

TO: James L. App, City Manager
FROM: Mike Compton, Director of Administrative Services
SUBJECT: Development Impact Fees - Clarification
DATE: September 16, 2003

Need:

For the City Council to consider approval of a resolution clarifying development impact fee implementation issues.

Facts:

1. On March 4, 2003, the Council adopted new non-utility development impact fees.
2. The adopted fees became effective 60 days after approval except for applications already in the “pipeline” which were given 90 days to complete processing before the new fees were applied.
3. Staff has encountered an implementation issue that was not anticipated during initial consideration and review. Thus, this request for clarification.

Analysis & Conclusion:

During deliberations and negotiations regarding development impact fees, the issue of bridge certificates was overlooked. Issued in the mid-1980's, the bridge certificate value was set at \$2,189 that would be applied towards the payment of bridge development impact fees. Under the new development impact fee schedule, there is no longer a separate bridge development impact fee. Bridges, streets, and signals, etc. have been consolidated into a single “traffic mitigation” development impact fee. For purposes of fairness, it is recommended that holders of bridge certificates be able to use a bridge certificate as a \$2,189 credit towards payment of the traffic mitigation development impact fee.

Fiscal Impact:

Allowing the use of bridge certificates as a credit of \$2,189 towards payment of the traffic mitigation development impact fee will have no fiscal impact.

Options:

- a.** Adopt Resolution No. 03-xx clarifying implementation issues relating to Bridge Certificates; or
- b.** Amend, modify or reject the above option.

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
CLARIFYING CERTAIN IMPLEMENTATION ISSUES FOR STORM DRAINAGE
AND PARK DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN
THE CITY OF EL PASO DE ROBLES

WHEREAS, Revenue & Cost Specialists prepared a report, the *Development Impact Fee Calculation and Nexus Report for the City of Paso Robles, California*, in July of 2002 including Appendix C (collectively the "Report"); and

WHEREAS, the *Development Impact Fee Calculation and Nexus Report* was made available for public review and comment; and

WHEREAS, in compliance with the Mitigation Fee Act (Government Code section 66000 *et seq.*), the City Council held a public meeting on the proposed development input fees on January 16, 2003, an incorrectly noticed public hearing on February 18, 2003 and a noticed public hearing on March 4, 2003 to solicit public input on the proposed development impact fees on February 18, 2003; and

WHEREAS, the City Council adopted Resolution No. 03-31 on March 4, 2003 implementing the development impact fees as identified in the *Development Impact Fee Calculation and Nexus Report* with minor modifications; and

WHEREAS, implementation of the newly adopted development impact fees has raised an issue that requires further clarification and action by the City Council.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE:

SECTION 1. That Bridge Certificates, previously applied towards payment of the former bridge development impact fee in the amount of \$2,189 per certificate, will be accepted in the same amount (\$2,189) and applied towards the payment of the newly adopted "traffic mitigation development impact" fee.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of September 2003 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk