

TO: James L. App, City Manager
FROM: Mike Compton, Director of Administrative Services
SUBJECT: Union/Hwy 46 Specific Plan Fees – COLA
DATE: June 21, 2005

Needs:

For the City Council to consider a resolution modifying the Union/46 Specific Plan (Plan) fees per the increase in the Engineering News Record (ENR).

Facts:

1. On March 1, 1988, the Council approved Resolution No. 88-12 adopting the Plan, environmental impact report and fee schedule for the Plan (copy attached).
2. Resolution No. 88-12 called for said fees to be adjusted annually based upon the increase in the consumer price index (CPI).
3. On February 4, 1992, the Council approved Resolution No. 92-27 which imposed the first change in the specific plan fees (copy attached).
4. Resolution No. 92-27 also:
 - a. Eliminated the automatic annual adjustment language found in Resolution No. 88-12; and
 - b. Established a requirement for annual Council review to modify said fees; and
 - c. Established that fee adjustments, whether CPI or ENR, are to be made by resolution.
5. Other than the change provided for by Resolution No. 92-27, Plan fees have not been adjusted to reflect inflationary impacts on project costs.

Analysis
and
Conclusion:

Per Resolution No. 92-27, annual CPI or ENR adjustments to Plan fees must be reviewed by Council. Additionally, this resolution calls for fee adjustments desired by Council, whether annual inflationary adjustments or otherwise, be undertaken by resolution.

Given the automatic annual CPI or ENR adjustment called for in the original Resolution No. 88-12 and consistent with all other Council approved fees, it is recommended that the Council revert back to automatic annual inflationary adjustments based upon the annual percentage change in the ENR.

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. The City already uses this index for AB 1600 impact fees and sewer & water impact fees.

Furthermore, given that annual inflationary adjustments have never been made, the Council may wish to consider applying adjustments to Plan fees retroactively back to 1992. This option is presented for their consideration. Two resolutions are provided; one providing for a single one year adjustment and a second resolution providing for retroactive adjustments.

Fiscal Impact:

The ENR index increased by 4.8% for the twelve month period ending April 30, 2005. The following fee comparison illustrates the fee adjustment options the Council may wish to consider:

<u>Improvement:</u>	<u>Original Estimated Cost</u>	<u>Current Fee/Unit</u>	<u>One Time 4.85 ENR Adjustment</u>	<u>Retroactive ENR Adjustment</u>
Police Equipment	\$ 33,000	\$ 34	\$ 36	\$ 48
Fire Equipment	263,000	270	283	380
Creston Rd/N. River Road, Intersection & Signal	387,090	397	416	558
Union Road Improvements	1,729,500	1,774	1,859	2,494
N. River Road Improvements	1,236,900	1,269	1,330	1,784
Golden Hill Rd/Hwy 46 Intersection & Signal	41,200	42	44	59
Golden Hill Road/Union Road Signalization	35,000	36	38	51
Park Site Acquisition & Development	982,506	702	736	987
Off-Site Well Acquisition & Development	276,000	283	297	398
Plan Prep & Administration	126,000	129	135	181
	#####	\$ 4,936	\$ 5,174	\$ 6,941

Regardless of which option the Council may favor, there will not be a significant increase in Plan fee collections since the Plan area is nearly built out.

Options:

- a. Adopt Resolution No. 05-xxx approving annual fee adjustments retroactively back to 1992 reflecting the annual percentage increase in the Engineering News Record index; or
- b. Adopt Resolution No. 05-xxx approving fee adjustments reflecting the annual percentage increase in the Engineering News Record index for the twelve month period ending April 30, 2005; or
- c. Amend, modify, or reject the above options.

RATING SHEET - SUMMARY FROM ALL RATERS
 MASTER PLAN FOR CRESTON ROAD - CAPITOL HILL TO ROLLING HILLS ROAD
 DPW 04-35

	McCarthy Engineering	Penfield & Smith	RRM Design Group	Omni-Means	URS Corp.	Cannon Assoc.
A. Demonstrated a clear understanding of City's needs <i>10 points max</i>	6.4	8.4	7.4	9.4	9.8	7.8
B. Provided samples of work in developing creative solutions to traffic volume and capacity issues similar to City's needs <i>20 points max</i>	5.4	14.0	15.0	16.2	17.2	8.0
C. Provided a good proposal to involve the community in developing the Master Plan <i>25 points max</i>	6.0	13.6	21.0	21.2	20.2	17.6
D. Provided an easy to understand methodology in reaching project goals <i>25 points max</i>	12.0	16.4	20.0	20.4	20.4	15.6
E. Project Team proposed has excellent experience in preparing Master plans and addressing difficult issues similar to City's needs <i>20 points max</i>	7.4	10.6	12.0	18.2	18.8	11.6
TOTAL POINTS	37.2	63.0	75.4	85.4	86.4	60.6

Rater: SUMMARY SHEET

Date: 2/16/05



1380 Lead Hill Boulevard, Suite 100
Roseville, California 95661-2997
Tel: (916) 784-3900
Fax: (916) 784-0211

13 May 2005

Ms. Ditas Esperanza
City of El Paso de Robles
Public Works Department
1000 Spring Street
Paso Robles, CA 93446

Subject: Creston Road Plan Line Update

Dear Ditas:

We're pleased to be able to send this letter of appreciation to you, the other interview panel members and the City Council for entrusting URS as your consultant to move the Creston Road Plan Line Update project forward.

We would like to confirm our commitment to successfully deliver this planning effort and to support the City in partnering with the affected or interested stakeholders. To this end, we'd like to reiterate key components of our approach:

- Our efforts will be very much geared to stakeholder participation, we plan on producing the planning documents in English units with high-quality exhibits on aerial photo backgrounds to assist in the communication of project concepts;
- As a part of our public outreach effort, we intend to contact school district representatives and request specific coordination with District and school leadership staff to discuss their input to pedestrian, bicycle and bus traffic considerations;
- Planning concepts will give due consideration and provisions for pedestrian and bicycle traffic, including potential traffic calming measures with a focus on enhancing safety throughout the corridor but particularly at crosswalks and intersections;
- As your Project Manager, I will lead and be the primary presenter for the consultant team for the stakeholder outreach efforts. As with our past projects, I will coordinate this effort with the City and anticipate that you, Jim App and perhaps other City representatives would participate in key meetings.

Again, we appreciate this opportunity and look forward to working with you and the City on this project. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

URS Corporation, Americas

Jorge Aguilar, PE
Project Manager

c:File 1-A



Work Program

The following task outline represents the basis of our proposed contract scope for the project. The “Scope at a Glance” is an outline listing of the tasks and the details of each activity are included in the following discussion. We would be pleased to discuss any aspect of this proposal with the City and expect that it will be further refined during subsequent steps. The scope of work presented is assumed to be integrated with the “Project Understanding” Section of this proposal and with the specific work scopes of our extended team members, as such these documents are hereby incorporated by reference.

“Scope At A Glance”

TASKS	TASK DESCRIPTIONS
1	Project Management, QA/QC
2	Team Meetings, Data Collection & Project Coordination
3	ROW Delineation & Incorporation into Existing Mapping
4	Traffic Analysis
5	Preliminary Environmental Evaluation, Design & Drainage Study
5.1	Full-width Arterial Standard
5.2	Alternative Concepts
5.3	Drainage Study
5.4	Cost Estimating
5.3	Criteria Matrix
6	Public Presentations & Workshops
6.1	Initial Coordination and Input
6.2	Preliminary Concepts
6.3	Recommended Alternative
7	Preliminary Design Report
7.1	Draft PDR
7.2	Final PDR

Note: A summary discussion of each of the activities shown follows this table:



Task 1 – Project Management, QA/QC

This task addresses the coordination of the various project delivery tasks, design disciplines and key client communication to meet deliverable and schedule commitments. Various project functions will be initiated independently and concurrently particularly at the beginning of the project (ie administrative functions, mapping, data collection/review, traffic scoping and existing conditions analysis, concept planning, team and agency coordination functions). These initial functions will reach a point where they become interdependent prior to finalization and then may again reach some level of independence.

The project schedule, task budgets, invoicing and production progress will be closely monitored to ensure timely action and interactive teaming with the City. Please note that the scope of services budget included with this submittal consists of estimated individual task budgets and that these may vary within the total estimated budget for this work.

Independent Quality Assurance Program

This is an on-going task that is scheduled to be performed immediately prior to submittals. URS implements a review of the project documents by a senior level engineer that is not actively involved in the project planning or design. This review is in addition to the normal reviews by supervisory personnel. The URS Quality Assurance Manual outlines a systematic approach to the review of project documents prepared by company personnel. Each office has a Quality Assurance Officer who is responsible for the periodic audit of project files to ensure adherence to QA procedures and to assist in the documentation of QA processes. A corporate staff member additionally periodically spot audits project files to assure compliance with the mandated plan that is to be established as part of the project initiation.

Deliverables:

- Project Schedule Updates
- General Project Coordination and Administration
- Invoicing and Budget Tracking
- Project Specific QA File Materials (either an “In-House” or client walk through review of the general procedures is available if requested).

Task 2 – Team Meetings, Data Collection & Project Coordination

As our first order of work, URS will coordinate a Kick-Off meeting of the Project Development Team (PDT) that is to be comprised of the City, and URS Team members. We’ll prepare for and meet at the City offices to review the scope of work, define the roles of the project participants, and confirm schedule and milestone requirements.

At that time, we’ll gather relevant City/agency data and record documents. This data should include, but not be limited to; the Dec 12, 2003 updated City General Plan and EIR, City land planning and zoning information, City utility information, as-built plans for facilities adjacent to the project site, and additional data



as determined applicable. An initial Request For Information will be submitted to allow time for the information to be gathered prior to the Kick-Off meeting. A field review will follow the meeting with PDT members participating as appropriate.

Four (4) additional project coordination staff meetings are included for this project. These meetings may be conducted “face to face” at the City offices or by teleconference as mutually scheduled by the City and URS staff.

Deliverables:

- Attendance at a Kickoff meeting at the City offices
- URS participation at up to four (4) additional meetings

Task 3 – Right of Way Delineation and Incorporation Into Existing Mapping

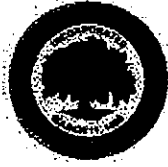
For this task URS and Vaughan surveys propose to start the project immediately by using the mapping from the original plan line concept and incorporate right of way delineation from Capital Hill to Rolling Hills Road calculated from record data maps and input into the AutoCadd drawing. We currently have a copy of the previous topo mapping from our work on the 13th Street Bridge project and will use that as the default mapping by assuming it’s accuracy is adequate for the planning work. Alternately, we could use the City wide topo mapping that is to be generated for the City later this year. Boundaries will not be based on actual field surveys and it is assumed that sufficient boundary information will be found in the field to reasonably align the record information. Boundary establishment for purposes of right of way acquisition, determination of area quantities or preparation of legal descriptions would require additional analysis on a parcel by parcel basis using City-supplied preliminary title reports and is not included in this estimate. Record data establishment will be primarily based on the Creston Road Plan Line Record of Survey prepared by EDA recorded in Book 72 of Surveys, Page 32 together with the survey of the Orchard Bungalow Tract prepared by Vaughan Surveys for the City of Paso Robles.

Deliverables:

- Existing Right of Way Delineation for the project in AutoCadd format

Task 4 – Traffic Analysis

The existing plan line shows a four-lane arterial cross section with a 72-foot curb-to-curb width within a 96-foot right-of-way. The abutting land uses are residential, commercial, and institutional, where constructing the four-lane cross section could affect several existing building and/or property access. The ATE/URS team will develop several alternative designs that would reduce/minimize impacts to the abutting uses while achieving the City's desired level of service. Alternative designs would include, but not necessarily be limited to: a three-lane section (one lane each direction with center left-turn lane); a modified two-lane section with property access consolidated at selected locations; use of roundabouts at key intersections; etcetera. Analyses of the alternative designs will be based on traffic volume forecasts generated by the City's traffic model that was developed for the Circulation Element. Additionally, ATE will conduct 24-hour machine traffic count at 2 locations on Creston Road and up to 4 locations on key side streets to independently verify existing and forecast information.



Forecast future traffic volumes for buildout (horizon year to be determined): Traffic volume forecasts will be from the City's traffic model that was developed for the Circulation Element. The volume forecasts shown in the Circulation Element model report will be cross-checked against existing and future land uses to verify the appropriate level of traffic for design purposes., since the model forecasts show very little growth between Year 2000 (14,830 ADT) and Year 2010 (15,500 ADT).

ATE will use this information to assist URS in developing roadway alternatives that would accommodate the future traffic volumes while achieving the City's desired level of service. Alternative designs may include, but not necessarily be limited to: a four-lane section; a three-lane section (one lane each direction with center left-turn lane); a modified two-lane section with property access consolidated at selected locations; and use of roundabouts at key intersections, potential street closures, or turn prohibitions (right turn only locations); etcetera. Up to 4 design alternatives will be developed with road and intersection operations for those alternatives to be evaluated. ATE will prepare letter report summarizing future traffic operations for each alternative along Creston Road from East Capital Hill Road to Rolling Hills Road.

Deliverables:

- Traffic Counts at up to 6 locations
- Alternatives Analysis
- Draft and Final Traffic Operations Letter Reports

Task 5 – Preliminary Environmental Evaluation, Design and Drainage Study

Preliminary Design: After further review of the project field conditions and concept discussions with City staff, URS will prepare a full standard “Divided Arterial” layout for the project limits to quantify the potential impacts and identify areas where the City standard design may not be feasible or acceptable. In conjunction with the traffic analysis, the team will then present conceptual alternatives to the City as a part of the meetings planned in Task 2. A draft “Criteria Matrix” would then be generated for evaluation of the alternatives. This criteria matrix is to be further defined as a part of any public presentations (if applicable), then refined with City staff and then used to document weighted comparisons of the alternatives. The actual alternatives to be delineated would be produced as a result of those discussions, our recommendations and City direction. Steve Caminiti will provide a concept level review of the alternatives and recommendations for landscaping opportunities and treatments within the project limits. These concepts will be rendered and used for staff and public discussions. URS geotechnical staff will review proposed slopes and retaining structures for viability based on our knowledge of the area, record information and our experience on the westerly Creston Road widening. LAN Construction Management staff will conduct an assessment of proposed alternatives and provide recommended considerations and revisions based on their current construction and traffic handling experience in the City.

Preliminary Environmental Evaluation: URS Environmental staff will conduct an initial assessment of the project with the following environmental study objectives:

- 1) Identify the key environmental issues
- 2) Determine the preliminary scope of future environmental studies
- 3) Recommend the appropriate CEQA document
- 4) Identify any applicable agency permits



The preliminary environmental assessment will include an initial site review and research and documentation of the resources that may be affected by the potential project alternatives. The site review will necessitate field surveys for biological and cultural resources. A hazardous materials field reconnaissance will also be conducted, as well as an overall field survey to consider land use, topography, aesthetics, etc.

will conduct an informal environmental site assessment of the project corridor. The evaluation will also consider the possibility that hazardous materials contamination might be present in the areas of proposed construction activities. The site assessment will include consideration of past and present uses of the site and surrounding areas. The scope of services for this investigation consists of the following tasks;

Site Reconnaissance - URS team members experienced in hazardous materials surveys will conduct a site reconnaissance of accessible portion of the project corridor. Surface conditions and current activities at the project corridor and adjoining properties will be observed from public viewpoints. An inventory of potential contaminant sources on and adjoining the project corridor will be completed on the basis of visual observation.

Records Review and Interviews – During the records review, reasonably ascertainable information will be obtained from public agencies (federal, state and local) to assess whether current and past property usage within the project area may have created a potential for contamination of the property. URS will employ the assistance of Environmental Data Resources (EDR) to provide background information on the current and past property usage within the APE. The record review would be based on the ASTM practice and consists of the following:

- The subject property and adjoining properties for registered underground storage tanks (USTs) and Resource Conservation and Recovery Act (RCRA) generators.
- ½-mile radius for leaking USTs, landfill sites, Non-Corrective Action RCRA treatment, storage and disposal facilities and Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites.
- 1-mile radius for Corrective Action RCRA treatment, storage and disposal facilities, and state and federal superfund sites.

Aerial Photography Survey URS will use historical aerial photographs to characterize past activities on and around the project site.

Information collected during the above activities will be analyzed and included in an environmental technical memo. The memo will address the following issue areas:

- Soils, topography and erosion
- Air, noise, and solid waste
- Wetlands, water, and floodplain
- Hazardous materials
- Biological resources and any sensitive species
- Agriculture
- Land use and growth
- Public services
- Recreation
- Cultural resources
- Aesthetics



Based on our preliminary environmental evaluation, URS will provide recommendations on the type of environmental review likely to be required for the project. If the project is to be solely funded and constructed with local and state funds, then only CEQA environmental review will be required. The type of document will depend on the preliminary impact assessment – if no significant impact is identified, then the project may qualify for a Negative Declaration. The evaluations described above will consider any preliminary alternatives proposed for the project. Permits that may be required will be identified, and the preliminary scope of future studies will be determined.

Preliminary Drainage Study: URS will prepare a preliminary level drainage study based on existing City as-built and prior study information, USGS mapping, and roadway alternatives analysis. It is assumed that the study will be applied conservatively to the standard section and then refined for deviations from that standard section in a subsequent phase of the project. The drainage study will review contributory areas, expected rainfall intensity and duration, existing drainage patterns and systems, existing areas of known problems and recommendations for the project.

Preliminary Cost Estimating: Once the preliminary layouts are defined, the URS team will use local cost data from the 13th St and other project “As-Bid Summaries” to develop magnitude level cost estimates with appropriate contingencies for this level of planning. Right of Way impact and cost information will still be general in nature at this point but will be further defined in the final report based on the recommended alternative. We will identify known existing utility services that are to be undergrounded and work with the City and our local utility contacts to establish realistic estimates of cost for that work.

Deliverables:

- Standard and Alternative Improvement Layouts
- Conceptual Aesthetic and Planting Treatments
- Preliminary Environmental Assessment Technical Memo
- Preliminary Drainage Study
- Preliminary Alternatives Cost Estimating
- Draft Criteria Matrix

Task 6 – Public Presentations and Workshops

The URS team will present and/or support City staff in the presentation of project concepts, progress on the project and final concepts at milestone dates. URS will prepare electronic and board mounted exhibits to present to the public, the school district and/or City Council if necessary. For a complex project with the potential for controversy, we recommend a 3 stage approach as a presentation and a public outreach component. The first stage is to inform the interested public that the City is moving forward with the planning for the project and that staff is soliciting input for the project from the community. We would present existing information on aerial photo background and let the public speak on the issues that concern them and what they see as problem areas. This phase allows the public the opportunity to speak, propose items for input into a “Criteria Matrix” and invest themselves in the project. The next phase would be when the preliminary alternatives are defined and presented in a public forum for comment. This input may result in changes to the preliminary alternatives but would have the benefit of the past input to reduce potential controversy and confirm the public's input and ownership. The final phase is to present the recommended alternative, allow for City Council action if appropriate and distribute information to the public on the next steps and timelines.



Deliverables:

- Attendance at up to 4 Public Presentations
- Up to two coordination meetings with City staff and School District representatives
- Electronic and Board Mounted Exhibits to support the presentations

Task 7 – Preliminary Design Report

After review of the preliminary concepts and input by City staff and public stakeholders, URS will prepare the delineation for a recommended alternative and summarize the technical memorandums prepared to date and the project process in a Draft Preliminary Design Report. This report will include the text discussion on existing conditions, background, public process and criteria matrix, preliminary design alternatives and costs, drainage considerations and preliminary and anticipated environmental studies, final recommended alternative, proposed schedule and costs for: construction, right of way, design, right of way support and construction management. At this stage we expect a more refined look at cost estimating, particularly for right of way and have assumed up to 25 parcel impacts and the following conditions for **right of way assessment**:

The various land uses throughout the project limits include: high and medium density residential, church and commercial. Impacts can be mitigated to the point that relocation of any businesses or residences will not be required or sales of property will be amicable and “in whole” without controversy.

- Review of current and projected land use patterns from a right of way cost prospective for each study alternative,
- A comparable analysis of each property, including potential damages to those properties which have improvement affected by the project.
- Right of Way estimates, by parcel, for each alternative for inclusion in the Right of Way Data Sheets.
- Analysis of up to 25 parcels for right of way estimate assume 4 different land use types.

Utility relocation analysis is not included in the ROW data sheet and ROW data sheets will be produced by the URS team for up to 25 parcels.

We expect one iteration of comments to the draft report and will provide a final report based on the receipt and resolution of those written comments.

Deliverables:

- Draft Preliminary Design Report (10 copies)
- Final PDR (5 Copies)

**URS Team Resource Estimate for the
CRESTON ROAD PLAN LINE UPDATE**

BUDGET SUMMARY

TASK	PRINCIPAL		PROJECT OR TASK MANAGER		PROJECT ENGINEER		SENIOR SCIENTIST		ENGINEER		SCIENTIST		SENIOR TECHNICIAN		TECHNICIAN		2-PERSON SURVEY CREW		CLERICAL		ATE HRS	VAUGHN SURVEYS HRS	BENDER ROSENTHAL HRS	CAMINITI HRS	LAN HRS	Misc. Direct Costs Cost	TOTAL LABOR HOURS HRS	LABOR \$	TOTAL COST \$																											
	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$	URS HRS	RATE \$																																				
1			42	\$165	28	\$135									4	\$85		8	\$50	8						82	\$11,450	\$11,650																												
2			44	\$165	20	\$135	24	\$80	2									2	\$50	2						135	\$17,375	\$18,575																												
3									2																																															
4			6	\$175	8	\$115																36				46	\$6,756	\$6,756																												
5.1			4	\$175	52	\$115	60	\$80	6				90	\$85	20	\$85						122				136	\$18,265	\$19,165																												
5.2			20	\$175	4	\$115	74	\$80	16				34	\$85										20		494	\$48,090	\$49,820																												
5.3			4	\$175	32	\$115	40	\$80	40																	152	\$15,760	\$16,550																												
5.4			8	\$175	12	\$115	12	\$80	40				40	\$85	24	\$85										82	\$9,090	\$9,130																												
6			32	\$175	12	\$115	16	\$80	16				40	\$85	16	\$85										120	\$13,300	\$14,850																												
7.1			16	\$165	24	\$135	18	\$80	18				40	\$85	20	\$85										154	\$17,200	\$17,520																												
7.2			8	\$165	8	\$135	4	\$80	4				12	\$85	12	\$85										46	\$5,020	\$5,140																												
SUB-TOTALS																																																								
																									184	196	86	222	16	240	102	26																	1,643	\$183,086	\$190,986					
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SUBCONSULTANTS TOTAL COSTS																																																								
SUBCONSULTANT MARKUP @ 5%																																																								
TOTAL																																																								
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City of El Paso de Robles

RESOLUTION NO. 88-12

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PASO ROBLES ADOPTING A SPECIFIC
PLAN AND ENVIRONMENTAL IMPACT REPORT
AND DEVELOPMENT FEE SCHEDULE FOR
THE UNION/46 SPECIFIC PLAN

WHEREAS, on April 22, 1987 the City Council approved General Plan Amendment 87-01 requiring a Specific Plan to be prepared for future development located in the area bounded by Union Road, Highway 46, North River Road and Prospect Avenue, referred to as the "Union/46 Specific Plan area"; and,

WHEREAS, the City hired the consulting firm, The Morro Group, to prepare the Union/46 Specific Plan and Environmental Impact Report (EIR); and,

WHEREAS, The City Council has reviewed and considered information in the Final EIR prior to approval of the Union/46 Specific Plan; and,

WHEREAS, the EIR identifies certain unavoidable significant impacts regarding traffic and circulation, air quality and schools; and,

WHEREAS, the Specific Plan process and document contain mitigating measures designed to minimize significant impacts; and,

WHEREAS, to deny development based on these issues could result in economic hardship to private property owners and would not be consistent with the existing zoning and General Plan for the subject area; and,

WHEREAS, the California Environmental Quality Act states that agencies may adopt a Statement of Overriding Considerations for these unavoidable significant impacts; and,

WHEREAS, the Planning Commission and the City Council held a series of study sessions and other meetings with property owners and interested citizens regarding future development; and,

WHEREAS, the Planning Commission did on August 25, 1987 hold a public hearing to consider the proposed Specific Plan; and,

WHEREAS, the City Council did on December 15, 1987 hold a public hearing to consider the proposed Specific Plan with further public hearing on January 5, 1988, January 19, 1988 and March 1, 1988;

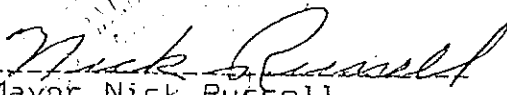
City of El Paso de Robles

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Paso Robles as follows:

1. That the proposed density and land uses are consistent with the General Plan and zoning for the City of Paso Robles;
2. That the City Council hereby certifies the Environmental Impact Report prepared by The Morro Group has been completed in compliance with the California Environmental Quality Act;
3. That the City Council approves a Statement of Overriding Considerations based on CEQA Sec. 15091 and 15093 for those Unavoidable Significant Impacts identified in the EIR, regarding traffic and circulation, air quality and schools.
4. That the City Council hereby adopts and approves the Union/46 Specific Plan and the Development Fee Schedule for Off-site Improvements (in compliance with Government Code Section 53077.5) shown as Exhibit A attached and directing The Morro Group, consultant to the city in preparation of the Specific Plan and EIR, to furnish the City with a "camera ready" copy of the plan, EIR and Technical Appendices, including all text, map changes and Technical Appendices, as discussed and approved by the Council.
5. That the City Council hereby adopts and approves the EIR with the finding that the additional number of units approved in the Final Specific Plan does not significantly change the analysis in the Final EIR.

UPON MOTION of Councilmember Ovitt, seconded by Councilmember Martin, the foregoing Resolution is hereby passed and adopted at a regular meeting of the City Council held this first day of March, 1988 on the following roll call vote:

AYES: Ovitt, Martin, Dolan, Cousins and Russell
NOES: None
ABSTAIN: None
ABSENT: None


Mayor Nick Russell


Jerry Bankston, City Clerk

e.u46ccres

City of El Paso de Robles

Resolution No. 88-12
EXHIBIT A

UNION/46 SPECIFIC PLAN DEVELOPMENT FEE SCHEDULE FOR OFF-SITE IMPROVEMENTS

Item	Fee Per Unit
Police Equipment	\$ 26
Fire Equipment	207
Creston Rd./No. River Rd. signal	247
Union Road improvements	885
North River Road improvements	689
Golden Hill Rd./Highway 46 - intersection/signalization	28
Golden Hill Rd./Union signalization	24
Park Site Acquisition and Development	466
Offsite water well (site acquisition and well development)	233
Specific Plan preparation fee	93
<hr/>	
Total Specific Plan-related Development Fees	\$ 2,898.00

Notes:

1. Fees are in 1987 dollars and will be adjusted annually based on the Consumer Price Index for San Francisco/Oakland area.
2. These fees are in addition to existing normal and standard city fees. Other normal and standard city fees are calculated at the time of development based on the type of development application proposed, number of units, etc.
3. These fees were calculated from the information contained in Appendix G (Cost Analysis) of the Specific Plan. The balance of costs and fees shown in the Cost Analysis are engineering estimates for property owners reference.

City of El Paso de Robles

Resolution No. 88-12
EXHIBIT A (Continued)

UNION/46 SPECIFIC PLAN

SPECIAL BENEFIT ZONE (1) FEE SCHEDULE

The following Benefit Zone fee for the Buena Vista Drive Connection only applies to development of properties listed below.

Item	Per Unit Fee
Buena Vista Drive Connection	\$560.00

(1) In addition to existing city ordinances establishing zone of benefit for Special Sewer Lines and other benefit areas.

(2) Based on engineering estimates for costs for Buena Vista Drive improvements, Union/46 Specific Plan, Appendix G, Cost Analysis, dated August, 1987 prepared by The Morro Group. Total engineering estimate is \$396,135.00.

(3) The properties to contribute to the costs of improvements are outlined in (4) below, for a total of 708 units (see revised Table 3.1 Density, Lot Size and Estimated Units, Final Union/46 Specific Plan, approved by the City Council 1-19-88).

(4) Applies to those properties west of the drainage area separating the Mesa/Prospect Area from the balance of the Specific Plan area. This includes the following properties shown by existing ownership on Map 1.2 of the Specific Plan: Riverglen, Sunset Ridge, Golden Hill, Inc., Trowbridge, Thorndyke, Gillingwaters, Coen, O'Kelly, Requa, Pacheco. The Mesa/Prospect area properties do not contribute to this fee.

e.u46fees

RESOLUTION NO. 92-27

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE UNION/46 SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 7, Division 1, Chapter 3, Article 8 of the Government Code of the State of California, Section 65450 et seq, for a 527-acre portion of the community referred to as the "Union/46 Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements to City public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public investments necessary for public health, safety, and welfare; 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, the City Council hereby acknowledges that restrictions being established by the specific plan diagram and text, and costs being established by the specific plan fee schedule, will increase the cost of housing within the Union/46 Specific Plan area but that without the ability to fund needed public improvements there would be an adverse impact on the public health, safety, and welfare, and there would be inadequate infrastructure to serve and mitigate the population growth anticipated within the specific plan area; 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 developments; 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 from and impacts generated by development in the specific plan area; and

WHEREAS, the existing Union/46 Specific Plan fee schedule was adopted by City Council Resolution No. 88-12, dated March 1, 1988; and

WHEREAS, the City Council has approved an update of the

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BUILDING
DIVISION

Union/46 Specific Plan, which authorizes the Council to establish development fees for the plan area by resolution; and

WHEREAS, in order to have adequate facilities and services to meet the needs of future residents in the specific plan area, it is proposed that new specific plan development impact fees be established and collected, to reflect the scope and cost of needed public improvements.

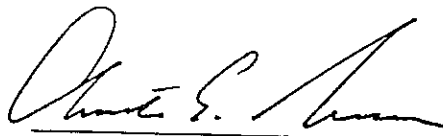
NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

1. Resolution No. 88-12, dated March 1, 1988, is hereby rescinded.
2. The City shall collect development impact fees for development of the plan area encompassed by the Union/46 Specific Plan, to offset public improvements costs, necessary to provide for the public health, safety, and welfare, in accordance with the schedule of fees attached hereto as Exhibit A, incorporated herein and made a part hereof by reference. Said fees are effective immediately, and it is hereby found that an immediate effective date is required, under the provisions of Government Code Section 66017, Subsection b, in order to provide adequate funding for the public improvements and facilities addressed in the Union/46 Specific Plan up-date which are necessary to serve the public health, safety, and welfare and mitigate environmental and facility impacts that would otherwise not be adequately addressed. The particular impacts addressed by the specific plan fees are traffic circulation adjacent to and elsewhere in the community that is impacted by traffic generated from development in the specific plan area and which would, in the absence of adequate mitigation, result in lower Level of Service (LOS) standards than are specified in the City's General Plan, plus impacts in terms of adverse air quality resulting from traffic congestion; additional impacts would be on the volume and pressure of City water service which would be inadequate in the absence of an additional well site to serve the specific plan area, fire and police equipment needed to provide emergency service to the specific plan area residents, park and recreation facilities within and of benefit to the specific plan which need to be constructed in conjunction with development occurring within the specific plan area, and the City has already expended the funds necessary to prepare and up-date the specific plan and therefore is in need of timely reimbursement for said expenditures.
3. Development pursuant to Building Permits issued prior to July 24, 1991 is hereby exempt from fee increases adopted under this resolution.

4. Union/46 development fees previously paid for Building Permits issued on or after July 24, 1991 shall be credited against Union/46 Specific Plan development impact fees, the balance of which are due and payable before issuance of Certificates of Occupancy for construction permitted by permits issued on or after July 24, 1991.
5. The City Council shall annually review the fees established by Exhibit A, and shall amend such fees periodically as required to reflect listed project cost increases as reflected by a City approved index such as the Consumer Price Index or Engineering News Record, and such fee amendments shall be made by resolution. Changes to the list of funded projects or the scope of the projects listed may not be made without amending the Union/46 Specific Plan.
6. The fees provided for by this resolution are adopted both as long term and interim fees pursuant to both Government Code Section 66017 (a) & (b). The long term fees adopted pursuant to Section 66017 (a) become effective 60 days from the adoption of this resolution. The interim authorization is adopted pursuant to Section 66017 (b) and becomes effective immediately. The interim authorization shall have no force and effect 30 days after authorization unless such interim authorization is extended an additional 30 days following pursuant to the procedures set forth in Section 66017 (b).


PASSED AND ADOPTED THIS 4th day of February, 1992, by the following roll call vote:

AYES: Martin, Picanco and Iversen
NOES: Russell
ABSENT: None
ABSTAIN: Reneau



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



CITY CLERK, RICHARD J. RAMIREZ

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EXHIBIT A

DEVELOPMENT FEE SCHEDULE
UNION/46 SPECIFIC PLAN AREA
(1991 DOLLARS)

<u>Improvement</u>	<u>Est. Cost</u>	<u>Cost/Unit</u>
Police Equipment	\$ 33,000	\$ 34
Fire Equipment	263,000	270
Creston Road/North River Road, Intersection & Signal	387,090	397
Union Road Improvements North River Road	1,729,500	1,774
Improvements	1,236,900	1,269
Golden Hill Road/Highway 46 Intersection/Signal	41,200 ⁽¹⁾	42
Golden Hill Road/Union Road Signalization	35,000 ⁽²⁾	36
Park Site Acquis./Devel.	982,506 ⁽³⁾	702
Off-Site Well Acquis./Devel.	276,000	283
Plan Preparation and Admin.	<u>126,000</u>	<u>129</u>
TOTAL SPECIFIC PLAN FEE:	<u>\$5,110,196</u>	<u>\$ 4,936</u>

This fee schedule is based on a projection of 975 dwelling units. These fees may be modified by inclusion of funding for any listed project in a City-wide development impact fee schedule. If fees for any listed project are reduced after the adoption of this schedule, the City may consider providing credit or refund of fees paid between the adoption of this schedule and the date of fee reduction. These fees will be adjusted annually to reflect the current costs of any listed fee item, including administration.

- 1) Predicated on 25 percent of total project cost of \$164,800
- 2) Predicated on 25 percent of total project cost of \$140,000
- 3) Predicated on Park Development Costs as follows:

Land Value, June 21, 1991:	\$335,000
Park Improvement Costs:	\$524,000
Basketball Court:	\$ 5,000
Perimeter Construction:	<u>\$118,506</u>
Park Fee:	<u>\$ 982,506</u>

The amount of the Specific Plan Park fee is based on using 60 percent of City Park Fee of \$509 (with 40 percent going to District Parks), with the balance of the park's development costs paid through the Specific Plan park fee. Without a contribution from the City Park Fee, the cost per dwelling unit would be \$1,007.70 (982,506/975). By crediting 60 percent of the City Park fee (509 x .60 = 305.40), the park development cost per dwelling unit is reduced from \$1,007.70 to \$702.40, rounded to \$702., for the Specific Plan.

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE UNON/46 SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 7, Division 1, Chapter 3, Article 8 of the Government Code of the State of California, Section 65450 et seq, for a 527-acre portion of the community referred to as the "Union/46 Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements to City public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public investments necessary for public health, safety and welfare; 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, the City Council hereby acknowledges that restrictions being established by the specific plan diagram and text, and costs being established by the specific plan fee schedule, will increase the cost of housing within the Union/46 Specific Plan area but that without the ability to fund needed public improvements there would be an adverse impact on the public health, safety, and welfare, and there would be inadequate infrastructure to serve and mitigate the population growth anticipated within the specific plan area; 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 developments; 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 from and impacts generated by development in the specific plan area; and

WHEREAS, the Union/46 Specific Plan fee schedule was first adopted by City Council Resolution No. 88-12, dated March 1, 1988; and

WHEREAS, the Union/46 Specific Plan fee schedule was subsequently modified by City Council Resolution No. 92-27, dated February 4, 1992; and

WHEREAS Resolution No. 92-27 provided for annual City Council review and periodic amendment to reflect project cost increases as measured by consumer price index or Engineering News Record; and

WHEREAS, in order to have adequate facilities and services to meet the needs of future residents in the specific plan area, it is proposed that new specific plan development impact fees be established and collected, to reflect the scope and cost of needed public improvements.

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

1. Resolution No. 92-27, dated February 4, 1992, is hereby rescinded.
2. The City shall collect development impact fees for development of the plan area encompassed by the Union/46 Specific Plan, to offset public improvements costs, necessary to provide for the public health, safety, and welfare, in accordance with the schedule of fees attached hereto as Exhibit A, incorporated herein and made a part hereof by reference. Said fees are effective immediately, and it is hereby found that an

immediate effective date is required, under the provisions of Government Code Section 66017, Subsection b, in order to provide adequate funding for the public improvements and facilities addressed in the Union/46 Specific Plan up-date which are necessary to serve the public health, safety and welfare and mitigate environmental and facility impacts that would otherwise not be adequately addressed. The particular impacts addressed by the specific plan fees are traffic circulation adjacent to and elsewhere in the community that is impacted by traffic generated from development in the specific plan area and which would, in the absence of adequate mitigation, result in lower Level of Service (LOS) standards than are specified in the City's General Plan, plus impacts in terms of adverse air quality resulting from traffic congestion; additional impacts would on the volume and pressure of City water service which would be inadequate in the absence of an additional well site to serve the specific plan area, fire and police equipment needed to provide emergency service to the specific plan area residents, park and recreation facilities within and of benefit to the specific plan which need to be constructed in conjunction with development occurring within the specific plan area, and the City has already expended the funds necessary to prepare and up-date the specific plan and therefore is in need of timely reimbursement for said expenditures.

3. Development pursuant to Building Permits issued prior to July 24, 1991 is hereby exempt from fee increases adopted under this resolution.
4. Union/46 development fees previously paid for Building Permits issued on or before July 24, 1991 shall be credited against Union/46 Specific Plan development impact fees, the balance of which are due and payable before issuance of Certificates of Occupancy for construction permitted by permits issued on or after July 24, 1991.
5. 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 Union/46 Specific Plan.
6. The fees established by Exhibit A reflect annual inflationary adjustments as measured by the Engineering News Record retroactively back to July 1, 2002 but shall be applied to Building Permits issued after June 30, 2005.
7. The fees provided for by this resolution are adopted both as long term and interim fees pursuant to both Government Code Section 66017 (a) and (b). The long term fees adopted pursuant to Section 66017 (a) become effective 60 days from the adoption of this resolution. The interim authorization is adopted pursuant to Section 66017 (b) and becomes effective immediately. The interim authorization shall have no force and effect 30 days after authorization unless such interim authorization is extended an additional 30 days following pursuant to the procedures set forth in Section 66017 (b).

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

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE UNON/46 SPECIFIC PLAN

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WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements to City public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public investments necessary for public health, safety and welfare; 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, the City Council hereby acknowledges that restrictions being established by the specific plan diagram and text, and costs being established by the specific plan fee schedule, will increase the cost of housing within the Union/46 Specific Plan area but that without the ability to fund needed public improvements there would be an adverse impact on the public health, safety, and welfare, and there would be inadequate infrastructure to serve and mitigate the population growth anticipated within the specific plan area; 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 developments; 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 from and impacts generated by development in the specific plan area; and

WHEREAS, the Union/46 Specific Plan fee schedule was first adopted by City Council Resolution No. 88-12, dated March 1, 1988; and

WHEREAS, the Union/46 Specific Plan fee schedule was subsequently modified by City Council Resolution No. 92-27, dated February 4, 1992; and

WHEREAS Resolution No. 92-27 provided for annual City Council review and periodic amendment to reflect project cost increases as measured by consumer price index or Engineering News Record; and

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immediate effective date is required, under the provisions of Government Code Section 66017, Subsection b, in order to provide adequate funding for the public improvements and facilities addressed in the Union/46 Specific Plan up-date which are necessary to serve the public health, safety and welfare and mitigate environmental and facility impacts that would otherwise not be adequately addressed. The particular impacts addressed by the specific plan fees are traffic circulation adjacent to and elsewhere in the community that is impacted by traffic generated from development in the specific plan area and which would, in the absence of adequate mitigation, result in lower Level of Service (LOS) standards than are specified in the City's General Plan, plus impacts in terms of adverse air quality resulting from traffic congestion; additional impacts would be on the volume and pressure of City water service which would be inadequate in the absence of an additional well site to serve the specific plan area, fire and police equipment needed to provide emergency service to the specific plan area residents, park and recreation facilities within and of benefit to the specific plan which need to be constructed in conjunction with development occurring within the specific plan area, and the City has already expended the funds necessary to prepare and up-date the specific plan and therefore is in need of timely reimbursement for said expenditures.

3. Development pursuant to Building Permits issued prior to July 24, 1991 is hereby exempt from fee increases adopted under this resolution.
4. Union/46 development fees previously paid for Building Permits issued on or before July 24, 1991 shall be credited against Union/46 Specific Plan development impact fees, the balance of which are due and payable before issuance of Certificates of Occupancy for construction permitted by permits issued on or after July 24, 1991.
5. The fees established by Exhibit A, 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 Union/46 Specific Plan.
6. The fees provided for by this resolution are adopted both as long term and interim fees pursuant to both Government Code Section 66017 (a) and (b). The long term fees adopted pursuant to Section 66017 (a) become effective 60 days from the adoption of this resolution. The interim authorization is adopted pursuant to Section 66017 (b) and becomes effective immediately. The interim authorization shall have no force and effect 30 days after authorization unless such interim authorization is extended an additional 30 days following pursuant to the procedures set forth in Section 66017 (b).

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