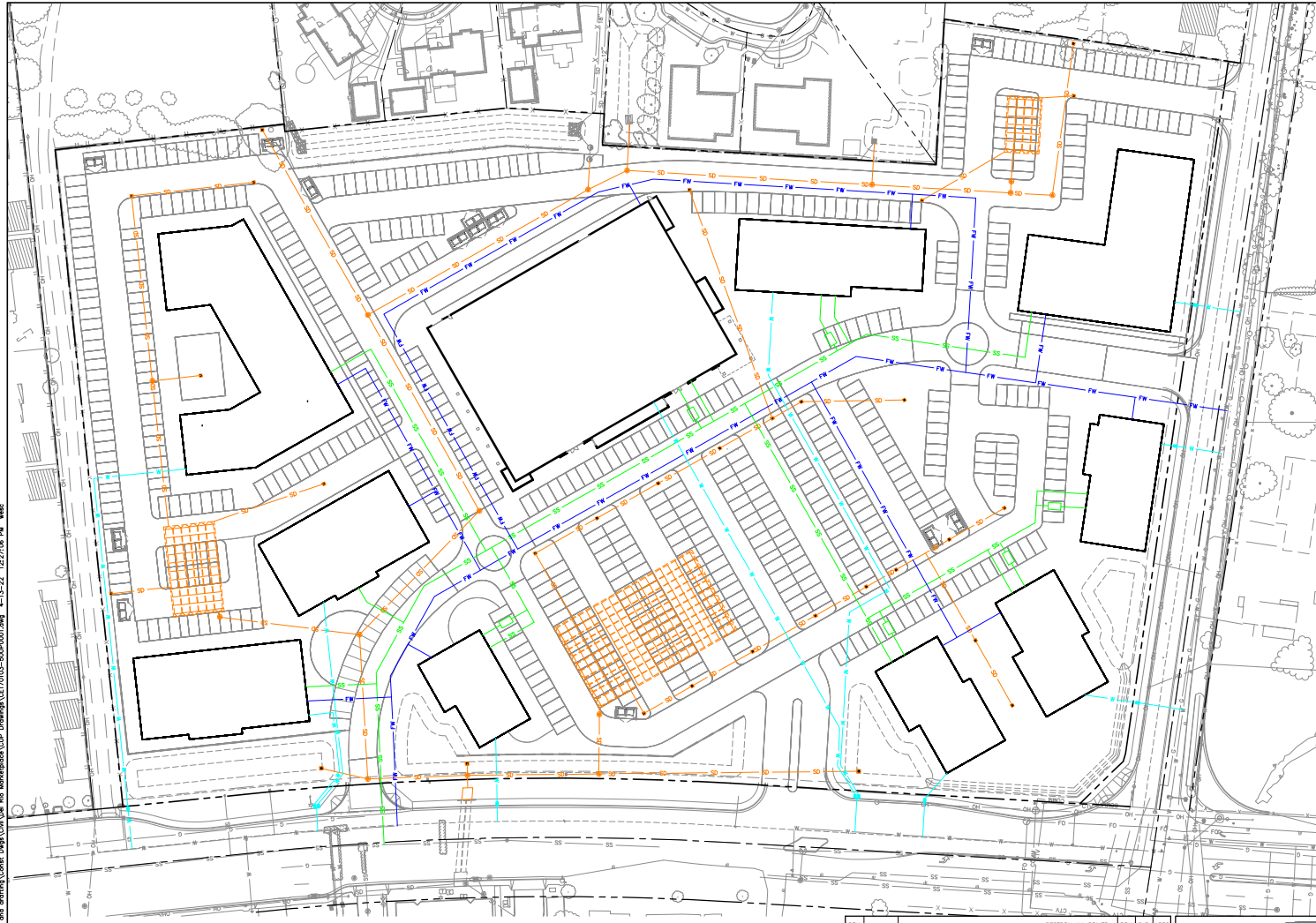
REV. NO.	DATE	REVISED	DESTROY ALL PRINTS, BEARING EARLIER DATE.	REV. BY	CHK. BY	APPRO. BY



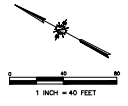
DEL RIO MARKETPLACE
PRELIMINARY DESIGN
SITE CROSS SECTIONS
CITY OF ATASCADERO, CALIFORNIA

DRAWN BY WGC	DATE 4/13/2022	CA JOB NO. 170103.50
CHECKED BY	SCALE 1" = 30'	SHEET C3 OF 6

F:\Users\3071\70103_V production and printing\Cast_Dwg\CAD\Del Rio Marketplace\CDP_Drawing\SET\70103-5055000.dwg 4-13-22 12:26:50 PM west



- LEGEND**
- SS SANITARY SEWER LINE
 - SEWER GREASE TRAP
 - SD STORM DRAIN LINE
 - DW DOMESTIC WATER LINE
 - FW FIRE WATER LINE



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REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHK. BY	APPD. BY

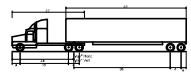
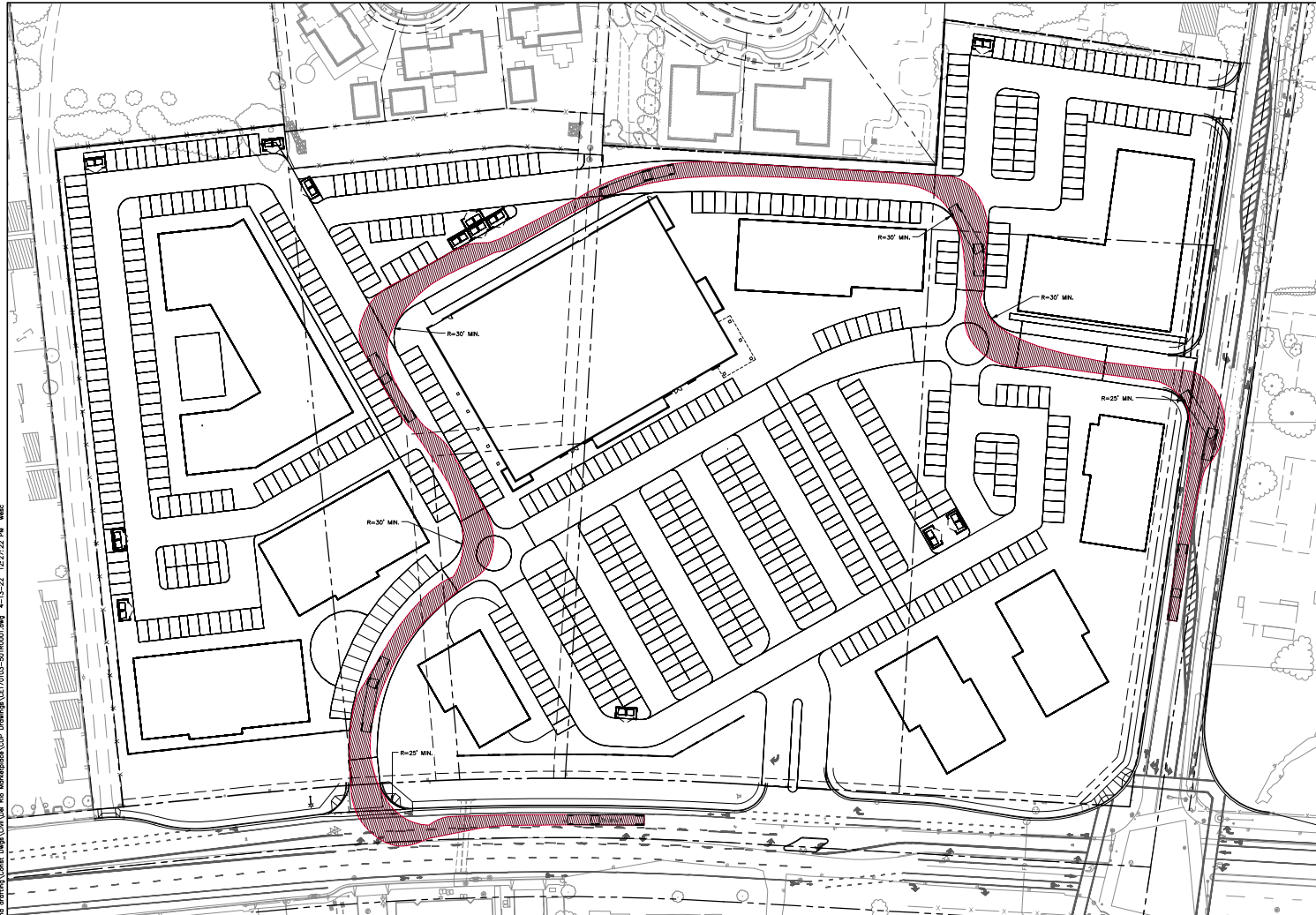
1550 Southwood Drive
 San Luis Obispo, CA 93401
 P 805.544.7407 F 805.544.3883

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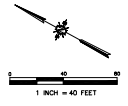
DEL RIO MARKETPLACE PRELIMINARY DESIGN UTILITY PLAN CITY OF ATASCADERO, CALIFORNIA		
DRAWN BY WGC	DATE 4/13/2022	CA JOB NO. 370703.50
CHECKED BY	SCALE 1" = 40'	SHEET C4 OF 6

ITEM NUMBER:
DATE:
ATTACHMENT:

B-2
06/28/22
1C



California Level Design Vehicle
Overall Length: 45.0000
Overall Width: 8.5000
Overall Height: 7.0000
Wheelbase (Wheel to Wheel): 13.0000
Front Overhang: 3.0000
Rear Overhang: 3.0000
Steering Angle (Virtual): 25.0000



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DEL RIO MARKETPLACE
PRELIMINARY DESIGN
TRUCK TURNING ANALYSIS
CITY OF ATASCADERO, CALIFORNIA

DRAWN BY WGC	DATE 4/13/2022	CA JOB NO. 170703.00
CHECKED BY	SCALE 1" = 40'	SHEET 05 OF 6

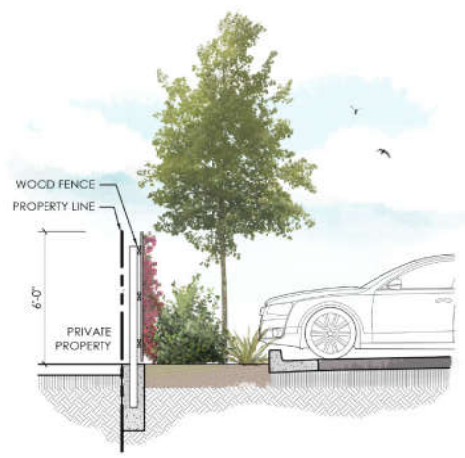


KEY

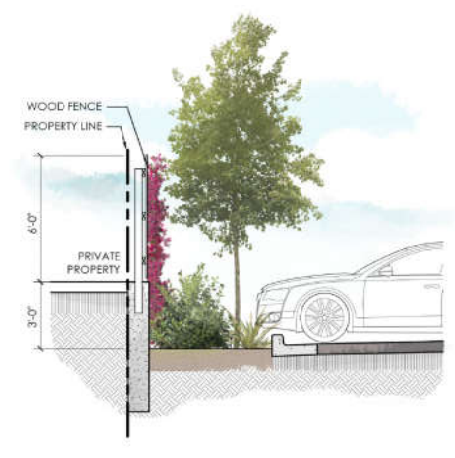
- 1. Entry Monument Signage
- 2. Entry Landscape
- 3. Plaza
- 4. Bioretention Basin
- 5. Pedestrian Paseo
- 6. Specialty Paving
- 7. Decorative Paving
- 8. Trash Enclosure
- 9. Circular Paving Pattern
- 10. Outdoor Seating
- 11. Pedestrian Crossing
- 12. Light Poles (20'-25')
- 13. Light Poles (12'-15')
- 14. Bollard Lighting
- BR Bicycle Racks
- EV Electric Vehicle Charging Station
- GC Grocery Cart Storage



- KEY**
- Sound Wall
 - Sound Wall on Retaining Wall
 - Fencing
 - Fencing on Retaining Wall



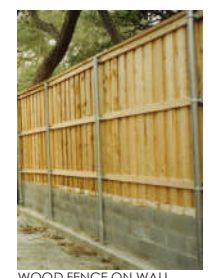
SECTION 1
FENCING



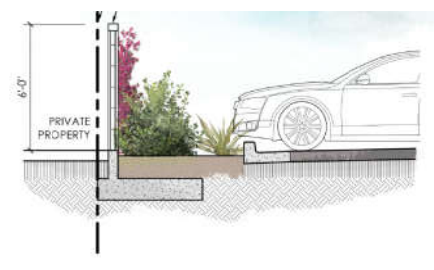
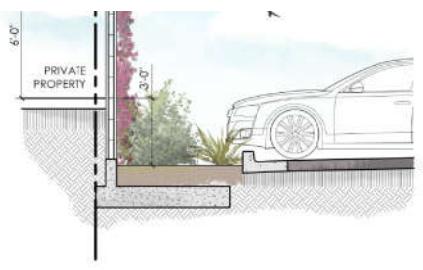
SECTION 2
FENCING ON RETAINING WALL



WOOD PRIVACY FENCE



WOOD FENCE ON WALL



SOUNDWALL



SOUNDWALL DETAIL



MONUMENT SIGNAGE PILASTER



SPECIMEN TREE



PATIO DINING



PERIMETER SEATWALL



PAVEMENT PATTERNS

KEY

- 1. Specimen Tree
- 2. Entry Landscape
- 3. Flowering Tree Allee
- 4. Overhead Monument Sign
- 5. Stone Pilasters
- 6. Patio Dining
- 7. Perimeter Seatwall
- 8. Pedestrian Promenade
- 9. Decorative Paving
- 10. Bioretention Basin
- 11. Pedestrian Connections
- 12. ADA Ramp
- 13. Steps
- 14. Lighting
- Bicycle Racks
- Electric Vehicle Charging Station



CONCEPTUAL PLANT PALETTE

TREES

- ARBUTUS X 'MARINA'
- ARCHONTOPHEONIX CUNNINGHAMIANA
- BRACHYCHITON DISCOLOR
- BRAHEA ARMATA
- CEDRUS DEODORA
- CEIBA SPECIOSA
- CERCIDIUM X 'DESERT MUSEUM'
- CHAMAEROPS HUMILIS
- CHILOPSIS LINEARIS
- CINNAMOMUM CAMPHORA
- CITRUS X LIMON
- CITRUS X SINENSIS 'DWARF VALENCIA'
- COTINUS COGGYRRIA 'ATROPURPUREA'
- FEIJOA SELLOVIANA
- FREMONTODENDRON X 'CALIFORNIA GLORY'
- JACARANDA MIMOSIFOLIA
- OLEA EUROPAEA 'SWAN HILL'
- PHEONIX DACTYLIFERA
- PINUS PINEA
- PLATANUS RACEMOSA
- QUERCUS SPP.
- RHAPIS HUMILIS
- X CHITALPA TASHKENTENSIS
- MARINA STRAWBERRY TREE
- KING PALM
- QUEENSLAND LACEBARK
- MEXICAN BLUE PALM
- DEODAR CEDAR
- FLOSS SILK TREE
- DESERT MUSEUM PALO VERDE
- MEDITERRANEAN FAN PALM
- DESERT WILLOW
- CAMPFOR TREE
- LEMON
- DWARF VALENCIA ORANGE
- PURPLE SMOKE TREE
- PINEAPPLE GUAVA
- FLANNEL BUSH
- JACARANDA MULTI-TRUNK
- SWAN HILL OLIVE
- DATE PALM
- ITALIAN STONE PINE
- CALIFORNIA SYCAMORE
- OAK
- LADY PAM
- CHITALPA

BIOSWALE SHRUBS

- ACHILLEA MILLEFOLIUM
- AGROSTIS PALLENS
- CHONDROPETALUM TECTORUM 'EL CAMPO'
- JUNCUS EFFUSUS
- JUNCUS PATENS
- LEYMUS CONDENSATUS 'CANYON PRINCE'
- EYMUS TRITICOIDES 'LAGUNITA'
- MUHLENBERGIA RIGENS
- SOLIDAGO CALIFORNICA
- COMMON YARROW
- SEASHORE BENTGRASS
- SMALL CAPE RUSH
- SOFT RUSH
- CALIFORNIA GREY RUSH
- GIANT WILD RYE
- WILD RYE
- DEER GRASS
- CALIFORNIA GOLDENROD

SHRUBS

- ACHILLEA FILIPENDULINA
- ADENANTHOS X CANNINGHAMII
- AGAVE AMERICANA 'VARIEGATA'
- AGAVE X 'BLUE FLAME'
- ALOE ARBORESCENS
- ALOE PLICATILIS
- ANIGOZANTHOS X 'HARMONY'
- ARCTOSTAPHYLOS SPP.
- ASTERISCUS MARITIMUS
- BANKSIA BLECHNIFOLIA
- BANKSIA SPECIOSA
- BOUTELOUSA GRACILIS 'BLONDE AMBITION'
- BULBINE FRUTESCENS 'HALLMARK'
- CARPINTERIA CALIFORNICA
- CEANOTHUS X 'DARK STAR'
- FERNLEAF YARROW
- WOOLYBUSH
- CENTURY PLANT
- BLUE FLAME AGAVE
- TORCH ALOE
- FAN ALOE
- YELLOW KANGAROO PAV
- MANZANITA
- GOLD COIN DAISY
- GROUND BAKSIA
- SHOWY BAKSIA
- BLUE GRAMA GRASS
- STALKED BULBINE
- BUSH ANEMONE
- CALIFORNIA WILD LILAC

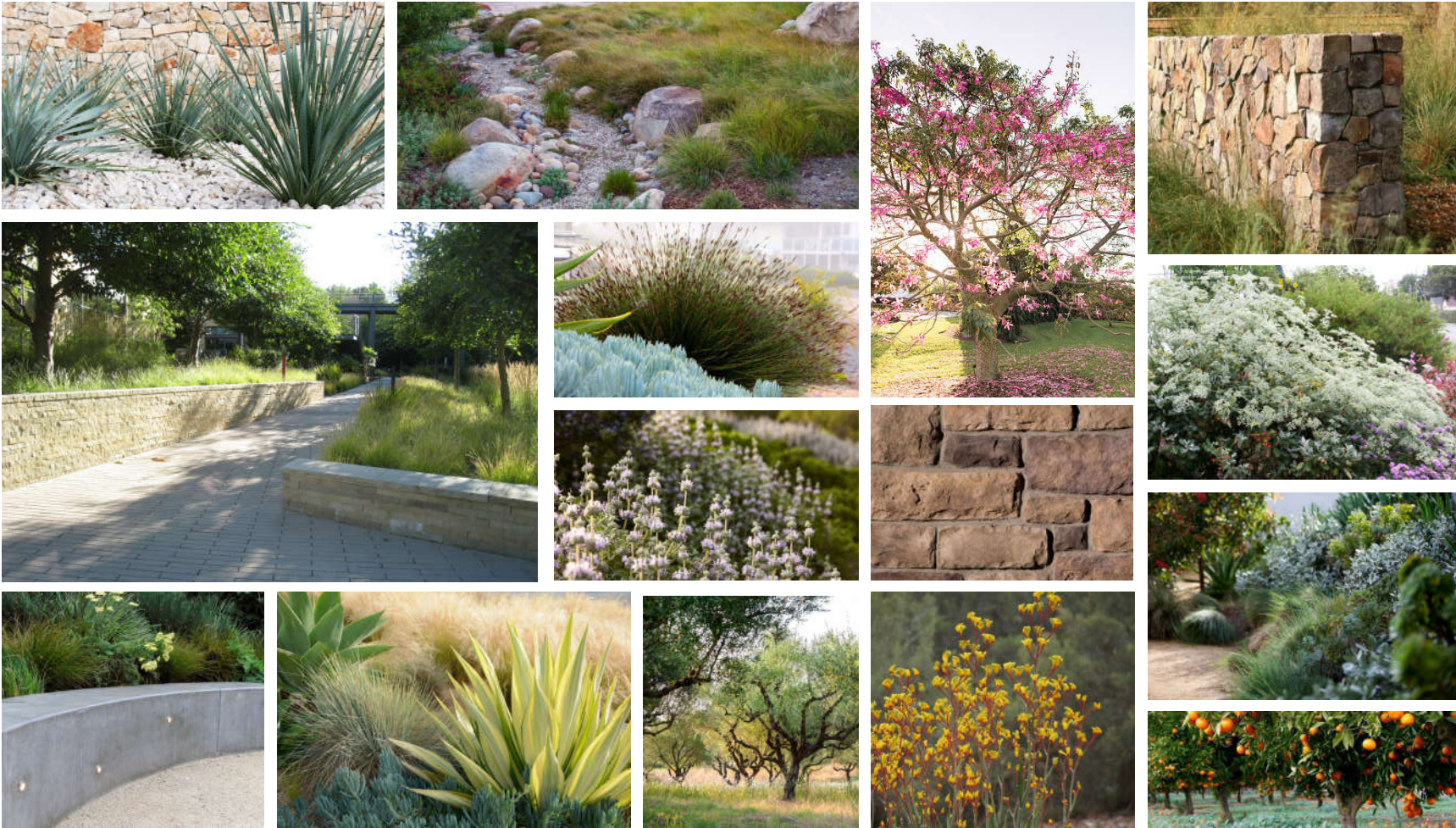
SHRUBS

- DIANELLA REVOLUTA 'VARIEGATED'
- DODONEA VISCOSA 'PURPUREA'
- ERIOGONUM FASCICULATUM 'THEODORE PAYNE'
- EUPHORBIA CHARACIAS WULFENII
- EUPHORBIA MYSINITES
- FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'
- FESTUCA IDAHOENSIS
- GREVILLEA X 'MOONLIGHT'
- HEUCHERA MAXIMA
- HYDRANGEA QUERCIFOLIA
- KNIPHOFIA X 'MANGO POPSCICLE'
- LAVANDULA ANGUSTIFOLIA
- LEPECHINIA FRAGRANS
- LOMANDRA LONGIFOLIA 'BREEZE'
- LOROPETALUM CHINENSE
- MELIANTHUS MAJOR
- MISCANTHUS SINENSIS 'ADAGIO'
- MUHLENBERGIA CAPILLARIS
- MUHLENBERGIA DUBIA
- PENNISETUM MESSIACUM 'RED BUNNY TAILS'
- PENNISETUM SPATHIOLATUM
- PENSTEMON PALMERI
- PHORMIUM TENAX
- POLYSTICHUM CALIFORNICUM
- POLYSTICHUM MUNITUM
- RHAMNUS CALIFORNICA
- RHUS OVATA
- RIBES VIBURNIFOLIUM
- ROMNEYA COULTERI
- ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
- SALVIA SPP.
- SANTOLINA CHAEMAECYPARISSUS
- SARCOCCA RUSCIFOLIA
- SEDUM X 'AUTUMN JOY'
- VERBENA LILACINA 'DE LA MINA'
- WESTRINGIA FRUTICOSA
- YUCCA FILAMENTOSA

VINES

- CLEMATIS ARMANDII
- CLYTOSTOMA CALLISTEIOIDES
- DISTICTUS BUCCINATORIA
- FICUS PUMILA
- MACFADYENA UNGUS-CATI
- PARTHENOCISSUS X 'HACIENDA CREEPER'
- PASSIFLORA INCARNATA
- VITIS CALIFORNICA 'ROGER'S RED'
- EVERGREEN CLEMATIS
- VIOLET TRUMPET VINE
- TRUMPET VINE
- CREEPING FIG
- CAT CLAW VINE
- HACIENDA CREEPER
- PASSION FLOWER VINE
- CALIFORNIA WILD GRAPE







LATTICE GIRDER



WOOD + STONE



POSTS



RAISED LETTERING

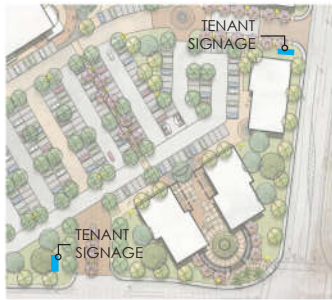


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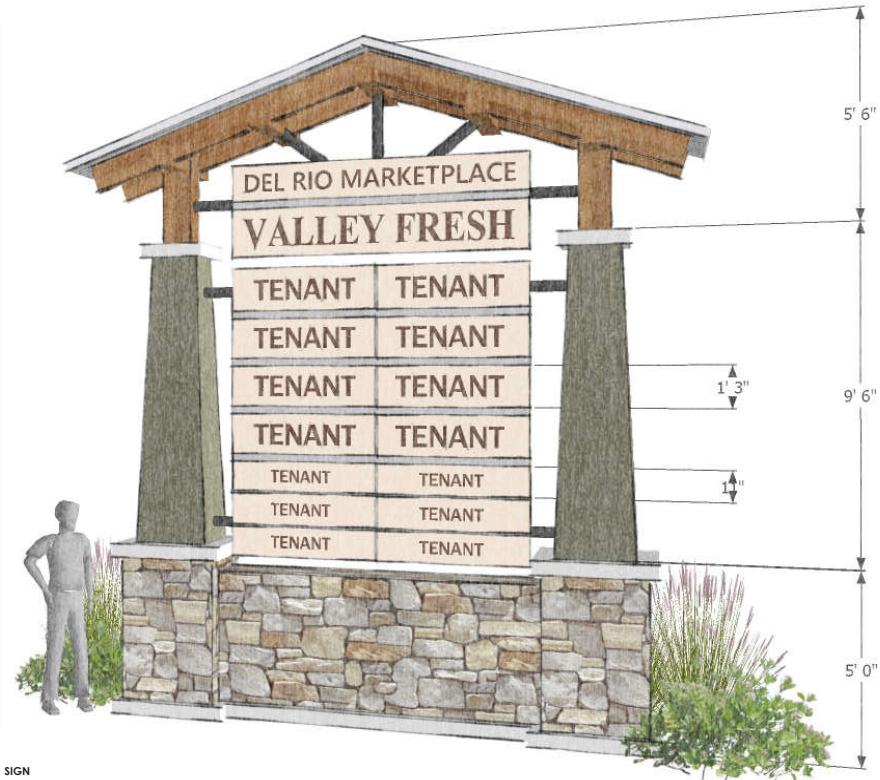


RECLAIMED WOOD

GENERAL NOTES:
• LETTERS SHALL BE BACKLIT OR ETERNALLY ILLUMINATED.



PROPOSED SIGNAGE LOCATION



THE CENTER IDENTIFICATION SIGN SHALL BE BACKLIT OR EXTERNALLY ILLUMINATED



METAL TRUSS



WOOD + STONE



LETTERING



TAPERED COLUMN



METAL ROOF



RECLAIMED WOOD



COLUMN PAINT



Atascadero City Council

Staff Report - City Manager's Office

Integrated Waste Management Authority – Amended and Restated Joint Powers Agreement

RECOMMENDATIONS:

Authorize the Mayor to execute the San Luis Obispo Integrated Waste Management Authority Second Amended and Restated Joint Powers Agreement.

DISCUSSION:

Background

The Integrated Waste Management Authority (IWMA) is a Joint Powers Authority (JPA) that was previously comprised of the County of San Luis Obispo (“County”), seven cities (Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo) and Community Services Districts (Heritage Ranch, San Miguel, Nipomo, San Miguel Sanitary District, California Valley, Cambria, Cayucos, Oceano, Los Osos, and Templeton). The IWMA was formed in 1994 and allows JPA members to pool resources and cost-effectively comply with various State solid waste regulations, including the recently enacted Short Lived Climate Pollutants regulations – commonly referred to as Senate Bill (SB) 1383.

IWMA staff administer over 40 different solid waste programs, including monitoring and reporting to the State, household hazardous waste collection, electronics waste collection, sharps disposal, and public education and outreach. The IWMA’s activities are funded through solid waste management fees imposed on waste through payment of landfill tipping fee surcharges and charges to the contract waste haulers.

On September 14, 2021, the County Board of Supervisors passed a resolution to formally notify the IWMA of its intent to withdraw on November 15, 2021, and such withdrawal required review of the future viability of and changes to the IWMA by other member agencies. Despite the circumstances of the County’s departure, representatives of the seven cities and special districts expressed their intent to remain members of the IWMA. Each member jurisdiction determined conditions that would be necessary to commit to continued membership, as the County fully withdrew, with the goal of taking a Resolution to each respective City Council to document this commitment.

On October 13, 2021, the IWMA Board of Directors had approved amendments to the existing Joint Powers Agreement (JPA) and Memorandum of Agreement (MOA) that made the parliamentary changes necessary to permit the IWMA to continue without the

County as a member. On November 9, 2021, the City Council approved the proposed amendments to the JPA to ensure that the IWMA Board of Directors could continue to meet without the participation of the County Board of Supervisors. At the same time, and in conjunction with all, Council also adopted a Resolution in support of continued participation in the JPA, which provided specific conditions to address the City's remaining concerns following the County's exit and required additional revisions to the JPA, in order for the City to continue its membership. These revisions and additional actions included:

1. Add a provision to the Agreement which clearly and directly limits the IWMA's ability to adopt, impose, or implement any rule, regulation, policy or ordinance in excess of the State requirements.
2. Begin recruitment and diligently pursue hiring a permanent Executive Director as soon as practical.
3. Hire a third-party firm with solid waste management expertise to analyze fees and staffing structures and to make a recommendation for any programs and services that are not required by, or are in excess of, State solid waste regulations. The report shall identify potential cost saving measures and the IWMA Board shall evaluate and consider recommendations to reduce costs and minimize expenses. The report must be completed and distributed to all JPA members.
4. Ensure that adopted rules, regulations, policies, or procedures are flexible and strive to minimize the very real financial, operational and logistical impacts to businesses and residents while achieving State compliance.
5. Consider a timeline for notice that must be given prior to a member choosing to withdraw from IWMA that should not be less than six months.

Second Amended JPA

The City has been a member agency of the IWMA since its inception, and the IWMA has been a partner in assisting the City in meeting compliance with multiple State mandates, now including SB 1383. Agencies' continued participation as members of the IWMA is critical for the JPA's ongoing viability as a regional organization. Regionalism in solid waste provides an economy of scale, ensures consistent education and outreach among member jurisdictions and locally has been a successful means of meeting waste diversion and compliance since 1994. The IWMA has provided its member agencies with educational outreach on landfill diversion, source reduction, and emissions reduction efforts implemented in local communities.

The IWMA is a regional government entity representing its members in solid waste diversion and reduction efforts. The efficacy of the organization depends on the breadth and participation of its member base and to remain an operating JPA, member agencies must agree on the terms for the organization. In order to amend the Joint Powers Agreement, each City Council must approve the amendments. If one City Council does not approve the amendment, the Joint Powers Agreement will not be amended.

A committee of staff from the IWMA and the remaining member agencies was formed to develop the additional amendments. On April 13, 2022, the IWMA Board of Directors approved the Second Amended and Restated JPA to consider other conditions included in Member Agency resolutions. The changes to the amended JPA as approved by the City Council on November 9, 2021, include:

1. Addition of a new Section 7, titled Expressed Limitation of Powers, explicitly limiting the Authority's regulatory and ordinance power to state mandated legislation only. Changing Section 7.2(b) of the JPA Agreement to remove the Board of Supervisors from the IWMA governing board.
2. Section 15, Withdrawal and Dissolution, now provides for a six (6) month notice to withdraw as opposed to the 30 days that had been in the original JPA.
3. New recitals to include historical context and key pieces of legislation adopted after the original JPA including AB 341, AB 1826, and SB 1383.
4. Provisions have been included in the Second Amended JPA addressing the special districts as Participating Agencies and signatories to the Agreement, in order to avoid confusion created by the existence of two documents (the JPA and the MOA). The JPA will be considered an MOA between the cities and authorized districts and will allow one representative of the Authorized Districts to represent the interests of all Authorized Districts and participate in the governance of the IWMA as a member agency pursuant to Public Resources Code Section 40977.

Furthermore, and in response to the conditions outlined by jurisdictions for remaining members of the IWMA, on June 3, 2022, the IWMA Board of Directors announced the selection of Peter Cron as the new permanent Executive Director of the IWMA. Mr. Cron is expected to begin service with IWMA by the end of this month.

All Member agencies must approve the Second Amended and Restated JPA in order for it to take effect. The cities of Arroyo Grande, Grover Beach, Paso Robles, Pismo Beach and San Luis Obispo have approved the Second Amended and Restated JPA. The City of Morro Bay is considering adoption concurrently with the City of Atascadero.

FISCAL IMPACT:

There is no direct fiscal impact to the City. IWMA-related fees are a cost to solid waste customers that are typically reflected in the rates paid at the landfill and for garbage collection. IWMA fees were approved, by the IWMA Board, for a 5.4% increase effective July 1, 2022.

ALTERNATIVES:

1. Council could choose not to authorize execution of the amended and restated agreement and request the IWMA Board to consider changes and/or revisions to the agreement as presented.
2. Council could choose to provide staff direction to evaluate withdrawing from the IWMA and entering into an agreement with the County to conduct all solid waste regulatory compliance work or analyze the staff time and costs associated with performing these services in-house.
3. Provide other direction to staff.

ATTACHMENTS:

1. Draft JPA

JOINT POWERS AGREEMENT

TO ESTABLISH AN

INTEGRATED WASTE MANAGEMENT AUTHORITY

FOR THE CITIES OF

SAN LUIS OBISPO COUNTY, CALIFORNIA

**SECOND AMENDED AND RESTATED JOINT POWERS AGREEMENT
TO ESTABLISH AN
INTEGRATED WASTE MANAGEMENT AUTHORITY
FOR THE CITIES OF SAN LUIS OBISPO COUNTY, CALIFORNIA**

THIS SECOND AMENDED AND RESTATED JOINT POWERS AGREEMENT is made and entered into this ___ day of _____, 2022, by and between the incorporated cities of Arroyo Grande, Atascadero, El Paso de Robles, Grover Beach, Morro Bay, Pismo Beach, and San Luis Obispo, all being municipal corporations of the State of California and located within the boundaries of the County of San Luis Obispo California, hereinafter called “Cities.”

WHEREAS, on May 10, 1994, an agreement was executed by and between the Cities and the County of San Luis Obispo (“County”) forming a joint powers authority pursuant to the provisions of the Joint Exercise of Powers Act (Government Code section 6500 et seq., for the purpose of facilitating the development of waste diversion programs and projects that provide economies of scale without interfering with individual agencies’ exercise of power within their own jurisdiction (hereinafter referred to as the “Original JPA Agreement”); and

WHEREAS, pursuant to the Original JPA Agreement, the member agencies created and established a public entity identified as the San Luis Obispo County Integrated Waste Management Authority (“IWMA”); and

WHEREAS, in or around 2001, a Memorandum of Agreement (“MOA”) was executed by and between the Cities, the County, and certain special districts within the County (“Authorized Districts”) amending the Original JPA Agreement to include the Authorized Districts for representation on the IWMA Board; and

WHEREAS, on or about November 15, 2021, the County withdrew from the IWMA; and the Cities and Authorized Districts determined that a single regional agency remained advantageous to advise, plan for, and implement solutions to common solid waste and a waste diversion efforts; and

WHEREAS, the IWMA was originally formed to meet the requirements of the California Integrated Waste Management Act (California Public Resources

Code section 40000 et seq.) and all regulations adopted under that legislation require, among other things, that certain public agencies in California make adequate provision for solid waste management within their jurisdictions; and

WHEREAS, since the IWMA’s formation, Assembly Bill 341 (Chesbro, 2011) (Recycling of Commercial Solid Waste (“MCR”)) was signed into law and established requirements for jurisdictions to implement a commercial solid waste recycling program designed to divert commercial solid waste; and

WHEREAS, since the IWMA’s formation, Assembly Bill 1826 (Chesbro, 2014) (Recycling of Commercial Organic Waste (“MORE”)) was signed into law and established the requirement for jurisdictions to implement an organic waste recycling program to divert organic waste generated by businesses; and

WHEREAS, since the IWMA’s formation, Senate Bill 1383 (Lara, 2016) was signed into law requiring jurisdictions to implement organic waste diversion programs that include providing organic waste collection services to businesses and residences, edible food recovery goals, public education and outreach, contamination monitoring and sampling activities, recordkeeping and reporting, organic materials and edible food recovery, infrastructure capacity planning, procurement of recovered organic waste products, and enforcement; and

WHEREAS, the Cities and Authorized Districts continue to believe that by combining their separate powers they can achieve their waste diversion goals and satisfy the requirements of the Integrated Waste Management Act and other legislation more effectively than if they exercise those powers separately; and

WHEREAS, the Cities affirm, that pursuant to this Second Amended and Restated Joint Powers Agreement, the IWMA remains a regional agency in accordance with Public Resources Code section 40970 et seq.; and

WHEREAS, pursuant to Section 40977, the Cities shall include one (1) Authorized District to be included as a member in the IWMA regional agency for the purpose of representation on the IWMA Board of Directors; and

WHEREAS, the Authorized District “member” may change from time to time; the current elected or appointed Authorized District representative shall represent the collective interests of all Authorized Districts; and

WHEREAS, this Second Amended and Restated Joint Powers Agreement shall be considered a Memorandum of Understanding between the Cities and the

Authorized Districts to enable and allow one (1) representative of the Authorized Districts to participate in the governance of the IWMA as a member agency pursuant to Section 40977 of the Public Resource Code to represent the interests of all Authorized Districts; and

WHEREAS, the Cities and the Authorized Districts (together “Participating Agencies”) desire to establish and confer upon a separate legal entity the powers necessary to enable them to achieve their waste diversion goals and to comply with the Integrated Waste Management Act, Assembly Bill 341, Assembly Bill 1826, Senate Bill 1383, and all current and future state-mandated laws, rules and regulations to the extent allowed by law and by the terms and conditions of this Second Amendment; and

WHEREAS, the Participating Agencies desire to avoid a series of amendments to the Agreement over time due to future state-mandated legislation and programs, and as such, the parties desire to authorize the IWMA Board to enact policies, resolutions, and ordinances as are necessary to ensure and oversee compliance with any and all future state-mandated programs related to solid waste, recycling, waste diversion, and any other purpose of the Authority as provided in this Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

SECTION 1. Definitions.

To the extent that any of the following definitions conflict with any definition set forth in the California Integrated Waste Management Act, (Pub. Resources Code, § 40000 et seq.), and the Regulations promulgated thereunder, said Act and/or Regulations shall take priority. The terms defined in this Section that begin in this Agreement with quotation marks have the following meanings:

1.1 “Act” means the California Integrated Waste Management Act of 1989 (Pub. Resources Code, § 40000 et seq.) and all regulations adopted under

that legislation, as that legislation and those regulations may be amended from time to time.

1.2 “Agreement” means this Second Amended and Restated Joint Exercise of Powers Agreement, as it may be amended from time to time.

1.3 “Authority” means the San Luis Obispo County Integrated Waste Management Authority, a joint exercise of powers agency created by the Members pursuant to this Agreement.

1.4 “Authorized Districts” means certain special districts with solid waste authority participating in the IWMA through this Second Amended and Restated Joint Powers Agreement, including but not limited to the Avila Beach Community Services District, California Valley Community Services District, Cambria Community Services District, Cayucos Sanitary District, Ground Squirrel Hollow Community Services District, Heritage Ranch Community Services District, Los Osos Community Services District, Nipomo Community Services District, Oceano Community Services District, San Miguel Community Services District, San Simeon Community Services District, and Templeton Community Services District, or other qualified agencies that may later determine to become a Participating Agency by execution of this Agreement.

1.5 “Authorized District Representative” means the representative, or alternate, elected or appointed by the Authorized Districts to represent the Authorized Districts’ interests as a member of the IWMA regional agency pursuant to Section 40977 of the Public Resources Code.

1.6 “Board” means the Board of Directors of the Authority.

1.7 “CalRecycle” means the California Department of Resources Recycling and Recovery.

1.8 “City” means any Participating Agency that is a city, and “Cities” means all of the Participating Agencies that are Cities.

1.9 “Composting Facility” means a facility at which composting is conducted and which produces a product meeting the definition of compost in Public Resources Code (PRC) section 40116. (“Compost” means the product resulting from the controlled biological decomposition of organic wastes that are source separated from the municipal solid waste stream, or which are separated at a centralized facility. “Compost” includes vegetable, yard and wood wastes which are not hazardous waste, and biosolids where combined with other organic materials in a mixture that consists largely of decayed organic matter, and is used for fertilizing and conditioning land.)

1.10 “Executive Director” means the person hired and appointed by the Board as the Authority's chief administrative officer to administer the affairs of the Authority and to implement the policies of the Board.

1.11 “Fiscal Year” means the period commencing on each July 1 and ending on the following June 30.

1.12 “HHW” means household hazardous waste as described in the household hazardous waste element as required by the Act (Pub. Resources Code, § 40000 et seq.), as that element may be amended from time to time.

1.13 “HHWE” means the Household Hazardous Waste Element as required by the Act (Pub. Resources Code, § 40000 et seq.) as that element may be amended from time to time.

1.14 “IWMA” means the Authority as defined herein.

1.15 “IWMA Region” means the jurisdictional territory and boundaries of all Participating Agencies.

1.16 “Joint Facilities” means a materials recovery facility, composting or HHW Facility, or other facility developed for the purpose of complying with requirements established by state legislation or the regulations of CalRecycle, or combination thereof, which is owned by some or all of the Participating Agencies directly, or by the Authority, or by a private entity, or a public agency, for the benefit of some or all of the Participating Agencies.

1.17 “Members” means the Cities who are members of this regional agency, formed pursuant to Public Resources Code section 40970 et seq, and the one (1) Authorized District Representative pursuant to Public Resources Code section 40977. “MRF” means a “materials recovery facility” which means a permitted solid waste facility where solid wastes or recyclable materials are sorted or separated, by hand or by use of machinery, for the purposes of recycling or composting. (Title 14, Ch. 9, Art. 3, Section 18720, “Definitions.”) “MRF” also means a transfer station which is designed to, and, as a condition of its permit, shall recover for reuse or recycling at least 15 percent of the total volume of material received by the facility. (Pub. Resources Code, § 50000(a)(4).)

1.18 “Participating Agency” or “Participating Agencies” means and shall include the Cities and the Authorized Districts who are signatories to this Agreement, delegating powers to the Authority pursuant to this Agreement, and participating in the governance of the IWMA.

1.19 “NDFE” means a Nondisposal Facility Element as required by the Act (Pub. Resources Code, § 40000 et seq.), as that element may be amended from time to time.

1.20 “Revenue Bonds” means revenue bonds, notes, certificates of participation and any other instruments and evidences of indebtedness issued by

the Authority from time to time pursuant to the law or any other applicable law in order to finance the MRF, any Joint Facilities or any Sole Use Facilities.

1.21 “Sole Use Facilities” means an integrated resource recovery facility, performing one or more of the functions of a MRF, composting or HHW Facility which is located within the boundary of the Authority and is owned by one Participating Agency or a private entity, but in all events is operated for the benefit of the residents and/or constituents of the IWMA Region.

1.22 “Solid Waste Landfill” shall have the meaning set forth in Section 40195.1 of the Public Resources Code, as that section may be amended from time to time.

1.23 “SRRE” means a Source Reduction And Recycling Element as required by the Act (Pub. Resources Code, § 40000 et seq.), as that element may be amended from time to time.

SECTION 2. Purpose.

Government Code section 6500 et seq. provides that two or more public agencies by agreement may jointly exercise any power common to the contracting parties. Public Resources Code section 40977 authorizes a district to be included as a member of a regional agency. Public Resources Code section 40976 authorizes a city or county to enter into a memorandum of understanding with another city, county, or district for the purpose of preparing and implementing source reduction and recycling elements or a countywide integrated waste management plan. It is the intent of the Participating Agencies to utilize these statutory authorizations in this Agreement.

The Participating Agencies enter this Agreement with the intent to operate the Authority in compliance with the requirements of the Act and other state legislation, with a minimum level of staff, addressing those operations and programs that can be most cost-effectively handled at the regional level by maximizing local resources, private sector participation, and contract services provision. The duties and responsibilities of each Participating Agency are described in the applicable adopted plans. The Authority is formed with the purpose and intent of facilitating the development of programs and projects related to waste diversion for the benefits of the residents and/or constituents of the IWMA Region that provide economies of scale without interfering with individual agencies' exercise of power within their own jurisdiction.

SECTION 3. Creation of Authority.

3.1 The Cities hereby re-create and re-establish an authority and public entity to continue to be known as the “San Luis Obispo County Integrated Waste Management Authority,” (hereinafter referred to as the “Authority” or “IWMA”) it being understood that the Board shall be entitled to change the Authority's name from time to time. The Authority shall be a public entity separate from each of the Cities and the Authorized Districts.

3.2 The Authority shall constitute and remain as a regional agency pursuant to Public Resources Code section 40970 et seq. The regional agency shall include one (1) Authorized District Representative as a member pursuant to Public Resources Code section 40977. Said regional agency, and not the Participating Agencies of the regional agency, shall be responsible for compliance with the waste diversion requirements set forth in Public Resources Code, Article 1 of

Chapter 6 (commencing with Section 41780). In the event that the regional agency fails to comply with said waste diversion requirements, it is expressly understood and agreed that Section 14 of this Agreement shall provide for indemnification for the benefit of the regional agency and its Participating Agencies as specifically set forth therein.

3.3 The assets, rights, debts, liabilities, and obligations of the Authority shall not constitute assets, rights, debts, liabilities, or obligations of any of the Participating Agencies. However, nothing in this Agreement shall prevent any Participating Agency from separately contracting for, or assuming responsibility for, specific debts, liabilities, or obligations of the Authority, provided that both the Board and that Participating Agency approve such contract or assumption in writing.

3.4 This Second Amended and Restated Joint Powers Agreement shall take effect upon its adoption by each of the Cities. The Authorized Districts, and each of them, may elect to participate in the IWMA by execution of this agreement wherein they shall be bound by its terms and conditions. All prior agreements, including the MOA, shall be extinguished upon the execution of this Agreement by the Cities.

SECTION 4. Inclusion of the Authorized Districts.

4.1 This Second Amended and Restated Joint Powers Agreement shall be considered a Memorandum of Understanding between the Cities and the Authorized Districts to allow one (1) representatives of the Authorized Districts to participate in the governance of the IWMA pursuant to Section 40977 of the Public Resources Code. Participation of the Authorized Districts is limited to special

districts within San Luis Obispo County that possess solid waste authority. The Authorized District Representative shall have all the governing rights and powers granted to an IWMA City Member. This Second Amended and Restated Joint Powers Agreement shall supersede, replace, and supplant the Memorandum of Agreement executed by and between the Cities, the County, and the Authorized Districts in or around 2001.

4.2 Authorized Districts, collectively, shall appoint or elect one representative and one alternate to represent the Authorized Districts on the IWMA Board of Directors. Authorized District Representative shall be limited to elected or appointed officials of an Authorized District. Said representatives shall represent the collective interests of all Authorized Districts. The selected Authorized District Representative shall serve a defined term, if so determined by the Authorized Districts, or so long as they hold an elected or appointed office with their Participating Agency, or until they resign or are removed prior to the end of their term. The Authorized District Representative alternate shall be entitled to vote on IWMA matters only in the absence of the Authorized District Representative.

4.3 The Authorized Districts, as Participating Agencies, shall have no individual powers and/or authority other than through the Authorized District Representative.

SECTION 5. Term.

The Authority is and remains effective as of the date of this Agreement. It shall continue until dissolved in accordance with Section 15 of this Agreement. However, in no event shall the Authority be dissolved if its dissolution would

conflict with or violate the terms or conditions of any Revenue Bonds or related documentation including, without limitation, indentures, resolutions, and letter of credit agreements.

SECTION 6. Powers.

6.1 The Authority is empowered to acquire, construct, finance, refinance, operate, regulate and maintain a Solid Waste Landfill, transfer station, MRF, composting, HHW, or Joint Facilities and Sole Use Facilities subject, however, to the conditions and restrictions contained in this Agreement. The Authority shall also have the power to plan, study and recommend proper solid waste management consistent with the Act and other legislation and, to the extent permitted by the Act and this Agreement, implement plans approved by the IWMA and the programs specified in the state approved and locally adopted SRREs, the HHWE, the NDFE, and the Countywide or Regional Siting Element for all or any portion of the area included within the IWMA Region. Notwithstanding any other provisions of this Agreement, the Authority shall not acquire, regulate, set fees for, or operate any solid waste landfills, recycling, or composting facilities owned or operated by Participating Agencies without the express written consent of such Participating Agency.

6.2 To the full extent permitted by applicable law, the Authority is authorized, in its own name, to do all acts necessary or convenient for the exercise of such powers that each Member could exercise separately including, without limitation, any and all of the following:

- (a) to make and enter into contracts;
- (b) to apply for and accept grants, advances and contributions;

- (c) to contract for the services of engineers, attorneys, accountants, planners, consultants, fiscal agents and other persons and entities;
- (d) to make plans and conduct studies;
- (e) to acquire, improve, hold, lease and dispose of real and personal property of all types;
- (f) to sue and be sued in its own name;
- (g) to incur and discharge debts, liabilities and obligations;
- (h) to establish rates, tolls, tipping fees, other fees, rentals and other charges in connection with the Authority's facilities identified in Paragraph 6.1 herein, as well as any and all services and programs provided and/or implemented by the Authority;
- (i) to hire agents and employees;
- (j) to exercise the power of eminent domain for the acquisition of real and personal property;
- (k) to issue Revenue Bonds, grant or bond anticipation notes, or other governmental financing instruments, in accordance with all applicable laws for the purpose of raising funds to finance or refinance the acquisition, construction, improvement, renovation, repair, operation, regulation or maintenance of the facilities identified in Paragraph 6.1 herein or as otherwise deemed necessary or beneficial to the Authority;

- (l) to sell or lease the facilities identified in Paragraph 6.1 herein;
- (m) to loan the proceeds of Revenue Bonds to any person or entity to finance or refinance the acquisition, construction, improvement, renovation or repair of the facilities identified in Paragraph 6.1 herein;
- (n) to provide that the holders of Revenue Bonds, whether directly or through a representative such as an indenture trustee, be third party beneficiaries of any of the obligations of any Member to the Authority and to covenant with the holders of any Revenue Bonds on behalf of any such Member to perform such obligations and comply with any agreements that Member may have with the Authority;
- (o) to prepare and implement plans and programs as deemed necessary and/or beneficial to the Authority in carrying out the purposes of this Agreement;
- (p) to provide public education, outreach, and marketing activities in support of diversion and edible food recovery programs;
- (q) to enter into memorandums of understanding with other regional agencies, cities, counties, and special districts;
- (r) to adopt, as authorized by California law, ordinances as are necessary to ensure and oversee compliance with any and all current and future state-mandated legislation and

programs related to solid waste, recycling, and waste diversion;

- (s) to act as the delegate, on behalf of the Participating Agencies, for the responsibilities of compliance, monitoring, reporting, and education of all state-mandated legislation, including, but not limited to the Integrated Waste Management Act, Assembly Bill 341, Assembly Bill 1826, and Senate Bill 1383.

6.3 Such powers shall be exercised subject only to the limitations set forth in this Agreement, applicable law, and such restrictions upon the manner of exercising such powers as are imposed by law in the exercise of similar powers. The Authority hereby designates the City of San Luis Obispo as the Member required to be designated by Section 6509 of the California Government Code. Should the Participating Agencies desire to designate an alternative agency for the purposes of Section 6509, such new designation may be changed by resolution of the Participating Agencies without need for an amendment to this Agreement.

6.4 This Agreement shall not limit the ability of the Participating Agencies to plan, administer, implement, and otherwise conduct waste management and other related local programs as deemed appropriate by the agency and consistent with the purpose and intent of this Agreement.

SECTION 7. Expressed Limitation of Powers.

The Authority's power to adopt, impose, implement, and/or comply with regulations and ordinances is expressly limited to state-mandated legislation and

regulations related to solid waste, recycling, organic waste, and waste diversion. The Authority shall establish a budget policy requiring Board consideration of the minimum work required to comply with state mandates and regulations in the most demonstrably cost-effective way possible. Said policy shall not preclude other requirements such as Board consideration of the equitable distribution of services throughout the IWMA Region and program enhancements that are funded by grant revenues and/or reimbursements from Participating Agencies. Additionally, the IWMA shall establish a purchasing policy with a similar provision when preparing scopes of work for consultants and independent contractors who are engaged in implementing the Authority's projects and programs. Notwithstanding the foregoing, all existing IWMA ordinances, rules, and regulations, whether or not mandated by the state, shall remain in full force and effect and not subject to this limitation of power unless otherwise determined by the Board.

SECTION 8. Boundaries.

The boundaries of the Authority shall be the boundaries of the Cities and the Authorized Districts identified herein as the IWMA Region. In the event a Participating Agency withdraws from the Authority, the boundaries shall be modified to exclude the area of the withdrawing agency. In the event a qualified city or district joins the Authority, the boundaries shall be modified to include the area of the joining Participating Agency. Section 8 shall not prevent the Authority's use and/or operation of facilities outside of its boundaries within the County of San Luis Obispo.

SECTION 9. Organization.

9.1 The Board. The Authority shall be governed by the Board, which shall exercise or oversee the exercise of all powers and authority on behalf of the Authority.

9.2 Participating Agencies.

(a) Cities. City membership in the Authority shall be voluntary, but only the cities incorporated in the County of San Luis Obispo presently or in the future, are declared eligible for membership in the Authority as a regional agency. City representatives to the Authority shall consist of one (1) member from the governing body of each incorporated City within the boundaries of the County of San Luis Obispo which is a party to this Agreement. The Cities may elect to have an alternate member(s) in addition to any official member, but said alternate shall be an elected or appointed official and shall be able to vote only in the absence of the official representative.

(b) Authorized Districts. The Authorized Districts shall be collectively represented on the Board by one (1) representative and one (1) alternate elected or appointed by and among themselves. The Authorized District Representative shall have all rights, power, and authority granted to a City representative. The Authorized District alternate shall be elected or appointed officials and entitled to vote only in the

absence of the official Authorized District Representative.

- (c) Representatives of the shall be appointed to serve on the Board in accordance with procedures established by each of the governing bodies of their respective agencies, except that the Authorized District Representative and alternate shall be elected or appointed pursuant to Section 4. Representatives shall serve so long as they hold office with their member agency, until they shall resign or are removed by a majority vote of their member agency, or pursuant to a set term established by their member agency. Vacancies among representatives or alternates shall be filled in the same manner as the first appointment.
- (d) Designation of the official representative or alternate(s), or changes thereto, shall be transmitted in writing to the Executive Director of the Authority by the appointing agency.
- (e) In addition to the incorporated Cities and Authorized Districts presently a party to this Agreement, any other city or qualified special district which may desire to participate in the activities of the Authority may do so by executing this Agreement without prior approval or ratification of the named parties to this

Agreement and shall thereafter be governed by all the terms and provisions of this Agreement as of the date of execution.

- (f) Membership and/or participation of any Participating Agency shall be contingent upon the execution of this Second Amended and Restated Joint Powers Agreement, as same may be further amended from time to time, with no requirement to execute the Original JPA or any prior amendments thereto.

9.3 Principal Office. The principal office of the Authority shall be located at 870 Osos Street, San Luis Obispo, CA 93401. The Board may change that principal office upon giving at least 15 days' notice to each Participating Agency and to CalRecycle.

9.4 Officers.

- (a) The officers of the Board shall consist of a President and Vice President elected for a term of one year by a majority vote of the Board.
- (b) Both the President and Vice President of the Board shall be elected at the last meeting preceding July of each year.
- (c) The officers shall serve until their successors are elected.
- (d) The duties of the officers shall be as follows:
 - 1) President

- a) Shall preside over all meetings of the Board.
 - b) Shall appoint all ad hoc committees subject to ratification by the Board.
 - c) Shall be an ex-officio member of all committees.
 - d) Shall execute all contracts and legal documents on behalf of the Authority except those that have been delegated to the Executive Director through purchasing policies or other actions of the Board of Directors.
- 2) Vice President
- a) Shall serve as President pro-tem in the absence of the President.
 - b) Shall give whatever aid necessary to the President.
 - c) Shall be an ex-officio member of all committees.
 - d) In the event of a vacancy occurring in the office of either the President or Vice President upon said officer's death, resignation, removal or his/her ceasing to be an official representative of a member agency, such vacancy will be .

filled by majority vote of the Board, the officer elected to serve for the balance of the unexpired term.

9.5 Executive Director. The Board shall employ or contract for the services of a general manager (the “Executive Director”) who shall be the chief administrative officer of the Authority. The Authority shall select a qualified Executive Director using professional personnel standards and an open competitive process. The Executive Director shall plan, organize and direct the administration and operations of the Authority, either directly or by means of delegation to IWMA staff, shall advise the Board on policy matters, shall recommend an administrative structure to the Board, shall hire and discharge administrative staff, shall develop and recommend budgets, shall reply to communications on behalf of the Authority, shall approve payments of amounts duly authorized by the Board, shall implement Board policy, shall carry out such other duties that may be assigned to the Executive Director by the Board from time to time, and shall attend meetings of the Board and committees as directed.

9.6 Committees.

- (a) Committees, subcommittees, and advisory committees may be established as the Board may deem appropriate.
- (b) Membership on “ad-hoc” policy committees shall be at the discretion of the President, subject to ratification by the Board, and consisting of less than a quorum of the Board. Nothing herein shall be construed to limit membership on these aforesaid

committees to officials of the member agencies. The President may appoint any individual deemed qualified to serve on a committee.

- (c) Standing Committees shall include an Executive Committee and other committees as established by the Board. The composition and bylaws of the standing committees shall be established by the Board by resolution. All Standing Committee meetings shall be held subject to the provisions of the Ralph M. Brown Act (Sections 54950 et seq. of the California Government Code) and other applicable laws of the State of California.

SECTION 10. Meetings of the Board.

10.1 Notice of Meetings. All meetings of the Board shall be held subject to the provisions of the Ralph M. Brown Act (Sections 54950 et seq. of the California Government Code) and other applicable laws of the State of California.

10.2 Regular Meetings. The Board shall hold at least four regular meetings each year. The date upon which, and the hour and place at which, each regular meeting shall be fixed by resolution of the Board.

10.3 Special Meetings. Special meetings of the Board may be called in accordance with the provisions of the California Government Code.

10.4 Notice of Meetings. All meetings of the Board shall be held subject to the provisions of the Ralph M. Brown Act (Sections 54950 et seq. of the California Government Code) and other applicable laws of the State of California.

10.5 Minutes. The Executive Director shall cause minutes of all meetings of the Board and any standing committees of the Board to be kept and shall, after each meeting and approval of the Board, cause a copy of the minutes to be forwarded to each Participating Agency.

10.6 Quorum and Voting. For purposes of conducting business, there shall be present a quorum consisting of a majority of the Board. Each director shall have one vote. No action shall be effective without the affirmative votes of a majority of those present. The Board shall adopt such procedures as are consistent with this Agreement and applicable law and are necessary or helpful in conducting the business of the Authority in an orderly manner.

10.7 Budget. The Cities and the County have entered into a *Memorandum of Agreement among the County of San Luis Obispo and the Cities of Arroyo Grande, Atascadero, El Paso de Robles, Grover Beach, Morro Bay, Pismo Beach, and San Luis Obispo for the Establishment and Payment of Landfill Tipping Fee Surcharges To Support The San Luis Obispo Integrated Waste Management Authority* (the “MOA”). Pursuant to the MOA, those members of the Authority having jurisdiction over such matters have agreed to establish tipping fee surcharges (the “Tipping Fee Surcharges”) which shall be paid into a Solid Waste Authority—Trust Fund (as defined in the MOA) for the purposes therein.

- (a) A line item and program budget for the Authority's operations shall be adopted by the Board for the ensuing Fiscal Year prior to June 30 of each year. All costs incurred by the Authority shall be set forth in the budget and shall be paid out of the solid waste

fund derived from tipping fee surcharges and other sources as approved by the Board.

The line item and program budget shall be submitted in draft form to all Participating Agencies for review and comment prior to adoption.

The line item and program budget shall include sufficient detail to constitute an operating guideline, the anticipated sources of funds, and the anticipated expenditures to be made for the operations of the Authority and the administration, maintenance and operating costs of the facilities identified in Paragraph 6.1 herein. Any budget for Sole Use Facilities shall be maintained separately. Approval of the line item and program budget by the Board shall constitute authority for the Executive Director to expend funds for the purposes outlined in the approved budget, subject to the availability of funds.

- (b) A budget for the acquisition, construction, or operation of facilities, or for contracting for the acquisition, construction, or operation of facilities, identified in Paragraph 6.1 herein shall be adopted by the Board before the Authority commits any acquisition or construction funds or contracts. It

may be amended if and when determined by the Board. Approval of the budget(s) for the facilities identified in Paragraph 6.1 herein shall constitute authority for the Executive Director (or any trustee or other fiduciary appointed by the Authority) to receive state or federal grant funds and proceeds of Revenue Bonds and to expend funds for the acquisition, construction, or operation of the facilities identified in Paragraph 6.1 herein.

- (c) A budget(s) governing the acquisition, construction, or operation of Sole Use Facilities may be adopted by the affected Participating Agency or Agencies. When such budgets are adopted by affected parties, appropriate accounts shall be established by the Authority and designated as such participant or participant's fund. Disbursement of such funds by the Authority shall be made only upon receipt of written authorization from the designated finance officer of the affected Participating Agency or Agencies. Receipts and disbursements for the acquisition or construction of Sole Use Facilities may also be made directly by the affected Participating Agency or Agencies, in which case such budgets shall not be a part of the budget of the Authority.

10.8 Rules of Procedure. The Board shall from time to time, establish written rules and procedures for the conduct of their meetings.

SECTION 11. Joint Operating Fund and Contributions.

The Authority shall have the power to establish a joint operating fund. The fund shall be used to pay all administrative, operating, and other expenses incurred by the Authority. Funding shall be on an enterprise basis or as determined by the Board. All monies in the joint operating fund shall be paid out by the Auditor-Controller / Treasurer for the purposes for which the fund was created upon authorization by the President of the Board and approval by the Executive Director of demands for payment, or as otherwise authorized by resolution of the Board filed with the Auditor-Controller / Treasurer. No Participating Agency shall be obligated to make any contributions of funds to the Authority for facilities to be established in accordance with Section 6.1 or pay any other amounts on behalf of the Authority, other than as required by this Section 11, without that Participating Agency's consent evidenced by a written instrument signed by a duly authorized representative of that Participating Agency. The Authority shall contract with an independent certified professional accountant to conduct annual fiscal audits as required by applicable statute or legislation and report the results of such audit to the Board.

11.1 Auditor-Controller/Treasurer. The Auditor-Controller/Treasurer of San Luis Obispo County shall be the Auditor-Controller / Treasurer of the Authority. The Auditor-Controller / Treasurer shall preform all responsibilities and obligations as provided in Government Code section 6505.5. To the extent a conflict exists

between this Section 11 and the Government Code, the Government Code shall control.

11.2 Notwithstanding Sections 11.1 above, designation of the Auditor-Controller / Treasurer may be changed from time to time by resolution of the Board without necessitating amendment to this Agreement.

SECTION 12. Records and Accounts.

This Section and Section 11 are intended to ensure strict accountability of all funds of the Authority and to provide accurate reporting of receipts and disbursements of such funds. The Authority shall maintain accurate and correct books of account, showing in detail the costs and expenses of any service or acquisition and construction and the maintenance, operation, regulation and administration of any service or Joint Facilities or Sole Use Facilities, and all financial transactions of the Participating Agencies relating to any service or Joint Facilities or Sole Use Facilities. Books and records shall be established and maintained in accordance with generally accepted accounting principles promulgated by the California State Controller's Office and the Governmental Accounting Standards Board. The books of account shall correctly show any receipts and any costs, expenses, or charges to be paid by all or any of the Participating Agencies. The books of account shall be open to inspection at all times by a representative or agent of any of the Participating Agencies. In addition, if required by any resolution authorizing the issuance of Revenue Bonds, the Authority shall maintain appropriate books, records, accounts and files relating to each project as required by such resolution which shall be open to inspection by holders of Revenue Bonds if and to the extent, and in the manner, provided in the resolution.

SECTION 13. Rates and Fees.

The Authority shall be funded by a combination of rates, fees, and other funding mechanisms as allowed by applicable authority. Use of revenue from rates and fees shall not be restricted based upon the funding mechanism. The Authority shall establish and regulate rates and/or tipping fees at facilities within the County of San Luis Obispo, such as landfills or other collection sites, for (1) the operation, acquisition, construction, repair, and maintenance of new and existing facilities; (2) the implementation of state legislation and regulations; (3) the operation of programs, education, outreach, monitoring and enforcement efforts; and (4) the preparation, adoption, and implementation a regional management plan.

The Authority may impose fees in amounts sufficient for (1) the implementation of state legislation and supporting programs; (2) education outreach, monitoring, reporting and compliance efforts; (3) the preparation, adoption, and implementation of a regional management plan; and (4) any other purposes as provided for by this Agreement. Revenue generation may include fees imposed on “Haulers” (defined as companies with an agreement with a governmental entity for the collection of solid waste, recyclables, or green waste in San Luis Obispo County), assessments, or any other funding mechanism as allowed by applicable authority. Rates and fees shall be set or modified by resolution only.

Prior to the Authority increasing rates or fees, or imposing new rates or fees, the Authority shall provide the Participating Agencies with all necessary facts, data,

information and analyses related to justification and/or explanation of the proposed rates and fees that meet all applicable legal requirements to support their adoption. The Authority shall coordinate with the Participating Agency managers in this regard to ensure the facts, data, information and analyses provided by the Authority is adequate to enable the Participating Agencies to implement the Authority's proposed rates and fees through the Proposition 218 process, if deemed applicable to a Participating Agency by that Agency; however, determinations regarding the application of Proposition 218 to any proposed increased rate or fee shall be made solely by each Participating Agency with no Authority representations of any kind.

The Authority shall establish a rate and/or fee setting policy which shall govern the obligations of the Authority to its Participating Agencies in the implementation of any new or increased rates or fees.

SECTION 14. Failure to Meet Waste Stream Requirements.

The Authority shall be entitled to cause the waste streams of each Participating Agency to be monitored, pursuant to procedures approved by the Board, in order to determine whether state waste diversion requirements are being met. If the waste stream diversion of any Participating Agency fails to meet any such requirements, including but not limited to taking all actions necessary to comply with state mandates, that Participating Agency shall be solely responsible for any and all resulting liabilities, damages, fines, criminal and civil sanctions, and costs and expenses. That Participating Agency shall also indemnify and hold the Authority and the other Participating Agencies harmless from and against any and

all liabilities, damages, fines, sanctions, costs and expenses that are incurred as a result of the violation or a claimed violation including, without limitation, all fees and costs of legal counsel. If two or more Participating Agencies are responsible for a failure to meet any such requirements or are claimed to have violated any such requirements, the Participating Agencies responsible for the violations or which are the subject of such claims shall be responsible to, and shall indemnify, the Authority and the other Participating Agencies in proportion to their relative responsibility for the violations or claimed violations. Upon notification of any such violation or claim, the Participating Agency or Agencies shall take such prompt, corrective action as is necessary to meet the requirements. Nothing in this Section shall preclude one or more Participating Agencies or the Authority from imposing or establishing additional incentives to meet waste diversion requirements.

SECTION 15. Withdrawal and Dissolution.

15.1 The parties to this Agreement pledge full cooperation and agree to assign representatives to serve as official appointed representatives of the Authority or any committee or subcommittee thereof who shall act for and on behalf of their Participating Agency in any or all matters which shall come before the Authority, subject to any necessary approval of their acts by the governing bodies of the Participating Agencies.

15.2 Any party to this Agreement may withdraw from the Authority, upon providing six (6) months' prior written notice, and terminate its participation in this Agreement by resolution of its governing body. The withdrawal of the Participating Agency shall have no effect on the continuance of this Agreement

among the remaining Participating Agencies, and the Agreement shall remain in full force and effect with respect to the remaining Participating Agencies. No withdrawal shall become effective until six (6) months after receipt of the written notice by the Authority.

15.3 A Participating Agency which has withdrawn from the Authority shall not be liable for the payment of further contributions falling due beyond the date of withdrawal and shall have no right to reimbursement of any monies previously paid to the Authority. The Authority may authorize a reimbursement if in its judgment such reimbursement is fair and equitable and can be done without jeopardy to the operation of the Authority. If any Participating Agency fails to pay a required contribution, as determined by the Board, that Participating Agency shall be provided with a sixty (60) day written notice and an opportunity to cure. If the Board determines that the Participating Agency has failed to cure or negotiate a cure within sixty (60) days following delivery of the written notice shall be deemed a voluntary withdrawal from the Authority.

15.4 The Authority may be dissolved at any time and this Agreement terminated by a joint agreement duly-approved and executed by a majority of the Members which are parties hereto. Said termination agreement shall provide for the orderly payment of all outstanding debts and obligations and for the return of any surplus funds of the Authority in proportion to the contributions made by the Participating Agencies. In the event the Authority is dissolved, the individual Participating Agencies shall be responsible for complying with the requirements of the Act as included in the approved SRREs, HHWE, NDFE, Countywide or

Regional Siting Element and Integrated Waste Management Plan in addition to compliance with all waste management related legislation.

SECTION 16. Amendments Including Termination.

This Agreement may only be amended or terminated by a written instrument executed by a majority of the Members and meeting the requirements imposed by the terms or conditions of all Revenue Bonds and related documentation including, without limitation, indentures, resolutions, and letter of credit agreements. Notwithstanding the foregoing, no amendment or termination shall require any Participating Agency to contribute any funds to the Authority or become directly or contingently liable for any debts, liabilities or obligations of the Authority without the consent of that agency evidenced in a written instrument signed by a duly authorized representative of that Participating Agency.

SECTION 17. Filing with the Secretary of State.

The Secretary shall file all required notices with the Secretary of State in accordance with California Government Code sections 6503.5 and 53051

SECTION 18. Notices.

All notices which any Participating Agency of the Authority may wish to give in connection with this Agreement shall be in writing and shall be served by personal delivery, by electronic mail, or by US mail addressed to the Participating Agency, or Participating Agencies, or the Authority at its principal office, or to such other address as the Authority or Participating Agency or Participating Agencies may

designate from time to time by written notice given in the manner specified in this Section. Service of notice pursuant to this Section shall be deemed complete on the day of service by personal delivery (but 24 hours after such delivery in the case of notices of special meetings of the Board), two days after mailing if deposited in the United States mail, or in 24 hours if provided by electronic mail.

SECTION 19. Successors and Assigns.

This Agreement shall be binding upon and shall inure to the benefit of the permitted successors and assigns of the Participating Agencies. However, no Participating Agency shall assign any of its rights under this Agreement except to a duly formed public entity organized and existing under the laws of the State of California approved by a majority of the voting Directors who do not represent the assigning Participating Agency. No assignment shall be effective unless and until the Authority, the Participating Agencies, and the proposed assignee comply with all then applicable requirements of law relating to changes in the composition of entities such as the Authority if and when they have Revenue Bonds outstanding and with the terms and conditions of all Revenue Bonds and related documentation including, without limitation, indentures, resolutions and letter of credit agreements.

SECTION 20. Severability.

Should any part, term, sentence, or provision of this Agreement be decided by a final judgment of a court or arbitrator to be illegal or in conflict with any law of the State of California or otherwise be unenforceable or ineffectual, the validity of its remaining parts, terms, sentences, and provisions shall not be affected and the

Participating Agencies represent that they would have adopted this Agreement even without the ineffectual or non-valid provision(s).

SECTION 21. Section Headings.

All section headings contained in this Agreement are for convenience and reference. They are not intended to define or limit the scope of any provision of this Agreement.

SECTION 22. Effective Date.

This Agreement shall take effect upon its execution by all Members, pursuant to resolutions of such governing bodies authorizing such execution and shall remain in full force and effect until dissolved pursuant to the provisions herein. This Agreement may be executed in counterparts which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first hereinabove written.

ITEM NUMBER: C-1
DATE: 06/28/22
ATTACHMENT: 1

PARTICIPATING AGENCIES

CITIES	AUTHORIZED DISTRICTS
Arroyo Grande Atascadero El Paso de Robles Grover Beach Morro Bay Pismo Beach San Luis Obispo	Avila Beach CSD California Valley CSD Cambria CSD Cayucos Sanitary District Ground Squirrel Hollow CSD Heritage Ranch CSD Los Osos CSD Nipomo CSD Oceano CSD San Miguel CSD San Simeon CSD Templeton CSD