

TO: James L. App, City Manager
FROM: Mike Compton, Director of Administrative Services
SUBJECT: Borkey Specific Plan Fees
DATE: June 21, 2005

Needs:

For the City Council to consider a resolution modifying the Borkey Specific Plan (Plan) fees per the increase in the Engineering News Record (ENR).

Facts:

1. On December 5, 1989, the Council approved Resolution No. 89-178 adopting the fee schedule for the Plan (copy attached).
2. In April 1998, the Plan was formally updated and Resolution No. 98-221 was adopted modified the schedule of Plan fees (copy attached).
3. On July 2, 2002, the Council adopted Resolution No. 02-127 modifying the schedule of Plan fees(copy attached).
4. On October 7, 2003, Plan fees were again modified by Council via the adoption of Resolution No. 03-181 (copy attached).
5. On March 1, 2005, Plan fees were again modified by Council via the adoption of Resolution No. 05-039 (copy attached). The resolution contains a provision for annual City Council review but does not specifically provide for annual adjustments based upon inflationary indexes.
6. In all cases noted above, the fee modifications were associated with a development specific related change in the Plan. They were not related to annual inflationary adjustments.

Analysis
and
Conclusion:

All other development related impact fees, i.e. AB 1600 and sewer & water fees have provisions for automatic annual inflationary adjustments based upon the Engineering News Record (ENR). The ENR is a widely used, construction industry standard index for estimating inflationary increases in construction costs. Using a construction based inflationary adjustment index in lieu of CPI is a more appropriate means of keeping pace with rising construction costs.

Consistent with all other Council approved fees, it is recommended that the Council move to automatic annual inflationary adjustments based upon the annual percentage change in the ENR..

An issue for Council consideration is whether or not said fees should be modified for prior annual inflationary adjustments that were not imposed. In spite of the prior adjustments relative to Plan fees, there have not been any inflationary adjustments made since the Plan was adopted. Staff has prepared two fee resolutions for Council consideration. One would impose only a single year adjustment effective July 1, 2005 while the other resolution would adjust said fees for all prior annual periods effective July 1, 2005 based upon the percentage increase in the ENR.

Fiscal Impact:

The ENR index for the twelve month period ending April 30, 2005 increased by 4.8%. The following fee comparison illustrates the two fee adjustment options, retroactivity v. single annual adjustment, for *selected* categories as compared to current fees.

BORKEY AREA SPECIFIC PLAN - Current Fees

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Storm Drainage	\$0	\$0	\$0	\$0	\$3,664 acre
Wastewater					
Residential	\$79 ea	\$79 ea	\$11 ea	\$48 ea	\$84 acre
Commercial		\$23 gsf			
Water					
Residential	\$408 ea	\$408 ea	\$674 acre	\$132 ea	\$185 acre
Commercial		\$117 gsf			
Signal, BV @ Hwy 46					
Residential	\$200 ea	\$200 ea	\$66 acre	\$200 ea	\$0
Interchange					
Residential	\$2,957 ea	\$2,957 ea	\$110 ea	\$1,113 ea	\$4,147 acre
North River Road Upgrade					
Residential	\$260 ea	\$260 ea	\$86 acre	\$29 ea	\$0
Commercial		\$75 gsf			
Contingency Fee					
Residential	\$115 ea	\$115 ea	\$161 acre	\$84 ea	\$161 acre
Commercial		\$33 gsf			
Plan Preparation/Admin					
Residential	\$209 ea	\$209 ea	\$69 acre	\$209 ea	\$0
Commercial		\$60 gsf			

BORKEY AREA SPECIFIC PLAN - Retro Fee Adjustment

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Storm Drainage	\$0	\$0	\$0	\$0	\$4,581 acre
Wastewater					
Residential	\$99 ea	\$99 ea	\$14 ea	\$50 ea	\$105 acre
Commercial		\$151 gsf			
Water					
Residential	\$510 ea	\$510 ea	\$843 acre	\$138 ea	\$231 acre
Commercial		\$117 gsf			
Signal, BV @ Hwy 46					
Residential	\$319 ea	\$319 ea	\$83 acre	\$319 ea	\$0
Interchange					
Residential	\$3,697 ea	\$3,697 ea	\$138 ea	\$1,167 ea	\$5,185 acre
North River Road Upgrade					
Residential	\$414 ea	\$414 ea	\$108 acre	\$30 ea	\$0
Commercial		\$75 gsf			
Contingency Fee					
Residential	\$144 ea	\$144 ea	\$201 acre	\$88 ea	\$201 acre
Commercial		\$37 gsf			
Plan Preparation/Admin					
Residential	\$333 ea	\$333 ea	\$86 acre	\$333 ea	\$0
Commercial		\$67 gsf			

BORKEY AREA SPECIFIC PLAN - Single Annual Fee Adjustment

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Storm Drainage	\$0	\$0	\$0	\$0	\$3,840 acre
Wastewater					
Residential	\$83 ea	\$83 ea	\$12 ea	\$50 ea	\$88 acre
Commercial		\$24 gsf			
Water					
Residential	\$428 ea	\$428 ea	\$706 acre	\$138 ea	\$194 acre
Commercial		\$123 gsf			
Signal, BV @ Hwy 46					
Residential	\$210 ea	\$210 ea	\$69 acre	\$210 ea	\$0
Interchange					
Residential	\$3,099 ea	\$3,099 ea	\$115 ea	\$1,167 ea	\$4,347 acre
North River Road Upgrade					
Residential	\$273 ea	\$273 ea	\$90 acre	\$30 ea	\$0
Commercial		\$75 gsf			
Contingency Fee					
Residential	\$121 ea	\$121 ea	\$169 acre	\$88 ea	\$169 acre
Commercial		\$35 gsf			
Plan Preparation/Admin					
Residential	\$219 ea	\$219 ea	\$72 acre	\$219 ea	\$0
Commercial		\$63 gsf			

The exhibits to the resolutions will show all fee categories but not in a comparative format. In the case of retroactivity, it was only applied to any individual fee back to the annual period in which it was established or last adjusted, whichever was more recent.

Options:

- a. Adopt Resolution No. 05-xxx approving fee adjustments reflecting the annual percentage increase in the Engineering News Record index retroactively back to the last modification; or
- b. Adopt Resolution No. 05-xxx approving fee adjustments reflecting the annual percentage increase in the Engineering News Record index for the annual period ending April 30, 2005; or
- c. Amend, modify, or reject the above options.

RESOLUTION NO. 05-039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING A REVISED SCHEDULE OF FEES
ADDING REVISED FEES FOR SUBAREA "D" OF THE BORKEY AREA SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative code of the State of California, for a 767 acre portion of the community referred to as the "Borkey Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements by the City to public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public costs; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to "pay its own way," avoiding the placement of a financial burden on the population in general to allow new development to occur; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such development; and

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs; and

WHEREAS, the City Council has adopted the Borkey Area Specific Plan by adopting ordinance No. 588 N.S., and subsequently amended by Ordinance No. 741 N.S., and Ordinance No. 770 N.S., which authorizes the Council to establish development fees for the plan area by resolution;

WHEREAS, at its public hearing on the La Quinta Planned Development, LOCATED AT THE NORTH EAST CORNER OF Buena Vista Drive and Highway 46 East, in Subarea "D" of the Borkey Area Specific Plan, the Planning Commission recommended a Revised Fee Schedule be adopted.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

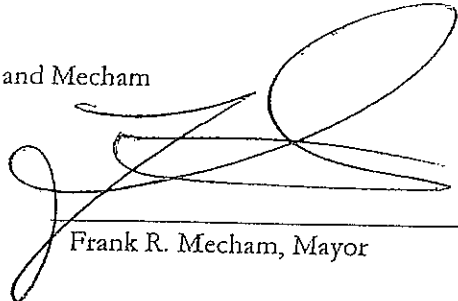
1. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Schedule A and its exhibits, incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review, and unless otherwise specified shall be paid prior to issuance of a Certificate of Occupancy or final approval of any entitlement permit, whichever comes later, for a particular lot, parcel, or portion thereof.
2. The City Council may annually review the fees established by Schedule A, and shall amend such fees periodically as required by resolution. The fee schedule includes a contingency amount that the City Council may apply to cover the cost of unanticipated expenses if the City Council finds that such expenses are necessary to defray the costs of plan implementation. If such contingency funds or other specific plan fees are not found to be necessary to offset public improvement costs, the City Council shall, at their discretion, either refund excess

collected fees to the current property owners on a pro-rata share basis or shall expend such excess collected fees on a project or projects found to be of benefit to the specific plan area.

3. The subject fees are in addition to City wide fees that are in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.
4. Background calculation for the formulation of fees for subarea 'A' shall be included in the Technical Appendices for the Borkey Area Specific Plan as "Appendix I" and background calculation for the fees for subarea "D" shall be in the Technical Appendices for the Borkey Area Specific Plan as "Appendix J."

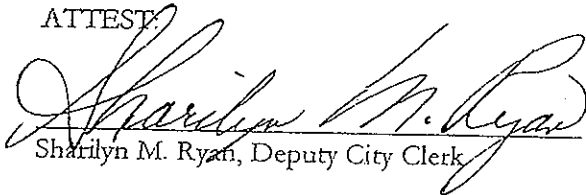
PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 1st day of March 2005 by the following vote:

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES: None
ABSTAIN: None
ABSENT: None



Frank R. Mecham, Mayor

ATTEST:



Sharilyn M. Ryan, Deputy City Clerk

Attachment:

Schedule A with Exhibits A & B

RESOLUTION OF THE COUNCIL
OF THE CITY OF PASO ROBLES, STATE OF CALIFORNIA

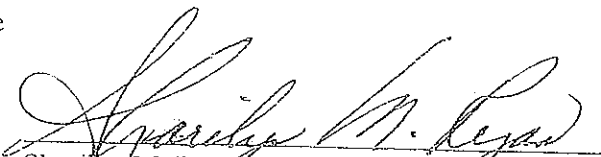
IN THE MATTER OF:

No. 05-039

Establishing and adopting a revised schedule of fees adding revised fees for Subarea "D" of the Borkey Area Specific Plan

I, Sharilyn M. Ryan, Deputy City Clerk of the City of Paso Robles, certify that the foregoing is a full, true and correct copy of Resolution No. 05-039 proposed by Councilmember Nemeth, seconded by Councilmember Heggarty, was duly passed and adopted by the Council of the City of El Paso de Robles at its regular meeting on March 1, 2005, by the following vote:

AYES:	Councilmembers:	Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None
ABSENT:	Councilmembers:	None


Sharilyn M. Ryan, Deputy City Clerk and
Ex-Officio Clerk of the City Council

SCHEDULE A

SUMMARY OF DEVELOPMENT FEES BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT BORKEY AREA SPECIFIC PLAN

Subarea Designation/Fees per Unit..... per Acre

Category of Facility or Improvement	A	B	C	D	E
Storm Drainage	\$0	\$0	\$0	\$0	\$3,664
Wastewater	See Exhibit A	\$79	\$11/Stdnt*	\$79	\$84
Water	See Exhibit A	\$408	\$674/acre	\$408	\$185/acre
Signal, BV @ 46	See Exhibit A	\$200	\$66/acre	\$200	0
Interchange	See Exhibit A	\$2,957	\$110/Stdnt*	\$2,957	\$4,147
North River Road Upgrade	See Exhibit A	\$260	\$86/acre	\$260	--
Contingency Fee	See Exhibit A	\$115	\$161/acre	\$115	\$161
Plan Preparation/ Admin.	See Exhibit A	\$209	\$69/acre	\$209	--
Total Fees	See Exhibit A	\$4,228	\$1,055/acre \$121/student*	\$4,228	\$8,141

NOTES:

Fees for Subarea A are for specific development components as shown in attached "Exhibit A".

Fees for Sub-areas B and D are for each residential unit, except as modified for Subarea D per the attached "Exhibit B".

Fees for Subarea C will be collected on a "per student" or "per acre" basis and fees for Subarea E apply to each acre (gross) of development site unless otherwise noted.

No fees will be levied against Subarea F; this subarea will develop as public parkland.

*Wastewater and interchange amounts are rounded to the nearest dollar but cumulatively total \$121.

SCHEDULE A ~ EXHIBIT A

SUMMARY OF DEVELOPMENT FEES
BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT

BORKEY AREA SPECIFIC PLAN

All fees to be collected for Subarea A will be collected prior to issuance of Certificates of Occupancy, when a Certificate of Occupancy is required or prior to final approval of necessary entitlement permits, where a Certificate of Occupancy is not required.

Development Component Fee Distribution Time of Collection

WASTEWATER

Cottages, Spa Suites & Rooms, Employee Units	\$ 58/unit	Certificate of Occupancy
Restaurant & Lounge	575/each	Certificate of Occupancy
Conference Center	219/each	Certificate of Occupancy
Lobby, Office	288/each	Certificate of Occupancy
Child Art Center	219/each	Certificate of Occupancy
Spa Building	234/each	Certificate of Occupancy

WATER

Cottages, Spa Suites & Rooms, Employee Units	\$ 48/unit	Certificate of Occupancy
Restaurant & Lounge	1,205/each	Certificate of Occupancy
Conference Center	1,205/each	Certificate of Occupancy
Lobby, Office	241/each	Certificate of Occupancy
Child Art Center	723/each	Certificate of Occupancy
Spa Building	241/each	Certificate of Occupancy

Exhibit A Attachment
To Resolution No. 05-039
To Ordinance No. _____
Page 1 of 2

TRAFFIC FEES

Interchange at Golden Hill and Highway 46 Fees

Cottages, Spa Suites & Rooms, Employee Units	\$ 500/unit	Certificate of Occupancy
Restaurant & Lounge	7,588/each	Certificate of Occupancy
Conference Center	10,624/each	Certificate of Occupancy
Lobby, Office	4,553/each	Certificate of Occupancy
Child Art Center	4,553/each	Certificate of Occupancy
Spa Building	3,035/each	Certificate of Occupancy

Signal, Buena Vista @ Highway 46

Cottages, Spa Suites & Rooms, Employee Units	\$ 28/unit	Certificate of Occupancy
Restaurant & Lounge	430/each	Certificate of Occupancy
Conference Center	602/each	Certificate of Occupancy
Lobby, Office	258/each	Certificate of Occupancy
Child Art Center	258/each	Certificate of Occupancy
Spa Building	172/each	Certificate of Occupancy

North River Road Upgrade

Cottages, Spa Suites & Rooms, Employee Units	\$ 42/unit	Certificate of Occupancy
Restaurant & Lounge	410/each	Certificate of Occupancy
Conference Center	156/each	Certificate of Occupancy
Lobby, Office	205/each	Certificate of Occupancy
Child Art Center	156/each	Certificate of Occupancy
Spa Building	167/each	Certificate of Occupancy

CONTINGENCY FEE

\$ 161/acre Final Entitlement Approval

PLAN PREPARATION/ADMINISTRATION

\$ 66/unit Final Entitlement Approval

TOTAL FEES TO BE COLLECTED FOR SUBAREA A \$224,869.00

All fees have been rounded to the nearest dollar.

Exhibit A Attachment
 To Resolution No. 05-039
 To Ordinance No. _____
 Page 2 of 2

SCHEDULE A ~ EXHIBIT B

SCHEDULE OF FEES FOR PORTION OF SUBAREA D

UPDATE TO BORKEY SPECIFIC PLAN

EXECUTIVE SUMMARY

The La Quinta project has been proposed for Subarea D of the Borkey Specific Plan. It is located at the north-east corner of Buena Vista and Highway 46 East. In February 2004, the City approved Resolution 04-022 which approved Rezone 03-007 changing the land use from single family residential to Resort/Lodging. This revision of the Land Use from Residential (R1-B4) to Resort/ Lodging necessitates a revision to the Borkey Specific Plan fees. This report presents information regarding the development of a Hotel and Restaurant on this property, as well as calculations on the modification of the fees for Sub Area D of the Borkey Specific Plan.

- The La Quinta project area is proposed for development of a 101 Room Hotel complex of 61,000 square feet and a 5,000 square foot restaurant.

METHODOLOGY

The original Specific Plan Fees were modified for Subarea D (in 2003) when the Bastide Village Project was approved for the area. This project featured large acreage "estate" lots with a French "village" commercial concept adjoining. Revisions for the La Quinta project were calculated off these modified numbers.

In general, fees were calculated according to equivalent single family units. The conversion factors were based on "fixture units" typically found in a single family house versus the total fixture units anticipated for the Hotel and Restaurant. The total fixture units were divided by the typical house fixture units to yield equivalent single family unit numbers.

For the traffic portion of the analysis, conversion factors were also based on equivalent single family units, but the data utilized was the projected PM peak hour traffic to be generated from the Project. A more detailed view of the calculations is presented in the Technical Appendix.

The new fees for Subarea D are shown in summary form on the next page in the table labeled "Summary of Fees"

Exhibit B Attachment
To Resolution No. 05-039
To Ordinance No. _____
Page 1 of 2

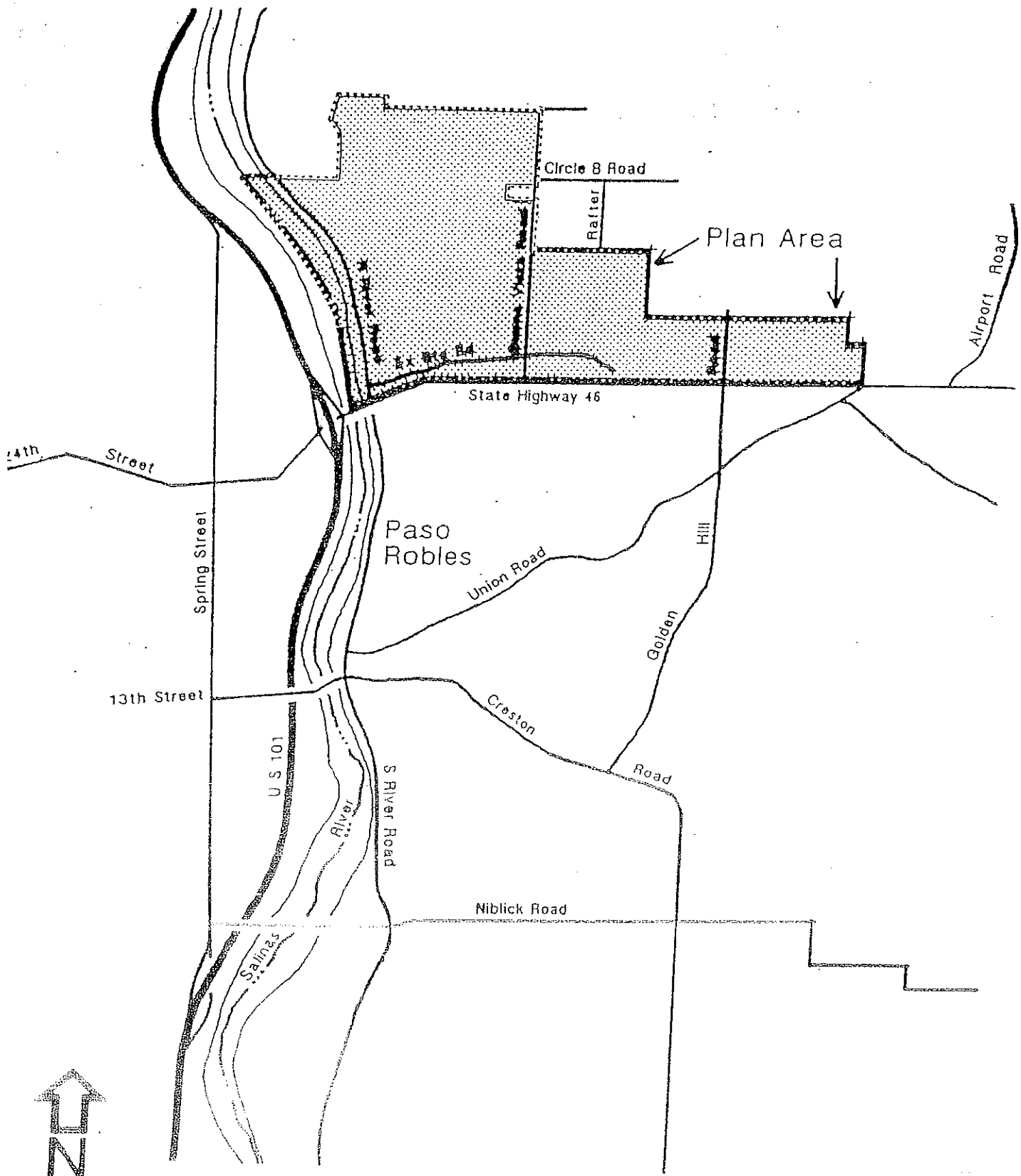
SUMMARY OF FEES
BORKEY SPECIFIC PLAN AREA
LA QUINTA - 2005 Update
SUBAREA D

101 Acres
 185 Equivalent Units

Category of Improvement	Total Allocated Cost	Fee Per Acre	NEW Fee* Per Unit or Facility	2003 Fee
Wastewater La Quinta Hotel	\$8,972	N/A	\$48 per unit for units outside Bastide Village - for Village see detailed schedule. \$2,614-Hotel \$84-Restaurant	\$74.15
Domestic Water La Quinta Hotel	\$24,404.26	N/A	\$132 per unit for units outside Bastide Village- for Village see detailed schedule. \$8,184-Hotel \$264-Restaurant	\$201.69
Traffic:				
Upgrade -N. River Road La Quinta Hotel	\$6,385.85	N/A	\$29 per unit for units outside Bastide Village- for Village see detailed schedule. \$1,972-Hotel \$1,015-Restaurant	\$52.78
Interchange - Golden Hill @ 46 La Quinta Hotel	\$249,380.79	N/A	\$1,113.31 per unit for units outside Bastide Village- for Village see detailed schedule. \$75,705-Hotel \$38,966-Restaurant	\$3,010.92
Contingency	\$16,237.94	\$84.14	\$0	\$84.14/acre
Plan Preparation/Administration	\$15,675	\$209	\$0	\$209/acre
Total	\$ 321,055			

* see appendix sheets for breakdown details

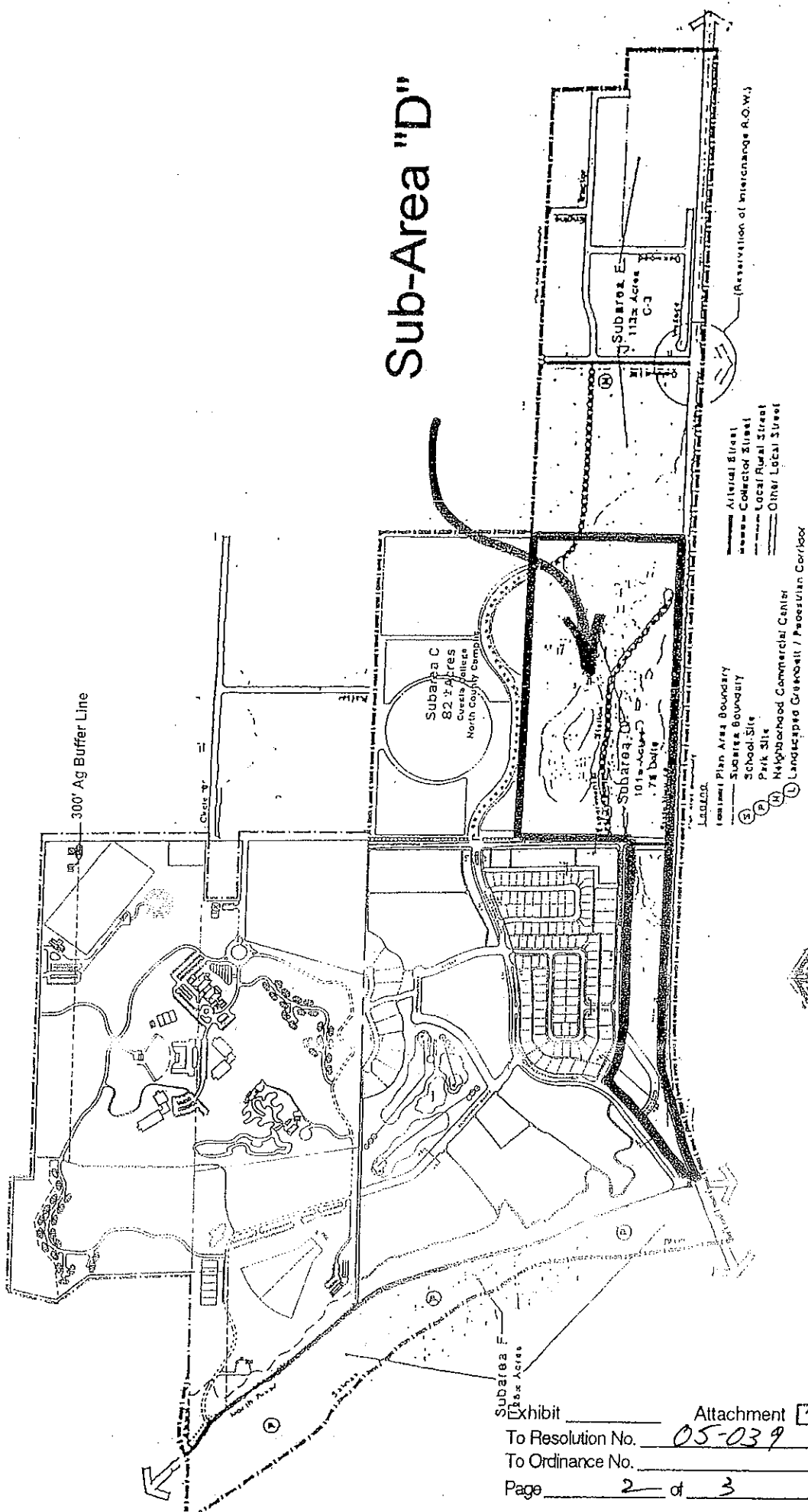
Exhibit B Attachment
 To Resolution No. 05-039
 To Ordinance No. _____
 Page 2 of 2



QUAD

Plan Area Location

Exhibit _____ Attachment
 To Resolution No. 05-039
 To Ordinance No. _____
 Page 1 of 3

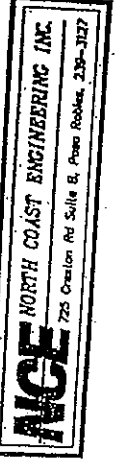


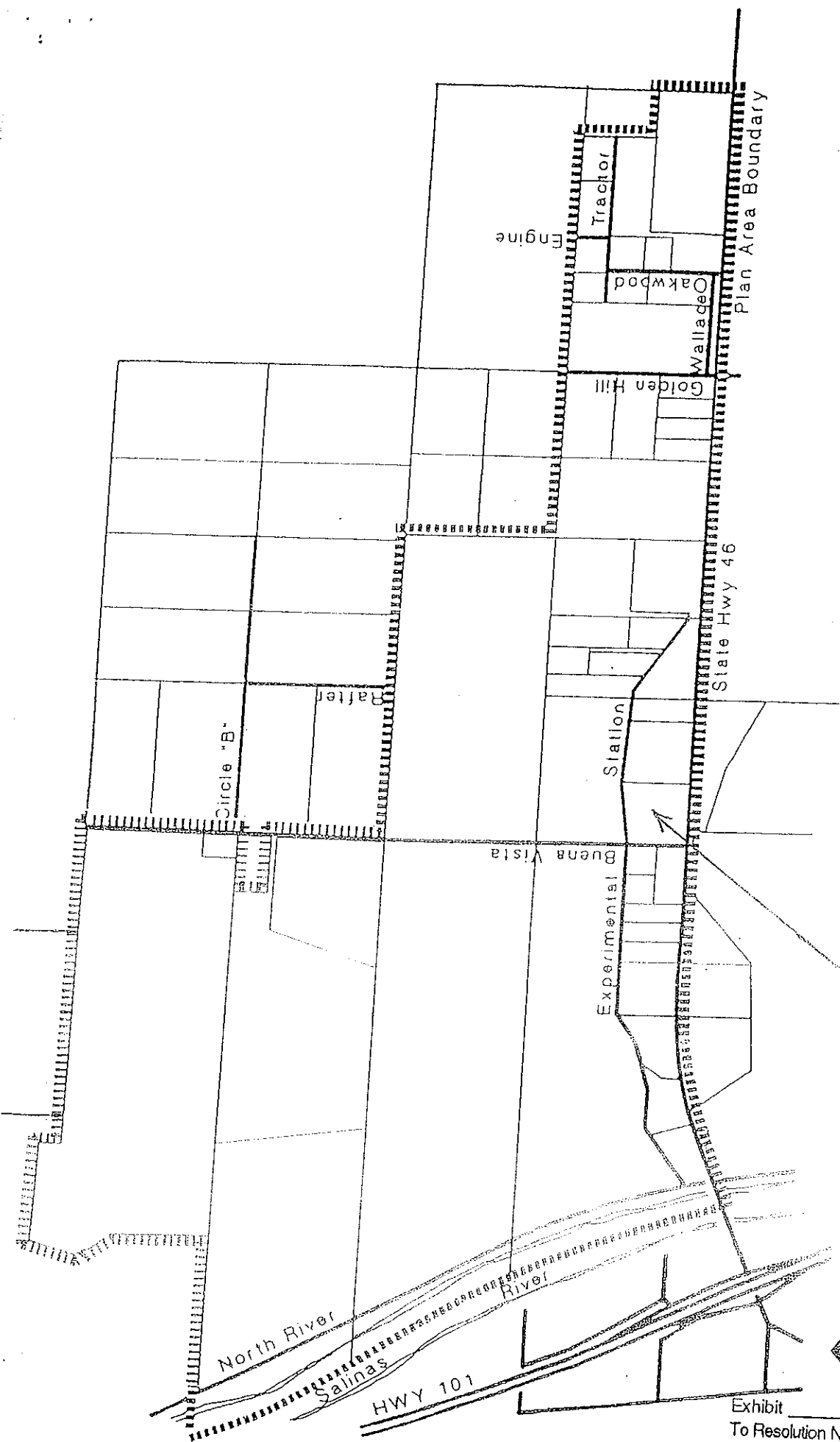
Sub-Area "D"

Borkey Area Specific Plan

Development Plan for Borkey Area

Exhibit _____ Attachment
 To Resolution No. 05-039
 To Ordinance No. _____
 Page 2 of 3





Subject Property

Plan Area Boundary

1-A

Revision to Subarea A
GPA 01-02; SPA 02-001 July 2002

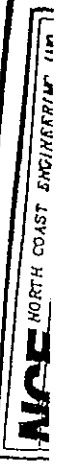


Exhibit _____ Attachment
 To Resolution No. 05-039
 To Ordinance No. _____
 Page 3 of 3

RESOLUTION 03-181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING A REVISED SCHEDULE OF FEES
FOR SUBAREA B OF THE BORKEY AREA SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative code of the State of California, for a 767 acre portion of the community referred to as the "Borkey Area"; and

WHEREAS, the implementation of the Borkey Area Specific Plan and corresponding development of the plan area will necessitate a number of improvements by the City to public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public costs; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to "pay its own way," avoiding the placement of a financial burden on the population in general to allow new development to occur; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such development; and

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs; and

WHEREAS, the City Council has adopted the Borkey Area Specific Plan by adopting ordinance No. 588 N.S., and subsequently amended by Ordinance No. 741 N.S., and Ordinance No. 770 N.S., which authorizes the Council to establish development fees for the plan area by resolution;

WHEREAS, at its public hearings on the River Oaks and The MarketPlace Planned Developments, the Planning Commission recommended a Revised Fee Schedule be adopted.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

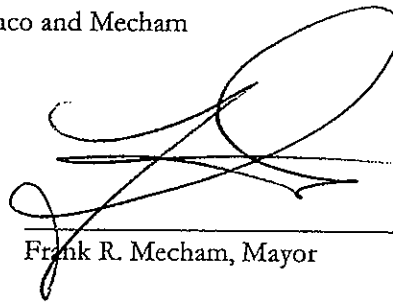
1. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Exhibit "A" (Schedule A for the Borkey Area Specific Plan – Summary of Development Impact Fees by Plan subarea and category of improvement), incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review, and unless otherwise specified shall be paid prior to issuance of a Certificate of Occupancy or final approval of any entitlement permit, whichever comes later, for a particular lot, parcel, or portion thereof.
2. The City Council may annually review the fees established by Schedule A, and shall amend such fees periodically as required by resolution. The fee schedule includes a contingency amount that the City Council may apply to cover the cost of unanticipated expenses if the City

Council finds that such expenses are necessary to defray the costs of plan implementation. If such contingency funds or other specific plan fees are not found to be necessary to offset public improvement costs, the City Council shall, at their discretion, either refund excess collected fees to the current property owners on a pro-rata share basis or shall expend such excess collected fees on a project or projects found to be of benefit to the specific plan area.

3. The subject fees are in addition to City wide fees that are in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.

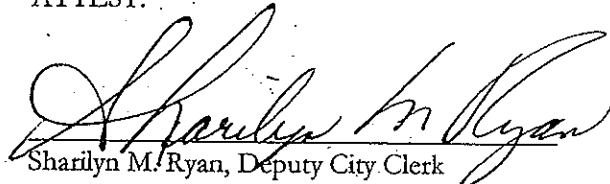
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of October 2003 by the following roll call vote:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: None



Frank R. Mecham, Mayor

ATTEST:



Sharilyn M. Ryan, Deputy City Clerk

Attachment: Exhibit "A" (Schedule A for the Borkey Area Specific Plan – Summary of Development Impact Fees by Plan subarea and category of improvement)

RESOLUTION OF THE COUNCIL
OF THE CITY OF PASO ROBLES, STATE OF CALIFORNIA

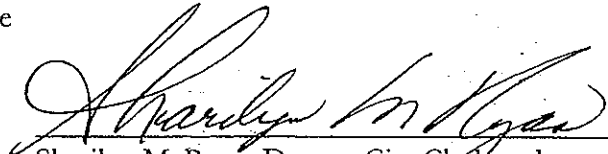
IN THE MATTER OF:

No. 03-181

**Establishing and adopting a revised Schedule of Fees for
Subarea B of the Borkey Area Specific Plan**

I, Sharilyn M. Ryan, Deputy City Clerk of the City of Paso Robles, certify that foregoing is a full, true and correct copy of Resolution No. 03-181, proposed by Councilmember Nemeth, seconded by Councilmember Heggarty, was duly passed and adopted by the Council of the City of El Paso de Robles, at its regular meeting on October 7, 2003, by the following vote:

AYES:	Councilmembers:	Finigan, Heggarty, Nemeth, Picanco and Mecham
NOES:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None
ABSENT:	Councilmembers:	None


Sharilyn M. Ryan, Deputy City Clerk and
Ex-Officio Clerk of the City Council

EXIHIBIT "A"
SCHEDULE A FOR THE BORKEY AREA SPECIFIC PLAN

SUMMARY OF DEVELOPMENT IMPACT FEES
 BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT

Facility or Improvement	Subarea Designation/Fees Per Unit or Per Acre				
	A	B	C	D	E
Storm Drainage	None	None	None	None	\$3,664
Wastewater	See Exhibit B	79	11/Stdnt *	79	84
	Clubhouse	77			
	Commercial	23 per gross square feet			
Water	See Exhibit B	408	674/acre	408	185/acre
	Clubhouse	396			
	Commercial	117 per gross square feet			
Signal, BV @ 46	See Exhibit B	200	66/acre	200	0
	Clubhouse	0			
	Commercial	0			
Traffic Fees Interchange Golden Hill @ 46E	See Exhibit B	2,957	110/Stdnt *	2,957	4,147
	Clubhouse	2,871			
	Commercial	851 per gross square foot			
North River Road Upgrade	See Exhibit B	260	86/acre	260	---
	Clubhouse	252			
	Commercial	75 per gross square foot			
Contingency Fee	See Exhibit B	115	161/acre	115	161
	Clubhouse	112			
	Commercial	33 per gross square foot			
Plan Preparation/ Admin.	See Exhibit B	209	69/acre	209	---
	Clubhouse	203			
	Commercial	60 per gross square foot			
TOTAL FEES	See Exhibit B	\$4,228/unit	\$1,055/acre \$121/student*	\$4,228	\$8,141

NOTES:

- Fees for Subarea A are for specific development components as shown in attached Exhibit A.
- Fees for Subarea B are shown for each residential unit, the clubhouse, or per gsf for commercial
- Fees for Subarea C are collected on a "per student" or "per acre" basis
- Fees for Subarea D are shown for each residential unit
- Fees for Subarea E apply to each acre (gross) of development site unless otherwise noted.
- No fees will be levied against Subarea F; this subarea will develop as public parkland.

The Fee amounts are rounded to the nearest dollar

Exhibit A Attachment
 To Resolution No. 03-181
 To Ordinance No. _____
 Page 1 of 3

EXHIBIT B
 OF
 SCHEDULE A
 SUMMARY OF DEVELOPMENT FEES
 BY
 PLAN SUBAREA AND CATEGORY OF IMPROVEMENT
 BORKEY AREA SPECIFIC PLAN

All fees to be collected for Subarea A will be collected prior to issuance of Certificates of Occupancy, when a Certificate of Occupancy is required or prior to final approval of necessary entitlement permits, where a Certificate of Occupancy is not required.

Development Component	Fee Distribution	Time of Collection
-----------------------	------------------	--------------------

WASTEWATER

Cottages, Spa Suites & Rooms, Employee Units	\$ 58/unit	Certificate of Occupancy
Restaurant & Lounge	575/each	Certificate of Occupancy
Conference Center	219/each	Certificate of Occupancy
Lobby, Office	288/each	Certificate of Occupancy
Child Art Center	219/each	Certificate of Occupancy
Spa Building	234/each	Certificate of Occupancy

WATER

Cottages, Spa Suites & Rooms, Employee Units	\$ 48/unit	Certificate of Occupancy
Restaurant & Lounge	1,205/each	Certificate of Occupancy
Conference Center	1,205/each	Certificate of Occupancy
Lobby, Office	241/each	Certificate of Occupancy
Child Art Center	723/each	Certificate of Occupancy
Spa Building	241/each	Certificate of Occupancy

Exhibit A Attachment
 To Resolution No. 03-181
 To Ordinance No. _____
 Page 2 of 3

EXHIBIT A, PAGE 2

TRAFFIC FEES

Interchange at Golden Hill and Highway 46 Fees

Cottages, Spa Suites & Rooms, Employee Units	\$ 500/unit	Certificate of Occupancy
Restaurant & Lounge	7,588/each	Certificate of Occupancy
Conference Center	10,624/each	Certificate of Occupancy
Lobby, Office	4,553/each	Certificate of Occupancy
Child Art Center	4,553/each	Certificate of Occupancy
Spa Building	3,035/each	Certificate of Occupancy

Signal, Buena Vista @ Highway 46

Cottages, Spa Suites & Rooms, Employee Units	\$ 28/unit	Certificate of Occupancy
Restaurant & Lounge	430/each	Certificate of Occupancy
Conference Center	602/each	Certificate of Occupancy
Lobby, Office	258/each	Certificate of Occupancy
Child Art Center	258/each	Certificate of Occupancy
Spa Building	172/each	Certificate of Occupancy

North River Road Upgrade

Cottages, Spa Suites & Rooms, Employee Units	\$ 42/unit	Certificate of Occupancy
Restaurant & Lounge	410/each	Certificate of Occupancy
Conference Center	156/each	Certificate of Occupancy
Lobby, Office	205/each	Certificate of Occupancy
Child Art Center	156/each	Certificate of Occupancy
Spa Building	167/each	Certificate of Occupancy

CONTINGENCY FEE

\$ 161/acre Final Entitlement Approval

PLAN PREPARATION/ADMINISTRATION

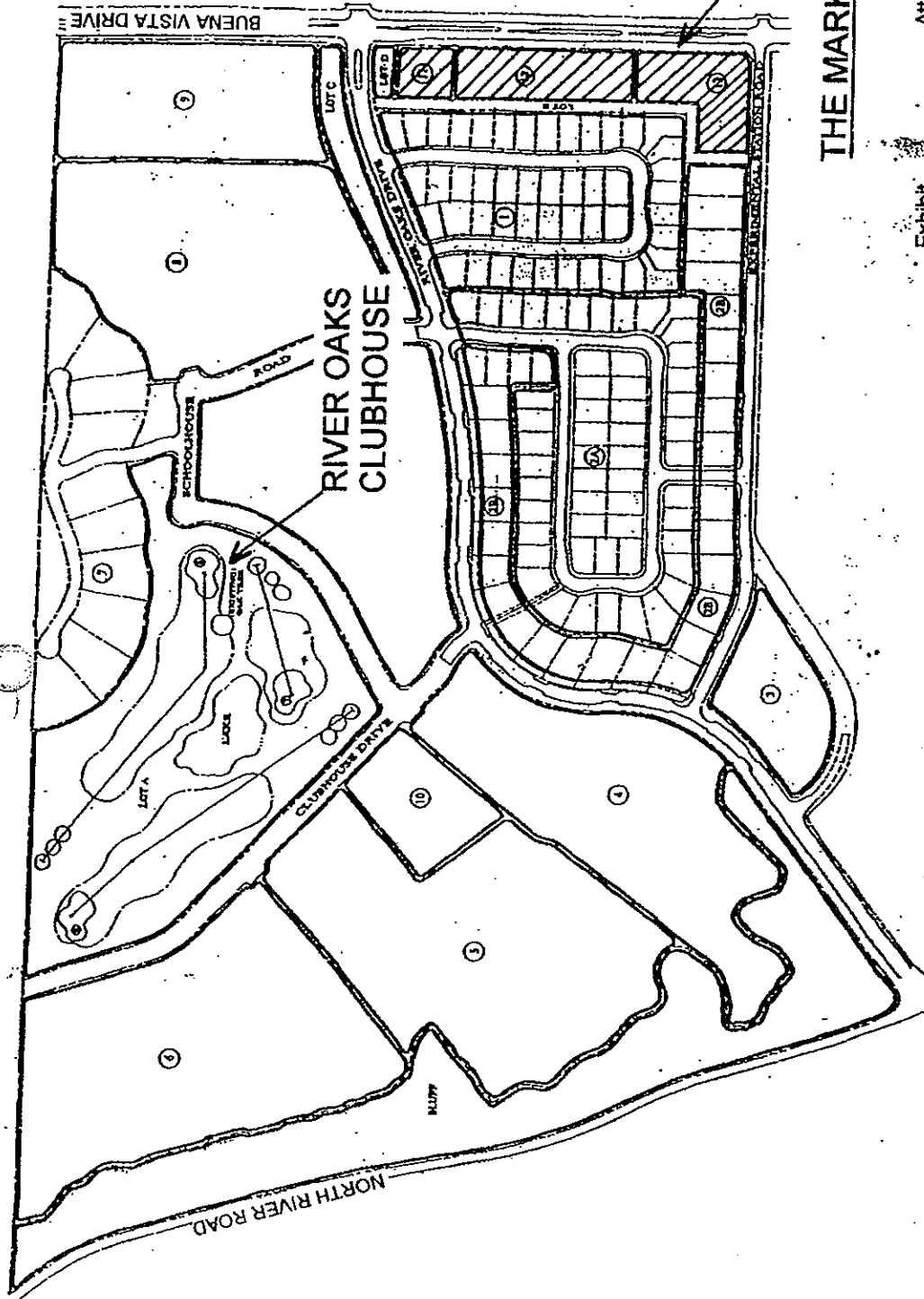
\$ 66/unit Final Entitlement Approval

TOTAL FEES TO BE COLLECTED FOR SUBAREA A \$224,869.00

All fees have been rounded to the nearest dollar.

Exhibit A Attachment
To Resolution No. 03-181
To Ordinance No. _____
Page 3 of 3

SPAI 0004 DNOF FEE UGVAL



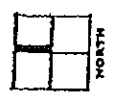
THE MARKETPLACE

Exhibit Attachment
 To Resolution No. 02-18
 To Ordinance No. _____
 Page 1 of 1

CONCEPTUAL LAND USE
 DEVELOPMENT PLAN

■ R I V E R O A K S ■

PASO ROBLES, CALIFORNIA
 JULY 13, 1999

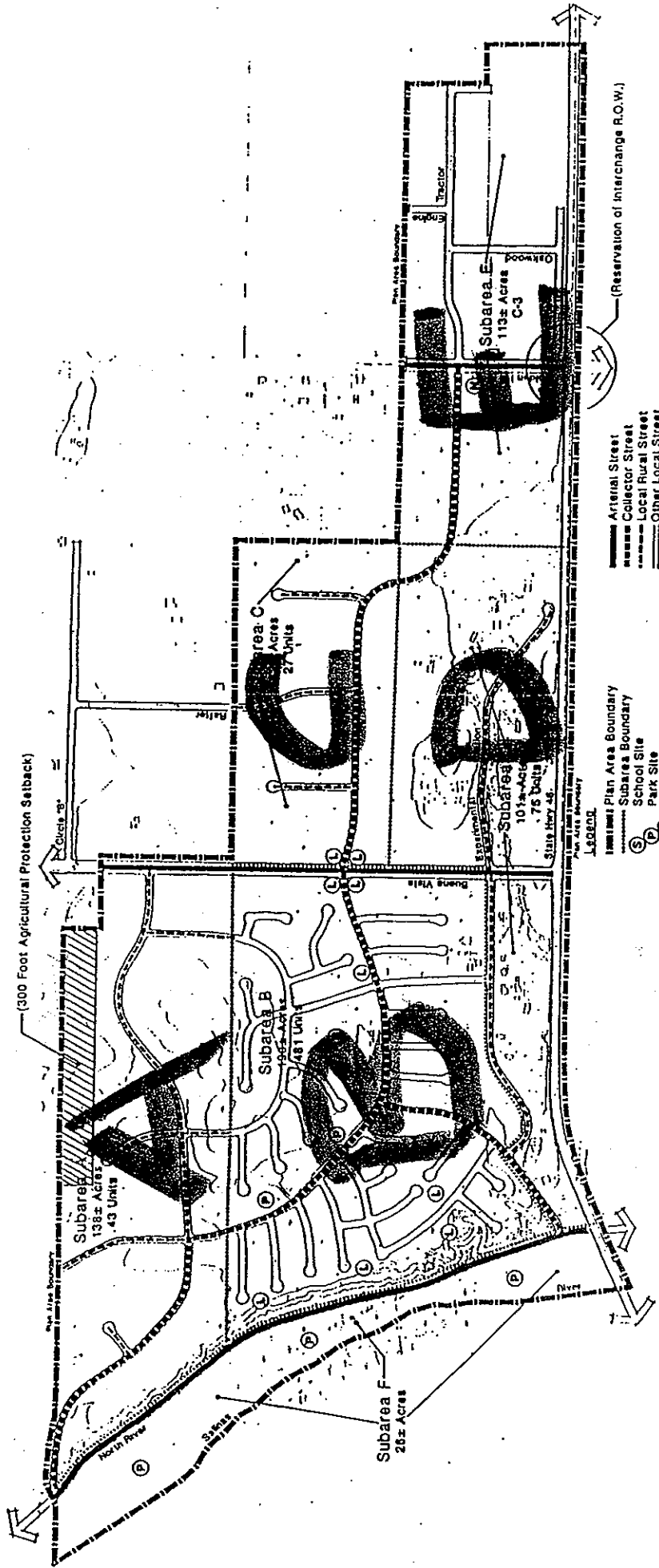


ESTRELLA
 ASSOCIATES
 1525 ORANGE STREET
 PASO ROBLES, CA
 93226



Conceptual Development Plan - Subarea B

Figure 15



Borkey Area Specific Plan



- LEGEND**
- Plan Area Boundary
 - - - Subarea Boundary
 - School Site
 - Park Site
 - Neighborhood Commercial Center
 - Landscaped Greenbelt / Pedestrian Corridor
 - Arterial Street
 - - - Collector Street
 - - - Local Rural Street
 - - - Other Local Street



Development Plan for Borkey Area

RESOLUTION NO. 02-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING A REVISED SCHEDULE OF FEES
FOR SUBAREA "A" OF THE BORKEY AREA SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative code of the State of California, for a 767 acre portion of the community referred to as the "Borkey Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements by the City to public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public costs; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to "pay its own way," avoiding the placement of a financial burden on the population in general to allow new development to occur; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such development; and

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs; and

WHEREAS, the City Council has adopted the Borkey Area Specific Plan by adopting ordinance No. 588 N.S., and subsequently amended by Ordinance No. 741 N.S., and Ordinance No. 770 N.S., which authorizes the Council to establish development fees for the plan area by resolution;

WHEREAS, on June 25, 2002, the Planning Commission held a public hearing regarding this application and after considering the facts as presented in the staff report and hearing public testimony, recommends approval of this fee revision to the City Council;

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

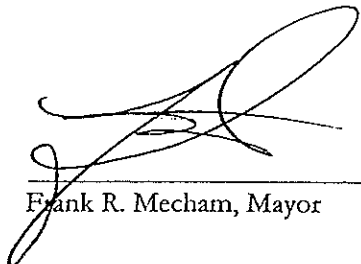
1. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Schedule A and its exhibits, incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review, and unless otherwise specified shall be paid prior to issuance of a Certificate of Occupancy or final approval of any entitlement permit, whichever comes later, for a particular lot, parcel, or portion thereof.

2. The City Council may annually review the fees established by Schedule A, and shall amend such fees periodically as required by resolution. The fee schedule includes a contingency amount that the City Council may apply to cover the cost of unanticipated expenses if the City Council finds that such expenses are necessary to defray the costs of plan implementation. If such contingency funds or other specific plan fees are not found to be necessary to offset public improvement costs, the City Council shall, at their discretion, either refund excess collected fees to the current property owners on a pro-rata share basis or shall expend such excess collected fees on a project or projects found to be of benefit to the specific plan area.

3. The subject fees are in addition to City wide fees that are in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.

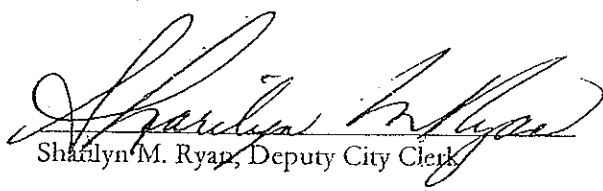
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2nd day of July 2002 by the following vote:

AYES:	Heggarty, Nemeth, Picanco and Mecham
NOES:	None
ABSENT:	None
ABSTAIN	Finigan



Frank R. Mecham, Mayor

ATTEST:



Sharlyn M. Ryan, Deputy City Clerk

RESOLUTION OF THE COUNCIL
OF THE CITY OF PASO ROBLES, STATE OF CALIFORNIA

IN THE MATTER OF:

No. 02-127

**Establishing and adopting a Revised Schedule of
Fees for Subarea "A" of the Borkey Area Specific
Plan**

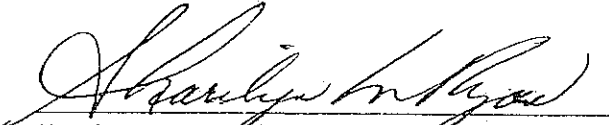
I, Sharilyn M. Ryan, Deputy City Clerk of the City of Paso Robles, certify that foregoing is a full, true and correct copy of Resolution No. 02-127, proposed by Councilmember Nemeth, seconded by Councilmember Heggarty, was duly passed and adopted by the Council of the City of El Paso de Robles, at its regular meeting on July 2, 2002, by the following vote:

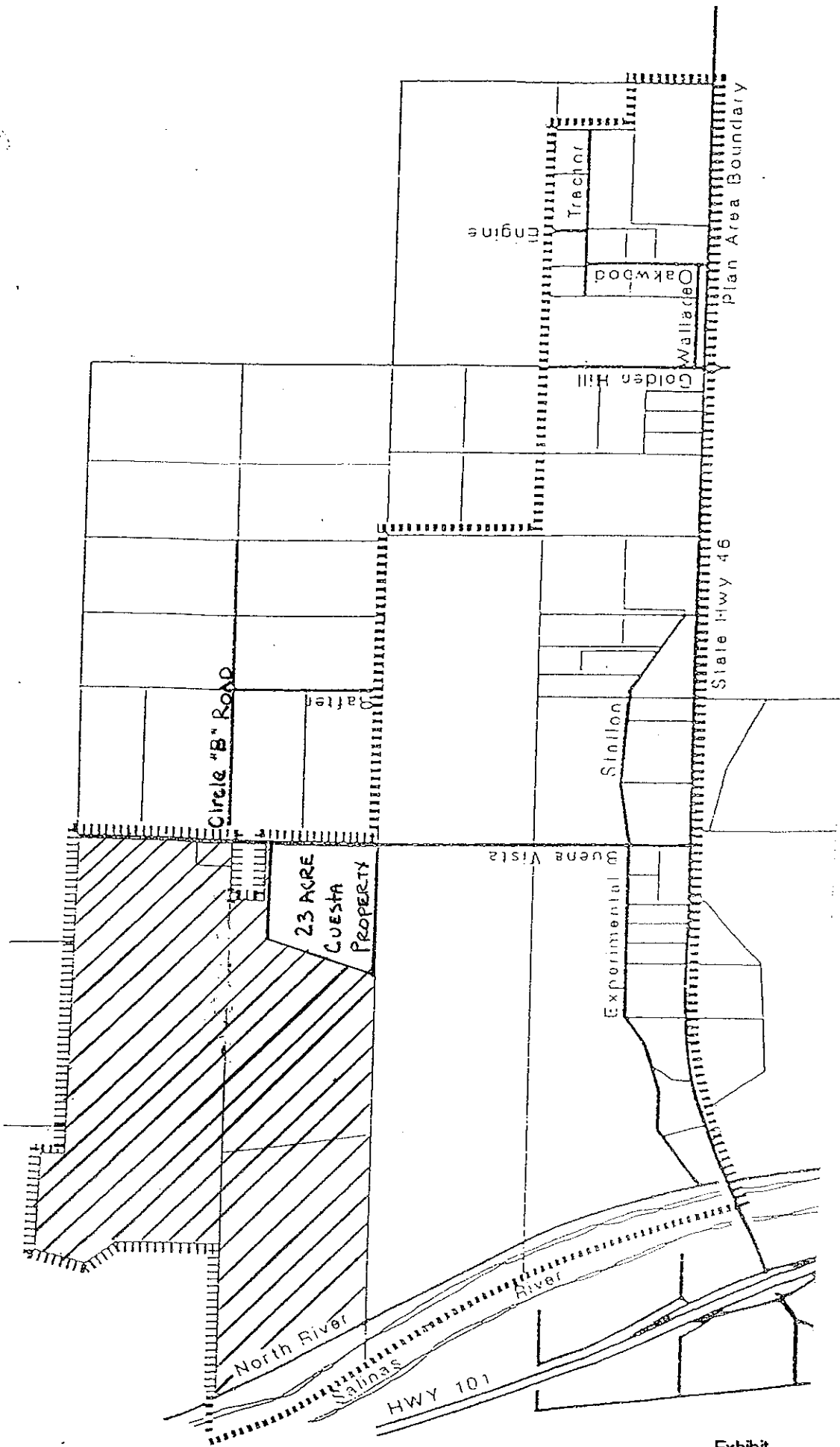
AYES: Councilmembers: Heggarty, Nemeth, Picanco and Mecham

NOES: Councilmembers: None

ABSTAIN: Councilmembers: Finigan

ABSENT: Councilmember: None


Sharilyn M. Ryan, Deputy City Clerk and
Ex-Officio Clerk of the City Council



Plan Area Boundary



Exhibit _____ Attachment 4
 To Resolution No. 05-127
 To Ordinance No. _____
 Page 1 of 14

SCHEDULE A

**SUMMARY OF DEVELOPMENT FEES
BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT
BORKEY AREA SPECIFIC PLAN**

Category of Facility or Improvement	Subarea Designation/Fees per Unit. per Acre				
	A	B	C	D	E
Storm Drainage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,664
Wastewater	See Exhibit A	79	11/Stdnt *	79	84
Water	See Exhibit A	408	674/acre	408	185/acre
Signal, BV @ 46	See Exhibit A	200	66/acre	200	0
Interchange	See Exhibit A	2,957	110/Stdnt *	2,957	4,147
North River Road Upgrade	See Exhibit A	260	86/acre	260	---
Contingency Fee	See Exhibit A	115	161/acre	115	161
Plan Preparation/ Admin.	See Exhibit A	209	69/acre	209	---
TOTAL FEES	See Exhibit A	\$4,228	\$1,055/acre \$121/student*	\$4,228	\$8,141

NOTES: No fees will be levied against Subarea F; this subarea will develop as public parkland.

Fees for Subarea A are for specific development components as shown in attached Exhibit A. Fees for Subareas B and D are for each residential unit; fees for Subarea C will be collected on a "per student" or "per acre" basis and fees for Subarea E apply to each acre (gross) of development site unless otherwise noted.

* Wastewater and interchange amounts are rounded to the nearest dollar but cumulatively total \$121.

Schedule A, Summary of Development Fees By Plan Subarea and Category of Improvement for the Borkey Area Specific Plan, as amended and revised by Resolution No. _____, July 2, 2002

H:\kmargason\GPAs\Paso Hot S&S\Revised Fees\Revised Schedule A, July 2, 2002

Exhibit _____ Attachment
To Resolution No. 02127
To Ordinance No. _____
Page 2 of 14

EXHIBIT A
OF
SCHEDULE A
SUMMARY OF DEVELOPMENT FEES
BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT
BORKEY AREA SPECIFIC PLAN

All fees to be collected for Subarea A will be collected prior to issuance of Certificates of Occupancy, when a Certificate of Occupancy is required or prior to final approval of necessary entitlement permits, where a Certificate of Occupancy is not required.

<u>Development Component</u>	<u>Fee Distribution</u>	<u>Time of Collection</u>
<u>WASTEWATER</u>		
Cottages, Spa Suites & Rooms,		
Employee Units	\$ 58/unit	Certificate of Occupancy
Restaurant & Lounge	575/each	Certificate of Occupancy
Conference Center	219/each	Certificate of Occupancy
Lobby, Office	288/each	Certificate of Occupancy
Child Art Center	219/each	Certificate of Occupancy
Spa Building	234/each	Certificate of Occupancy
<u>WATER</u>		
Cottages, Spa Suites & Rooms,		
Employee Units	\$ 48/unit	Certificate of Occupancy
Restaurant & Lounge	1,205/each	Certificate of Occupancy
Conference Center	1,205/each	Certificate of Occupancy
Lobby, Office	241/each	Certificate of Occupancy
Child Art Center	723/each	Certificate of Occupancy
Spa Building	241/each	Certificate of Occupancy

Schedule A, Summary of Development Fees By Plan Subarea and Category of Improvement for the Borkey Area Specific Plan, as amended and revised by Resolution No. _____, July 2, 2002

H:\kmargason\GPAs\Paso Hot S&S\Revised Fees\Revised Schedule A

Exhibit _____ Attachmer
To Resolution No. 02-157
To Ordinance No. _____
Page 3 of 14

EXHIBIT A, PAGE 2

TRAFFIC FEES

Interchange at Golden Hill and Highway 46 Fees

Cottages, Spa Suites & Rooms,		
Employee Units	\$ 500/unit	Certificate of Occupancy
Restaurant & Lounge	7,588/each	Certificate of Occupancy
Conference Center	10,624/each	Certificate of Occupancy
Lobby, Office	4,553/each	Certificate of Occupancy
Child Art Center	4,553/each	Certificate of Occupancy
Spa Building	3,035/each	Certificate of Occupancy

Signal, Buena Vista @ Highway 46

Cottages, Spa Suites & Rooms,		
Employee Units	\$ 28/unit	Certificate of Occupancy
Restaurant & Lounge	430/each	Certificate of Occupancy
Conference Center	602/each	Certificate of Occupancy
Lobby, Office	258/each	Certificate of Occupancy
Child Art Center	258/each	Certificate of Occupancy
Spa Building	172/each	Certificate of Occupancy

North River Road Upgrade

Cottages, Spa Suites & Rooms,		
Employee Units	\$ 42/unit	Certificate of Occupancy
Restaurant & Lounge	410/each	Certificate of Occupancy
Conference Center	156/each	Certificate of Occupancy
Lobby, Office	205/each	Certificate of Occupancy
Child Art Center	156/each	Certificate of Occupancy
Spa Building	167/each	Certificate of Occupancy

CONTINGENCY FEE

\$ 161/acre Final Entitlement Approval

PLAN PREPARATION/ADMINISTRATION

\$ 66/unit Final Entitlement Approval

TOTAL FEES TO BE COLLECTED FOR SUBAREA A \$224,869.00

All fees have been rounded to the nearest dollar.

Schedule A, Summary of Development Fees By Plan Subarea and Category of Improvement for the Borkey Area Specific Plan, as amended and revised by Resolution No. _____, July 2, 2000

H:\kmargason\GPAs\Paso Hot S&S\Revised Fees\Revised Schedule A

Attachment
 To Resolution No. 02-127
 To Ordinance No. _____
 Page 4 of 14

Based on the new project features and development concepts for this area, the Borkey area fees have been calculated to accommodate said development impacts, and are summarized below:

SUMMARY OF FEES

*BORKEY AREA SPECIFIC PLAN
Proposed Hot Springs – 2002 Update
SUBAREA A*

Category of Improvement	New Allocated Cost	Proposed Cost per Acre	Proposed Cost Per Unit	1998 Fee per Unit
Storm Drainage	\$0	\$0	\$0	\$0
Wastewater	\$15,723.00	\$0	*varies per proposed use	\$79
Water	\$15,328.57	\$0	*varies per proposed use	\$408
Traffic:				
Buena Vista @ Highway 46	\$8,600.00		\$200	\$200
Interchange – Golden Hill @ Highway 46	\$151,768.00	\$0	*varies per proposed use	\$2,957
Upgrade North River Road	\$11,197.12	\$0	*varies per proposed use	\$260
Contingency	\$21,864.95	\$160.77	\$0	\$115
Plan Preparation / Administration	\$8,987.00	\$66.08	\$0	\$209
TOTAL	\$233,468.64	\$226.85	varies	\$4,228

*see appendix sheets for breakdown of elements within the Hot Springs Plan

RESOLUTION NO. 98-221

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING A REVISED SCHEDULE OF FEES
FOR THE BORKEY AREA SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative Code of the State of California, for a 650 acre portion of the community referred to as the "Borkey Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements by the City to public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public costs; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to "pay its own way", avoiding the placement of a financial burden on the population in general to allow new development to occur; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such development; and;

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs; and

WHEREAS, the City Council has adopted the Borkey Area Specific Plan by adopting Ordinance No. 588 N.S., and subsequently amended by Ordinance No. 741 N.S., and Ordinance No. _____ which authorizes the Council to establish development fees for the plan area by resolution;

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

1. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Schedule A, incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review, and unless otherwise specified shall be paid prior to issuance of a Certificate of Occupancy for a particular lot, parcel, or portion thereof.

2. The City Council shall annually review the fees established by Schedule A, and shall amend such fees periodically as required by resolution, to accomplish the objectives of this resolution. The fee schedule includes a contingency amount that the City Council may apply to cover the cost of unanticipated expenses if the City Council finds that such expenses are necessary to defray the costs of plan implementation. If such contingency funds or other specific plan fees are not found to be necessary to offset public improvement costs, the City Council shall, at their discretion, either refund excess collected fees to the current property owners on a pro-rata share basis or shall expend such excess collected fees on a project or projects found to be of benefit to the specific plan area.
3. The subject fees are in addition to such City-wide fees as may be in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.

PASSED AND ADOPTED THIS 15th day of December, 1998 by the following roll call vote:

AYES: Baron, Macklin, Mecham, Swanson, and Picanco

NOES: None

ABSENT: None

ABSTAIN: None


DUANE J. PICANCO, MAYOR

ATTEST:


MADELYN PAASCH, CITY CLERK

SCHEDULE A

**SUMMARY OF DEVELOPMENT FEES
BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT
BORKEY AREA SPECIFIC PLAN**

Category of Facility or Improvement	Subarea Designation/Fees per Unit. per Acre				
	A	B	C	D	E
Storm Drainage	\$ 0	\$ 0	\$ 0	\$ 0	\$3,664
Wastewater	79	79	11/Student *	79	84
Water	408	408	674/acre	408	185/acre
Signal, BV @ 46	200	200	66/acre	200	0
Interchange	2,957	2,957	110/Student *	2,957	4,147
North River Road Upgrade	260	260	86/acre	260	---
Contingency Fee	115	115	161/acre	115	161
Plan Preparation/ Admin.	<u>209</u>	<u>209</u>	<u>69/acre</u>	<u>209</u>	<u>---</u>
TOTAL FEES	\$4,228	\$4,228	\$1,055/acre	\$4,228	\$8,241

\$ 121/student *

NOTES: No fees will be levied against Subarea F; this subarea will develop as public parkland.

Fees for Subareas A, B, and D are for each residential unit; fees for Subareas C & E apply to each acre (gross) of development site unless otherwise noted.

* Wastewater and interchange amounts are rounded to the nearest dollar but cumulatively total \$121.

Mike a
 Ueda - Need of #'s
 Barbara

SCHEDULE A

**SUMMARY OF DEVELOPMENT FEES
 BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT
 BORKEY AREA SPECIFIC PLAN**

28-000- Category of Facility or Improvement	Subarea Designation/Fees per Unit. per Acre				
	A	B	C	D	E
4757-000 Storm Drainage	\$ 0	\$ 0	\$ 0	\$ 0	\$3,664
4755-000 Wastewater	79	79	11/Student *	79	84
4754-000 Water	408	408	674/acre	408	185/acre
4751-000 Signal, BV @ 46	200	200	66/acre	200	0
4752-800 Interchange	2,957	2,957	110/Student *	2,957	4,147
1752-000 North River Road Upgrade	260	260	86/acre	260	--
4802-000 Contingency Fee	115	115	161/acre	115	161
4802-000 Plan Preparation/ Admin.	209	209	69/acre	209	--
TOTAL FEES	\$4,228	\$4,228	\$1,055/acre	\$4,228	\$8,241
			\$ 121/student *		

NOTES: No fees will be levied against Subarea F; this subarea will develop as public parkland.

Fees for Subareas A, B, and D are for each residential unit; fees for Subareas C & E apply to each acre (gross) of development site unless otherwise noted.

* Wastewater and interchange amounts are rounded to the nearest dollar but cumulatively total \$121.

Hand
 228

RESOLUTION NO. 89-178

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE BORKEY AREA SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative Code of the State of California, for a 650-acre portion of the community referred to as the "Borkey Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements by the City to public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public costs; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to "pay its own way", avoiding the placement of a financial burden on the population in general to allow new development to occur; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such development; and

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs; and

WHEREAS, the City Council has adopted the Borkey Area Specific Plan by adopting Ordinance No. _____, which authorizes the Council to establish development fees for the plan area by resolution;

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

1. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Schedule A, incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review.

City of El Paso de Robles

2. The City Council shall annually review the fees established by Schedule A, and shall amend such fees periodically as required, by resolution, to accomplish the objectives of this resolution. The fee schedule includes a contingency amount that the City Council may apply to cover the cost of unanticipated expenses if the City Council finds that such expenses are necessary to defray the costs of plan implementation. If such contingency funds or other specific plan fees are not found to be necessary to offset public improvement costs, the City Council shall, at their discretion, either refund excess collected fees to the current property owners on a pro-rata share basis or shall expend such excess collected fees on a project or projects found to be of benefit to the specific plan area.
3. The subject fees are in addition to such City-wide fees as may be in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.

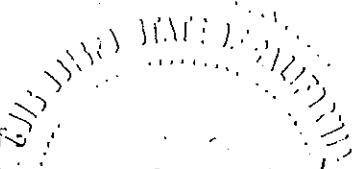
PASSED AND ADOPTED THIS 5th day of December, 1989 by the following roll call vote:

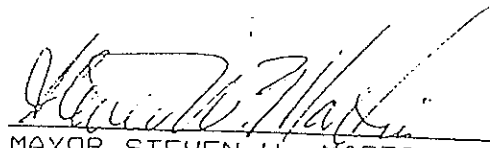
AYES: Russell, Conway, Dolan, Reneau and Martin

NOES: None

ABSENT: None

ATTEST


Jerry Bankston
JERRY BANKSTON, CITY CLERK


MAYOR STEVEN W. MARTIN

NOTE: Any judicial review of this decision must be made within the time set forth in code of Civil Procedure Section 1094.6.

SCHEDULE A

SUMMARY OF DEVELOPMENT FEES
 BY PLAN SUBAREA AND CATEGORY OF IMPROVEMENT
 BORKEY AREA SPECIFIC PLAN

Category of Facility or Improvement	Subarea Designation/Fees per Unit....per Acre				
	A	B	C	D	E
Storm Drainage	\$1,309	\$850	\$970	\$264	\$5,982
Wastewater	511	749	1,842	2,224	2,680
Water	2,764	1,170	3,955	894	3,586
Signal, BV @ 46	200	200	200	200	--
Signal, GH @ 46	36	36	36	36	860
Signal, GH @ Col.	100	100	100	100	553
Coll. Extension	450	235	90	90	--
Interchange	4,400	4,400	4,400	4,400	5,142
North River Road Upgrade	260	260	260	260	--
Downtown Traffic Improvements	83	83	83	83	--
Contingency Fee	542	542	542	542	1,422
Plan Preparation/ Admin.	<u>209</u>	<u>209</u>	<u>209</u>	<u>209</u>	<u>--</u>
TOTAL FEES	\$10,864	\$8,834	\$12,687	\$9,302	\$20,135

NOTES: No fees will be levied against Subarea F; this subarea will develop as public parkland.

Fees for Subareas A through D are for each residential unit; fees for Subarea E apply to each acre (gross) of development site.


Fees shall be subject to at least annual adjustment to reflect current costs of providing specified improvements.

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss.
CITY OF EL PASO DE ROBLES)

I, Jerry Bankston, City Clerk/Deputy City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing .. Resolution No. 89-178 was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at a .. regular meeting of said City Council held at the regular meeting place thereof, on the 5th day of December, 1980, by the following vote:

AYES:..... Russell, Dolan, Conway, Reneau and Martin
NOES:..... None
ABSENT:..... None
ABSTAINED:..... None

Dated this..... 5th day of December, 19. 89



City Clerk and Ex-Officio Clerk of the
City Council, City of El Paso de Robles,
State of California

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE BORKEY SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative Code of the State of California, for a 767 acre portion of the community referred to as the "Borkey Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements by the City to public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public costs; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to bear its proportionate share of the costs of providing facilities and services, to avoid the balance of the City's population having to bear the costs of serving and mitigating the impacts of new development; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to "pay its own way," avoiding the placement of a financial burden on the population in general to allow new development to occur; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such development; and

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs; and

WHEREAS, the City Council has adopted the Borkey Area Specific Plan by adopting ordinance No. 588 N.S., and subsequently amended by Ordinance No. 741 N.S., and Ordinance No. 770 N.S., which authorizes the Council to establish development fees for the plan area by resolution.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

1. Resolution No. 05-039, dated March 1 2005 and all prior resolutions relating to Borkey Area fees, are hereby rescinded except that the background calculation for the formulation of fees for subarea 'A' shall be included in the Technical Appendices for the Borkey Area Specific Plan as "Appendix I" and background calculation for the fees for subarea "D" shall be in the Technical Appendices for the Borkey Area Specific Plan as "Appendix J".
2. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Schedule A and its exhibits, incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review, and unless

otherwise specified shall be paid prior to issuance of a Certificate of Occupancy or final approval of any entitlement permit, whichever comes later, for a particular lot, parcel, or portion thereof.

3. The fees established by Exhibit A, and shall be adjusted annually, each July 1, by the percentage increase in the Engineering News Record for the prior twelve month period ending April 30. Annual inflationary adjustments as measured by the Engineering News Record shall be retroactively applied to each sub-area fee to the date of the last fee adjustment or date established and shall be effective July 1, 2005. The purpose of said annual adjustment is to reflect inflationary project cost increases. Changes to the list of funded projects or the scope of the projects listed may not be made without amending the Borkey Specific Plan.
4. The subject fees are in addition to City wide fees that are in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 21st day of June 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT "A"
Schedule of Fees
BORKEY AREA SPECIFIC PLAN

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Storm Drainage	\$0	\$0	\$0	\$0	\$4,581 acre
Wastewater					
Residential		\$99 unit	\$14 student	\$50 unit	\$105 acre
Clubhouse		\$85 unit			
Commercial		\$25 gsf			
Cottages, spa suites & rooms					
employee units	\$68 unit				
Restaurant & Lounge	\$673 unit				
Conference Center	\$256 unit				
Lobby, Office	\$337 unit				
Child Art Center	\$256 unit				
Spa Building	\$274 unit				
La Quinta Hotel				\$2,740 unit	
La Quinta Restaurant				\$88 unit	
Wastewater - Village					
Residential				\$84 unit	
Hotel				\$41 unit	
Restaurant & Lounge				\$168 unit	
Conference Center				\$131 unit	
Spa Building				\$218 unit	
Cottages, spa suites & rooms					
employee units				\$18 unit	
Bakery				\$62 unit	
Commercial				\$22 unit	
Water					
Residential		\$510 unit	\$843 acre	\$138 unit	\$231 acre
Clubhouse		\$439 unit			
Commercial		\$130 gsf			
Cottages, spa suites & rooms					
employee units	\$56 unit				
Restaurant	\$1,410 unit				
Conference Center	\$1,410 unit				
Lobby, Office	\$282 unit				
Child Art Center	\$846 unit				
Spa Building	\$282 unit				
La Quinta Hotel				\$8,578 unit	
La Quinta Restaurant				\$277 unit	
Water - Village					
Residential				\$229 unit	
Hotel				\$112 unit	
Restaurant & Lounge				\$459 unit	
Conference Center				\$356 unit	
Spa Building				\$594 unit	
Cottages, spa suites & rooms					
employee units				\$49 unit	
Bakery				\$169 unit	
Commercial				\$59 unit	
Signal, BV @ Hwy 46					
Residential		\$319 unit	\$83 acre		\$0
Cottages, spa suites & rooms					
employee units	\$33 unit				
Restaurant	\$503 unit				
Conference Center	\$704 unit				
Lobby, Office	\$302 unit				
Child Art Center	\$302 unit				
Spa Building	\$201 unit				
Interchange					
Residential		\$3,697 unit	\$138 student	\$1,167 unit	\$5,185 acre
Clubhouse		\$3,183 unit			
Commercial		\$943 gsf			
Cottages, spa suites & rooms					
employee units	\$585 unit				
Restaurant	\$8,878 unit				
Conference Center	\$12,431 unit				
Lobby, Office	\$5,327 unit				
Child Art Center	\$5,327 unit				
Spa Building	\$3,551 unit				
La Quinta Hotel				\$79,352 unit	
La Quinta Restaurant				\$40,843 unit	

EXHIBIT "A"
Schedule of Fees
BORKEY AREA SPECIFIC PLAN

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Interchange - Village					
Residential				\$1,528 unit	
Hotel				\$748 unit	
Restaurant & Lounge				\$3,056 unit	
Conference Center				\$2,377 unit	
Spa Building				\$3,960 unit	
Cottages, spa suites & rooms					
employee units				\$328 unit	
Bakery				\$1,132 unit	
Commercial				\$396 unit	
North River Road Upgrade					
Residential		\$414 unit	\$108 acre	\$30 unit	\$0
Clubhouse		\$279 unit			
Commercial		\$83 gsf			
Cottages, spa suites & rooms					
employee units	\$49 unit				
Restaurant	\$480 unit				
Conference Center	\$183 unit				
Lobby, Office	\$240 unit				
Child Art Center	\$183 unit				
Spa Building	\$195 unit				
La Quinta Hotel				\$2,067 unit	
La Quinta Restaurant				\$1,064 unit	
North River Road Upgrade - Village					
Residential				\$60 unit	
Hotel				\$30 unit	
Restaurant & Lounge				\$120 unit	
Conference Center				\$93 unit	
Spa Building				\$155 unit	
Cottages, spa suites & rooms					
employee units				\$12 unit	
Bakery				\$44 unit	
Commercial				\$16 unit	
Contingency Fee					
Residential	\$136 acre	\$144 unit	\$201 acre	\$88 acre	\$201 acre
Clubhouse		\$124 unit			
Commercial		\$37 gsf			
Cottages, spa, restaurant, etc					
La Quinta Hotel				\$88 acre	
La Quinta Restaurant				\$88 acre	
Village				\$95 acre	
Plan Preparation/Admin					
Residential	\$77 unit	\$333 unit	\$86 acre	\$333 acre	\$0
Clubhouse		\$225 unit			
Commercial		\$67 gsf			
Cottages, spa, etc.					
La Quinta Hotel				\$219 acre	
La Quinta Restaurant				\$219 acre	
Village				\$237 acre	

Fees for Subarea A are to be collected prior to issuance of Certificate of Occupancy.
Fees for Subareas B are shown for each residential unit.
Fees for Subarea C will be collected on a "per student" or "per acre" basis
Fees for Subarea D are shown for each residential unit except as specifically noted for La Quinta.
Fees for Subarea E apply to each acre (gross) of development site unless otherwise noted
No fees will be levied against Subarea F; this will develop as public parkland

*Wastewater and interchange amounts are rounded to the nearest dollar but cumulatively total \$121.

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE BORKEY SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 14, Division 1, Chapter 3, Article 8 of the Administrative Code of the State of California, for a 767acre portion of the community referred to as the "Borkey Area"; and

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2. The City shall collect fees for development of the plan area encompassed by the Borkey Area Specific Plan, to offset public improvement costs, in accordance with the schedule of fees attached hereto as Schedule A and its exhibits, incorporated herein and made a part hereof by reference. The timing of said fees collection shall be determined by the City Council at the time of development review, and unless otherwise specified shall be

paid prior to issuance of a Certificate of Occupancy or final approval of any entitlement permit, whichever comes later, for a particular lot, parcel, or portion thereof.

3. The fees established by Exhibit A, and shall be adjusted annually, each July 1, by the percentage increase in the Engineering News Record for the prior twelve month period ending April 30. The purpose of said annual adjustment is to reflect inflationary project cost increases. Changes to the list of funded projects or the scope of the projects listed may not be made without amending the Borkey Specific Plan.
4. The subject fees are in addition to City wide fees that are in place at the time of plan adoption or subsequently established by the City Council. The City Council shall have the discretion to impose such other fees as may be necessary to mitigate additional project impacts identified through the development review process.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 21st day of June 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT "A"
Schedule of Fees
BORKEY AREA SPECIFIC PLAN

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Storm Drainage	\$0	\$0	\$0	\$0	\$3,840 acre
Wastewater					
Residential		\$83 unit	\$12 student	\$50 unit	\$88 acre
Clubhouse		\$81 unit			
Commercial		\$24 gsf			
Cottages, spa suites & rooms					
employee units	\$61 unit				
Restaurant & Lounge	\$603 unit				
Conference Center	\$230 unit				
Lobby, Office	\$302 unit				
Child Art Center	\$230 unit				
Spa Building	\$245 unit				
La Quinta Hotel				\$2,740 unit	
La Quinta Restaurant				\$88 unit	
Wastewater - Village					
Residential				\$78 unit	
Hotel				\$38 unit	
Restaurant & Lounge				\$155 unit	
Conference Center				\$121 unit	
Spa Building				\$201 unit	
Cottages, spa suites & rooms					
employee units				\$17 unit	
Bakery				\$58 unit	
Commercial				\$20 unit	
Water					
Residential		\$428 unit	\$706 acre	\$138 unit	\$194 acre
Clubhouse		\$415 unit			
Commercial		\$123 gsf			
Cottages, spa suites & rooms					
employee units	\$50 unit				
Restaurant	\$1,263 unit				
Conference Center	\$1,263 unit				
Lobby, Office	\$253 unit				
Child Art Center	\$758 unit				
Spa Building	\$253 unit				
La Quinta Hotel				\$8,578 unit	
La Quinta Restaurant				\$277 unit	
Water - Village					
Residential				\$212 unit	
Hotel				\$104 unit	
Restaurant & Lounge				\$423 unit	
Conference Center				\$329 unit	
Spa Building				\$548 unit	
Cottages, spa suites & rooms					
employee units				\$45 unit	
Bakery				\$156 unit	
Commercial				\$55 unit	
Signal, BV @ Hwy 46					
Residential		\$210 unit	\$69 acre		\$0
Cottages, spa suites & rooms					
employee units	\$29 unit				
Restaurant	\$451 unit				
Conference Center	\$631 unit				
Lobby, Office	\$270 unit				
Child Art Center	\$270 unit				
Spa Building	\$180 unit				
Interchange					
Residential		\$3,099 unit	\$115 student	\$1,167 unit	\$4,347 acre
Clubhouse		\$3,009 unit			
Commercial		\$892 gsf			
Cottages, spa suites & rooms					
employee units	\$524 unit				
Restaurant	\$7,954 unit				
Conference Center	\$11,136 unit				
Lobby, Office	\$4,772 unit				
Child Art Center	\$4,772 unit				
Spa Building	\$3,181 unit				
La Quinta Hotel				\$79,352 unit	
La Quinta Restaurant				\$40,843 unit	

EXHIBIT "A"
Schedule of Fees
BORKEY AREA SPECIFIC PLAN

Category	Subarea Designation/Fees per Unit.....per Acre				
	A	B	C	D	E
Interchange - Village					
Residential				\$1,411 unit	
Hotel				\$691 unit	
Restaurant & Lounge				\$2,822 unit	
Conference Center				\$2,195 unit	
Spa Building				\$3,657 unit	
Cottages, spa suites & rooms					
employee units				\$303 unit	
Bakery				\$1,045 unit	
Commercial				\$366 unit	
North River Road Upgrade					
Residential		\$273 unit	\$90 acre	\$30 unit	\$0
Clubhouse		\$264 unit			
Commercial		\$79 gsf			
Cottages, spa suites & rooms					
employee units	\$44 unit				
Restaurant	\$430 unit				
Conference Center	\$164 unit				
Lobby, Office	\$215 unit				
Child Art Center	\$164 unit				
Spa Building	\$175 unit				
La Quinta Hotel				\$2,067 unit	
La Quinta Restaurant				\$1,064 unit	
North River Road Upgrade - Village					
Residential				\$56 unit	
Hotel				\$27 unit	
Restaurant & Lounge				\$111 unit	
Conference Center				\$86 unit	
Spa Building				\$144 unit	
Cottages, spa suites & rooms					
employee units				\$12 unit	
Bakery				\$41 unit	
Commercial				\$15 unit	
Contingency Fee	\$122 acre	\$121 unit	\$169 acre	\$88 acre	\$169 acre
Clubhouse		\$117 unit			
Commercial		\$35 gsf			
Cottages, spa, restaurant, etc					
La Quinta Hotel				\$88 acre	
La Quinta Restaurant				\$88 acre	
Village				\$88 acre	
Plan Preparation/Admin	\$69 unit	\$219 unit	\$72 acre	\$219 acre	\$0
Clubhouse		\$213 unit			
Commercial		\$63 gsf			
Cottages, spa, etc.					
La Quinta Hotel				\$219 acre	
La Quinta Restaurant				\$219 acre	
Village				\$219 acre	

Fees for Subarea A are to be collected prior to issuance of Certificate of Occupancy.
 Fees for Subareas B are shown for each residential unit.
 Fees for Subarea C will be collected on a "per student" or "per acre" basis
 Fees for Subarea D are shown for each residential unit except as specifically noted for La Quinta.
 Fees for Subarea E apply to each acre (gross) of development site unless otherwise noted
 No fees will be levied against Subarea F; this will develop as public parkland

*Wastewater and interchange amounts are rounded to the nearest dollar but cumulatively total \$121.