

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TRAFFIC IMPACT FEE SCHEDULE FOR SANTA YSABEL RANCH
DATE: OCTOBER 5, 2004

Needs: For the City Council to consider confirming the appropriate amount to be charged as a traffic impact fee for the Santa Ysabel Ranch project.

- Facts:
1. The project is located in the County Unincorporated Area, approximately 2000 feet south of the City of Paso Robles.
 2. When the project was being considered by the County of San Luis Obispo, the City requested that traffic impact fees be paid to the City based on anticipated traffic impacts on the City.
 3. In conjunction with considering approval of Development Plan No. D990062D, the County of San Luis Obispo established a condition of approval that provides that "Prior to issuance of each individual building permit, the applicant shall submit a letter to the Department of Planning and Building verifying the payment of the Niblick Bridge/Charolais Road Bridge mitigation fee to the City of Paso Robles. The applicant agrees to negotiate with the City of Paso Robles to establish an impact fee upon approval of the lot line adjustment. Once the fee is established, all residential building permits shall provide evidence that the fee has been paid prior to issuance of said permit."
 4. It has been estimated by the County of San Luis Obispo, based on a traffic study that is documented in a letter dated July 28, 2004 which is on file with the City of Paso Robles, that 80 percent of the project traffic can be expected to travel to and from the north through the City of Paso Robles. A copy of the referenced letter is attached.
 5. The Paso Robles City Council is being requested to confirm the proposed traffic impact fee that would be paid to the City to mitigate traffic impacts from the Santa Ysabel Ranch.

Analysis
and

Conclusion:

A traffic impact fee for the Santa Ysabel Ranch development that would be equivalent to 80 percent of the City's traffic impact fee would seem to be consistent with the traffic analysis and the purpose and intent of the County's condition of approval on the Santa Ysabel Ranch project

Dan Lloyd, representing the Weyrich Development Company, has indicated agreement with the proposed 80 percent fee schedule.

Policy

Reference:

City General Plan; adopted City Development Impact Fee, County approval of Development Plan No. D990062D

Fiscal

Impact:

The proposed fee is designed to help off-set the fiscal impacts of County-area development on the City of Paso Robles.

Options:

- a.** Adopt Resolution No. 04-xx confirming the amount of the Santa Ysabel Ranch traffic impact fee;
- b.** Amend, modify, or reject the foregoing options.

RESOLUTION NO. 04-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING A TRAFFIC IMPACT FEE SCHEDULE FOR SANTA YSABEL RANCH

WHEREAS, the County of San Luis Obispo approved Development Plan No. D990062D (Weyrich), providing for the development of the Santa Ysabel Ranch, located approximately 2000 feet south of the boundaries of the City of Paso Robles; and

WHEREAS, in conjunction with considering approval of Development Plan No. D990062D, the County of San Luis Obispo established a condition of approval that provides that "Prior to issuance of each individual building permit, the applicant shall submit a letter to the Department of Planning and Building verifying the payment of the Niblick Bridge/Charolais Road Bridge mitigation fee to the City of Paso Robles. The applicant agrees to negotiate with the City of Paso Robles to establish an impact fee upon approval of the lot line adjustment. Once the fee is established, all residential building permits shall provide evidence that the fee has been paid prior to issuance of said permit."; and

WHEREAS, it has been estimated by the County of San Luis Obispo, based on a traffic study that is documented in a letter dated July 28, 2004, which is on file with the City of Paso Robles, that 80 percent of the project traffic can be expected to travel to and from the north through the City of Paso Robles; and

WHEREAS, a traffic impact fee for the Santa Ysabel Ranch development that would be equivalent to 80 percent of the City's traffic impact fee would seem to be consistent with the traffic analysis and the purpose and intent of the County's condition of approval on the Santa Ysabel Ranch project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles that the City Council hereby accepts the recommendation of the County of San Luis Obispo to set the Santa Ysabel Ranch project traffic fee, payable to the City, at 80 percent of the City traffic impact fee, which at this time is \$4520 per dwelling unit.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of October 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk