CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

CITY COUNCIL MINUTES

Tuesday, August 1, 2006 7:30 PM

MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR TO THE MEETING WITH A COPY TO THE CITY CLERK

7:30 PM – CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

PLEDGE OF ALLEGIANCE

INVOCATION – Pat Sheehan

ROLL CALL Councilmembers Jim Heggarty Gary Nemeth, Duane Picanco, Fred Strong, and Frank Mecham

PUBLIC COMMENTS

- Ed Gallagher, Housing Programs Manager, announced that the second LED crosswalk is installed and functional at the intersection of 34th and Spring Streets.

AGENDA ITEMS TO BE DEFERRED (IF ANY) - None

PRESENTATIONS– None

PUBLIC HEARINGS – None

CONSENT CALENDAR

Mayor Mecham called for public comments on Consent Calendar items. There were no comments from the public, either written or oral, and the public discussion was closed.

1. Approve City Council minutes of July 13, 2006 and July 18, 2006
D. Fansler, City Clerk

2. Approve Warrant Register: Nos. 63670—63763 (07/14/06) and 63764—63976 (07/21/06) and Other Payroll Services.
M. Compton, Administrative Services Director

3. Receive and file Advisory Body Committee Minutes as follows:
Library Board of Trustees meeting of June 8, 2006
Senior Citizen Advisory Committee meeting of June 12, 2006

4. Read, by title only, and adopt Ordinance No. 921 N.S. amending the Fiscal Year 2006/2007 Budget to appropriate Redevelopment Low and Moderate Income Housing (LMIH) Funds for the Oak Park Senior Housing Project and the San Luis Obispo Housing Trust Fund Assistance. FIRST READING JULY 18, 2006
R. Whisenand, Community Development Director

5. Adopt Resolution 06-130 approving a Memorandum of Understanding with the City of Atascadero for the implementation and operation of the North County Shuttle. The North County Shuttle ("NCS") is a new transit service jointly provided by the City of Atascadero and the City of Paso Robles. Route C will be converted to the Paso Robles "leg" of the North County Shuttle. There is no additional cost to the City relating the NCS; the City budgets for and incurs the full cost of Route C.
M. Compton, Director of Administrative Services

6. Adopt Resolution 06-131 approving an agreement with North County Cuesta College with the Cities of Atascadero and Paso Robles for the North County Shuttle to provide transit services. The Cities of Atascadero and Paso Robles will be paid $40,680 for serving Cuesta. Cuesta's contribution will be split evenly between the cities and represents new reoccurring transit revenues for the City.
M. Compton, Director of Administrative Services

7. Adopt Resolution 06-132 accepting the Final Market Assessment and Marketing Plan for the Paso Robles City Area Transit System and directing staff to implement the Plan as time and financial resources become available. The Plan represents information gathered at the May 25, 2006 public workshop and the creation of the North County Shuttle with service to Cuesta College, North County Campus.
M. Compton, Director of Administrative Services

8. Adopt Resolution 06-133 adopting the Short Range Transit Plan as prepared by Transit Resource Center. To formally adopt the SRTP and direct staff to implement the plan as time and financial resources become available.
M. Compton, Director of Administrative Services

9. Adopt Resolution 06-134 declaring the City's official intent to seek reimbursement of certain Highway 101 and 46W project costs advanced by the City from the proceeds of future debt financing.
M. Compton, Director of Administrative Services

10. Adopt Resolution 06-135 authorizing the receipt of Library Services and Technology Act ("LSTA") grant funds in the amount of $4,607. The resolution provides the authority for the Paso Robles Public Library to receive grant funds and to make a budget appropriation for the funds for partial tuition reimbursement to qualifying students, subject to verification of paid tuition and evidence of satisfactory completion of coursework.
A. Robb, Director, Library and Recreation Services

11. Adopt Resolution No. 06-136 authorizing Emergency Services to purchase a replacement cardiac monitor/defibrillator for $24,940.34 from Zoll Medical Corporation, the sole source provider. The unit replaces a unit that has reached the end of its service life.
K. Johnson, Emergency Services Chief

12. Adopt Resolution No. 06-137 awarding the purchase of 18,000 pounds of Pulsar Plus Briquettes to Knorr Systems, Inc. in the amount of $39,399.50. The City operates two public

swimming pools that use the Pulsar Chlorination system for sanitation purposes. Three bids were received and the low bid submitted by Knorr was reviewed and deemed a responsive bid.
D. Monn, Public Works Director

13. Approve request to disband Ad Hoc Committee formed to review request from Pacific Waste Services for reimbursement for mandated, increased operational costs. The Council approved a contract amendment on April 4, 2006 that addressed both the City and Pacific Waste's revenue sharing needs; therefore, the ad hoc committee has completed its task and may be disbanded.
M. Compton, Director of Administrative Services

14. Adopt Resolution No. 06-138 certifying and adding Parcel Map 05-0299 to CFD No. 2005-1, and recording Amendment to the Notice of Special Tax Lien; and adopt Resolution No. 06-139 accepting the recordation of the parcel map, a 2-lot residential subdivision located at 835 Pine Street [Jorgensen].
R. Whisenand, Community Development Director

15. Adopt Resolution No. 06-140 accepting the recordation of Parcel Map PR 04-0340, a 3-lot residential subdivision located at 743 Rolling Hills Road, north of Tranquil Hills Court [Vaughn]. The Planning Commission approved the tentative map on January 11, 2005 and all conditions imposed by the Planning Commission have been satisfied.
R. Whisenand, Community Development Director

The Director of Administrative Services outlined the new transit services provided to North County between Atascadero, Paso Robles, and Cuesta College.

Consent Calendar Items Nos. 1 - 15 were approved on a single motion by Councilmember Heggarty, seconded by Councilmember Nemeth, with Councilmember Picanco abstaining on Warrant Register Items Nos. 063721, 063863 and 063883.

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

Motion passed by the following unanimous roll call vote:

DISCUSSION

16. Updated Development Impact Fees

R. Whisenand, Community Development Director

Consider updating Development Impact Fees based on a Needs List that meets the goals of the General Plan, adopted 2003). The adoption of fee adjustments would generate an estimated $184 million for infrastructure needed to serve new development.

David Taussig presented an overview of the Development Impact Fee Justification Study and distributed an updated version of the full study (August 1, 2006 - attached to these Minutes).

Mayor Mecham opened the public hearing. Speaking from the public was Jerry Bunin, of the Home Builders Association, Joanne Brion, Dan Muller, John Wallace (Worth family interests). Larry Werner, North Coast Engineering (representing Chandler Ranch property owners)

submitted his company's analysis of the proposed fees, with accompanying map, (attached to these Minutes), which identified fees that in his opinion, required more study.

Councilmember Strong, seconded by Councilmember Picanco, moved to continue the public hearing for 60 days to allow for further discussion with the Home Builders Association and other interested parties, along with the "AB1600 Fee Update" ad hoc committee members, Nemeth and Strong.

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

Motion passed by unanimous voice vote.

The City Council recessed at 9:30 PM and reconvened at 9:45 PM with the Mayor and all City Councilmembers present.

17. North County Shuttle Marketing Agreement and Budget Appropriation

M. Compton, Director of Administrative Services

For the Council to approve a contract with Transit Marketing to develop marketing materials for the North County Shuttle ("NCS"). The NCS is a new transit service to be provided jointly by the City of Atascadero and the City of Paso Robles, replacing Route "C." The City of Atascadero has agreed to reimburse the City fifty percent of the cost of the developing the marketing plan.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Heggarty, moved to adopt Resolution No. 06-141 approving an agreement with Transit Marketing and a one-time budget appropriate of $40,000.

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

Motion passed by unanimous voice vote.

Making a declaration of conflict (each indicating business clients), Mayor Mecham and Councilmember Picanco recused themselves from voting on Item 18, and left the room until deliberations were concluded.

18. Solid Waste Collection Fee Adjustment (Paso Robles Waste Disposal)

M. Compton, Director of Administrative Services

For the Council to consider revised solid waste collection fees for Paso Robles Waste Disposal ("PRWD") and the City to fund debt service for landfill property acquisition and franchise hauler operating costs.

Mayor Pro Tem Heggarty opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Nemeth, moved to adopt Resolution No. 06-142 approving modifications to solid waste collection rates.

AYES: Nemeth, Strong and Heggarty
NOES:
ABSTAIN: Picanco and Mecham
ABSENT:

Motion passed by unanimous voice vote.

Mayor Mecham and Councilmember Picanco returned to their seats at the dais.

19.1 Request for Use of Septic System – Paso Robles Boulevard (Erskine)

R. Whisenand, Community Development Director

For the Council to consider the request to allow use of a septic tank and leach field to serve a new single-family residence at 3001 Paso Robles Boulevard, north of Highway 46 (APN 025-431-041).

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Strong, moved to adopt Resolution No. 06-143 authorizing use of a septic system to serve a new single-family residence at 3001 Paso Robles Boulevard, subject to Conditions a k, as stated in Municipal Code §14.08.070 K4 "Conditions".

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

Motion passed by unanimous voice vote.

19.2 Request for Water Well Use– Paso Robles Boulevard (Erskine)

R. Whisenand, Community Development Director

For the Council to consider the use of a private well for domestic water service to serve a new single-family residence at 3001 Paso Robles Boulevard, north of Highway 46 (APN 025-431-041). The applicant is seeking an exception to City Policy that does not allow private wells to be used for domestic purposes. A correction was made to the staff report; correcting Fact "2" – the subject property is zoned Parks and Open Space (not agricultural).

Mayor Mecham opened the public hearing. Speaking from the public was Tom Erskine, applicant, who referred to his July 18, 2006 letter with details of his request (attached). There were no further comments from the public, either written or oral, and the public discussion was closed. Councilmembers Heggarty and Strong stated that each held *ex parte* discussions with the applicant prior to the meeting.

Councilmember Strong, seconded by Councilmember Picanco, moved to continue the item to the August 15, 2006 City Council meeting at which time a revised resolution will be presented for adoption.

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

Motion passed by unanimous voice vote.

20. Request for Use of Septic System and Private Well - Dry Creek Road (Root)

R. Whisenand, Community Development Director

For the Council to consider a request to construct a septic tank and leach field to serve a new single-family residence and to allow continued use of a private well for domestic purposes at property located at 4075 Dry Creek Road (APN 025-431-069).

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Nemeth, moved to adopt Resolution No. 06-145 (1) authorizing continued use of a septic system for an existing single-family residence at 4075 Dry Creek Road, subject to conditions a-k as stated in Municipal Code §14.08.070 K4 "Conditions"; and (2) Adopt Resolution No. 06-146 authorizing continued use of a well to serve a single-family residence at 4075 Dry Creek Road.

AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

Motion passed by unanimous voice vote.

21. San Luis Obispo Housing Trust Fund: Appointment of Commissioner

R. Whisenand, Community Development Director

For the Council to appoint a representative to site on the San Luis Obispo County Housing Trust Fund's ("HTF") Commission.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Mayor Mecham called for General Consent to appoint Ed Gallagher, Housing Programs Manager, to represent the City on the San Luis Obispo Housing Trust Fund Commission.

Motion passed by unanimous voice vote.

CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION -

COUNCIL COMMENTS

Councilmember Strong distributed his report from the California League of Cities, Mayors and Councilmembers Academy Executive Forum. A copy is attached to these Minutes.

ADJOURNMENT: to THE REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 15, 2006, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET.

Submitted:

_____

Deborah D. Robinson, Interim Deputy City Clerk
Approved:

THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING.

DAVID TAUSSIG & Associates, Inc.

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY CITY OF PASO ROBLES

August 1, 2006

Public Finance
Facilities Planning
Urban Economics

Newport Beach
Riverside
San Ramon

DEVELOPMENT IMPACT FEE
JUSTIFICATION STUDY

Prepared for

CITY OF EL PASO DE ROBLES
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EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City of El Paso de Robles (the "City") to update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the "Fee Study"). The Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance transportation, drainage, bike and pedestrian, police, fire, general government, park and recreation, and library facilities at levels identified by the various City departments as being necessary to meet the needs of new development through 2025. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section II of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. All new development may be required to pay its "fair share" of the cost of the new infrastructure through the development fee program.

ORGANIZATION OF THE REPORT

Section I of this report provides an introduction to the study including a brief description of City surroundings, and background information on development fee financing. Section II includes a description of the Needs List, which identifies the facilities needed to serve new development through 2025 that are eligible for funding by the impact fees. The Needs List provides the total estimated facilities costs in 2006 dollars, offsetting revenues, net cost to the City and cost allocated to new development for all facilities listed in the Needs List. This list is a compilation of projects and costs identified by the various City departments. Section III provides an overview of the legal requirements for implementing and imposing such fees. Section IV discusses the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing or imposing a fee as a condition of new development and satisfies the nexus requirements for each facility included as part of this study. Section V contains the description of the methodology used to determine the fees for all facility types. Section VI includes a summary of the proposed fees justified by this study. Appendices A-1 through A-8 include the calculations used to determine the various fee levels. Appendix B includes a discussion of projected new development and demand variables such as future population and employment assuming current growth trends in housing, commercial, and industrial development extrapolated through 2025. Projections of future development are based on data provided by the *City of Paso Robles, General Plan* and the *California Department of Finance, 2004*. Appendix C provides a list of the City officials responsible for selecting the facilities on the Needs List, as well as contact information for these officials. Appendix D includes bike trail exhibits.

IMPACT FEE SUMMARY

The total fee amounts required to finance new development's share of the costs of facilities identified in the needs list are summarized in Table ES-1 below. Fees within this report reflect the maximum fee levels that may be imposed on new development.

TABLE ES-1

DEVELOPMENT IMPACT FEE SUMMARY

Facility	Residential		Non-Residential	
	Single Family ($ per unit)	**Multi-Family** ($ per unit)	**Commercial** ($ per 1,000 SF)	**Industrial** ($ per 1,000 SF)
A. Transportation Facilities				
East of State Highway 101 Composite Fee	**$8,072**	**$6,457**	**$14,529**	**$9,686**
West of State Highway 101 Composite Fee	**$3,999**	**$3,199**	**$7,197**	**$4,798**
B. Drainage Facilities – West of Highway 101	**$1,632**	**$816**	**$1,124**	**$749**
C. Bike and Pedestrian Path Facilities	**$469**	**$417**	**NA**	**NA**
D. Public Safety Facilities				
Police	$61	$72	$92	$23
Fire	$726	$646	$519	$282
Subtotal Public Safety Facilities	**$787**	**$718**	**$611**	**$305**
E. General Government Services Facilities	**$4,878**	**$4,336**	**$3,487**	**$1,897**
F. Park and Recreation Facilities	**$4,895**	**$4,351**	**NA**	**NA**
G. Library Facilities	**$948**	**$844**	**NA**	**NA**
East of State Highway 101 Total Fees	**$20,049**	**$17,123**	**$18,627**	**$11,888**
West of State Highway 101 Total Fees	**$17,608**	**$14,681**	**$12,419**	**$7,749**

I. INTRODUCTION

The City of El Paso de Robles (the "City") is located in San Luis Obispo County, nestled in the coastal mountain range of central California. In order to adequately plan for new development through 2025 and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City to update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the "Fee Study"). The Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance facilities at levels identified by the various City departments as being necessary to meet the needs of new development through 2025. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section II of the Fee Study. All new development may be required to pay its "fair share" of the cost of the new infrastructure through the development fee program.

Currently the City expects to generate almost 17,000 new residents within the City limits at build out, representing an approximate 63% increase in the current population of around 27,000. The City will need to expand its services and facilities to accommodate this new growth. The levy of impact fees in conformance with AB1600 legislation will help finance new projects, including roads, drainage, bikeways, police, fire library, parks and general government facilities, which are all needed to mitigate the impacts of this expected new growth.

II. THE NEEDS LIST

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. "Public Facilities" per Government Code 66000 includes "public improvements, public services, and community amenities." However, statutorily fees imposed for a public capital facility improvement cannot be used for maintenance or services.

Government Code 66000 requires that if impact fees are going to be used to finance public facilities, those facilities must be identified. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (CIP) or Capital Improvement Plan. For purposes of the City's fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development fee on new development in the City. The Needs List is organized by facility element (or type) and includes a cost section consisting of five columns, which are listed below:

TABLE 2.1

CITY OF PASO ROBLES NEEDS LIST
EXPLANATION OF COST SECTION

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including construction, land acquisition, and equipment (as applicable)	City Departments and DTA
Off-Setting Revenues	Any funds on hand that are allocated for a given facility, such as funds from previous DIF programs earmarked for facilities identified on this needs list. This column does not include potential funding from Federal & State sources that cannot be confirmed.	Finance Department
Net Cost to City	The difference between the Total Cost and the Off-Setting Revenues (column 1 minus column 2)	Calculated by DTA
Percent of Cost Allocated to New Development	Percentage of facility cost allocated to new development as calculated in Appendices A-1 through A-8	Calculated by DTA
Cost Allocated to New Development	**Dollar amount representing the roughly proportional impact of new development on the needed facilities.**	Calculated by DTA

DTA surveyed City staff to determine what public facilities would be needed to meet increased demand resulting from new development in the City. For purposes of the fee program, it was determined that a planning horizon though 2025 would be appropriate. The Needs List (Table 2.2) identifies those facilities needed to serve future development through 2025.

With regard to transportation improvements, the City of Paso Robles will be experiencing a predominance of expected future growth east of State Highway 101. For the purposes of determining a true fair share calculation of planned transportation facilities, the Needs List groups transportation facilities geographically, illustrating planned facilities benefiting development east of State Highway 101, west of State Highway 101, and transportation facilities that serve both areas ("City-Wide Facilities"). Similarly, because all future development east of the State Highway will be required to fully mitigate all of its drainage on-site, only new development west of the State Highway will be responsible for paying a Drainage Facilities Fee.

Most of the facilities cited in the attached Needs List were previously approved by the City Council in the 2002 Master Facilities Plan, or in the General Plan Update, the Master Plan of Drainage and the Bikeway Master Plan. Furthermore, the City Council approved a nearly identical version of the current Needs List on November 16, 2004 as a precursor to the preparation of this Study. With the exception of a few changes in transportation and drainage facilities, which were made based on input from the City Engineer, the remainder of the facilities on the Needs List has been previously approved by the City Council.

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

	Facility Name		{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of cost allocated to new development	{5} Cost allocated to new development
A. TRANSPORTATION							
	CITY-WIDE FACILITIES						
1	Vine Street - 1st Street to Highway 46W		$1,000,000	$0	$1,000,000		
2	4th Street Underpass		$12,000,000	$0	$12,000,000		
3	24th Street over Railroad		$16,000,000	$0	$16,000,000		
4	Highway 46West - Highway 101		$50,000,000	$1,947,728	$48,052,272		
5	Highway 101/46East-Dual Left- 16th Street Ramps		$9,000,000	$0	$9,000,000		
6	Highway 46East - Golden Hill Road		$2,500,000	$0	$2,500,000		
7	Airport Road - Highway 46 to Airport Entrance		$9,700,000	$0	$9,700,000		
8	Dry Creek Road - Airport Rd to Aero Tech Way		$8,000,000	$0	$8,000,000		
9	Dry Creek Road over Huer Huero		$14,000,000	$0	$14,000,000		
	TOTAL - CITY WIDE FACILITIES		**$122,200,000**	**$1,947,728**	**$120,252,272**	**39.41%**	**$47,393,886**
	EAST OF SALINAS RIVER FACILITIES						
	1. Intersection Improvements						
1	Niblick Road	South River Road	$720,000	$0	$720,000		
2	Creston Road	Meadowlark Road	$300,000	$72,467	$227,533		
3	Union Road	Golden Hill Road	$1,500,000	$150,000	$1,350,000		
4	Creston Road	Lana Street	$1,000,000	$108,267	$891,733		
5	Charolais Road	South River Road	$1,000,000	$23,000	$977,000		
6	Charolais Road	Rambouillet Road	$300,000	$0	$300,000		
7	Creston Road	Niblick Road	$1,500,000	$72,466	$1,427,534		
8	Golden Hill Road	Rolling Hills Road	$1,000,000	$0	$1,000,000		
9	Golden Hill Road	Gilead Lane	$1,000,000	$0	$1,000,000		
10	LED crosswalks at various locations		$500,000	$0	$500,000		
	Subtotal East of Salinas River Intersection Improvements		**$8,820,000**	**$426,200**	**$8,393,800**	**45.15%**	**$3,789,700**
	2. Road Improvements/Widenings						
1	Southern Salinas River Crossing		$41,000,000	$0	$41,000,000		
2	North River Road - Navajo Ave to Creston Road		$4,100,000	$0	$4,100,000		
3	Creston Road - River Road to Lana Street		$25,000,000	$0	$25,000,000		
4	Union Road - Golden Hill Road to East City Limits		$2,600,000	$0	$2,600,000		
5	Union Road - Kleck Road to Golden Hill Road		$5,500,000	$0	$5,500,000		
6	Golden Hill Road - Gilead Lane to Union Road		$1,000,000	$0	$1,000,000		
7	City-wide Traffic Calming Master Plan		$500,000	$0	$500,000		
	Subtotal Road Improvements/Widenings		**$79,700,000**	**$0**	**$79,700,000**	**45.15%**	**$35,983,597**
	TOTAL EAST OF SALINAS RIVER FACILITIES		**$88,520,000**	**$426,200**	**$88,093,800**	**45.15%**	**$39,773,297**
	WEST OF SALINAS RIVER FACILITIES						
	1. Intersection Improvements						
1	Spring Street	16th Street	$300,000	$0	$300,000		
2	Spring Street	21st Street	$300,000	$0	$300,000		
3	Riverside Avenue	16th Street	$300,000	$0	$300,000		
4	Spring Street	4th Street	$300,000	$0	$300,000		
5	24th Street	Mountain Springs Road	$1,000,000	$0	$1,000,000		
6	10th Street	Spring Street	$100,000	$40,000	$60,000		
	Subtotal Intersection Improvements		**$2,300,000**	**$40,000**	**$2,260,000**	**30.12%**	**$680,684**
	2. Road Improvements/Widenings						
1	Vine Street - 32nd Street to 36th Street		$700,000	$0	$700,000		
2	24th Street - Vine Street to West City Limits		$1,000,000	$183,000	$817,000		

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

	Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of cost allocated to new development	{5} Cost allocated to new development
	Subtotal Improvements/Widenings	**$1,700,000**	**$183,000**	**$1,517,000**	**30.12%**	**$456,902**
	TOTAL WEST OF SALINAS RIVER	**$4,000,000**	**$223,000**	**$3,777,000**	**30.12%**	**$1,137,586**
	TOTAL TRANSPORTATION	**$214,720,000**	**$3,648,296**	**$211,071,704**	**41.84%**	**$88,304,770**
	B. DRAINAGE FACILITIES					
1	4th Street - Spring Street Crossing	$500,000	$0	$500,000		
2	Downtown SD System Improvements (new drain inlets and pipelines)	$2,000,000	$62,444	$1,937,556		
3	Pacific Ave. SD Improvements	$500,000	$0	$500,000		
4	Mountain Springs Road SD Improvements	$600,000	$0	$600,000		
5	17th Street and Locust SD Improvements	$500,000	$0	$500,000		
6	21st Street/Villa SD Improvements	$500,000	$0	$500,000		
7	7th Street, Spring Street / Southern	$600,000	$0	$600,000		
8	7th Street, Olive Street/Spring Street	$500,000	$0	$500,000		
9	S/o 13th Street, Southern Pacific	$800,000	$0	$800,000		
10	S/o 13th Street, Spring & 12th/Southern	$900,000	$0	$900,000		
11	S/o 13th Street, 12th - from Chestnut/Spring	$800,000	$0	$800,000		
12	N/o 13th St., along 15th St. - Spring/Salinas River	$900,000	$0	$900,000		
13	N/o 13th St., along 14th - Vine/Spring, Spring -15th	$500,000	$0	$500,000		
14	Along 21st St., Spring to the Salinas River	$3,000,000	$0	$3,000,000		
15	Vine Street/Spring Street, 23rd, Oak and 22nd	$1,000,000	$0	$1,000,000		
16	Spring Street, 32nd Street/36th Street	$800,000	$0	$800,000		
17	Spring Street, 28th Street/32nd Street	$600,000	$0	$600,000		
18	Storm Drainage Master Plan	$350,000	$200,778	$149,222		
	TOTAL DRAINAGE FACILITIES	**$15,350,000**	**$263,222**	**$15,086,778**	**36.66%**	**$5,530,459**
	C. BIKE AND PEDESTRIAN PATH FACILITIES					
1	Creston Road from Lana Street to Charolais Road	$100,000	$0	$100,000		
2	Charolais Road from South River Road to 300' East of South	$23,400	$0	$23,400		
3	St. Ann Drive from North along Creek to Toward Snead Street	$2,000	$0	$2,000		
4	Vine Street from 1st Street to 4th Street	$52,800	$0	$52,800		
5	16th Street from Riverside Avenue to Vine Street	$30,000	$0	$30,000		
6	10th Street from Riverside Avenue to Vine Street	$10,000	$0	$10,000		
7	Connection between Creekside Bike Path and Tract 1771	$82,400	$0	$82,400		
8	Southeast Corner of Snead Street and Rambouillet Road	$41,200	$0	$41,200		
9	South Vine Street from Hwy 46 West to 1st Street	$475,200	$0	$475,200		
10	Airport Road from Linne Road to Meadowlark Road	$132,000	$0	$132,000		
11	Airport Road from Tower Road to Hwy 46 East	$375,000	$0	$375,000		
12	Dry Creek Road from Airport Road to Aerotch Center Way	$145,000	$0	$145,000		
13	Tower Road from Airport Road to Jardine Road	$280,500	$0	$280,500		
14	Union/46 Specific Plan	$535,400	$0	$535,400		
15	Dallons Drive from Buena Vista Road to Golden Hill Road	$617,800	$0	$617,800		
16	City-wide Stripping and Signing along Bike Routes	$20,000	$0	$20,000		
17	Golden Hill Road from Dallons Drive to HWY 46 East	$52,800	$0	$52,800		
18	Fairgrounds Perimeter 24th Street Riverside Avenue	$400,000	$0	$400,000		
19	South River Road Creston Road to Niblick Road	$2,000,000	$0	$2,000,000		
	TOTAL BIKE AND PEDESTRIAN PATH FACILITIES	**$5,375,500**	**$0**	**$5,375,500**	**51.94%**	**$2,792,014**
	D. PUBLIC SAFETY FACILITIES					

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

	Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of cost allocated to new development	{5} Cost allocated to new development
	1. Police Facilities					
1	Patrol/Detective/Specialty Vehicles	$420,900	$0	$420,900		
2	Assigned (Additional) Officer Equipment	$100,200	$0	$100,200		
3	Computers and Communication Equipment	$225,000	$0	$225,000		
4	Multi-channel Portable Radios	$36,000	$0	$36,000		
	subtotal	$782,100	$24,667	$757,433		
	2. Fire Facilities					
1	Station (3,200 SF Apparatus Bay/3,460 SF Living Quarters)	$4,422,500	$0	$4,422,500		
2	Fire Training Facility - Project No. FD-04	$5,069,700	$0	$5,069,700		
3	Fire Fighter Equipment	$159,500	$0	$159,500		
4	Ladder Truck	$350,000	$0	$350,000		
5	Type I Fire Engine	$375,000	$0	$375,000		
	subtotal	$10,376,700	$617,543	$9,759,157		
	TOTAL PUBLIC SAFETY FACILITIES	**$11,158,800**	**$642,210 [1]**	**$10,516,590 [2]**	**67.82%**	**$7,132,276**
	E. GENERAL GOVERNMENT FACILITIES					
1	City Hall - Project No. GF-01	$27,430,500	$0	$27,430,500		
2	Public Use Facility - Project No. CC-01	$3,085,000	$0	$3,085,000		
3	Performing Arts Center	$32,500,000	$0	$32,500,000		
4	300 Space Parking Structure -1000 Spring St.	$11,044,400	$0	$11,044,400		
5	Replace City Yard - Project No. GF-03	$4,634,200	$0	$4,634,200		
	TOTAL GENERAL GOVERNMENT FACILITIES	**$78,694,100**	**$679,570 [1]**	**$78,014,530 [2]**	**55.15%**	**$43,028,649**
	F. PARK AND RECREATION FACILITIES					
1	Centennial Park Improvements	$1,000,000	$0	$1,000,000		
2	Sherwood Park Land Improvements	$10,000,000	$0	$10,000,000		
3	Salinas Corridor Open Space Land Acquisition 71 ac	$9,700,000	$0	$9,700,000		
4	Salinas Corridor Open Space Land Improvements 15 ac	$497,400	$0	$497,400		
5	Montebello Park Land Acquisition 3 ac	$750,000	$0	$750,000		
6	Montebello Park Land Improvements 10 ac	$4,250,000	$0	$4,250,000		
7	Aquatic Facility	$12,000,000	$219,344	$11,780,656		
	TOTAL PARKS AND RECREATION FACILITIES	**$38,197,400**	**$436,040 [1]**	**$37,761,360 [2]**	**80.78%**	**$30,503,574**
	G. LIBRARY FACILITIES					
1	Remodel Exsisting Library Upstairs	$4,200,000	$4,508	$4,195,492		
2	Library Books	$1,196,000	$0	$1,196,000		
3	Library Study Center	$250,000	$0	$250,000		
	TOTAL LIBRARY FACILITIES	**$5,646,000**	**$4,508**	**$5,641,492**	**100.00%**	**$5,641,492**
	Total all Facilities	**$369,141,800**	**$5,673,846**	**$363,467,954**	**50.33%**	**$182,933,233**

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of cost allocated to new development	{5} Cost allocated to new development

[1] Includes off-setting revenues not yet committed to specific facilities.

[2] Total Net Cost to City equals Total Cost for Facilities minus Total Off-Setting revenues.

III. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional general funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of impact fees grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of impact fees have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources. Spending on public facilities at all levels of government was $161 per capita in 1965, but it had fallen by almost fifty percent to less than $87 per capita by 1984 (measured in constant dollars).

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's required service levels for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

The City has identified the need to levy impact fees to pay for transportation, drainage, bike and pedestrian, public safety, general government, park and recreation, and library facilities. The fees presented in this study will finance facilities on the Needs List at levels identified by the City as appropriate for new development. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of facilities on the Needs List through these fees.

Assembly Bill ("AB") 1600, which created Section 66000 et. seq. of the Government Code, was enacted by the State of California in 1987. This Fee Study for the City is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, the use of the fees, and the development projects on which the fees are imposed.

Furthermore, there must be a relationship between the amount of the fee and the cost of the improvements. To impose a fee as a condition for a development project, a public agency must do the following:

- Identify the purpose of the fee.

- Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities must be identified.

- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

- Determine how there is a reasonable relationship between the need for a public facility and the type of development project on which the fee is being imposed.

Identifying these items will enable an impact fee to meet the nexus and rough proportionality requirements established by previous court cases. These findings are discussed in Section V and the nexus test for each proposed fee element is presented in Section V A. through Section V G. Current state financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources. Therefore, a key element to establishing legal impact fees is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed and equitable fees assigned.

IV. MITIGATION FEE JUSTIFICATION

A. FINDINGS REQUIRED UNDER CALIFORNIA (GOVERNMENT CODE 66001(A)(1))

As discussed in Section III, Section 66000 et seq. of the Government Code, also called the Mitigation Fee Act, requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of new development:

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1))

2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2))

3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3))

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4))

5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

This section presents each of these items as they relate to the imposition of the proposed fees in the City.

B. PURPOSE OF THE FEE (GOVERNMENT CODE SECTION 66001(A)(1))

Population, housing, and employment estimates prepared for the Fee Study project 16,825 new residents living in 6,548 new Single Family and Multi-Family units through 2025. During that same time period, approximately 4,305,000 Square Feet of new commercial and industrial development are expected to generate approximately 6,980 employees.[1] The future residents and employees will create an additional demand for transportation, drainage, bike and pedestrian, police, fire, general government facilities that existing public facilities cannot accommodate. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Needs List (Section II, Table 2.2) will need to be constructed.

It is the projected direct and cumulative effect of future development that has required an update to the City's existing fee program. Each new development, will contribute to the need for new public facilities. Without future development, new public facilities would

[1] Reference is made to Appendix B for further information regarding the development projections.

often not be necessary, as the existing facilities are adequate for the City's present population.

The proposed impact fee will be charged to all future development, irrespective of location, in the City. Even future "in fill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater universe of development located throughout the City. First, the property owners and/or the tenants associated with any new development in the City regularly utilize and benefit from transportation, drainage, bike and pedestrian, public safety, general government, park and recreation, and library facilities. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to move into their new homes or new non-residential development, except for residential, retail, employment and recreational opportunities located nearby on other existing and future development. Third, the availability of residents, employees and customers throughout the City has a growth-inducing impact without which some of the "in-fill" development would not occur. As a result, all development projects in the City contribute to the cumulative impacts of development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City

The discussion in this section of the Fee Study sets forth the purpose of the impact fees as required by Section 66001(a)(1) of the California Government Code.

C. THE USE TO WHICH THE FEE IS TO BE PUT (GOVERNMENT CODE SECTION 66001(A)(2))

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs List included in Section II of the Fee Study to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in City and protect the health, safety, and welfare of the existing and future residents and employees.

The discussion presented in this section of the Fee Study identifies the use to which the fee is to be put as required by Section 66001(a)(2) of the California Government Code.

D. DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(3))

As discussed in Section V, it is the projected direct and cumulative effect of future development that has prompted the update to the City's impact fee program. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct additional public facilities. Even

future "in fill" development projects, which may be adjacent to existing facilities, contribute to impacts on public facilities because they are an interactive component of a much greater universe of development located throughout the City. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

As set forth in Section V of the Fee Study, the fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List (included in Section II), as that is the purpose for which the Fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for new transportation, drainage, bike and pedestrian, public safety, general government, park and recreation, and library facilities created by the future residents and employees that create the impact upon existing facilities.

For the foregoing reasons, there is a reasonable relationship between the acquisition, construction, and installation of the facilities on the Needs Lists and new development as required under Section 66001(a)(3) of the Mitigation Fee Act.

E. DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(4))

As set forth in Part G of Section IV, as well as throughout Section V, all new development contributes to the direct and cumulative impacts on public facilities. As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, the facilities on the Needs Lists would not be necessary.

For the reasons presented herein and in Section V, there is a reasonable relationship between the need for the public facility and all new development in the Plan Area as required under Section 66001(a)(4) of the Mitigation Fee Act.

F. THE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED ("ROUGH PROPORTIONALITY" RELATIONSHIP) (GOVERNMENT CODE 66001(A)

As set forth above, all new development in the City impacts public facilities. Moreover, each individual development project and its related increase in population and employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of the facilities on the Needs Lists would not be necessary as existing City facilities are adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

As set forth in part G of Section IV, as well as throughout Section V and Appendix A of the Fee Study, the proposed fee amounts are roughly proportional to the impacts resulting from new development. Thus there is a reasonable relationship between the amount of the fee and the cost of the facilities.

G. AB 1600 NEXUS TEST AND APPORTIONMENT OF FACILITIES COSTS

Section 66000 of the Government Code requires that a reasonable relationship exist between the need for public facilities and the type of development on which a fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the EDUs generated by a particular land use type.

The calculation of development impact fees required a determination of the appropriate measure of benefit for each facility, as well as the service area impacted by the facility. DTA and City staff determined that all facilities on the Needs List would serve the entire City, except for Transportation Facilities and Drainage Facilities. There are zones of benefit for both of these types of facilities in this Study, as the City is divided into two areas, east of State Highway 101 and west of State Highway 101. With respect to the population being served, it was determined that all future facilities were designed to meet the needs of future residents, employees, and visitors to new development, and not to satisfy existing unmet needs. Based on the City's zoning designations, DTA established fees for the following four land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program easier to implement. The City will develop a table of general plan land use designations that link to the land use classifications used in this study for clarification and consistency with City zoning. This table will be made a part of the ordinance or resolution that will be adopted for the purpose of implementing this fee program.

TABLE 4.1

Land Use Classification for Fee Study
Single Family Residential ("SFR" or "Single Family")
Multi-Family Residential ("MFR" or "Multi-Family")
Commercial ("C" or "Commercial")
Industrial ("I" or "Industrial")

The equivalent dwelling unit ("EDU") concept was utilized to determine whether there is a reasonable relationship between the need for a public facility and the land use type of the development on which a fee for an individual facility is imposed. The service factor

utilized to determine the EDUs for a specific land use type varies depending upon the type of facility being analyzed. In general, while many EDUs are based on the population or the number of employees associated with a specific land use designation, other EDUs are based on service factors that reflect the nature of a particular type of public improvement, e.g. call generation. This report uses EBU (equivalent benefit unit), instead of EDU, for park facilities and bikeway facilities where the service factor is based on recreation hours.

The costs associated with facilities needed to serve new development are identified in the Needs Lists. The facilities cost per EDU/EBU is the total cost of the facility divided by the total number of EDU/EBUs. After the cost per EDU/EBU is determined, the facility fee amount for each land use category is the product of the EDU/EBU factor for each land use category and the cost per EDU/EBU. The following sections present the nexus test for each fee element (i.e. transportation, drainage, bike and pedestrian, etc.) and the analysis undertaken to apportion costs for each type of public facility on the Needs List.

V. METHODOLOGY UTILIZED TO CALCULATE FACILITIES IMPACT FEE

Pursuant to the nexus requirements of Government Code 66000, a local agency is required to "determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed." It is impossible to accurately determine the impact that a specific new residential unit, commercial project, or industrial development will have on existing facilities. Predicting future residents' or employees' specific behavioral patterns, park and transportation, and health and welfare requirements is extremely difficult, and would involve numerous assumptions that are subject to substantial variances. Recognizing these limitations, the Legislature drafted AB 1600 to specifically require that a "reasonable" relationship be determined, not a direct cause and effect relationship.

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Fees for the facilities analyzed in this study have been calculated utilizing the methodologies discussed below. The methodologies are similar in that they employ the concept of an Equivalent Dwelling Unit ("EDU"), or Equivalent Benefit Unit ("EBU"), to allocate benefit among the four land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents and/or employees generated by each land use class. For other facilities, different measures, such as number of service calls or potential hours available for par use, more accurately represent the benefit provided to each land use class. This type of benefit measure is expressed as EBU in this study as a means of quantifying different land uses in terms of their equivalence to a common benefit. For transportation and drainage facilities methods completely unique to each category are used. Transportation uses an average daily trip ("ADT") methodology, while drainage uses a relative runoff methodology.

Facility Standards

DTA worked closely with the City to (i) quantify the existing number of facilities within the City and (ii) determine the number of facilities required by new development within the City. The amount of a particular facility required for new development (e.g., acres or building square feet) is then divided by the appropriate number of EDUs to determine the Facility Standard for that type of facility.

The Facility Standard is **not** necessarily the same as the level of service currently provided by the City. In the cases of transportation, drainage and park facilities, the Facility Standard is based on specific improvements which are necessary to assure that new development does not negatively impact existing development. In the case of all other facilities, the Facility Standard simply represents the existing or proposed quantity of a facility per EDU or EBU. In many cases, including portions of police, fire, library, and general government facilities, the proposed Facility

Standard for future development is different from the proposed standard for existing development. In these cases, existing development will remain at the existing standard and future development will have a higher or lower standard based upon the actual facilities required to serve new development. In cases where the Facility Standards are higher for new development than existing, City staff has determined that the current facilities levels should be enhanced to meet the needs of new development. In other cases, new development requires a lower standard than that required for existing development, because much of the basic infrastructure network is already in place and is only being expanded marginally to meet the needs of future residents and employees. Examples of this latter category include a police station (for which no impact fee is being charged), library facilities and some police, fire and general government facilities.

In cases where the new Facility Standard is higher than the existing level of service provided within the City, existing development has been assigned a cost to bring its level of service up to the new Facility Standard. In the case of the City, this includes some police, fire, bikeways and general government facilities, for which the City has determined that a portion of the new facilities costs should be allocated to existing development to fund its fair share. As the City cannot fund these costs through the levy of fees on existing homes, it will need to secure alternative funding sources for this purpose. Some alternative sources that the City could utilize to fund these existing infrastructure deficiencies are revenues from the City's General Fund, future bond issues approved by the City's voters, grants and loans from both state and federal governments, land dedications, and the over sizing of facilities and other contributions beyond existing fee levels made by future development.

Methodologies Used

One global assumption utilized within the Study for the allocation of costs between existing and new development for all facilities, except for roads, storm drains and parks, relates to the allocation of cost based on service standards. Roads, drainage facilities and parks were treated differently because each involved specific improvements by location that were determined by City staff to be required as a result of new development, as explained in Section V. But for all facilities other than these three, the allocations of costs between existing and new development were based entirely on the existing service level within the City. For example, 100% of the costs of fire facilities and library facilities (other than the fire training facility, which does not currently exist within the City) were allocated to new development because the levels of service requested by the City Fire Chief and the City Librarian for new development were <u>below</u> the existing service levels within the City. This assignment of all costs to new development makes sense because there is no existing deficiency in current service levels, and new development is paying for fewer facilities than could be justified based on existing services levels. In these cases, there is no reason for existing development to subsidize new development's fair share of future facility costs. As for the fire training facility, its costs were allocated between existing and future development based on their relative Equivalent Dwelling Units, as explained in Section V D. and in Appendix A-5.

In a similar vein, when the level of service being requested for new development by City department heads was above the existing service level for a specific type of facility, the cost of

the new facilities was carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a level of service that is equivalent to the existing level of service within the City.

2. The cost of the incremental difference between the new, higher level of service being requested by the City and the existing level of service was then allocated between existing development and new development, based on the relative number of equivalent dwelling units ("EDUs") assigned to existing development and new development.

Tables 5.1 and 5.2 below summarize the various service standards and methodologies used to apportion costs for the respective facilities.

TABLE 5.1
PARAMETERS

Parameters	Existing	New
Residents and employees	37,301	23,806
Residents only	26,998	16,825
Park & Rec and Bikeway EBU's	9,999	6,231

TABLE 5.2
SERVICE STANDARDS

	Quantities								
	Existing Development	New Development	Units	Service Standard units	Existing Service Standard	New Service Standard	Standard Applied to 100% New Development	Standard split between New and Existing Development	Comments
Transportation									
City Wide	197,207	128,282	ADT's	Uses ADT methodology	N/A	N/A	N/A	See Comments	Facilities that have citywide benefit are split between citywide new and existing development demographics
East of Salinas River	110,391	90,864	ADT's	Uses ADT methodology	N/A	N/A	N/A	See Comments	Facilites required east of Salinas River are split between new and existing development east of Salinas River. East side fair share is then added to citywide fair share to determine a composite fee…east of Salinas River only.
West of Salinas River	86,817	37,418	ADT's	Uses ADT methodology	N/A	N/A	N/A	See Comments	Facilites required west of Salinas River are split between new and existing development west of Salinas River. West side fair share is then added to citywide fair share to determine a composite fee…West of Salinas River only.
Drainage									
West of Salinas River	488	282	Unit Runoff	Uses Relative Runoff methodology	N/A	N/A	N/A	See Comments	Facility cost split between existing and new development in proportion to relative runoff[2], Q/I
East of Salinas River	0	0	Unit Runoff	Uses Relative Runoff methodology	N/A	N/A	N/A	See Comments	City policy is to require on site retention for all new development, therefore there is no runoff contribution to the City drainage system
Bike and Pedestrian	6.4	18	miles	miles per 1,000 EBU	0.64	2.89	0.64	2.25	Distances scaled form Figures 2 and 3, Bikeway Masterplan. Average cost per lineal foot = $56.56
Police									
Vehicles, computers[1]	various	various	each	each per 1,000 EDU's	varies	varies	varies	0	Existing standard exceeds new. 100% of costs allocated to new development
Officer equipment, radios[1]	various	various	each	each per 1,000 EDU's	varies	varies	varies	varies	New standard exceeds existing. Costs over and above the existing standard split between new and existing
Fire									
Fire Station	27,500	6,660	square feet	square feet per 1,000 EDU's	1,990	755	755	0	Existing standard exceeds new. 100% of costs allocated to new development
Ladder Truck, Type I Engine, Training Facility, Equipment[1]	various	various	each	each per 1,000 EDU's	varies	varies	varies	varies	New standard exceeds existing. Costs over and above the existing standard split between new and existing
General Government									
Parking Structure, City yard[1]	various	various	square feet	square feet per 1,000 EDU's	varies	varies	varies	0	Existing standard exceeds new. 100% of costs allocated to new development
City Hall Community Center, Performing Arts[1]	various	various	square feet	square feet per 1,000 EDU's	varies	varies	varies	varies	New standard exceeds existing. Costs over and above the existing standard split between new and existing
Park and Recreation									
Aquatic Facility	0.00	10.00	acres	acres per 1,000 pop.	0.0	0.6	0	0.6	No existing facility. Toal cost split between new and existing
Centennial Park, Sherwood Park, Salinas Corridor and Montebello Park	92.48	118.00	acres	acres per 1,000 pop.	3.4	7.0	7.0	0	City standard for new parks is 7.0 acres per 1,000 population. AB1600 not governed by Quimby. City to find other revenue sources to bring current standard to 7.0
Library	28,686	13,200	square feet	square feet per 1,000 residents and employees	769	554	554	0	Existing standard exceeds new. 100% of costs allocated to new development

1. Details for Categories labelled as "various" are provided in AppendixA
2. Based on the rational Runoff Method, Q=C*I*A. See Appendix A-2 for runoff factors (permeability), dwelling unit densities, and calculations

A. TRANSPORTATION FACILITIES

The Circulation Element of the General Plan includes facilities necessary to provide safe and efficient vehicular access throughout the City. In order to meet the transportation demands of new development through 2025, the City updated this list to include additional road widening and other improvements as shown in the Needs List.

1. Nexus Requirement of AB 1600

TABLE 5.3

TRANSPORTATION FACILITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	Roads, Traffic Signals and Bridges Facilities
Identify Use of Fee	Realignment, signalization, and widening of roads, and construction of roads
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Bridges and interchanges will have to be constructed to meet the increased demand and provide for city-wide circulation. Traffic signals, interchanges, bridges, and roads will have to be installed or improved to direct increased traffic flow east of State Highway 101. Traffic signals, interchanges, and roads will have to be improved or extended to meet the increased demand and provide for circulation west of State Highway 101. Thus there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for transportation facilities on the Needs List.

2. Apportionment of Transportation Facilities Costs

Roads, traffic signals and bridges will benefit residents and employees by providing safe and efficient vehicular access to properties. Road, traffic signals and bridge fees were calculated for each of the four land use categories based on the number of ("ADTs") generated by each land use. Total average ADTs were calculated by applying these trip rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this report. The total facilities cost was then divided by the total number of ADTs to establish a uniform cost per ADT. This unit cost was then applied to the various land uses and their respective trip generation rates to determine the proposed fees. Expected revenue from new development was also calculated as a check, insuring that collected fees match the calculated cost responsibility of new development.

The Transportation Facilities are classified into the following three categories; 1) City Wide Facilities, 2) east of Salinas River Facilities, and 3) west of Salinas River Facilities. There are separate fees for the areas East of Highway 101 and West of State Highway 101. All of the transportation facilities were sized to meet the needs of both existing and future residents and employees. In total, $88,304,770 out of $211,254,704 in transportation facilities costs would be covered by impact fees on new development ($437.72 per ADT east of State

Highway 101 and $30.40 per ADT west of State Highway 101. A City-wide component of $369.45 per ADT is added to both the east and west components).

Fee amounts to finance the roads, traffic signals, and bridge facilities on the Needs List are presented in Tables 5.4 through 5.5. Details regarding the analysis related to transportation facilities are included in Appendices A-1.1 through A-1.4. Table 5.4, presents the total transportation fee for facilities east of State Highway 101 plus the facilities allocated city-wide totaling a composite Transportation fee for new development projected east of State Highway 101. Table 5.5, presents the total transportation fee for facilities west of State Highway 101 plus the facilities allocated city-wide totaling a composite Transportation fee for new development projected east of State Highway 101.

TABLE 5.4

TRANSPORTATION FACILITIES/
EAST OF STATE HIGHWAY 101
COMPOSITE FEE DERIVATION SUMMARY

Land Use Type	Trip Generation Rate per Unit/per Non-Res. 1,000 SF	Total ADTs	City-Wide Development Impact Fee per Unit or per Non-Res. 1,000 SF	East of Salinas River Development Impact Fee per Unit or per Non-Res. 1,000 SF	Composite Development Impact Fee per Unit or per Non-Res. 1,000 SF	Composite Cost Financed by Fees
Single Family	10	34,730	$3,694.51	$4,377.23	$8,071.74	$28,033,153
Multi-Family	8	13,264	$2,955.61	$3,501.79	$6,457.39	$10,706,353
Commercial	18	32,634	$6,650.11	$7,879.02	$14,529.14	$26,341,331
Industrial	2	10,236	$4,433.41	$5,252.68	$9,686.09	$8,262,158
Total		**90,864**				**$73,342,995**

TABLE 5.5

TRANSPORTATION FACILITIES/
WEST OF STATE HIGHWAY 101
COMPOSITE FEE DERIVATION SUMMARY

Land Use Type	Trip Generation Rate per Unit/per Non-Res. 1,000 SF	Total ADTs	City-Wide Development Impact Fee per Unit or per Non-Res. 1,000 SF	West of Salinas River Development Impact Fee per Unit or per Non-Res. 1,000 SF	Composite Development Impact Fee per Unit or per Non-Res. 1,000 SF	Composite Cost Financed by Fees
Single Family	10	2,250	$3,694.51	$304.02	$3,998.53	$899,669
Multi-Family	8	9,536	$2,955.61	$243.22	$3,198.82	$3,812,993
Commercial	18	17,892	$6,650.11	$547.24	$7,197.35	$7,154,166
Industrial	2	7,740	$4,433.41	$364.83	$4,798.23	$3,094,858
Total		**37,418**				**$14,961,686**

The total expected revenues from development fees are $88,304,770. If development takes place as projected in Appendix B, the fee amounts presented in Tables 5.4 and 5.5 are expected to finance 41.84% of the transportation facilities on the Needs List.

B. DRAINAGE FACILITIES

The Drainage Element includes facilities necessary to ensure proper delivery and collection of drainage throughout the City. In order to meet the necessary drainage facilities demand of new development through 2025, the City identified the need for drainage facilities as shown in the Needs List.

1. NEXUS REQUIREMENT OF AB 1600

TABLE 5.6

DRAINAGE FACILITIES
WEST OF STATE HIGHWAY 101
AB 1600 NEXUS TEST

Identify Purpose of Fee	Drainage Facilities.
Identify Use of Fee	Construction of drainage facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase the demand for drainage services. Existing basins will have to be improved or extended to meet the increased demand to properly collect runoff in the City. Thus there is a relationship between new development and the need for new drainage facilities. Fees collected from new development will be used exclusively for drainage facilities on the Needs List.

2. Apportionment of Drainage Element Costs

The City will impose an on-site retention policy for development east of State Highway 101, whereby new development will be conditioned to retain run-off from developed parcels such that any run-off released shall not be greater than that which occurred prior to new development. For that reason, there will be no adverse impact to downstream City and County drainage and flood control facilities, and therefore no drainage impact fee will be levied on new development east of State Highway 101. However, on-site retention is not practical for in-fill parcels west of State Highway 101. Therefore, drainage facilities costs identified in the Needs List will be apportioned to new development west of State Highway 101 as illustrated in Table 5.7.

Different land uses contribute to offsite runoff in proportion to the ratio of impervious ground and the ground area of the land use. A relative runoff methodology using "Rational Method" hydrology was used to apportion drainage facilities costs among the various land uses. The "Rational Method" was used in the form of Q=C x I x A where "Q" is runoff in cubic feet per second, "C" is the ratio of impervious ground area to total ground area for a given parcel (a "C" value of 1.00 indicates that due to roofs and paving, every drop of rain that falls on the given parcel finds its way to City streets as runoff), "I" is rainfall intensity over the given parcel, in inches per hour, and "A" is the ground area of the given parcel, in Acres. Since only the relative amount of runoff between parcels and

land uses is needed to allocate costs, the "unit run-off," or run-off per storm intensity (Q/I) needs to be calculated. Therefore, the unit runoff for each land use and its corresponding acreage can be calculated.

The total facility cost is then divided by the total unit run-off to obtain a uniform cost per unit run-off factor. This factor is then applied to the various land use run-off factors to determine cost per acre of development. Finally, this cost was divided by the various residential densities to determine residential fees, and multiplied by the various floor area ratios ("FARs) for non-residential uses to determine non-residential fees.

Fee amounts to finance drainage facilities on the Needs List are presented in Table 5.7. Details regarding the analysis related to drainage facilities are included in Appendix A-2.

TABLE 5.7

DRAINAGE FACILITIES
WEST OF STATE HIGHWAY 101
FEE DERIVATION SUMMARY

Land Use Type	Run-off Factor	Unit Run-0ff Q/I	Development Impact Fee per Unit or 1,000 SF	Cost Financed by Fees
Single Family	0.50	19	$1,632	$367,174
Multi-Family	0.75	50	$816	$972,604
Commercial	1.00	154	$1,124	$3,015,724
Industrial	1.00	60	$749	$1,174,957
Total		**282**		**$5,530,459**
Cost Allocated to Existing Development & Funded Through Other Sources				**$9,556,319**
Total Cost of Drainage Facilities				**$15,086,778**

If development takes place as projected in Appendix B, the fee amounts presented in Table 5.7 are expected to finance 36.66% of the drainage facilities on the Needs List.

C. BIKE AND PEDESTRIAN FACILITIES

The Bike and Pedestrian Element includes facilities necessary to ensure construction of bike and pedestrian facilities throughout the City. In order to meet the necessary bike and pedestrian facilities demand of new development through 2025, the City identified the need for bike and pedestrian facilities as shown in the Needs List. Appendix D includes Figures 2 & 3 from the City's Bikeway Master Plan, which shows alignments of existing and future bike trails.

1. Nexus Requirement of AB 1600

TABLE 5.8

BIKE AND PEDESTRIAN FACILITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	Bike and Pedestrian Facilities
Identify Use of Fee	The construction of bike and pedestrian facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents who will increase the demand for bike and pedestrian facilities within the City. Bike and pedestrian facilities will need to be constructed to meet this increased demand, thus a reasonable relationship exists between the need for bike and pedestrian facilities and the impact of residential development. Fees collected from new development will be used exclusively for bike and pedestrian facilities identified on the Needs List.

2. Apportionment of Bike and Pedestrian Facilities Costs

Calculation Methodology

Since the use of bike facilities is generally limited to daytime hours, it is reasonable to assume that a non-working resident has a greater number of available hours for potential use per week than either a working resident or employee. In order to equitably allocate the costs between future residents, availability of use is measured in term of equivalent benefit units or (EBUs) with one (1) EBU representing the potential recreation usage of a single-family residential unit.

Existing and new service standards were determined by dividing the length in miles of bike and pedestrian paths by the EBU's defined above. The existing and new paths are defined by figures 2 and 3 of the Paso Robles Bikeway Master Plan. The lengths of paths were estimated graphically using figures 2 and 3. As shown in Table 5.2, the proposed standard is considerably higher than the existing standard. Therefore, new development will contribute 100% of the facility cost up to the existing standard of 0.64 miles per 1,000 EBU's, and the service standard over and above the existing 0.64 level will be split between existing and new development in proportion to their EBU's.

Equivalent Benefit Unit (EBU) Determination

As previously stated, EBUs for bike and pedestrian facilities are a function of the number of hours potentially available for use of the bike and pedestrian facilities. Table 5.9 through 5.11 present the assumptions used to determine the potential usage for a typical week.

TABLE 5.9

BIKE AND PEDESTRIAN FACILITIES
TOTAL HOURS OF POTENTIAL BIKE AND PEDESTRIAN USAGE PER WEEK

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34

Tables 5.9 and 5.10, present the total potential hours available for recreation use for each residential land use classification (i.e. SFR, MFR). Fee amounts for bike and pedestrian facilities were calculated for residential land uses as detailed in Appendix A-3.

TABLE 5.10

BIKE AND PEDESTRIAN FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
SINGLE FAMILY RESIDENTIAL

Type Of Resident	Number Per Single Family Household[2]	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Single Family Household
Resident, non-working	1.59	84	134
Resident, working	1.11	34	38
Total	**2.70**		**171**

[2] Average household sizes derived from City of Paso Robles General Plan (2003).

TABLE 5.11

BIKE AND PEDESTRIAN FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
MULTI-FAMILY

Type Of Resident	Number Per Apartment Household[3]	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Multi-Family Household
Resident, non-working	1.41	84	119
Resident, working	.99	34	34
Total	**2.40**		**152**

Fee Amounts

Table 5.12 presents a summary of the derivation of equivalent benefit units ("EBUs"), fee amounts and costs to be financed by fees for bike and pedestrian facilities. Appendix A-3 contains the fee derivation worksheet for bike and pedestrian facility improvements (summarized in Table 5.12).

TABLE 5.12

BIKE AND PEDESTRIAN FACILITY IMPROVEMENTS
FEE DERIVATION SUMMARY

Land Use Type	Potential Recreation Hour per Week per Unit	EBUs per Unit	Number of New Units	Development Impact Fee Per Unit	Cost Financed by Fees
Single Family	171	1.00	3,698	$469	$1,735,402
Multi-Family	152	0.89	2,850	$417	$1,056,613
Total	**323**				**$2,792,014**

If development takes place as projected in Appendix B, the fee amounts presented in Table 5.12 are expected to finance 51.94% of the bike and pedestrian facility improvements on the Needs List.

D. PUBLIC SAFETY FACILITIES

The Public Safety Element includes those facilities used by the City to protect life and property. In order to serve new development through 2025, the City identified the need for one new fire station. The fire station is needed to serve new development exclusively and will be funded 100% by new development. Additionally, there is a need for patrol/detective/specialty vehicles, officer equipment, computers and communication equipment and multi-channel equipment, fire fighter equipment, and one fire ladder truck which will be sized to serve projected new development only. In addition, a 7,500 square foot fire training facility has been identified and has been sized to serve projected new and existing development, as there is no existing fire training facility within the City. New development will not be charged a fee for a police station or sub-station because the existing facility was deemed to have sufficient capacity to serve all existing and new development.

Fire fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-5. Each of the land use categories (Single Family, Multi-Family, Commercial, and Industrial) is assigned an EDU factor derived from (i) the number of persons per household (for residential units) or the number of employees per 1,000 Square Feet of non-residential development.

1. NEXUS REQUIREMENT OF AB 1600

TABLE 5.13

PUBLIC SAFETY FACILITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	Police and Fire Facilities
Identify Use of Fee	Construction and acquisition of public safety facilities and equipment including fire stations, vehicles, and equipment.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained police and fire personnel. Buildings and vehicles used to provide these services will have to be expanded, constructed or purchased to meet this increased demand. Thus a reasonable relationship exists between the need for public safety facilities and the impact of residential and non-residential development. Fees collected from new development will be used exclusively for public safety purposes, as identified on the Needs List.

2. Apportionment of Public Safety Facilities Costs

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendices A-4, and A-5. Police fees were derived based on the number of calls for police services generated by each of the land use categories (Single Family, Multi-Family, Commercial, and Industrial) during the 2003-2004 calendar year. Since these calls for service by land use are an average, they were used to project number of additional calls that could be expected by multiplying the calls per residential unit or per 1,000 square feet for non-residential development by the number of anticipated new residential dwelling units or non-residential building square footage. As an example, the data collected indicates that on average a Single-Family unit will generate on average per dwelling unit just over 1.40 calls per year, which would generate a total number of 5,170 calls based on development assumptions outlined in Appendix B.

Fee Amounts

Tables 5.14 and 5.15 present a summary of the derivation of EDUs, fee amounts and the costs financed by fees for police and fire facilities on the Needs List. Calculation details are presented in Appendices A-4 and A-5.

TABLE 5.14

POLICE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	Calls per Unit/per 1,000 Non-Res. SF	Total Calls	Percent of Total	Development Impact Fee per Unit or per 1,000 Non-Res. SF	Cost Financed by Fees
Single Family	1.40	5,170	31%	$62	$227,823
Multi-Family	1.65	4,690	28%	$73	$206,934
Commercial	2.11	5,920	36%	$93	$260,632
Industrial	0.52	780	5%	$23	$34,278
Total		**16,560**	**100%**		**$729,667**

Based on the development projections in Appendix B, the fee amounts presented in Table 5.14 are expected to finance 95.76% of the police facilities on the Needs List.

TABLE 5.15

FIRE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	Residents/ Employees per Unit or per 1,000 Non-Res. SF	EDUs per Unit or per 1,000 Non-Res. SF	Number of Future EDUs	Development Impact Fee per Unit or per 1,000 Non-Res. SF	Cost Financed by Fees
Single Family	2.70	1.00	3,698	$750	$2,772,260
Multi-Family	2.40	0.89	2,533	$666	$1,899,151
Commercial	1.93	0.71	2,003	$536	$1,504,191
Industrial	1.05	0.39	582	$292	$436,721
Total			**8,817**		**$6,612,323**
Cost Allocated to Existing Development & Funded Through Other Sources					$3,146,834
Total Cost of Fire Facilities					**$9,759,157**

Based on the development projections in Appendix B, the fee amounts presented in Table 5.15 are expected to finance 65.65% of the fire facilities on the Needs List. The remaining 34.35% of the fire facilities will be funded through other sources on behalf of existing development.

E. GENERAL GOVERNMENT FACILITIES

The Government Government Facilities includes those facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety services. In order to serve future development through 2025, the City identified the need for new public works and government facilities. The City Hall on the Needs List is a new facility that will replace the existing City Hall. The City has also identified a need for a public use facility (e.g., community center), performing arts center, 300 space parking structure and replacement of the City Yard.

1. Nexus Requirement of AB 1600

TABLE 5.16

GENERAL GOVERNMENT FACILITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	General Government Facilities
Identify Use of Fee	Acquisition and construction of facilities used to provide general government and public maintenance services of City facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for City services including public works and general government functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and the public works/general government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for General Government Facilities on the Needs List.

2. Apportionment of General Government Facilities Costs

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-6. Each land use classification (i.e. SFR, MFR, C and I) was assigned an EDU factor derived from the number of persons per household (for residential units) or from the number of employees per acre of non-residential development as presented in Table 5.17.

Fee Amounts

Table 5.17 represents a summary of the derivation of EDUs, fee amounts and the costs financed by fees for the General Government Facilities. A total of $43,260,329 is needed to fund new development's share of a new City Hall, Public Use Facility (e.g., a community center), Performing Arts Center, and replacement of the City Yard, and will be funded through other sources. The details of the fee calculation are presented in Appendix A-6.

TABLE 5.17

GENERAL GOVERNMENT FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	Residents/ Employees per Unit or per Non-Res. 1,000 SF	EDUs per Unit or Acre	Number of Future EDUs	Development Impact Fee per Unit or per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	2.70	1.00	3,698	$4,905	$18,137,178
Multi-Family	2.40	0.89	2,533	$4,360	$12,424,964
Commercial	1.93	0.71	2,003	$3,506	$9,840,990
Industrial	1.05	0.39	582	$1,907	$2,857,197
Total					**$43,260,329**
Cost Allocated to Existing Development & Funded Through Other Sources					$34,754,201
Total Cost of Government Facilities					**$78,014,530**

Based on the development projections in Appendix B, the fee amounts presented in Table 5.17 will finance 55.15% of the costs of the general government facilities identified on the Needs List. The remaining 44.85% of the costs of facilities will be funded through other sources on behalf of existing development.

F. PARK AND RECREATION FACILITIES

Included in the Park and Recreation Facilities are facilities used by City residents for recreational purposes. The Needs List for this element includes 118 acres for new parks and open space, as well as new park facilities including an aquatic facility and a public art to be identified via a separate art ordinance.

Parks and recreation improvements have been divided into two groups. The first group consists solely of the new aquatic facility. As there is no existing facility, and therefore the existing level of service is zero, the new aquatic facility costs will be shared between existing and new development in proportion to the relative number of existing and future residents in the City. New development is assigned 38.39% of this cost, as shown in Appendix A-7.

The second group of parks and recreational facilities are assigned 100% to new development, based on the General Plan's policy that 7.0 acres of park development be provided for every 1,000 new residents. As demonstrated in Appendix A-7, the additional 118 new acres of parks represents a 7.0 acre per 1,000 capita standard, consistent with this General Plan policy. In fact,

the assignment of both passive and active improvements over the four new park sites and the corresponding acreage required was determined by City staff through the direct application of the 7.0 acre policy. It is important to note that two of the four parks represent expansions of previous City park acquisitions, resulting in zero acquisition costs for those parks being passed on to new development. New development is therefore only actually paying for the acquisition of 4.39 acres per 1,000 new residents.

Four new park facilities are proposed in addition to the new aquatics facility. Centennial Park, Sherwood Park, Salinas Corridor and Montebello Park represent a mix and match of active and passive park usage, of new land acquisition, and expansion of City currently owned park acquisitions. See the table below for specific park data:

TABLE 5.18

PARK DATA

	Centennial Park	Sherwood Park	Salinas Corridor	Montebello Park	Totals
Type of Park	passive	active	passive	active	
Size (acres)	16	28	71	3	118
Land Acquisition Cost	$0	$0	$9,700,000	$750,000	$10,450,000
Acquisition Cost per Acre	$0	$0	$136,620	$250,000	$386,620
Park Improvement Cost	$1,000,000	$10,000,000	$497,370	$4,250,000	$15,747,370
Improvement Cost Per Acre	$62,500	$357,143	$7,005	$1,416,667	$1,843,315
Total Cost	$1,000,000	$10,000,000	$10,197,370	$5,000,000	$26,197,370
Total Cost per Acre	$62,500	$357,143	$143,625	$1,666,667	$222,012

Land acquisition costs for Salinas Corridor and Montebello Park are dependent on the real estate market at the time of acquisition. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each park has its own location and improvement requirements. For instance, Centennial Park is an expansion of existing City owned park land and will have passive uses such as paths and open space. It is reasonable that the total cost per acre would be the lower of the four parks. However, Montebello Park, though only 3 acres, will need to be acquired in an area of higher demand for land, and the improvements will be active in nature, such as lighted sports fields, community structures and parking facilities, all contributing to a higher cost per acre of the four parks.

Acquisition costs and improvement cost were provided by City staff. City staff and the City Council are sensitive to the rising cost of both land acquisition and construction costs, supported by recent and ongoing right of way negotiations by the City, as well as construction inflation indices such as the Engineering News Record.

1. NEXUS REQUIREMENT OF AB 1600

TABLE 5.19

PARK AND RECREATION ELEMENT
AB 1600 NEXUS TEST

Identify Purpose of Fee	Park and Open Space Facilities
Identify Use of Fee	The construction and acquisition of parkland, open space, and aquatic facility.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents and who will increase the demand for active and passive park and recreation facilities within the City. Land will have to be purchased and improved to meet this increased demand, thus a reasonable relationship exists between the need for park and open space facilities and the impact of residential development. Fees collected from new development will be used exclusively for park and open space facilities identified on the Needs List.

2. APPORTIONMENT OF PARK AND RECREATION FACILITIES COSTS

Calculation Methodology

Since the use of park facilities is generally limited to daytime hours, it is reasonable to assume that a non-working resident has a greater number of available hours for potential use per week than either a working resident or employee. In order to equitably allocate the costs between future residents, availability of use is measured in term of equivalent benefit units or (EBUs) with one (1) EBU representing the potential recreation usage of a single-family residential unit.

Equivalent Benefit Unit (EBU) Determination

As previously stated, EBUs for park and open space facilities are a function of the number of hours potentially available for use of the park facilities. Tables 5.19 through 5.20 present the assumptions used to determine the potential usage for a typical week.

TABLE 5.20

PARK AND RECREATION FACILITIES
TOTAL HOURS OF POTENTIAL PARKS USAGE PER WEEK

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34

Tables 5.20 and 5.21, present the total potential hours available for recreation use for each residential land use classification (i.e. SFR, MFR). Fee amounts for park facilities were calculated for residential land uses as detailed in Appendix A-7.

TABLE 5.21

PARK AND RECREATION FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
SINGLE FAMILY RESIDENTIAL

Type Of Resident	Number Per Single Family Household[3]	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Single Family Household
Resident, non-working	1.59	84	134
Resident, working	1.11	34	38
Total	**2.70**		**171**

[3] Average household sizes derived from the California Department of Finance (2004).

TABLE 5.22

PARK AND RECREATION FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
MULTI-FAMILY

Type Of Resident	Number Per Apartment Household[3]	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Apartment Household
Resident, non-working	1.41	84	119
Resident, working	0.99	34	34
Total	**2.40**		**152**

Fee Amounts

Table 5.22 presents a summary of the derivation of equivalent benefit units ("EBUs"), fee amounts and costs to be financed by fees for park and recreation facilities. Appendix A-7 contains the fee derivation worksheet for park and recreation facilities (summarized in Table 5.23).

TABLE 5.23

PARK AND RECREATION FACILITY IMPROVEMENTS
FEE DERIVATION SUMMARY

Land Use Type	Potential Recreation Hour per Week per Unit	EBUs per Unit	Number of New EBUs	Development Impact Fee Per Unit	Cost Financed by Fees
Single Family	171	1.00	3,698	$4,895	$18,102,421
Multi-Family	152	0.89	2,850	$4,351	$12,401,153
Total	**323**				**$30,503,574**
Cost Allocated to Existing Development & Funded Through Other Sources					**$7,257,786**
Total Cost of Park and Recreation Facilities					**$37,761,360**

If development takes place as projected in Appendix B, the fee amounts presented in Table 5.23 are expected to finance 80.78% of the park and recreation facilities on the Needs List.

G. Library Element

The Fee Study includes a component for remodeling the existing library, acquiring library books, and constructing a study center.

1. Nexus Requirement of AB 1600

TABLE 5.24

LIBRARY AMENITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	Library Amenities
Identify Use of Fee	Remodeling of existing library, acquisition of books, and construction of a library study center
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents who will become library patrons that will demand increased library services, remodeling of the library and addition of a library study center. Collections will have expanded and additional volumes acquired to meet this increased demand. Fees collected from new development will be used for the remodeling of the existing library, acquisition of books, and construction of a library study center

2. Apportionment of Library Costs

Calculation Methodology

Fee amounts for this element were calculated for residential land uses as detailed in Appendix A-8. Each of the land use categories (Single Family and Multi-Family) is assigned an EDU factor derived from the number of persons per household as presented in Table 5.24.

The existing service standard computes to 1,024 square feet per 1,000 residents, which is greater than the proposed standard of 785 square feet per 1,000 new residents. Therefore, new library facility costs will be apportioned 100% to new development.

TABLE 5.25

LIBRARY ELEMENT
FEE DERIVATION SUMMARY

Land Use Type	Residents per Unit	EDUs per Unit	Number of Future EDUs	Development Impact Fee per Unit	Cost Financed by Fees
Single Family	2.70	1.00	3,698	$948	$3,504,862
Multi-Family	2.40	0.89	2,533	$844	$2,136,630
Total			**6,231**		**$5,641,492**

Based on the development projections in Appendix B, the fee amounts presented in Table 5.25 are expected to finance 100% of the library facilities on the Needs List.

VI. SUMMARY OF FEES

The total fee amounts to finance new development's share of the costs of facilities in the Needs Lists are summarized in Table 6.

TABLE 6

DEVELOPMENT IMPACT FEE SUMMARY

Facility	Residential		Non-Residential	
	Single Family ($ per unit)	**Multi-Family** ($ per unit)	**Commercial** ($ per 1,000 SF)	**Industrial** ($ per 1,000 SF)
A. Transportation Facilities				
East of State Highway 101 Composite Fee	**$8,072**	**$6,457**	**$14,529**	**$9,686**
West of State Highway 101 Composite Fee	**$3,999**	**$3,199**	**$7,197**	**$4,798**
B. Drainage Facilities – West of Highway 101	**$1,632**	**$816**	**$1,124**	**$749**
C. Bike and Pedestrian Path Facilities	**$469**	**$417**	**NA**	**NA**
D. Public Safety Facilities				
Police	$61	$72	$92	$23
Fire	$726	$646	$519	$282
Subtotal Public Safety Facilities	**$787**	**$718**	**$611**	**$305**
E. General Government Services Facilities	**$4,878**	**$4,336**	**$3,487**	**$1,897**
F. Park and Recreation Facilities	**$4,895**	**$4,351**	**NA**	**NA**
G. Library Facilities	**$948**	**$844**	**NA**	**NA**
East of State Highway 101 Total Fees	**$20,049**	**$17,123**	**$18,627**	**$11,888**
West of State Highway 101 Total Fees	**$17,608**	**$14,681**	**$12,419**	**$7,749**

Appendix A

Fee Derivation Worksheets

APPENDIX A-1.1
City of Paso Robles
Transportation Composite Fees

I. Composite Fees for New Development East of State Highway 101

Land Use Type	East of Salinas River New Development Fees	City-Wide Fees	Composite Fees
Single Family Residential	$4,377.23	$3,694.51	$8,071.74
Multi Family Residential	$3,501.79	$2,955.61	$6,457.39
Commercial	$7,879.02	$6,650.11	$14,529.14
Industrial	$5,252.68	$4,433.41	$9,686.09

II. Composite Fees for New Development West of State Highway 101

Land Use Type	West of Salinas River New Development Fees	City-Wide Fees	Composite Fees
Single Family Residential	$304.02	$3,694.51	$3,998.53
Multi Family Residential	$243.22	$2,955.61	$3,198.82
Commercial	$547.24	$6,650.11	$7,197.35
Industrial	$364.83	$4,433.41	$4,798.23

APPENDIX A-1.2
City of Paso Robles
Transportation Analysis
City-Wide Shared Facilities

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate per Unit/ Per Non -Res. 1,000 S.F.	Number of Units /Non-Res. SF	Total ADTs
Single Family Residential	10	6,210	62,100
Multi Family Residential	8	4,263	34,104
Commercial	18	4,170,000	75,060
Industrial	12	2,161,940	25,943
Total			**197,207**

II. Future EDU Calculation

Land Use Type	Trip Generation Rate per Unit/ Per Non -Res. 1,000 S.F.	Number of Units /Non-Res. SF	Total ADTs
Single Family Residential	10	3,698	36,980
Multi Family Residential	8	2,850	22,800
Commercial	18	2,807,000	50,526
Industrial	12	1,498,000	17,976
Total			**128,282**

III. Proposed Facilities Cost

Facility	Facility Cost
Roadway Facilities Cost	$120,252,272
Total Facilities Cost	**$120,252,272**

IV. Allocation of Facilties to Existing and New Development (based on total ADTs)

Facility	Total Number of ADTs	Percentage of Cost Allocated	Facility Cost
Existing Development	197,207	60.59%	$72,858,386
New Development	128,282	39.41%	$47,393,886
Total Facilities Cost	325,489	100%	**$120,252,272**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of ADTs	Facility Cost Allocated to New Development	Cost Per ADT
Road Facilities Cost	128,282	$47,393,886	$369.45
Total Facilities Cost	128,282		**$369.45**

VI. Developer Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. SF

Land Use Type	Trip Generation Rate per Unit/ per Non-Res. 1,000 SF	Fee per Unit/ per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	10	$3,694.51	$13,662,290
Multi Family Residential	8	$2,955.61	$8,423,478
Commercial	18	$6,650.11	$18,666,871
Industrial	12	$4,433.41	$6,641,247
Total Allocated to New Development			**$47,393,886**
Total Allocated to Existing Development			**$72,858,386**
Total Facilities Costs			**$120,252,272**

[1] Assumes primary trips at 45% of trip generation rate of 40 per 1,000 s.f. No allowance for diverted trips or pass-by.

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APPENDIX A-1.3
City of Paso Robles
Transportation Analysis
Facilities Allocated to New Development East of Salinas River

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per Non-Res. 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	5,448	54,480
Multi Family Residential	8	1,847	14,776
Commercial	18	1,217,750	21,920
Industrial	12	1,601,250	19,215
Total			**110,391**

II. Future EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per Non-Res. 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	3,473	34,730
Multi Family Residential	8	1,658	13,264
Commercial	18	1,813,000	32,634
Industrial	12	853,000	10,236
Total			**90,864**

III. Proposed Facilities Cost

Facility	Facility Cost
Roadway Facilities Cost	$88,093,800
Total Facilities Cost	**$88,093,800**

IV. Allocation of Facilties to Existing and New Development (based on total ADTs)

Facility	Total Number of ADTs	Percentage of Cost Allocated	Facility Cost
Existing Development	110,391	54.85%	$48,320,503
New Development	90,864	45.15%	$39,773,297
Total Facilities Cost	201,255	100%	**$88,093,800**

VI. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of ADTs	Facility Cost Allocated to New Development	Cost Per ADT
Road Facilities Cost	90,864	$39,773,297	$437.72
Total Facilities Cost	90,864		**$437.72**

VII. Developer Fees and Cost Financed by Fees per Unit/per Non-Res. 1,000 SF

Land Use Type	Trip Generation Rate per Unit/ per Non-Res. 1,000 SF	Fee per Unit/ per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	10	$4,377.23	$15,202,133
Multi Family Residential	8	$3,501.79	$5,805,963
Commercial	18	$7,879.02	$14,284,665
Industrial	12	$5,252.68	$4,480,537
Total Allocated to New Development			**$39,773,297**
Total Allocated to Existing Development			**$48,320,503**
Total Facilities Costs			**$88,093,800**

[1] Assumes primary trips at 45% of trip generation rate of 40 per 1,000 sf. No allowance for diverted trips or pass-by.

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APPENDIX A-1.4
City of Paso Robles
Transportation Analysis
Facilities Allocated to New Development West of Salinas River

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	762	7,620
Multi Family Residential	8	2,416	19,328
Commercial	18	2,952,250	53,141
Industrial	12	560,690	6,728
Total			**86,817**

II. Future EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	225	2,250
Multi Family Residential	8	1,192	9,536
Commercial	18	994,000	17,892
Industrial	12	645,000	7,740
Total			**37,418**

III. Proposed Facilities Cost

Facility	Facility Cost
Roadway Facilities Cost	$3,777,000
Total Facilities Cost	**$3,777,000**

IV. Allocation of Facilties to Existing and New Development (based on total ADTs)

Facility	Total Number of ADTs	Percentage of Cost Allocated	Facility Cost
Existing Development	86,817	69.88%	$2,639,414
New Development	37,418	30.12%	$1,137,586
Total Facilities Cost	124,235	100%	**$3,777,000**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of ADTs	Facility Cost Allocated to New Development	Cost Per ADT
Road Facilities Cost	37,418	$1,137,586	$30.40
Total Facilities Cost	37,418		**$30.40**

VII. Developer Fees and Cost Financed by Fees per Unit/per Non-Res. 1,000 SF

Land Use Type	Trip Generation Rate per Unit/ per 1,000 SF	Fee per Unit/ per 1,000 SF	Cost Financed by Fees
Single Family Residential	10	$304.02	$68,405
Multi Family Residential	8	$243.22	$289,915
Commercial	18	$547.24	$543,955
Industrial	12	$364.83	$235,312
Total Allocated to New Development			**$1,137,586**
Total Allocated to Existing Development			**$2,639,414**
Total Facilities Costs			**$3,777,000**

[1] Assumes primary trips at 45% of trip generation rate 40 per 1,000 s.f. No allowance for diverted trips or pass-by.

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APPENDIX A-2
City of Paso Robles
Drainage Calculation
Facilities Allocated to New Development West of Salinas River

I. Existing Runoff Rate Coefficient Calculation

Land Use Type	Run-off Factor	Dwelling Units	Density (DU per Acre)	Acres	Unit Runoff Q/I
Single Family Residential	0.50	762	6	127	64
Multi Family Residential	0.75	2,416	18	134	101
Commercial	1.00	NA	NA	272	272
Industrial	1.00	NA	NA	52	52
Total					**488**

II. Future Runoff Rate Coefficient Calculation

Land Use Type	Run-off Factor	Dwelling Units	Density (DU per Acre)	Acres	Unit Runoff Q/I
Single Family Residential	0.50	225	6	38	19
Multi Family Residential	0.75	1,192	18	66	50
Commercial	1.00	NA	NA	154	154
Industrial	1.00	NA	NA	60	60
Total			**24**		**282**

III. Proposed Facilities Cost

Facility	Facility Cost
Drainage Facilities Cost	$15,086,778
Total Facilities Cost	**$15,086,778**

IV. Allocation of Facilties to Existing and New Development (based on total ADTs)

Facility	Total Runoff	Percentage of Cost Allocated	Facility Cost
Existing Development	488	63.34%	$9,556,319
New Development	282	36.66%	$5,530,459
Total Facilities Cost	770	100%	**$15,086,778**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Runoff	Facility Cost Allocated to New Development	Cost Per Unit Runoff
Drainage Facilities Cost	282	$5,530,459	$19,582.62
Total Facilities Cost	282		**$19,582.62**

VI. Developer Fees and Cost Financed by Fees per Unit/per 1,000 SF Non-Res.

Land Use Type	Runoff Factor	Fee per Unit/ per 1,000 SF	Cost Financed by Fees
Single Family Residential	0.50	$1,631.89	$367,174
Multi Family Residential	0.75	$815.94	$972,604
Commercial	1.00	$1,123.89	$3,015,724
Industrial	1.00	$749.26	$1,174,957
Total Allocated to New Development			**$5,530,459**
Total Allocated to Existing Development			**$9,556,319**
Total Facilities Costs			**$15,086,778**

APPENDIX A-3
CITY OF PASO ROBLES
BIKE AND PEDESTRIAN FACILITIES FEE CALCULATION

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
Bike and Pedestrian Paths	6.4	Miles

II. Existing EBU Calculation

Land Use Type	[1] Number of Units	[2] Residents per Unit	[3] Potential Recreation Hours/ Week per Unit	[4] EBUs per Unit	[5] Total Number of EBUs [1]*[4]
Single-Family	6,210	2.70	171	1.00	6,210
Multi-Family	3,789	2.40	152	0.89	3,368
Total					9,578

III. Existing Service Standard

Facility	Quantity	Facility Units	Quantity per 1,000 EBUs
Bike and Pedestrian Paths	6.4	Miles	0.668

IV. Future EBU Calculation

Land Use Type	[1] Number of Units **[a]**	[2] Residents per Unit **[b]**	[3] Potential Recreation Hours/ Week per Unit	[4] EBUs per Unit	[5] Total Number of EBUs [1]*[4]
Single-Family	3,698	2.70	171	1.00	3,698
Multi-Family	2,533	2.40	152	0.89	2,252
Total					5,950

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EBU's
Bike and Pedestrian Paths	18	Miles	$5,375,500	3.025
Total Cost of Bike and Pedestrian Facilities			**$5,375,500**	

APPENDIX A-3
CITY OF PASO ROBLES
BIKE AND PEDESTRIAN FACILITIES FEE CALCULATION

VI. Allocation of Bike and Pedestrian Facilities to Existing & New Development (based on total EBUs)

A. 1. Bike and Pedestrian Paths

[1] Existing Facility Units Per 1,000 EBUs	[2] Total Future EBU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EBUs	[5] Facility Units per EBU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
0.67	5,949.56	3.98	3.03	2.36	14.02	18.00

A.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF Allocated 100% to New Development

Facility	Number of EBUs	Percentage of Total EBUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	9,578	61.68%	8.65	NA	8.65
New Development	5,950	38.32%	5.37	3.98	9.35
Total	15,528	100.00%	14.02		18.00

A.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Miles	Percentage of Cost Allocated	Facility Cost
Existing	8.65	48.06%	$2,583,486
New Development	9.35	51.94%	$2,792,014
Total	18.00	100.00%	$5,375,500

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EBU's	Cost Per EBU
A.3	Bike and Pedestrian Paths	$2,792,014	5,950	$469.28
	Total	$2,792,014		$469.28

VIII. Development Impact Fee per Unit

Land Use Type	EBUs per Unit	Fees per Unit	Number of Units	Cost Financed by DIF
Single-Family	1.00	$469	3,698	$1,735,402
Multi-Family	0.89	$417	2,533	$1,056,613
Total				$2,792,014
Outside Funding Responsibility				$2,583,486
Total Cost of Bike and Pedestrian Facilities				**$5,375,500**

[a] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
[b] Average Household Size Based on information obtained from the California Department of Finance, 2004.
[c] Allocates 100% to new development square feet or vehicles necessary to fund existing service standard for new residents.
[d] Denotes proposed service standard in excess to that currently provided to existing residents.

APPENDIX A-4
CITY OF PASO ROBLES
POLICE FACILITIES FEE CALCULATION

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
Patrol/Detective/Speciality Vehicles	21	Each
Assigned Officer Equipment	36	Each
Computers & Communication Equipment	36	Each
Multi-Channel Portable Radios	36	Each

II. Existing EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF	[2] Total Calls	[3] Calls per Unit/ Employees per Non-Res. 1,000 SF	[4] EDUs per Unit/per Non-Res. 1,000 SF	[5] Total Number of EDUs [1]*[4]
Single-Family	6,210	5,170	1.40	1.00	6,210
Multi-Family	4,263	4,690	1.65	1.18	5,024
Commercial	4,170	5,920	2.11	1.51	6,285
Industrial	2,162	780	0.52	0.37	803
Total					18,322

III. Existing Service Standard

Facility	Quantity	Facility Units	Quantity per 1,000 EDUs
Patrol/Detective/Speciality Vehicles	21	Each	1.146
Assigned Officer Equipment	36	Each	1.965
Computers & Communication Equipment	36	Each	1.965
Multi-Channel Portable Radios	36	Each	1.965

IV. Future EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF **[a]**	[2] Total Calls	[3] Calls per Unit/ Employees per Non-Res. 1,000 SF **[b]**	[4] EDUs per Unit/per Non-Res. 1,000 SF	[5] Total Number of EDUs [1]*[4]
Single-Family	3,698	5,170	1.40	1.00	3,698
Multi-Family	2,850	4,690	1.65	1.18	3,359
Commercial	2,807	5,920	2.11	1.51	4,231
Industrial	1,498	780	0.52	0.37	556
Total					11,844

APPENDIX A-4
CITY OF PASO ROBLES
POLICE FACILITIES FEE CALCULATION

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Patrol/Detective/Speciality Vehicles	13	Each	$420,900	1.098
Assigned Officer Equipment	28	Each	$100,200	2.364
Computers & Communication Equipment	18	Each	$225,000	1.520
Multi-Channel Portable Radios	8	Each	$36,000	0.675
Offsetting Revenues			(24,667)	
Total Cost of Police Facilities			**$757,433**	

VI. Allocation of Police Facilities to Existing & New Development (based on total EDUs)

A. 1. Patrol/Detective/Speciality Vehicles

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development [c] [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard [d] [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
1.15	11,843.88	13.57	1.10	0.00	0.00	13.00

A.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF Allocated 100% to New Development -- Not Applicable

A.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	13.00	100.00%	$420,900
Total	13.00	100.00%	$420,900

B. 1. Assigned Officer Equipment

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
1.96	11,843.88	23.27	2.36	0.40	4.73	28.00

B.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	18,322	60.74%	2.87	NA	2.87
New Development	11,844	39.26%	1.86	23.27	25.13
Total	30,166	100.00%	4.73		28.00

B.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	2.87	10.26%	$10,278
New Development	25.13	89.74%	$89,922
Total	28.00	100.00%	$100,200

APPENDIX A-4
CITY OF PASO ROBLES
POLICE FACILITIES FEE CALCULATION

C. 1. Computers and Communication Equipment

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[4]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
1.96	11,843.88	23.27	1.52	0.00	0.00	18.00

C.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development -- Not Applicable

C.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	18.00	100.00%	$225,000
Total	18.00	100.00%	$225,000

D. 1. Multi-Channel Portable Radios

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
0.00	11,843.88	0.00	0.68	0.68	8.00	8.00

D.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	18,322	60.74%	4.86	NA	4.86
New Development	11,844	39.26%	3.14	0.00	3.14
Total	30,166	100.00%	8.00		8.00

D.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	4.86	60.74%	$21,866
New Development	3.14	39.26%	$14,134
Total	8.00	100.00%	$36,000

APPENDIX A-4
CITY OF PASO ROBLES
POLICE FACILITIES FEE CALCULATION

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Patrol/Detective/Speciality Vehicle	$420,900	11,844	$35.54
B.3	Assigned Officer Equipment	$89,922	11,844	$7.59
C.3	Computers & Communication Equipment	$225,000	11,844	$19.00
D.3	Multi-Channel Portable Radios	$14,134	11,844	$1.19
	Offsetting Revenues	-$24,667	11,844	-$2.08
	Total	$725,290		$61.24

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs per Unit/1,000 Non-Res. SF	Fees per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by DIF
Single-Family	1.00	$61	3,698	$226,466
Multi-Family	1.18	$72	2,850	$205,701
Commercial	1.51	$92	2,807	$259,080
Industrial	0.37	$23	1,498	$34,074
Total				$725,321
Outside Funding Responsibility				$32,112
Total Cost of Police Facilities				**$757,433**

[a] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
[b] Average Household Size Based on information obtained from the California Department of Finance, 2004.
[c] Allocates 100% to new development square feet or vehicles necessary to fund existing service standard for new residents.
[d] Denotes proposed service standard in excess to that currently provided to existing residents.

APPENDIX A-5
CITY OF PASO ROBLES
FIRE FACILITIES FEE CALCULATION

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
Three Fire Stations	27,500	Square Feet
Ladder Truck	1	Each
Rescue Unit	1	Each
Type I Engine	4	Each
Aircraft Crash Response	1	Each
Staff Vehicle	4	Each

II. Existing EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF	[2] Residents per Unit/ Employees per Non-Res. 1,000 SF	[3] EDUs per Unit/per Non-Res. 1,000 SF	[4] Total Number of EDUs [1]*[3]
Single-Family	6,210	2.70	1.00	6,210
Multi-Family	4,263	2.40	0.89	3,789
Commercial	4,170	1.93	0.71	2,981
Industrial	2,162	1.05	0.39	841
Total				13,821

III. Existing Service Standard

Facility	Quantity	Facility Units	Quantity per 1,000 EDUs
Three Fire Stations	27,500	Square Feet	1,989.745
Ladder Truck	1	Each	0.072
Rescue Unit	1	Each	0.072
Type I Engine	4	Each	0.289
Aircraft Crash Response	1	Each	0.072
Staff Vehicle	4	Each	0.289

IV. Future EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF **[a]**	[2] Residents per Unit/ Employees per Non-Res. 1,000 SF **[b]**	[3] EDUs per Unit/per Non-Res. 1,000 SF	[4] Total Number of EDUs [1]*[3]
Single-Family	3,698	2.70	1.00	3,698.000
Multi-Family	2,850	2.40	0.89	2,533.333
Commercial	2,807	1.93	0.71	2,006.485
Industrial	1,498	1.05	0.39	582.556
Total				8,820

APPENDIX A-5
CITY OF PASO ROBLES
FIRE FACILITIES FEE CALCULATION

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Fire Station	6,660	Square Feet	$4,422,500	755.070
Ladder Truck	1	Each	$350,000	0.113
Type I Engine	1	Each	$375,000	0.113
Fire Training Facility	2,922	Square Feet	$5,069,700	331.278
Fire Fighter Equipment	15	Each	$159,500	1.701
Offesetting Revenues			(617,543)	
Total Cost of Fire Facilities			**$9,759,157**	

VI. Allocation of Fire Facilities to Existing & New Development (based on total EDUs)

A. 1. Fire Station

[1] Existing SF Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
1,989.75	8,820.37	17,550.30	755.07	0.00	0.00	6,660.00

A.2. SF Beyond Existing Service Standard Split Between New and Existing, plus SF Allocated 100% to New Development -- Not Applicable

A.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	6,660.00	100.00%	$4,422,500
Total	6,660.00	100.00%	$4,422,500

B. 1. Ladder Truck

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
0.07	8,820.37	0.64	0.11	0.04	0.36	1.00

B.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	0.22	NA	0.22
New Development	8,820	38.96%	0.14	0.64	0.78
Total	22,641	100.00%	0.36		1.00

B.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.22	22.09%	$77,300
New Development	0.78	77.91%	$272,700
Total	1.00	100.00%	$350,000

APPENDIX A-5
CITY OF PASO ROBLES
FIRE FACILITIES FEE CALCULATION

C. 1. Type I Engine

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
0.07	8,820.37	0.64	0.11	0.04	0.36	1.00

C.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	0.22	NA	0.22
New Development	8,820	38.96%	0.14	0.64	0.78
Total	22,641	100.00%	0.36		1.00

C.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.22	22.09%	$82,822
New Development	0.78	77.91%	$292,178
Total	1.00	100.00%	$375,000

D. 1. Fire Training Facility

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
0.00	8,820.37	0.00	331.28	331.28	2922.00	2,922.00

D.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	1,783.67	NA	1,783.67
New Development	8,820	38.96%	1,138.33	0.00	1,138.33
Total	22,641	100.00%	2922.00		2,922.00

D.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	1,783.67	61.04%	$3,094,691
New Development	1,138.33	38.96%	$1,975,009
Total	2,922.00	100.00%	$5,069,700

APPENDIX A-5
CITY OF PASO ROBLES
FIRE FACILITIES FEE CALCULATION

E.1. Fire Fighter Equipment

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
0.00	8,820.37	0.00	1.70	1.70	15.00	15.00

E.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	9.16	NA	9.16
New Development	8,820	38.96%	5.84	0.00	5.84
Total	22,641	100.00%	15.00		15.00

E.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	9.16	61.04%	$97,363
New Development	5.84	38.96%	$62,137
Total	15.00	100.00%	$159,500

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Fire Station	$4,422,500	8,820	$501.40
B.3	Ladder Truck	$272,700	8,820	$30.92
C.3	Type I Engine	$292,178	8,820	$33.13
D.3	Fire Training Facility	$1,975,009	8,820	$223.91
E.3	Fire Fighter Equipment	$62,137	8,820	$7.04
	Offsetting Revenues	-$617,543	8,820	-$70.02
	Total	$6,406,981		$726.38

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs per Unit/1,000 Non-Res. SF	Fees per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by DIF
Single-Family	1.00	$726	3,698	$2,686,158
Multi-Family	0.89	$646	2,850	$1,840,166
Commercial	0.71	$519	2,807	$1,457,473
Industrial	0.39	$282	1,498	$423,157
Total				$6,406,955
Outside Funding Responsibility				$3,352,202
Total Cost of Fire Facilities				**$9,759,157**

[a] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
[b] Average Household Size Based on information obtained from the California Department of Finance, 2004.
[c] Allocates 100% to new development square feet or vehicles necessary to fund existing service standard for new residents.
[d] Denotes proposed service standard in excess to that currently provided to existing residents.

APPENDIX A-6
CITY OF PASO ROBLES
GENERAL GOVERNMENT FACILITIES FEE CALCULATION

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
City Hall	11,400	Square Feet
Community Center	0	Square Feet
Performing Arts Center	0	Square Feet
Parking Structure	120,000	Square Feet
City Yard	56,000	Square Feet

II. Existing EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF	[2] Residents per Unit/ Employees per Non-Res. 1,000 SF	[3] EDUs per Unit/per Non-Res. 1,000 SF	[4] Total Number of EDUs [1]*[3]
Single-Family	6,210	2.70	1.00	6,210
Multi-Family	4,263	2.40	0.89	3,789
Commercial	4,170	1.93	0.71	2,981
Industrial	2,162	1.05	0.39	841
Total				13,821

III. Existing Service Standard

Facility	Quantity	Facility Units	Quantity per 1,000 EDUs
City Hall	11,400	Square Feet	824.840
Community Center	0	Square Feet	0.000
Performing Arts Center	0	Square Feet	0.000
Parking Structure	120,000	Square Feet	8,682.524
City Yard	56,000	Square Feet	4,051.845

IV. Future EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF **[a]**	[2] Residents per Unit/ Employees per Non-Res. 1,000 SF **[b]**	[3] EDUs per Unit/per Non-Res. 1,000 SF	[4] Total Number of EDUs [1]*[3]
Single-Family	3,698	2.70	1.00	3,698.000
Multi-Family	2,850	2.40	0.89	2,533.333
Commercial	2,807	1.93	0.71	2,006.485
Industrial	1,498	1.05	0.39	582.556
Total				8,820

APPENDIX A-6
CITY OF PASO ROBLES
GENERAL GOVERNMENT FACILITIES FEE CALCULATION

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
City Hall	35,000	Square Feet	$27,430,500	3,968.086
Community Center	6,000	Square Feet	$3,085,000	680.243
Performing Arts Center	54,000	Square Feet	$32,500,000	6,122.189
Parking Structure	40,000	Square Feet	$11,044,400	4,534.955
City Yard	25,000	Square Feet	$4,634,200	2,834.347
Offsetting Revenues			(679,570)	
Total Cost of General Government Facilities			**$78,014,530**	

VI. Allocation of General Govemment Facilities to Existing & New Development (based on total EDUs)

A. 1. City Hall

[1] Existing SF Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
824.84	8,820.37	7,275.40	3,968.09	3,143.25	27724.60	35,000.00

A.2. SF Beyond Existing Service Standard Split Between New and Existing, plus SF Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	SF Split Between New and Existing Development	SF Allocated 100% To New Development	Total SF Allocated
Existing	13,821	61.04%	16,923.90	NA	16,923.90
New Development	8,820	38.96%	10,800.71	7,275.40	18,076.10
Total	22,641	100.00%	27,724.60		35,000.00

A.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	16,923.90	48.35%	$13,263,742
New Development	18,076.10	51.65%	$14,166,758
Total	35,000.00	100.00%	$27,430,500

B. 1. Community Center

[1] Existing SF Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
0.00	8,820.37	0.00	680.24	680.24	6000.00	6,000.00

B.2. SF Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	SF Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	3,662.57	NA	3,662.57
New Development	8,820	38.96%	2,337.43	0.00	2,337.43
Total	22,641	100.00%	6,000.00		6,000.00

B.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	3662.57	61.04%	$1,883,173
New Development	2337.43	38.96%	$1,201,827
Total	6,000.00	100.00%	$3,085,000

APPENDIX A-6
CITY OF PASO ROBLES
GENERAL GOVERNMENT FACILITIES FEE CALCULATION

C. 1. Performing Arts Center

[1] Existing SF Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
0.00	8,820.37	0.00	6,122.19	6,122.19	54000.00	54,000.00

C.2. SF Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development

Facility	Number of EDUs	Percentage of Total EDUs	SF Split Between New and Existing Development	SF Allocated 100% To New Development	Total SF Allocated
Existing	13,821	61.04%	32,963.16	NA	32,963.16
New Development	8,820	38.96%	21,036.84	0.00	21,036.84
Total	22,641	100.00%	54000.00		54,000.00

C.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	32,963.16	61.04%	$19,838,937
New Development	21,036.84	38.96%	$12,661,063
Total	54,000.00	100.00%	$32,500,000

D. 1. Parking Structure

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
8,682.52	8,820.37	76,583.11	4,534.96	0.00	0.00	40,000.00

D.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development -- Not Applicable

D.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	76,583.11	100.00%	$11,044,400
Total	76,583.11	100.00%	$11,044,400

E.1. City Yard

[1] Existing SF Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Service Standard Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
4,051.84	8,820.37	35,738.79	2,834.35	0.00	0.00	25,000.00

E.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus Facility Units Allocated 100% to New Development -- Not Applicable

E.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	35,738.79	100.00%	$4,634,200
Total	35,738.79	100.00%	$4,634,200

APPENDIX A-6
CITY OF PASO ROBLES
GENERAL GOVERNMENT FACILITIES FEE CALCULATION

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	City Hall	$14,166,758	8,820	$1,606.14
B.3	Community Center	$1,201,827	8,820	$136.26
C.3	Performing Arts Center	$12,661,063	8,820	$1,435.43
D.3	Parking Structure	$11,044,400	8,820	$1,252.15
E.3	City Yard	$4,634,200	8,820	$525.40
	Offsetting Revenues	-$679,570	8,820	-$77.05
	Total	$43,028,677		$4,878.32

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs per Unit/1,000 Non-Res. SF	Fees per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by DIF
Single-Family	1.00	$4,878	3,698	$18,040,045
Multi-Family	0.89	$4,336	2,850	$12,358,423
Commercial	0.71	$3,487	2,807	$9,788,286
Industrial	0.39	$1,897	1,498	$2,841,895
Total				$43,028,649
Outside Funding Responsibility				$34,985,881
Total Cost of General Government Facilities				**$78,014,530**

[a] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
[b] Average Household Size Based on information obtained from the California Department of Finance, 2004.
[c] Allocates 100% to new development square feet or vehicles necessary to fund existing service standard for new residents.
[d] Denotes proposed service standard in excess to that currently provided to existing residents.

APPENDIX A-7
City of Paso Robles
Park and Recreation Facilities Fee Calculation

I. Inventory of Existing Facilities

Facility	Size (Acre)
Parks	
Barney Schwartz Park	36.9
Casa Robles Park	0.36
Centential Park	17.87
Creston Road Median	1.48
Downtown Civic Center Park	4.27
Mandrella Park	0.65
Oak Creek Park	7.06
Pioneer Park	4.87
Robbins Baseball Field	2.50
Royal Oak Park	7.53
Sherwood Park	11.40
Turtle Creek Park	1.53
Subtotal	92.48
Recreation Amenities	
Aquatic Facility	NA
Total	92.48

II. Existing EBU Calculation

Service Factor (Residents and Employees)

Land Use Type	Number of Residents	Residents Per Unit	Potential Recreation Hours/ Week per Unit [1]	EBU per Unit	Number of Units	Total Number of EBUs
Single Family Residential	16,767	2.70	171	1.00	6,210	6,210
Multi Family Residential	10,231	2.40	152	0.89	4,263	3,789
Total	**26,998**					**9,999**

III. Existing Facility Standard

Facility Type	Facility Unit	Facility Units Per 1,000 People	Facility Units Per 1,000 EBUs
Parks	Acre	3.43	9.25

IV. Future EBU Calculation

Land Use Type	Number of Residents	Residents Per Unit	Potential Recreation Hours/ Week per Unit [1]	EBU per Unit	Number of Units	Total Number of EBUs
Single Family Residential	9,985	2.70	171	1.00	3,698	3,698
Multi Family Residential	6,840	2.40	152	0.89	2,850	2,533
Total	**16,825**					**6,231**

APPENDIX A-7
City of Paso Robles
Park and Recreation Facilities Fee Calculation

V (A). Inventory of Proposed Park Facilities (Land Acquisition)

Facility	Total Acres	Facility Cost
Salinas Corridor Open Space Land Acquistion	71	$9,700,000
Montebello Park Land Acquisition	3	$750,000
Parks Total	**74**	**$10,450,000**

V (B). Inventory of Proposed Park Facilities (Land Improvements)

Facility	Total Acres	Facility Cost
Centennial Park Improvements	16	$1,000,000
Sherwood Park Land Improvements	28	$10,000,000
Salinas Corridor Open Space Land Improvements	NA	$497,400
Montebello Park Land Improvements	NA	$4,250,000
Parks Total	**44**	**$15,747,400**
Off-setting Revenues		**$216,696**
Parks Total	**118**	**$25,980,704**

VI. Parks Proposed Facility Standard

Facility Type	Facility Unit	Acres Per 1,000 Residents	Acres Per 1,000 EBUs
Parks	Acre	7.01	18.94

VII. Inventory of Proposed Recreation Facilties

Facility	Total Acres	Facility Cost
Aquatic Facility	10	$12,000,000
Offsetting Revenues		$219,344
Total Recreation Cost		**$11,780,656**

VIII. Allocation of Recreation Facilities to Existing and New Development (based on total EBUs)

Facility	Total Acres	Cost Per EBU	Facility Cost	Percentage of Cost Allocated
Existing Development	6	$725.83	$7,257,786	**61.61%**
New Development	4	$725.83	$4,522,870	**38.39%**
Total Parks Cost	**10**		**$11,780,656**	**100.00%**

IX. Costs allocated to New Development for Parks and Recreation Facilties

Facility	Facilty Unit	Cost Per Facility Unit	Facility Units Per 1,000 EBUs	Cost Per EBU
Parks	AC	$351,091	11.88	$4,169
Recreation Facilties - (Acquatic Facility)	AC	$1,178,066	0.62	$726
Total Facilitiy Cost				**$4,895**

X. Developer Fees and Cost Financed by Fees per Unit

Land Use Type	EBUs Per Unit	Fees Per Unit	Cost Financed by Fees
Single Family Residential	1.00	$4,895.19	$18,102,421
Multi Family Residential	0.89	$4,351.28	$12,401,153
Total Allocated to New Development			**$30,503,574**
Total Allocated to Existing Development			**$7,257,786**
Total Facilties Costs			**$37,761,360**

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[1] Please see Appendix B, Table B-4.

APPENDIX A-8
CITY OF PASO ROBLES
LIBRARY FACILITIES FEE CALCULATION

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
Library Facility and Study Center	28,686	Square Feet
Library Books/Materials	56,228	Each

II. Existing EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF	[2] Residents per Unit/ Employees per Non-Res. 1,000 SF	[3] EDUs per Unit/per Non-Res. 1,000 SF	[4] Total Number of EDUs [1]*[3]
Single-Family	6,210	2.70	1.00	6,210
Multi-Family	4,263	2.40	0.89	3,794
Total				10,004

III. Existing Service Standard

Facility	Quantity	Facility Units	Quantity per 1,000 EDU's
Library Facility and Study Center	28,686	Square Feet	2,867.433
Library Books/Materials	56,228	Each	5,620.512

IV. Future EDU Calculation

Land Use Type	[1] Number of Units/Non-Res. 1,000 SF **[a]**	[2] Residents per Unit/ Employees per Non-Res. 1,000 SF **[b]**	[3] EDUs per Unit/per Non-Res. 1,000 SF	[4] Total Number of EDUs [1]*[3]
Single-Family	3,698	2.70	1.00	3,698
Multi-Family	2,533	2.40	0.89	2,254
Total				5,952

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Library Facility (Upstairs) and Study Center	13,200	Square Feet	$4,445,492	2,217.604
Library Books/Materials	20,000	Each	$1,196,000	3,360.006
Total			**$5,641,492**	

APPENDIX A-8
CITY OF PASO ROBLES
LIBRARY FACILITIES FEE CALCULATION

VI. Allocation of Library Facilities to Existing & New Development (based on total EDUs)

A.1. Library Facilities (Upstairs) and Study Center

[1] Existing SF Per 1,000 EDUs	[2] Total Future EDU's	[3] SF Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed SF Per 1,000 EDUs	[5] SF per EDU Beyond Exisiting [4]-[1]	[6] SF Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New SF [3]+[6]
2,867.43	5,952.37	17,068.02	2,217.60	0.00	0.00	13,200.00

A.2. SF Beyond Existing Service Standard Split Between New and Existing, plus SF Allocated 100% to New Development -- Not Applicable

A.3. Cost Allocated Between Existing and New Development

Facility	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	17,068.02	100.00%	$4,445,492
Total	17,068.02	100.00%	$4,445,492

B.1. Library Books/Materials

[1] Existing Facility Units Per 1,000 EDUs	[2] Total Future EDU's	[3] Facility Units Allocated 100% To New Development **[c]** [1]*[2]	[4] Proposed Facility Units Per 1,000 EDUs	[5] Facility Units per EDU Beyond Exisiting [4]-[1]	[6] Facility Units Beyond Existing Service Standard **[d]** [2]*[5]	[7] Total Proposed New Facility Units [3]+[6]
5,620.51	5,952.37	33,455.37	3,360.01	0.00	0.00	20,000.00

B.2. Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF Allocated 100% to New Development -- Not Applicable

B.3. Cost Allocated Between Existing and New Development

Facility	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	$0
New Development	20,000.00	100.00%	$1,196,000
Total	20,000.00	100.00%	$1,196,000

VII. Summary Cost Data

Section VII	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Library Facility (Upstairs) and Study Center	$4,445,492	5,952	$746.84
B.3	Library Books/Materials	$1,196,000	5,952	$200.93
	Total	$5,641,492		$947.77

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs per Unit/1,000 Non-Res. SF	Fees per Unit/1,000 Non-Res. SF	Cost Financed by DIF
Single-Family	1.00	$948	$3,504,862
Multi-Family	0.89	$844	$2,136,630
Total			$5,641,492
Cost Allocated to Existing Development			$0
Total Cost of Library Facilities			**$5,641,492**

[a] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
[b] Average Household Size Based on information obtained from the California Department of Finance, 2004.
[c] Allocates 100% to new development square feet or vehicles necessary to fund existing service standard for new residents.
[d] Denotes proposed service standard in excess to that currently provided to existing residents.

Appendix B

Population, Housing, and Employment Projections

B. POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with projections of future population and development within the City through 2025, as described in Section B.1. DTA categorized developable residential land uses as Single Family and Multi-Family. Developable non-residential land uses within the City's commercial and industrial zones are categorized as Commercial or Industrial respectively. The projected residential and non-residential development, as categorized in such way, is the basis for allocating the costs of impacts from new development among different land use categories.

1. HOUSING AND POPULATION PROJECTIONS

The City's 2003 General Plan[1] was used as an estimate of the number of housing units and non-residential Square Feet to be built through 2025. In addition, the General Plan was used to project the additional population generated from new development. The California Department Finance was used as an estimate of the average household size for each residential land use. The expected average household size is 2.70 for single family and 2.40 for multi-family.[2] The results of the projections through 2025 are presented in Table B-1.

TABLE B-1

TOTAL NUMBER OF FUTURE RESIDENTS PER LAND USE THROUGH 2025

Residential Land Use	Expected Residents	Expected Housing Units	Average Household Size
Single Family Residential	9,985	3,698	2.70
Multi-Family Residential	6,840	2,850	2.40
Total	**16,825**	**6,548**	

2. EMPLOYMENT PROJECTIONS

For non-residential land uses, the General Plan was used to determine the building square footage for Commercial and Industrial areas within the City that will be developed through 2025. DTA then projected the number of future employees in the City by multiplying the expected Commercial and Industrial building square footage by a factor of 1.93 employees per 1,000 SF and 1.05 employees per 1,000 SF, respectively.[3] The results of these projections are presented in Table B-2.

[1] City of Paso Robles, General Plan. December 2003. Rincon Consultants, Inc.
[2] California Department of Finance, 2004.
[3] Employees per 1,000 square feet determined by David Taussig & Associates, Inc.

TABLE B-2

PROJECTED NEW COMMERCIAL AND INDUSTRIAL NET DEVELOPMENT ESTIMATED FUTURE EMPLOYEES THROUGH 2025

Non-Residential Land Use	Building SF	Employees per 1,000 SF[2]	Future Employees
Commercial	2,807,000 SF	1.93	5,408
Industrial	1,498,000 SF	1.05	1,572
Total	**4,305,000 SF**		**6,980**

3. SUMMARY OF NEW POPULATION, HOUSING, AND EMPLOYMENT DEVELOPMENT

Table B-3 presents a summary of the population, housing, and employment projections through 2025 used in the Fee Study.

TABLE B-3

PROJECTED NEW RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT THROUGH 2025

Land Use	Projected Development	Projected Residents/Employees
Single Family Residential	3,698 units	9,985
Multi-Family Residential	2,850 units	6,840
Commercial	2,807,000 SF	5,408
Industrial	1,498,000 SF	1,572
Total	NA	**23,805**

4. EQUIVALENT DWELLING UNIT (EDU) AND EQUIVALENT BENEFIT UNIT (EBU) PROJECTIONS

Equivalent Dwelling Units (EDU) are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in

terms of potential infrastructure use or benefit for each type of public facility. Since the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as potential hours available for recreation, more accurately represent the benefit provided to each land use type, in which case DTA projected the Equivalent Benefit Unit (EBU). Table B-4 on the next page presents the EDU/EBU projections through 2025 as used in the Fee Study.

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David Taussig and Associates, Inc.
7/22/2005

TABLE B-4
CITY OF PASO ROBLES
EBU & EDU CALCULATION YEAR TO BUILD-OUT

Existing EDU Calculation [1]

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	16,767	2.70	1.00	6,210	6,210
Multi Family Residential	10,231	2.40	0.89	4,263	3,789
Commercial	8,035	1.93	0.71	4,170,000	2,976
Industrial	2,269	1.05	0.39	2,161,940	840
Total	**37,301**				**13,815**

Source: David Taussig & Associates; City of Paso Robles General Plan, 2003.

Future EDU Calculation [1]

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	9,985	2.70	1.00	3,698	3,698
Multi Family Residential	6,840	2.40	0.89	2,850	2,533
Commercial	5,408	1.93	0.71	2,807,000	2,003
Industrial	1,572	1.05	0.39	1,498,000	582
Total	**23,805**				**8,817**

EBU Calculation

I. Total Hours of Potential Parks Usage per Week.

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34
Employee (commercial or industrial)	2	5	12	0	10

II a. Total Potential Recreation Hours per Week. (Single Family Residential)

Type Of Resident	Number Per Household	Potential Recreation Hours/ Week per Person	Potential Recreation Hours/ Week per Households
Resident, non-working	1.59	84	134
Resident, working	1.11	34	38
Total	2.70		171

II b. Total Potential Recreation Hours per Week. (Multi-Family Residential)

Type Of Resident	Number Per Household	Potential Recreation Hours/ Week per Person	Potential Recreation Hours/ Week per Household
Resident, non-working	1.41	84	119
Resident, working	0.99	34	34
Total	2.40		152

Assume the potential recreation hours per single family residential detached dwelling unit equals 1 EBU

III. Total Hours of Potential Bikeways and Pedestrian Paths and Parks Usage per Hours per Week

Existing EBU Calculation

Assume the potential recreation hours per residential dwelling unit equals 1 EBU 171 hours/week

Service Factor (Residents and Employees)

Land Use Type

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	Potential Recreation Hours/ Week per Household	EBU per Unit/ Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EBUs
Single Family Residential	16,767	2.70	171	1.00	6,210	6,210
Multi Family Residential	10,231	2.40	152	0.89	4,263	3,789
Commercial	8,035	1.93	66	0.38	4,170,000	1,595
Industrial	2,269	1.05	36	0.21	2,161,940	450
Total	37,301					12,045

Future EBU Calculation

Service Factor (Residents and Employees)

Land Use Type

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per per Non-Res 1,000 SF	Potential Recreation Hours/ Week per Household	EBU per Unit/ er Non-Res. 1,000 SF	Number of Units/ Non-Res. SF	Total Number of EBUs
Single Family Residential	9,985	2.70	171	1.00	3,698	3,698
Multi Family Residential	6,840	2.40	152	0.89	2,850	2,533
Commercial	5,408,478	1.93	66	0.38	2,807,000	1,074
Industrial	1,571,878	1.05	36	0.21	1,498,000	312
Total	6,997,181					7,617

[1] Applies to Fire, General Government, Park and Recreation, and Library facilities apportionment.

K:\Clients2\PasoRobles\AB1600 Study\Fee Workbooks Needs Lists\[AB1600 Fee Study Workbook Report Ver11.xls]EDU__EBU CALCULATION

Appendix C

Department Contact List

Department Contact List

Transportation Facilities: John Falkenstien, City Engineer
Telephone: (805) 237-3970
Email: JFalkenstien@prcity.com

Drainage Facilities: Doug Monn, Director of Public Works
Telephone: (805) 237-3861
Email: PWdirector@prcity.com

Bike and Pedestrian Facilities: John Falkenstien, City Engineer
Telephone: (805) 237-3970
Email: JFalkenstien@prcity.com

Police Facilities: Dennis Cassidy, Police Chief
Telephone: (805) 237-6464
Email: PDChief@prcity.com

Fire Facilities: Ken Johnson, Fire Chief
Telephone: (805) 227-7560
Email: KJohnson@prcity.com

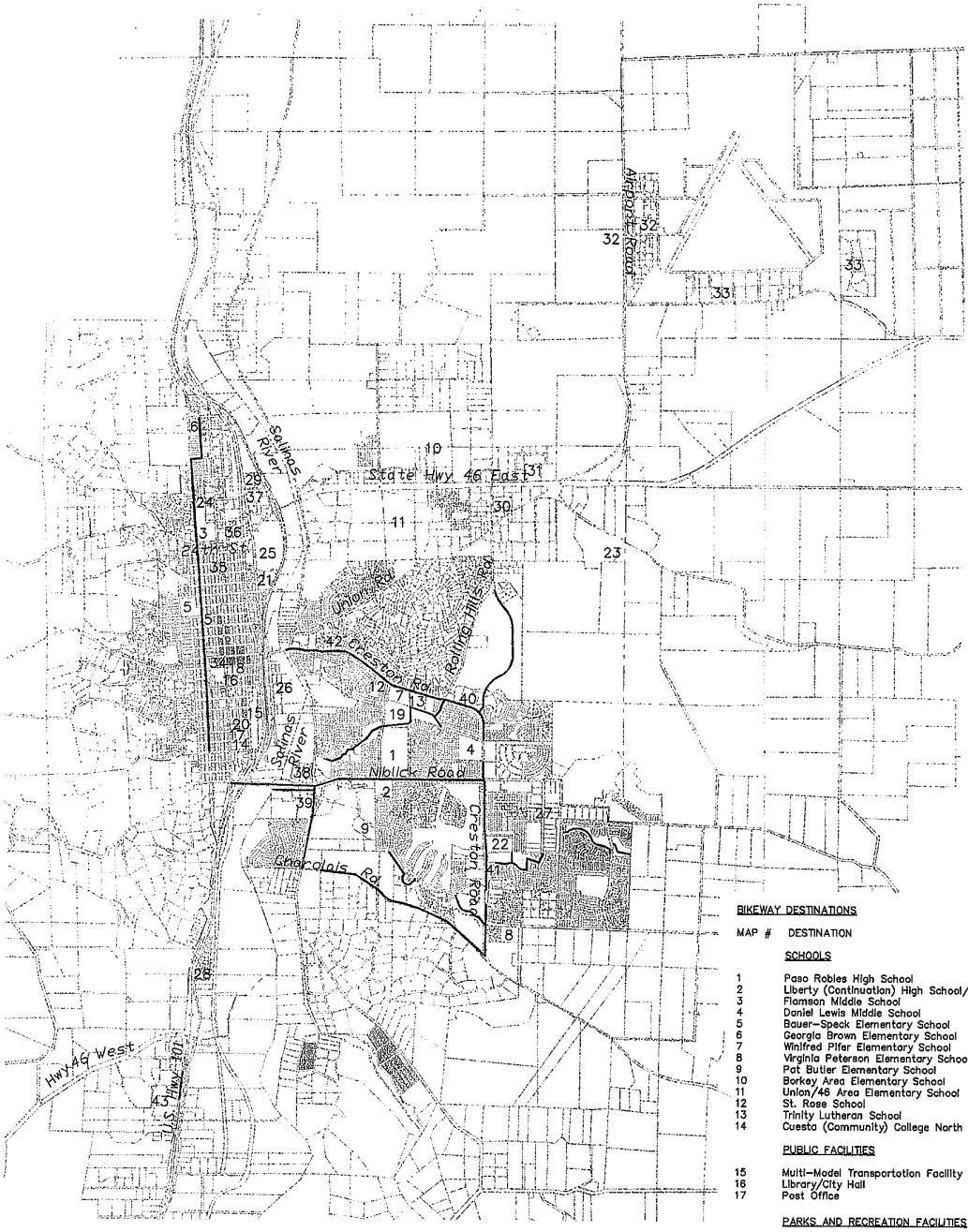
General Government Services Facilities: Jim App, City Manager
Telephone: (805) 237-3888
Email: JApp@prcity.com

Park and Recreation Facilities: Annie Robb, Library and Recreation Director
Telephone: (805) 237-3993
Email: LRSDirector@prcity.com

Library Facilities: Annie Robb, Library and Recreation Director
Telephone: (805) 237-3993
Email: LRSDirector@prcity.com

Appendix D

Bikeway Master Plan Exhibits



BIKEWAY CLASS	EXISTING
1	———
2	———
3	———

LEGEND

- - - - - CITY LIMIT LINE

BIKEWAY DESTINATIONS

MAP # DESTINATION

SCHOOLS

1 Paso Robles High School
2 Liberty (Continuation) High School/School District Administration
3 Flamson Middle School
4 Daniel Lewis Middle School
5 Bauer-Speck Elementary School
6 Georgia Brown Elementary School
7 Winifred Pifer Elementary School
8 Virginia Peterson Elementary School
9 Pat Butler Elementary School
10 Borkey Area Elementary School
11 Union/46 Area Elementary School
12 St. Rose School
13 Trinity Lutheran School
14 Cuesta (Community) College North County Campus

PUBLIC FACILITIES

15 Multi-Model Transportation Facility
16 Library/City Hall
17 Post Office

PARKS AND RECREATION FACILITIES

18 City Park
19 Centennial Park
20 Robbins Field
21 Pioneer Park
22 Sherwood Park
23 Barney Schwartz Park
24 Municipal Pool
25 Mid-State (County) Fairgrounds

EMPLOYMENT CENTERS

26 Paso Robles Street
27 Commerce Industrial Park
28 Ramada Drive
29 North Riverside Avenue
30 Golden Hill and Union Road Area
31 Wallace Industrial Park
32 West Airport Industrial Park and California Youth Authority
33 South Airport and Aerotech Industrial Park

SHOPPING CENTERS

34 Downtown Core
35 Lucky Supermarket
36 Rite Aid Drugs
37 K-Mart/Black Oak/Fast Food
38 Woodland Plaza I
39 Woodland Plaza II
40 Williams Bros. Plaza
41 Oak Creek Plaza
42 Creston Road between Tanner and Bolen Drives
43 Target Shopping Center

Paso Robles Bikeway Master Plan

Figure 2

Existing Bikeway System

NTS

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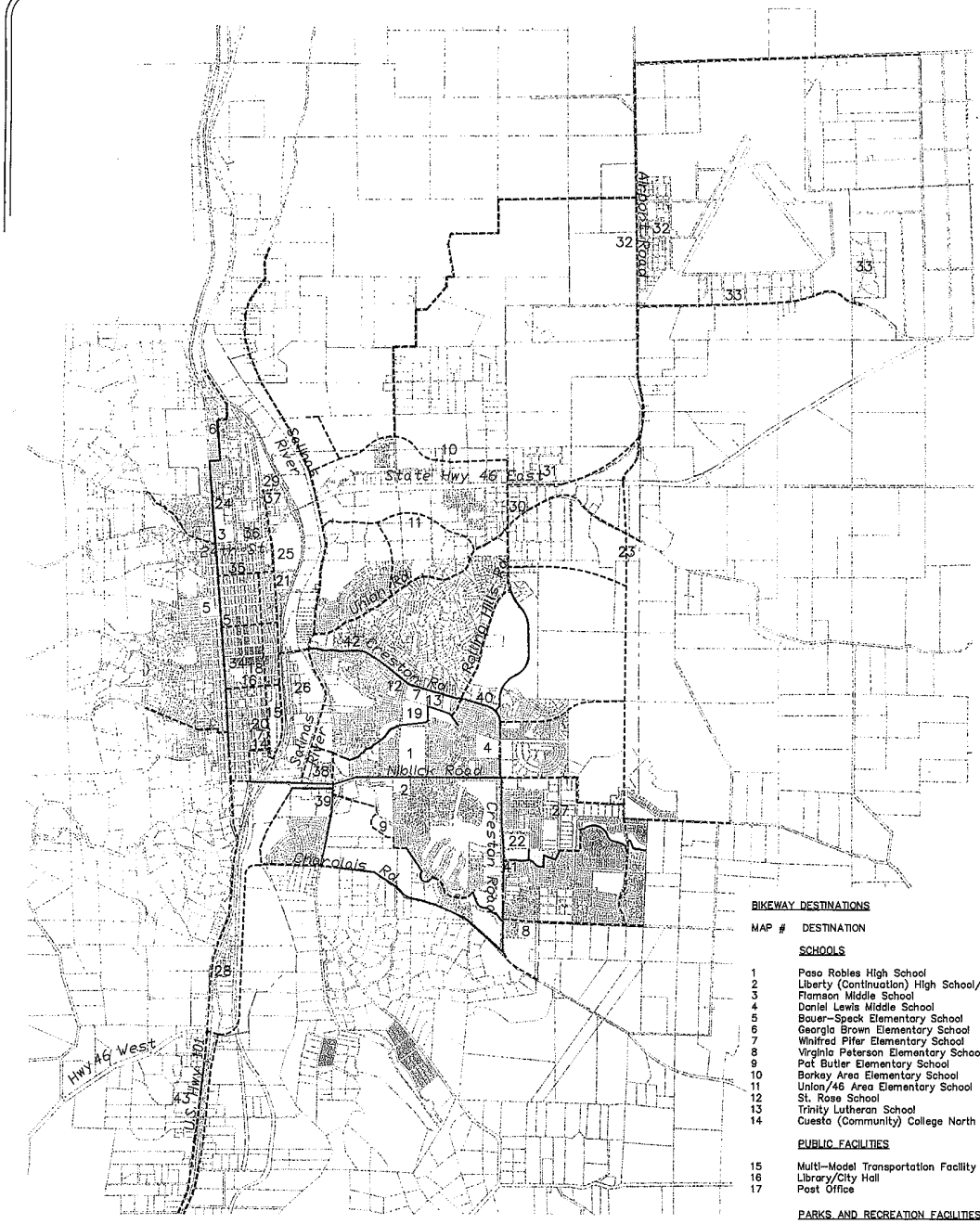

BIKEWAY CLASS	EXISTING	PROPOSED
1	———	----------
2	———	----------
3	———	----------

LEGEND

——— — ——— CITY LIMIT LINE

BIKEWAY DESTINATIONS

MAP #	DESTINATION
	SCHOOLS
1	Paso Robles High School
2	Liberty (Continuation) High School/School District Administration
3	Flamson Middle School
4	Daniel Lewis Middle School
5	Bauer–Speck Elementary School
6	Georgia Brown Elementary School
7	Winifred Pifer Elementary School
8	Virginia Peterson Elementary School
9	Pat Butler Elementary School
10	Barkey Area Elementary School
11	Union/46 Area Elementary School
12	St. Rose School
13	Trinity Lutheran School
14	Cuesta (Community) College North County Campus
	PUBLIC FACILITIES
15	Multi–Model Transportation Facility
16	Library/City Hall
17	Post Office
	PARKS AND RECREATION FACILITIES
18	City Park
19	Centennial Park
20	Robbins Field
21	Pioneer Park
22	Sherwood Park
23	Barney Schwartz Park
24	Municipal Pool
25	Mid–State (County) Fairgrounds
	EMPLOYMENT CENTERS
26	Paso Robles Street
27	Commerce Industrial Park
28	Ramada Drive
29	North Riverside Avenue
30	Golden Hill and Union Road Area
31	Wallace Industrial Park
32	West Airport Industrial Park and California Youth Authority
33	South Airport and Aerotech Industrial Park
	SHOPPING CENTERS
34	Downtown Core
35	Lucky Supermarket
36	Rite Aid Drugs
37	K–Mart/Black Oak/Fast Food
38	Woodland Plaza I
39	Woodland Plaza II
40	Williams Bros. Plaza
41	Oak Creek Plaza
42	Creston Road between Tanner and Bolen Drives
43	Target Shopping Center

Paso Robles Bikeway Master Plan

Figure 3

Future Bikeway System

NTS

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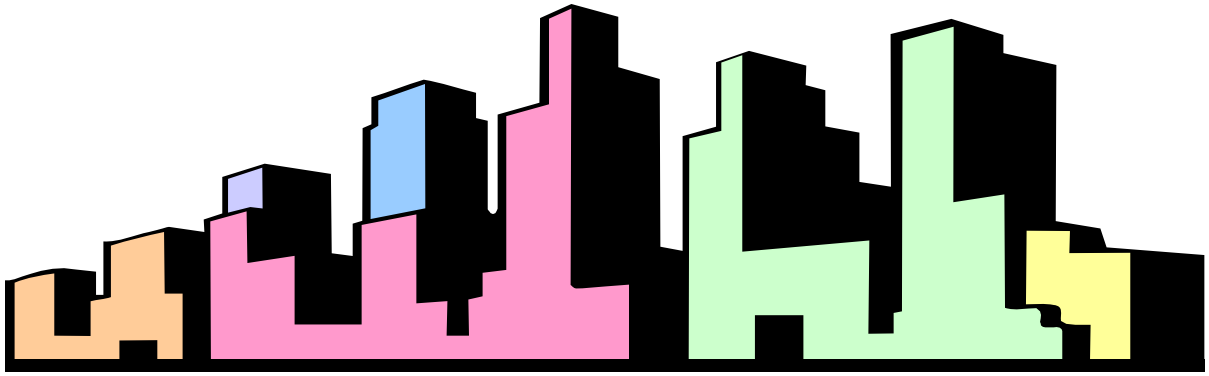
CITY OF PASO ROBLES

DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY



DTA
David Taussig
& Associates, Inc.

DEVELOPMENT IMPACT FEES

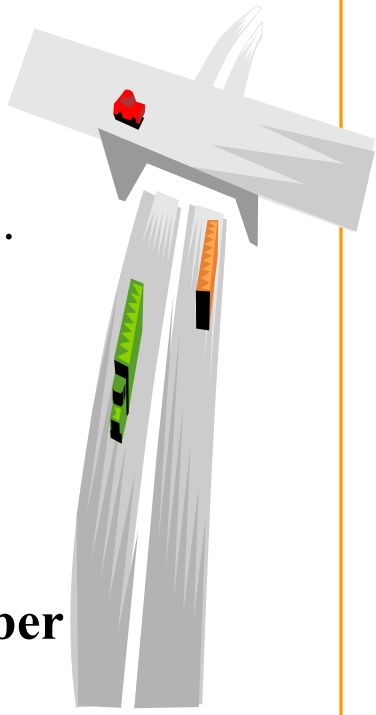
- **California Government Code – Section 66000 et. seq. allows imposition of Impact Fees on New Development**
- **Impact Fee Study determines the Maximum Fee that can be justified for each type of facility**
- **Maximum Fees are assigned by Land Use Type based on relative Levels of Benefit**

WHAT IS AN IMPACT FEE ?

- **Per the Mitigation Fee Act (Gov't Code 66000)**
  - Monetary Exaction other than Tax/Assessment
  - Imposed as Condition of Project Approval
  - Must pay for Development-Related Public Facilities
  - No Election Necessary

- **Not To Be Used For Maintenance/Operations**

NEEDS LIST –
CAPITAL IMPROVEMENT INFRASTRUCTURE

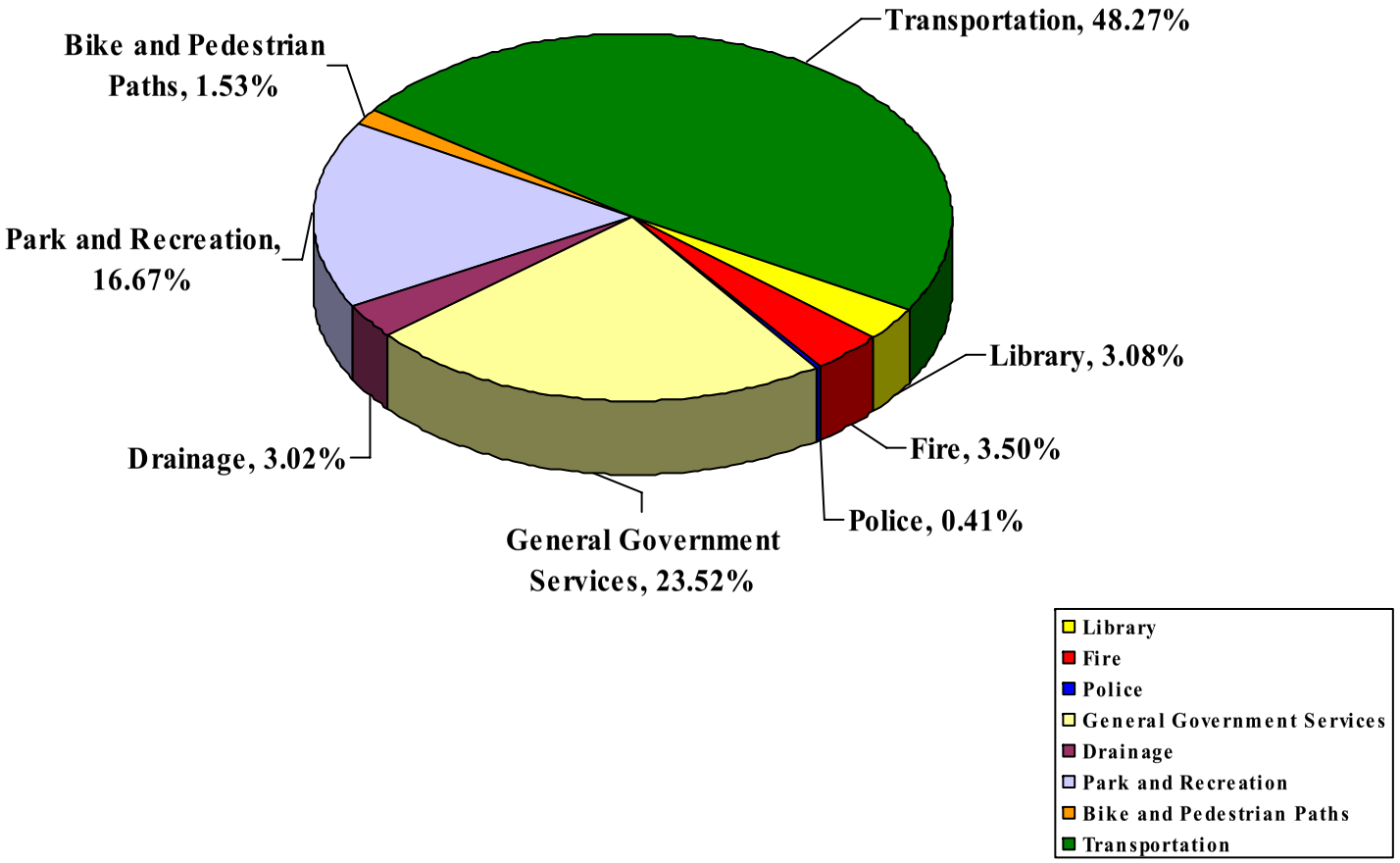


- **Identifies Facilities Needed to Meet Increased Demand**
  - Meets projected new development's needs through 2025.
  - Facilities will accommodate 16,825 new residents and 6,980 new employees.
- **Derived from Meetings with City Staff, 2002 Master Facilities Plan, Master Plan of Drainage, Bikeway Master Plan and Needs List Approved by City Council in November 2004**
  - Identified facility/capital needs of projected new development.
- **Approximately 50.33% of Total Needs List Facilities Costs to be Financed by DIFs imposed on new development**

FACILITIES COST THROUGH 2025

Facility Name	Total Cost For Facility	Offsetting Revenues	Net Cost To City	Cost Allocated to New Development
Police	$782,100	$24,667	$757,433	$725,321
Fire	$10,376,700	$617,543	$9,759,157	$6,406,955
Library	$5,646,000	$4,508	$5,641,492	$5,641,492
General Government Services	$78,694,100	$679,570	$78,014,530	$43,028,649
Park and Recreation	$38,197,400	$436,040	$37,761,360	$30,503,574
Transportation	$214,720,000	$3,648,296	$211,071,704	$88,304,770
Drainage	$ 15,350,000	$263,222	$15,086,778	$5,530,459
Bike and Pedestrian Paths	$5,375,500	$0	$5,375,500	$2,792,014
Total	$ 369,141,800	$5,673,846	$ 363,467,954	$182,933,233

COST ALLOCATED TO NEW DEVELOPMENT



THE MITIGATION FEE ACT

- **Four Nexus Findings**
  - Identify purpose of the Fee
    - Type of Facility being Financed
  - Identify specific use of the Fee
    - Amounts of funding required by facilities on Needs List
  - Determine reasonable relationship between use of fees and New Development upon which Fee is being imposed
    - Facilities funded by fees must serve new development
    - Existing deficiencies can not be funded
  - Determine reasonable relationship between need for facility and new development
    - The amount of facilities being funded must be roughly proportional to the level of benefit received by new development

RATIONAL NEXUS TEST

- **Needs Test**
  - Reasonable connection between the need for additional facilities and the growth resulting from new development
- **Proportionality Test**
  - Fee must represent new development's proportionate share of the costs incurred

IDENTIFYING FUTURE FACILITY NEEDS METHODOLOGY

Service Standard

⇩

Choose Fee-Setting Methodology

Current Service Level

- Based on the current level of service.
- Existing facilities are converted to a physical standard (e.g., Sq. Ft. per resident) or a value standard.
- "More of the Same"

Specific Improvements

- Specific improvements have been identified to benefit new development.
- Commonly used for traffic and drainage
- 'Basket of Goods"

Increased Service Level

- Existing facilities may not be sufficient.
- Future standard will raise all ships in the harbor
- May require non-fee revenue to augment program on behalf of existing development

METHODOLOGY

- **Police, Fire, General Government Services and Library Facilities**
  - Benefit apportioned via Equivalent Dwelling Units ("EDU") according to the relative level of potential infrastructure use or benefit derived by a specific land uses versus a single family detached dwelling unit.
  - Benefit measured by number of residents or number of employees associated with a land use.

- **Park and Recreation, Bike and Pedestrian Path Facilities**
  - Benefit apportioned via Equivalent Benefit Units ("EBU") according to the number of hours for potential use per week for working and non-working residents.

- **Transportation Facilities**
  - Apportioned on the basis of average daily trip ("ATD") generation factors for each land use

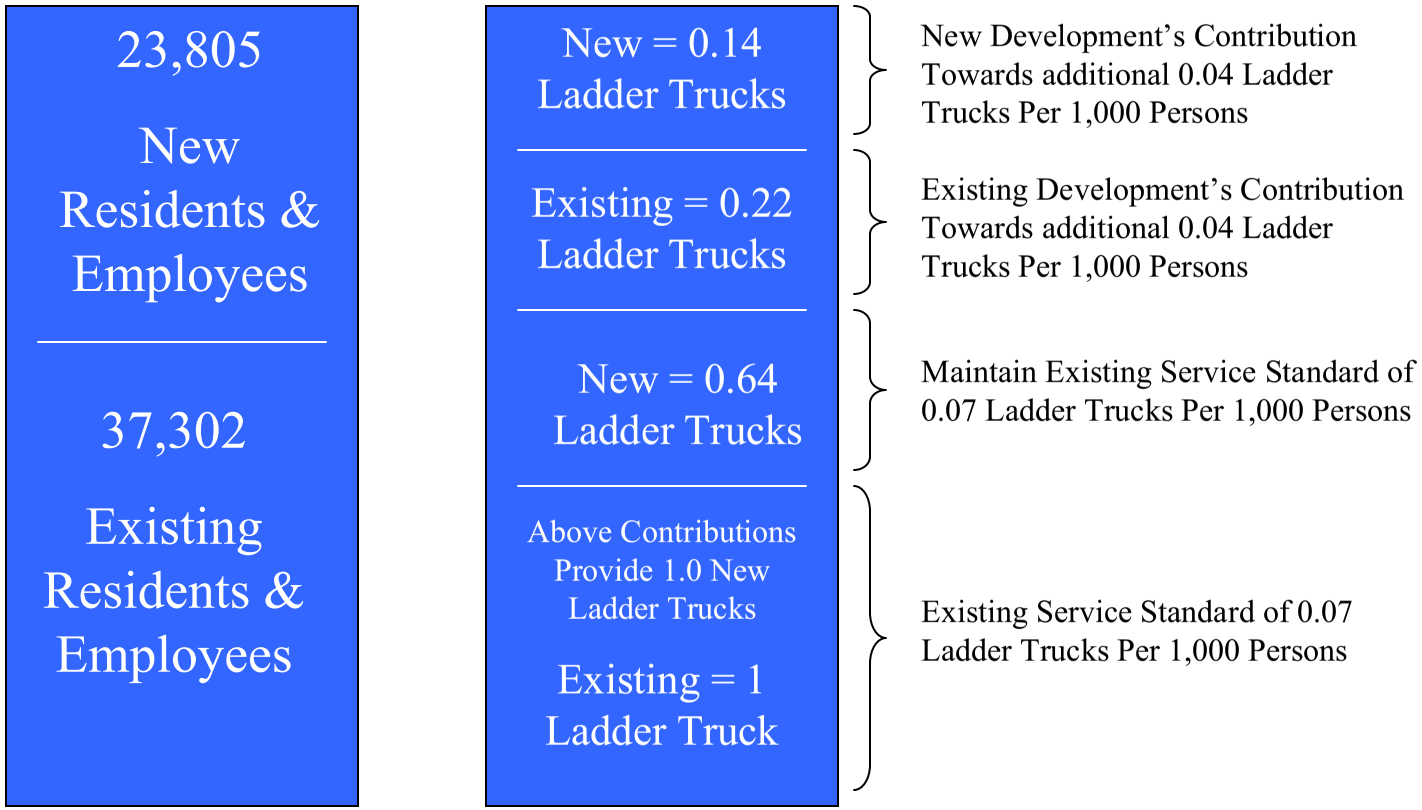
- **Drainage Facilities**
  - Apportioned on the basis of storm water run-off coefficients ("Q/I") for each land use

SERVICE STANDARD APPORTIONMENT METHODOLOGY

-Example: Fire Ladder Trucks -

Existing Standard = 0.07 Ladder Trucks/1,000 Persons

New Standard = 0.11 Ladder Trucks/1,000 Persons



Development Impact Fee Summary

Facility	Residential		Non-Residential	
	Single Family ($ per unit)	Multi-Family ($ per unit)	Commercial ($ per 1,000 SF)	Industrial ($ per 1,000 SF)
A. Transportation Facilities				
East of State Highway 101 Composite Fee	**$8,072**	**$6,457**	**$14,529**	**$9,686**
West of State Highway 101 Composite Fee	**$3,999**	**$3,199**	**$7,197**	**$4,798**
B. Drainage Facilities – West of Highway 101	**$1,632**	**$816**	**$1,124**	**$749**
C. Bike and Pedestrian Path Facilities	**$469**	**$417**	**NA**	**NA**
D. Public Safety Facilities				
Police	$61	$72	$92	$23
Fire	$726	$646	$519	$282
Subtotal Public Safety Facilities	**$787**	**$718**	**$611**	**$305**
E. General Government Services Facilities	**$4,878**	**$4,336**	**$3,487**	**$1,897**
F. Park and Recreation Facilities	**$4,895**	**$4,351**	**NA**	**NA**
G. Library Facilities	**$948**	**$844**	**NA**	**NA**
East of State Highway 101 Total Fees	**$20,049**	**$17,123**	**$18,627**	**$11,888**
West of State Highway 101 Total Fees	**$17,608**	**$14,681**	**$12,419**	**$7,749**

FEE PROGRAM IMPLEMENTATION OPTIONS

- Implement maximum fees per fee calculations
- Phase in maximum fees over time
- Implement maximum fees as recommended for some land uses and impose lower fees on other land uses if appropriate

Tom & Gwen Erksine
Post Office Box 510
Paso Robles, CA 93447
Phone: 805-239-5150

Item 19.1
CC agenda
8-1-2006

June 29, 2006

John Faulkenstien
City Engineer
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Well & Septic Approval for 3001 Paso Robles Boulevard
APN: 025-431-041

Dear John:

We would like to build our family home on our ranch located at 3001 Paso Robles Boulevard. As you are aware, our cattle ranch consists of over 300 acres in an area that is not currently service by City Water and Sewer.

We have a proposed home site that is approximately one half to three quarters of a mile from the nearest connection for water or sewer. We are in also located in an Airport Flight Zone that limits our building to one residence. We are asking that the City please grant us the use of a septic and well within the City Limits on our property so we may build our family's home.

Please place us on the next available City Council Agenda. Thank you for your anticipated cooperation.

Sincerely,

Tom

Tom & Gwen Erskine

Item 19.2
CC agenda
8-1-2006

Tom Erskine
Post Office Box 510
Paso Robles, CA 93447
Phone: 239-5111

July 18, 2006

Honorable Councilman
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Erskine Ranch Well Request
APN: 025-431-040

Dear Honorable Councilman:

I own three separate parcels totaling just over three hundred acres known as Erskine Ranch. For the last two years, I have cleaned up the property, fenced it, and started a cattle and feed ranch. The goal is to raise local Paso Robles Grass Fed Black Angus Beef. This beef will not be subjected to antibiotics, steroids, or hormones. Last year, we farmed one hundred fifty acres and produced over two hundred tons of feed.

I am requesting that the council approve a septic tank and the right to drill a well. The well is needed for agricultural purposes and to service a home. I would like to add some additional watering troughs for the cows and I need a backup well for the permitted well that exists. The current water well is sixty feet deep and pumps approximately six gallons per minute. The well gets its water from the Huero Huero River and I am concerned that in a couple drought years the well would dry up. I would use the same well to provide water for a home I would like to build. The agricultural operation is requiring more and more of my family's time, so instead of driving to the ranch 2-3 times per day we have decided to move out there. I can't use City water for my ag operations because of the chemicals. The nearest City water is in Paso Robles Boulevard which is 2,500 +/- feet from the proposed home site. It is more practical and efficient to put a well near the home site and then tie the new well to the trough system. I would agree to sign a water well agreement and to hook the home up to City water when City water is within 200 feet of the home.

The new economic development strategy states as a goal to promote agriculture and industry. I think this cattle and feed operation is both so I hope you agree and vote "yes".

Sincerely,

Tom Erskine

8/1/06
council
comments

Council Comment
August 1, 2006
by Councilmember Fred Strong

California League of Cities'
Mayors & Councilmembers Academy Executive Forum
July 26 - 28, 2006

Homeland Security: Wednesday 11 a.m.
This workshop concentrated on information technology and Council decisions which determine policy. The stress was on using technology for first responders, full response and prevention. ALL information gathering, file keeping and security of information must be based on "TRUST". We must deserve trust, build trust and protect information to maintain trust.

There must be a single source for all truth determination,all data must be encrypted at rest and in motion. Encrypted information must be transmitted independently from decryption codes. There must be fine grained audiring that blocks information to unauthorized users and an automated system to notify information owner of any and all attempts to observe or acquire information by unauthorized persons or third party systems or technology.

We face threats from at home and abroad. Terrorism and organized crime are both global networked threats. Natural or human initiated diasasters threaten locations. Therefore, information redundancy must be done in different, highly secure, geographical locations. Analysis shows that 80% of all information thefts are from the "inside" and that 65% of these go undetected. The average loss of data or corruption of data is 60%.

Due to inabilty to adequately identify qualified first responders during the Katrina disaster, the Federal government is requiring all state driver's licenses and I.D.s to be electronically verifyable by the year 2008 to be accedpted as valid across state lines. Biometric identification will probably be required for all first responders to disasters after that time. By local requirement that is already in force within Washington D.C.
California's SB1386 requires that also as of July 2003.

Local Control of Title 25, Local enforcement authority over health and safety issues in mobile home parks. This workshop took place Thursday morning, at 9 a.m. It has limited applicability in Paso Robles at this time but could be initiated in the event of blight indications in the future.

The General Session at 10:45 a.m. Thursday concentrated on facts concerning Proposition 90 as the most dangerous proposal to be put before the voters in the history of California. It's primary financial backer, Howie Rich of New York City, has stated publicly that his objective is to destroy the ability of government to function in California.

Nine pages of arguments against Proposition 90 were presented. One of these was that a similar measure passed in Oregon has already devastated the ability of local government to protect its viewshed, and provide park and open space lands for public enjoyment. It has resulted in "...nearly 2,000 claims totaling more than $3 billion ...".

It will also be devastating to the environment and put the State in conflict with Federal laws or face bankruptcy.

"According to William G. Hamm, California's former Legislative analyst, 'Prop. 90 could require BILLIONS OF DOLLARS IN NEW TAXPAYER COSTS EACH YEAR, IF COMMUNITIES AND THE STATE CONTINUE TO PASS OR ENFORCE BASIC LAWS TO PROTECT NEIGHBORHOODS...' "

The negative effects of this proposed legislation are extreme.

The Thursday Afternoon session [2:15 - 3:30 p.m.]: Working with City Managers and Department Heads

Councilmembers have a right to full information on topics affecting the implementation of City Council Policies. Councilmembers are forbidden to interfere in personnel matters, specific work assignments, "micro-management" of methods of implementation of policies.

The City Council is the legislative branch of local government the City Manager is the head of the Administrative Branch of local government [as the President of the United States in nationally]. The department heads are the equivalent of the Presidential Cabinet Members nationally. The two branches of government are separate but government functions much better when they agree of programs and policies and when they communicate well in an appropriate manner. Keeping the roles separate but cooperative makes for a healthy, well run city.

Friday 9:30 - 11:30 a.m.: Public Service Ethics and Principles
This two hour session is mandated by State law as required education, once

every two years, for all elected and appointed public officials and many public employees. It was a "certificated" class put on by an official of the Institute For Local Government in Sacramento.

It covered the "ABCs of Open Government Laws" regarding the "Brown Act' which regulates when and how a majority of any government decision making and/or public body with authority to spend public money may meet. It also covers the do's and don'ts of what can be discussed and/or decisions made by fewer than a majority of the group. This includes discussions leading to indications of how any one of/ or the entire group may, or will, vote or intend to vote on an issue that is, or may come, before the group in the foreseeable future.

It is improper to decide an issue before the public testimony is received.

Public officials must disclose their financial interests and keep that disclosure on file for the public to peruse if so desired. Public officials may not represent any other person or entity before their own jurisdiction for one year after leaving office.

Public officials must publicly disclose any gifts over the amount of $50.00 in value and are forbidden to receive more than $360 in gifts from a single source in any contiguous 12 month period [except from immediate family]. This excludes long time relationships which involve reciprocal gifts or approximately equivalent value. Public officials are forbidden to participate in, or talk to any other official or employee about, any forthcoming issue involving a decision which may have an affect either positive or negative upon themselves or any member of their immediate family, including dependant children.

Are forbidden to accept any gift, discount, upgrade, or other "perk" involving transportation that is not equally available to every other member of the public under similar circumstances. The penalty is immediate forfeiture of office and possible fines and/or incarceration.

There are many other "rules" which govern behavior. We were advised to use the local newspaper rule: Don't do anything that you are not willing to have appear as a headline in your local newspaper the next day.

Various additional reference materials were made available to us for future use.

Friday afternoon and Saturday: The Fiduciary Responsibilities of Elected Officials: Budgets, Audits and Meaningful reports

The course was taught by the former City manager and Interim City manager of a number California cities who authored the book "Local Government Dollars & Sense" which we used as a text book. The course covered such topics as: Guarding the Public Checkbook; Council Effectiveness In Handling Major Functions; Elected Official's Governance Role; Establishing Accountability; Exercising Continuous Oversight; Avoiding Micromanagement; Combating Trivia Pursuit; Avoiding Complacency Management; The Power of Inquiry; Budget Premises; The Budget; The Budget Cycle; Line Item Budget; Program Budget; Modified Program Budget; Zero Base Budget; Multi-year Budgets; Budget "Ploys"; Budget Padding; How Cities Get Into Financial Trouble; Being Cautious During the "Good" Times; The "Problem" With Equilibrium; Degree of Accountability; Fiscal Problems; Key Financial Warnings; Fiscal Problems; Actions When In The "Crisis" State; Avoiding Common Cutback Mistakes; The "Implosion" State; Recognizing The Problems; Rectifying the Problems; Accurate Assessments; Reducing Budgets; Avoiding Pressures Based On Ignorance; Credibility; Cut Back Approaches; Funds Consumed By Previous Commitments; Avoiding "One Time" Money To Implement On-going Programs; Rewarding Conscientious Departments; Don't Tip-Toe Around "Powerful" Departments; Protecting The Infrastructure; Reading Financial Reports; Local Government versus Federal (and State) Government; Governmental Accounting; Fund Categories; Financial Reports; Interim Reports; Check Statements; Report Analysis; Budgeted Revenues Compared To Actual Revenues; Beginning Balances Compared to Ending Balances; Checking Departmental Spending; Balanced Budgets; General Fund Balance Level Factors; Grants; Providing For Operating and Maintenance Expenses; Auditor Expectation Gap; Clean Opinions; Investment Nightmares; Treasury Oversight Program; Board Oversight; Investment Reports; Oversight; Purchasing Issues; Vendor Protests; Debt Service; Refinancing Issues; Overlapping Debt; Risk Management; and Performance Measurement.

Two Paso Robles' Councilmembers attended this course, myself and Councilmember Duane Picanco. The teacher's evaluation of cities was individually filled out regarding practices and procedures in force. When graded, Paso Robles came out with the highest scores of any city present as to fiscal procedures. One city, mostly industrial, came out with a healthier fiscal situation than Paso Robles. That city has two years of expenditures and over $200 million in general fund reserves.

Other time was spent talking with officials from other cities about mutual issues and problems. A perspective was acquired on how one city financed a convention center.

TABLE 1
DEVELOPMENT IMPACT FEE PROGRAM

CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH BUILDOUT

DRAFT 8/4/06

Development Impact Fee Calculation and Nexus Report for the City of Paso Robles, California (July 2002)
Adopted 3/4/03, Resolution 03-031

		Facility Name		(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Portion of Cost Allocated to New Development (from Table 2)	% Allocated to New Development	Fee Overlap	On 2003 List?	Same Amount as 2003?	Total Estimated Amount in 2003	Reference Line # in 2003	Apportioned % Assigned in 2003	Apportioned Amount Assigned in 2003
MAP KEY		**A. TRANSPORTATION**													
		CITY-WIDE FACILITIES													
		1. Bridge and Interchange Construction													
A-44	1	Vine Street - 1st Street to Highway 46W		$1,000,000	$0	$1,000,000	$394,120	39.41%	A-77	N					
A-1	2	4th Street Underpass		$12,000,000	$0	$12,000,000	$4,729,446	39.41%	$?/private development	Y	N	$5,050,000	ST-19	60.00%	$3,030,000
A-2	3	24th Street over Railroad		$16,000,000	$0	$16,000,000	$6,305,928	39.41%		Y	N	$6,750,000	ST-29	60.00%	$4,050,000
A-3	4	Highway 46West - Highway 101 Project Total		$50,000,000	$1,947,728	$48,052,272	$18,938,385	39.41%	C-2	Y	N	$76,050,000	ST-18	60.00%	$45,630,000
A-4	5	Highway 101/46 East Dual Left - 16th Street Ramps		$9,000,000	$0	$9,000,000	$3,547,086	39.41%	A-34, B-8/private development	Y	Y	$5,900,000	ST-20	60.00%	$3,540,000
A-112	6	Highway 46East - Golden Hill Road		$2,500,000	$0	$2,500,000	$985,301	39.41%	B-5, C-4 /private development						
A-22	7	Airport Road - Highway 46 to Airport Entrance		$9,700,000	$0	$9,700,000	$3,822,969	39.41%	private development						
A-23	8	Dry Creek Road - Airport Road to Aero Tech Way		$8,000,000	$0	$8,000,000	$3,152,964	39.41%							
A-16	9	Dry Creek Road over Huer Huero		$14,000,000	$0	$14,000,000	$5,517,687	39.41%		Y	N	$1,600,000	ST-10	100.00%	$1,600,000
		TOTAL - CITY WIDE FACILITIES		**$122,200,000**	**$1,947,728**	**$120,252,272**	**$47,393,886**	39.41%							
		EAST OF SALINAS RIVER FACILITIES													
		1. Traffic Signals and Intersection Improvements													
A-6	1	Niblick	South River Road	$720,000	$0	$720,000	$325,071	45.15%	CR-5	N					
A-7	2	Creston	Meadowlark	$300,000	$72,467	$227,533	$102,728	45.15%	en Specific Plan fees	Y	N	$270,000	ST-33	100.00%	$270,000
A-8	3	Union	Golden Hill Road	$1,500,000	$150,000	$1,350,000	$609,509	45.15%	CR-2, U-5, A-25, A-26	Y	N	$324,000	ST-34	100.00%	$324,000
A-9	4	Creston	Lana	$1,000,000	$108,267	$891,733	$402,607	45.15%		Y	N	$324,000	ST-35	100.00%	$324,000
A-10	5	Charolais	South River Road	$1,000,000	$23,000	$977,000	$441,104	45.15%		Y	N	$324,000	ST-37	100.00%	$324,000
A-11	6	Charolais	Rambouillet	$300,000	$0	$300,000	$135,446	45.15%		Y	N	$270,000	ST-38	100.00%	$270,000
A-113	7	Creston	Niblick	$1,500,000	$72,466	$1,427,534	$644,515	45.15%							
A-114	8	Golden Hill Road	Rolling Hills Road	$1,000,000	$0	$1,000,000	$451,488	45.15%							
A-115	9	Golden Hill Road	Gilead Lane	$1,000,000	$0	$1,000,000	$451,488	45.15%							
A-14	10	LED crosswalks at various locations		$500,000	$0	$500,000	$225,744	45.15%		Y	N	$270,000	ST-28	100.00%	$270,000
		Subtotal of Traffic Signals & Intersection Improvements		**$8,820,000**	**$426,200**	**$8,393,800**	**$3,789,700**	**45.15%**							
		2. Road Improvements/Widenings													
A-19	1	Southern Salinas River Crossing		$41,000,000	$0	$41,000,000	$18,511,010	45.15%	CR-7	Y	N	$65,750,000	ST-30	60.00%	$39,450,000
A-20	2	North River Road - Navajo Ave to Creston Road		$4,100,000	$0	$4,100,000	$1,851,101	45.15%	A-87	N					
A-21	3	Creston Road - River to Lana		$25,000,000	$0	$25,000,000	$11,287,201	45.15%	A-69, CR-4	N					
A-25	4	Union Road - Golden Hill Road to East City Limits		$2,600,000	$0	$2,600,000	$1,173,869	45.15%		Y	N	$2,525,000	ST-17	100.00%	$2,525,000
A-26	5	Union Road - Kleck to Golden Hill Road		$5,500,000	$0	$5,500,000	$2,483,184	45.15%	U-1	N					
A-116	6	Golden Hill Road -Gilead Lane to Union Road		$1,000,000	$0	$1,000,000	$451,488	45.15%							
A-28	7	City-wide Traffic Calming Master Plan		$500,000	$0	$500,000	$225,744	45.15%		Y	N	$150,000	ST-43	100.00%	$150,000
		Subtotal of Road Improvements/Widenings		**$79,700,000**	**$0**	**$79,700,000**	**$35,983,597**	**45.15%**							
		TOTAL EAST OF SALINAS RIVER FACILITIES		**$88,520,000**	**$426,200**	**$88,093,800**	**$39,773,297**	**45.15%**							

TABLE 1
DEVELOPMENT IMPACT FEE PROGRAM

CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH BUILDOUT

		Facility Name		(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Portion of Cost Allocated to New Development *(from Table 2)*	% Allocated to New Development	Fee Overlap	On 2003 List?	Same Amount as 2003?	Total Estimated Amount in 2003	Reference Line # in 2003	Apportioned % Assigned in 2003	Apportioned Amount Assigned in 2003
		WEST OF SALINAS RIVER FACILITIES													
		1. Traffic Signals and Intersection Improvements													
A-31	1	Spring	16th	$300,000	$0	$300,000	$90,356	30.12%	B-7	Y	N	$324,000	ST-39	100.00%	$324,000
A-32	2	Spring	21st	$300,000	$0	$300,000	$90,356	30.12%	B-6	Y	N	$324,000	ST-40	100.00%	$324,000
A-34	4	Riverside	16th	$300,000	$0	$300,000	$90,356	30.12%	A-4, B-8	Y	N	$378,000	ST-42	100.00%	$378,000
A-35	5	Spring	4th	$300,000	$0	$300,000	$90,356	30.12%		N					
A-36	6	24th	Mountain Springs Road	$1,000,000	$0	$1,000,000	$301,188	30.12%	A-43	N					
A-37	7	10th	Spring	$100,000	$40,000	$60,000	$18,072	30.12%		N					
		Subtotal of Traffic Signals and Intersection Improvements		**$2,300,000**	**$40,000**	**$2,260,000**	**$680,684**	**30.12%**							
		2. Road Improvements/Widenings													
A-42	1	Vine Street - 32nd Street to 36th Street		$700,000	$0	$700,000	$210,831	30.12%		Y	N	$405,000	ST-03	100.00%	$405,000
A-43	2	24th St. - Vine Street to City Limit		$1,000,000	$183,000	$817,000	$246,071	30.12%	A-36	Y	N	$101,250	ST-09	100.00%	$101,250
		Subtotal of Improvements/Widenings		**$1,700,000**	**$183,000**	**$1,517,000**	**$456,902**	**30.12%**							
		TOTAL WEST OF SALINAS RIVER		**$4,000,000**	**$223,000**	**$3,777,000**	**$1,137,586**	**30.12%**							
		TOTAL TRANSPORTATION [1]		**$214,720,000**	**$3,648,296**	**$211,071,704**	**$88,304,769**	**41.84%**							
		B. DRAINAGE FACILITIES													
A-48	1	4th Street - Spring Street crossing		$500,000	$0	$500,000	$183,288	36.66%		N					
A-49	2	Downtown SD System Improvements (new drain inlets and pipelines)		$2,000,000	$62,444	$1,937,556	$710,263	36.66%		N					
A-50	3	Pacific Ave. SD Improvements		$500,000	$0	$500,000	$183,288	36.66%		N					
A-51	4	Mountain Springs Road SD Improvements		$600,000	$0	$600,000	$219,946	36.66%		N					
A-52	5	17th Street and Locust SD Improvements		$500,000	$0	$500,000	$183,288	36.66%		N					
A-53	6	21st Street/Villa SD Improvements		$500,000	$0	$500,000	$183,288	36.66%		N					
A-55	7	Basin #W-7 Improvements, (7th Street), Spring Street/Southern		$600,000	$0	$600,000	$219,946	36.66%		Y	Y	SAME	SD-02	100.00%	$507,960
A-56	8	Basin #W-7 Improvements, (7th Street), Olive Street/Spring Street		$500,000	$0	$500,000	$183,288	36.66%		Y	Y	SAME	SD-03	100.00%	$476,040
A-57	9	Basin #W-8 Improvements, S/o 13th Street, Southern Pacific		$800,000	$0	$800,000	$293,261	36.66%		Y	Y	SAME	SD-04	100.00%	$750,480
A-58	10	Basin #W-8 Improvements, S/o 13th Street, Spring & 12th/Southern		$900,000	$0	$900,000	$329,919	36.66%		Y	Y	SAME	SD-05	100.00%	$897,960
A-59	11	Basin #W-8 Improvements, S/o 13th Street, 12th - from Chestnut/Spring		$800,000	$0	$800,000	$293,261	36.66%		Y	Y	SAME	SD-06	100.00%	$779,520
A-60	12	Basin #W-8 Improvements, N/o 13th St., along 15th St. - Spring/Salinas River		$900,000	$0	$900,000	$329,919	36.66%		Y	Y	SAME	SD-07	100.00%	$812,760
A-61	13	Basin #W-8 Improvements, N/o 13th St., along 14th - Vine/Spring, Spring -15th		$500,000	$0	$500,000	$183,288	36.66%		Y	Y	SAME	SD-08	100.00%	$432,840
A-62	14	Basin #W-9 Improvements, along 21st St., Spring to the Salinas River		$3,000,000	$0	$3,000,000	$1,099,730	36.66%		Y	Y	SAME	SD-09	100.00%	$1,743,240
A-63	15	Basin #W-9 Improvements, Vine Street/Spring Street, 23rd, Oak and 22nd		$1,000,000	$0	$1,000,000	$366,577	36.66%		Y	Y	SAME	SD-10	100.00%	$930,480
A-64	16	Basin #W-10 Improvements, (Spring Street), 32nd Street/36th Street		$800,000	$0	$800,000	$293,261	36.66%		Y	Y	SAME	SD-11	100.00%	$723,600
A-65	17	Basin #W-10 Improvements, (Spring Street), 28th Street/32nd Street		$600,000	$0	$600,000	$219,946	36.66%		Y	Y	SAME	SD-12	100.00%	$591,600
A-66	18	Storm Drainage Master Plan		$350,000	$200,778	$149,222	$54,702	36.66%		Y	N	$250,000	SD-16	100.00%	$250,000
		TOTAL DRAINAGE FACILITIES		**$15,350,000**	**$263,222**	**$15,086,778**	**$5,530,459**	**36.66%**							

TABLE 1
DEVELOPMENT IMPACT FEE PROGRAM

CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH BUILDOUT

DRAFT 8/4/06

Development Impact Fee Calculation and Nexus Report for the City of Paso Robles, California (July 2002)
Adopted 3/4/03, Resolution 03-031

		Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to City	(4) Portion of Cost Allocated to New Development *(from Table 2)*	% Allocated to New Development	Fee Overlap	On 2003 List?	Same Amount as 2003?	Total Estimated Amount in 2003	Reference Line # in 2003	Apportioned % Assigned in 2003	Apportioned Amount Assigned in 2003
		C. BIKE AND PEDESTRIAN PATH FACILITIES												
A-69	1	Creston Road from Lana Street to Charolais Road	$100,000	$0	$100,000	$51,940	51.94%		Y	N	$56,400	AREA E		
A-70	2	Charolais Road from South River Road to 300' East of South	$23,400	$0	$23,400	$12,154	51.94%		Y	Y	SAME	AREA H		
A-71	3	St. Ann Drive from North along Creek to Toward Snead Street	$2,000	$0	$2,000	$1,039	51.95%		Y	Y	SAME	AREA J		
A-72	4	Vine Street from 1st Street to 4th Street	$52,800	$0	$52,800	$27,424	51.94%		Y	Y	SAME	AREA B		
A-73	5	16th Street from Riverside Avenue to Vine Street	$30,000	$0	$30,000	$15,582	51.94%		Y	Y	SAME	AREA B		
A-74	6	10th Street from Riverside Avenue to Vine Street	$10,000	$0	$10,000	$5,194	51.94%		Y	Y	SAME	AREA B		
A-75	7	Connection between Creekside Bike Path and Tract 1771	$82,400	$0	$82,400	$42,798	51.94%		Y	Y	SAME	AREA J		
A-76	8	Southeast Corner of Snead Street and Rambouillet Road	$41,200	$0	$41,200	$21,399	51.94%		Y	Y	SAME	AREA J		
A-77	9	South Vine Street from Hwy 46 West to 1st Street	$475,200	$0	$475,200	$246,817	51.94%	A-44	Y	Y	SAME	AREA A		
A-78	10	Airport Road from Linne Road to Meadowlark Road	$132,000	$0	$132,000	$68,560	51.94%		Y	Y	SAME	AREA M		
A-79	11	Airport Road from Tower Road to Hwy 46 East	$375,000	$0	$375,000	$194,774	51.94%	A-22	Y	Y	SAME	AREA N		
A-80	12	Dry Creek Road from Airport Road to Aerotch Center Way	$145,000	$0	$145,000	$75,312	51.94%	A-23	Y	Y	SAME	AREA N		
A-81	13	Tower Road from Airport Road to Jardine Road	$280,500	$0	$280,500	$145,691	51.94%		Y	Y	SAME	AREA N		
A-82	14	Union/46 Specific Plan	$535,400	$0	$535,400	$278,085	51.94%		Y	Y	SAME	AREA A		
A-83	15	Dallons Drive from Buena Vista Road to Golden Hill Road	$617,800	$0	$617,800	$320,883	51.94%		Y	Y	SAME	AREA P		
A-84	16	City-wide Stripping and Signing along Bike Routes	$20,000	$0	$20,000	$10,388	51.94%		N					
A-85	17	Golden Hill Road from Dallons Drive to HWY 46 East	$52,800	$0	$52,800	$27,424	51.94%		N					
A-86	18	Fairgrounds Perimeter 24th Street Riverside Avenue	$400,000	$0	$400,000	$207,758	51.94%		N					
A-87	19	South River Road Creston Road to Niblick Road	$2,000,000	$0	$2,000,000	$1,038,792	51.94%	A-20	Y	N	$460,800	~~AREA D ($800) & AREA P~~		
		TOTAL BIKE AND PEDESTRIAN PATH FACILITIES	**$5,375,500**	**$0**	**$5,375,500**	**$2,792,014**	**51.94%**							
		D. PUBLIC SAFETY FACILITIES												
		1. Police Facilities												
A-88	1	Patrol/Detective/Specialty Vehicles	$420,900	$0	$420,900	$285,451	67.82%		Y	Y	SAME	LE-01	100.00%	$420,882
A-89	2	Assigned (Additional) Officer Equipment	$100,200	$0	$100,200	$67,955	67.82%		Y	Y	SAME	LE-02	100.00%	$100,140
A-90	3	Computers and Communication Equipment	$225,000	$0	$225,000	$152,593	67.82%		Y	Y	SAME	LE-03	100.00%	$225,000
A-91	4	Multi-channel Portable Radios	$36,000	$0	$36,000	$24,415	67.82%		Y	Y	SAME	LE-04	100.00%	$36,000
		Subtotal of Police Facilities [1]	**$782,100**	**$24,667**	**$757,433**	**$513,686**	**67.82%**							
		2. Fire Facilities												
A-92	1	Station (3,200 SF Apparatus Bay/3,460 SF Living Quarters)	$4,422,500	$0	$4,422,500	$2,999,308	67.82%		Y	N	$2,725,490	FD-01	100.00%	$2,725,490
A-93	2	Fire Training Facility - Project No. FD-04	$5,069,700	$0	$5,069,700	$3,438,234	67.82%		N					
A-94	3	Fire Fighter Equipment	$159,500	$0	$159,500	$108,172	67.82%		Y	N	$98,709	FD-03	100.00%	$98,709
A-117	4	Ladder Truck	$350,000	$0	$350,000	$237,368	67.82%							
A-95	4	Fire Engine	$375,000	$0	$375,000	$254,322	67.82%		N					
		Subtotal of Fire Facilities [1]	**$10,376,700**	**$617,543**	**$9,759,157**	**$6,618,590**	**67.82%**							
		TOTAL PUBLIC SAFETY FACILITIES	**$11,158,800**	**$642,210**	**$10,516,590**	**$7,132,276**	**67.82%**							
		E. GENERAL GOVERNMENT FACILITIES												
A-96	1	City Hall - Project No. GF-01	$27,430,500	$0	$27,430,500	$15,129,199	55.15%		Y	N	$14,366,685	GF-01	100.00%	$14,366,685
A-97	2	Public Use Facility - Project No. CC-01	$3,085,000	$0	$3,085,000	$1,701,521	55.15%		N					
A-98	3	Performing Arts Center	$32,500,000	$0	$32,500,000	$17,925,265	55.15%		N					
A-99	4	300 Space Parking Structure -1000 Spring St.	$11,044,400	$0	$11,044,400	$6,091,501	55.15%		N					
A-100	5	Replace City Yard - Project No. GF-03	$4,634,200	$0	$4,634,200	$2,555,977	55.15%		Y	N	$1,900,889	GF-03	100.00%	$1,900,889
		TOTAL GENERAL GOVERNMENT FACILITIES [1]	**$78,694,100**	**$679,570**	**$78,014,530**	**$43,028,649**	**55.15%**							
		F. PARK AND RECREATION FACILITIES												
A-101	1	Centennial Park Improvements	$1,000,000	$0	$1,000,000	$807,799	80.78%		N					
A-102	2	Sherwood Park Land Improvements	$10,000,000	$0	$10,000,000	$8,077,986	80.78%		N					
A-103	3	Salinas Corridor Open Space Land Acquisition	$9,700,000	$0	$9,700,000	$7,835,646	80.78%		N					
A-104	4	Salinas Corridor Open Space Land Improvements	$497,400	$0	$497,400	$401,799	80.78%		N					
A-105	5	Montebello Park Land Acquisition	$750,000	$0	$750,000	$605,849	80.78%		N					
A-106	6	Montebello Park Land Improvements	$4,250,000	$0	$4,250,000	$34,331,441	807.80%		N					
A-107	7	Aquatic Facility	$12,000,000	$219,344	$11,780,656	$9,516,398	80.78%		N					

TABLE 1
DEVELOPMENT IMPACT FEE PROGRAM

CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH BUILDOUT

		Facility Name	Total Cost for Facility (1)	Off-setting Revenues (2)	Net Cost to City (3)	Portion of Cost Allocated to New Development (from Table 2) (4)	% Allocated to New Development	Fee Overlap	On 2003 List?	Same Amount as 2003?	Total Estimated Amount in 2003	Reference Line # in 2003	Apportioned % Assigned in 2003	Apportioned Amount Assigned in 2003
		TOTAL PARKS AND RECREATION FACILITIES [1]	**$38,197,400**	**$436,040**	**$37,761,360**	**$30,503,574**	**80.78%**							
		G. LIBRARY FACILITIES												
A-109	1	Remodel Existing Library Upstairs - Project No. LB-02	$4,200,000	$4,508	$4,195,492	$4,195,492	100.00%		N					
A-110	2	Library Books @ $60 per book	$1,196,000	$0	$1,196,000	$1,196,000	100.00%		N					
A-111	3	Library Study Center	$250,000	$0	$250,000	$250,000	100.00%		N					
		TOTAL LIBRARY FACILITIES	**$5,646,000**	**$4,508**	**$5,641,492**	**$5,641,492**	**100.00%**							
		Total all Facilities	**$369,141,800**	**$5,673,846**	**$363,467,954**	**$182,933,233**	**50.33%**							

Notes:
[1] Includes off-setting revenues not yet committed to specific facilities
[2] Total Net Cost to City equals Total Cost for Facilities minus Total Offsetting Revenues

TABLE 2
DEVELOPMENT IMPACT FEE PROGRAM
Chandler Ranch Area Specific Plan

				{1}	{2}	{3}	{4}			
	Facility Name	**Description of Improvement**	**Type of Improvement**	**Total Cost for Facility**	**Off-setting Revenues**	**Net Cost to City**	**Portion of Cost Allocated to New Development** *(from City City Engineer Memo 3/29/06 CRASP)*	**% Allocated to New Development**	***Fee Overlap***	***NCE Comments***
MAP KEY										
CR-1	Airport Road Bridge south of Highway 46 East	Huerhero Bridge	Bridge	$11,200,000	$0	$11,200,000	$11,200,000	100.00%		
CR-2	Union Road at Golden Hill Road	Round-about improvements	Round-about	$1,500,000	$0	$1,500,000	$315,000	21.00%	**A-8, U-5**	
CR-3	Golden Hill Road at Rolling Hills Road	Intersection or Roundabout	Intersection	$1,000,000	$0	$1,000,000	$210,000	21.00%		
CR-4	Creston Road - South River Road to Lana Street	Road widening	Road Widening	$25,000,000	$0	$25,000,000	$4,750,000	19.00%	**A-21**	
CR-5	Niblick Road at South River Road	Intersection modification	Intersection	$720,000	$0	$720,000	$136,800	19.00%	**A-6**	
CR-6	Niblick Road at Creston Road	Intersection modification	Intersection	$1,500,000	$0	$1,500,000	$285,000	19.00%		
CR-7	Charolais Road from South River Road to Hwy 101	Southern Salinas River bridge crossing	Bridge	$41,000,000	$0	$41,000,000	$7,790,000	19.00%	**A-19**	
	Total all Facilities			**$81,920,000**	**$0**	**$81,920,000**	**$24,686,800**	**30.14%**		

TABLE 3
DEVELOPMENT IMPACT FEE PROGRAM
Borkey Area Specific Plan

				{1}	{2}	{3}	{4}				
	Facility Name	**Description of Improvement**	**Type of Improvement**	**Total Cost for Facility**	**Off-setting Revenues**	**Net Cost to City**	**Portion of Cost Allocated to BASP** *(from Technical Appendix G)*	**% Allocated to BASP**	***Fee Overlap***	***NCE Comments***
MAP KEY										
B-1	Buena Vista Road at Highway 46 East	Signalization/Channelization	Intersection	$125,000	$0	$125,000	$125,000	100.00%		
B-2	Golden Hill Road at Highway 46 East	Signalization/Channelization	Intersection	$160,000	$0	$160,000	$120,000	75.00%	**C-4 U-4**	
B-3	Golden Hill Road at "Collector Street"	Signalization of intersection (Dallons Drive)	Intersection	$125,000	$0	$125,000	$125,000	100.00%		
B-4	Extention of "Collector Street" to North River Road	Extend Dallons Drive/River Oaks Drive to North River Roa	Road Extension	$141,500	$0	$141,500	$141,500	100.00%		
B-5	Golden Hill Road at Highway 46 East	Future Interchange	Interchange	$9,285,000	$0	$9,285,000	$3,342,600	36.00%	**C-4**	
B-6	Spring Street at 21st Street	Downtown traffic signal	Intersection	$150,000	$0	$150,000	$15,000	10.00%	**A-32**	
B-7	Spring Street at 16th Street	Downtown traffic signal	Intersection	$150,000	$0	$150,000	$6,000	4.00%	**A-31**	
B-8	Riverside Avenue at 16th Street	Downtown traffic signal	Intersection	$150,000	$0	$150,000	$6,000	4.00%	**A-4, A-34**	
B-9	Spring at 6th Street	Downtown traffic signal	Intersection	$150,000	$0	$150,000	$6,000	4.00%		
B-10	North River Road Upgrading	Minor grading, drainage improvements, and asphalt overla	Upgrading Road	$156,000	$0	$156,000	$156,000	100.00%		
B-11	Spring Street and 13th Street	Downtown minor modifications and restriping	Striping	$17,000	$0	$17,000	$13,000	76.47%		*Numbers don't add to total downtown improvements (see Table G-1 and Table G-2 (page G-5))*
	Total all Facilities			**$10,609,500**	**$0**	**$10,609,500**	**$4,056,100**	**38.23%**		

TABLE 4
DEVELOPMENT IMPACT FEE PROGRAM
Union/46 Area Specific Plan

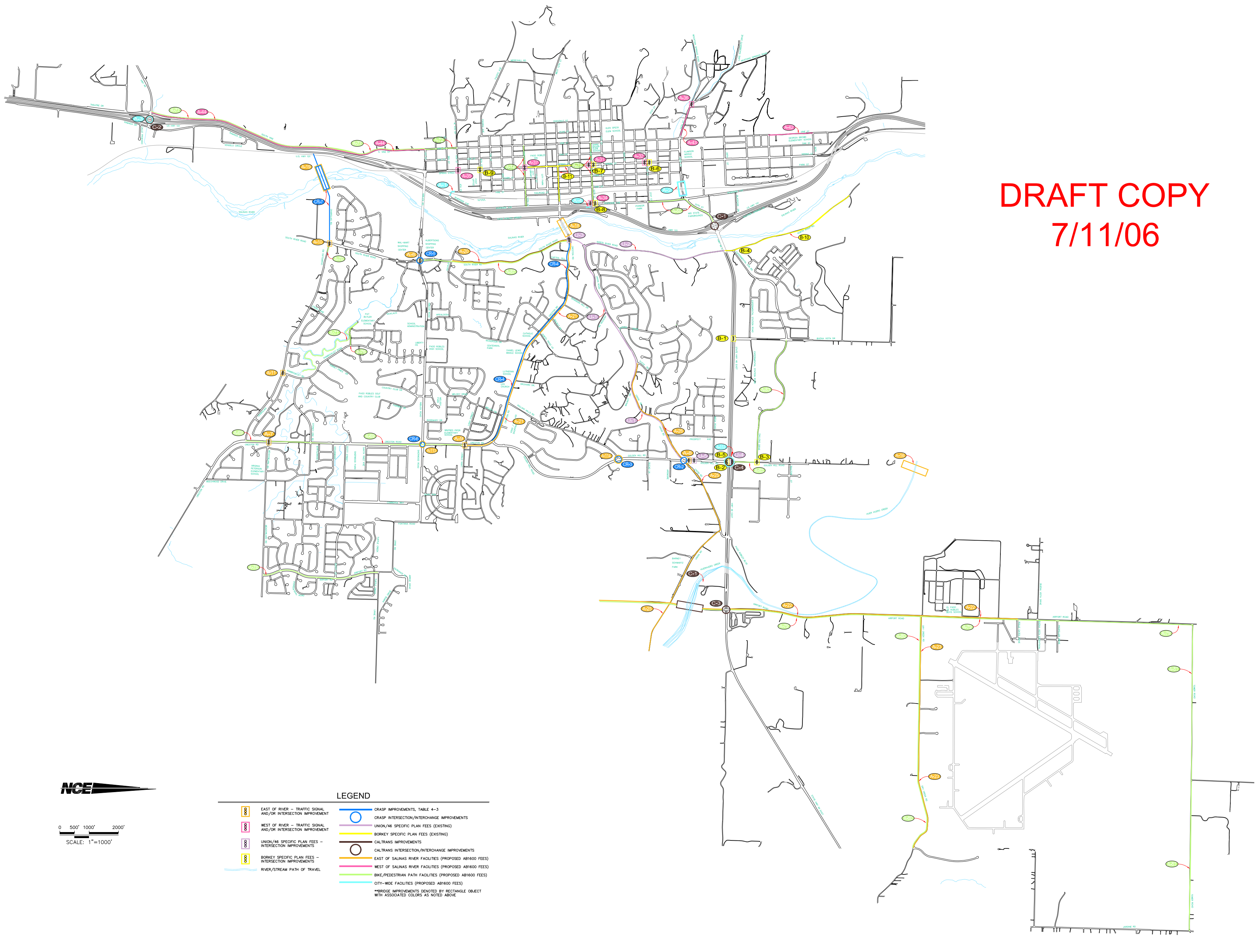
				{1}	{2}	{3}	{4}			
	Facility Name	**Description of Improvement**	**Type of Improvement**	**Total Cost for Facility**	**Off-setting Revenues**	**Net Cost to City**	**Portion of Cost Allocated to U46SP** *(from Amendment No. 1 2/4/92)*	**% Allocated to U46SP**	***Fee Overlap***	***NCE Comments***
MAP KEY	**A. TRANSPORTATION**									
U-1	Union Road	Widening of Union Road with necessary utilities	Widening	$1,729,500	$0	$1,729,500	$1,729,500	100.00%	**A-26**	
U-2	North River Road	Signalization/Channelization	Intersection	$1,236,900	$0	$1,236,900	$1,236,900	100.00%		
U-3	Creston Road at North River Road	Intersection improvments	Intersection	$387,090	$0	$387,090	$387,090	100.00%	**A-18, A-40**	
U-4	Golden Hill Road at Highway 46 East	Improvements and signalization	Intersection	$164,800	$0	$164,800	$41,200	25.00%	**B-2, C-4**	
U-5	Golden Hill Road at Union Road	Signalization	Intersection	$140,000	$0	$140,000	$35,000	25.00%	**CR-2, A-8**	
U-6	Police Equipment		Equipment	$33,000	$0	$33,000	$33,000	100.00%		
U-7	Fire Equipment		Equipment	$263,000	$0	$263,000	$263,000	100.00%		
	Total all Facilities			**$3,954,290**	**$0**	**$3,954,290**	**$3,725,690**	**94.22%**		

TABLE 5
DEVELOPMENT IMPACT FEE PROGRAM
Caltrans Fees for CRASP

	Facility Name	Description of Improvement	Type of Improvement	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Portion of Cost Allocated to CRASP *(from City Engineer Memo dated 3/29/06)*	% Allocated to New Development	*Fee Overlap*	*NCE Comments*
MAP KEY										
C-1	Highway 101/Highway 46 East	Dual west-bound left turn lanes onto 101	Intersection	$9,000,000	$0	$9,000,000	$1,080,000	12.00%		
C-2	Highway 101/Highway 46 West Interchange	Highway Interchange	Interchange	$50,000,000	$0	$50,000,000	$1,000,000	2.00%	**A-3**	
C-3	Highway 46 East/Airport Road Interchange	Highway Interchange	Interchange	$36,000,000	$0	$36,000,000	$18,000,000	50.00%	**A-17**	
C-4	Highway 46 East/Golden Hill Road Intersection	Intersection improvement	Intersection	$2,500,000	$0	$2,500,000	$500,000	20.00%	**A-112, B-2, U-4**	
	Total all Facilities			**$97,500,000**	**$0**	**$97,500,000**	**$20,580,000**	**21.11%**		

TABLE 1
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH BUILDOUT

	Facility Name		Overlaping Improvements	
	A. TRANSPORTATION			
	CITY-WIDE FACILITIES			
3	Highway 46West - Highway 101 PAED		Caltrans - #2	
4	16th Street Ramp Configuration		West of Salinas - #4	Borkey SP - #8 (4% attributable to Borkey)
5	Golden Hill Road	Highway 46 East	Caltrans - #4	
	EAST OF SALINAS RIVER FACILITIES			
1	Niblick	River Road	CRASP - #5 - Intersection Modification	
3	Union	Golden Hill Road	CRASP - #2 - Roundabout Improvements	
13	13th Street over Salinas River		West of Salinas - #4	Union/46 SP - #3
14	Southern Salinas River Crossing		CRASP - #7	
15	North River Road - Navajo Ave to Creston Road		Bike/Ped - #19	
16	Creston Road - River to Niblick		CRASP - #4	Bike/Ped - #1 (Lana to Niblick)
17	Airport Road - Highway 46 to Tower		Bike/Ped - #11	
18	Dry Creek Road - Airport to Aero Tech Way		Bike/Ped - #12	
20	Union Road - Golden Hill Road to East City Limits			
21	Union Road - Riverglen Drive to Golden Hill Road		Union/46 SP - #1	
24	Sherwood - Creston to Commerce			
	WEST OF SALINAS RIVER FACILITIES			
1	Spring	16th	Borkey SP - #7 (4% attributable to Borkey)	
2	Spring	21st	Borkey SP - #6 (10% attributable to Borkey)	
4	Riverside	16th	City-Wide - #4	Borkey SP - #8 (4% attributable to Borkey)
6	24th	Vine	West of Salinas - #13	
10	13th	Paso Robles	East of Salinas - #13	
13	24th St. - Oak Avenue to City Limit		West of Salinas - #6	
14	Vine Street - 1st Street to Highway 46W		Bike/Ped - #9	
	C. BIKE AND PEDESTRIAN PATH FACILITIES			
1	Creston Road from Lana Street to Charolais Road		East of Salinas- #16 (Lana to Niblick Overlap)	
9	South Vine Street from Hwy 46 West to 1st Street		West of Salinas - #14	
11	Airport Road from Tower Road to Hwy 46 East		East of Salinas - #17	
12	Dry Creek Road from Airport Road to Aerotch Center Way		East of Salinas - #18	
14	Union/46 Specific Plan		Union/46 SP	
16	City-wide Stripping and Signing along Bike Routes			
19	South River Road Creston Road to Niblick Road		East of Salinas - #15	
	CRASP			
2	Union Road at Golden Hill Road		East of Salinas - #3	Union/46 SP - #5
4	Creston Road Corridor Improvements		East of Salinas - #16	
5	Niblick/South River Road Intersection Modification		East of Salinas - #1	
7	Charolais Extension (w/bridge across Salinas)		East of Salinas - #14	
	BORKEY SP			
2	Golden Hill/Hwy 46E – Signalization/Channelization (75% Borkey)		Caltrans - #4	Union/46 SP - #4
5	Golden Hill/Hwy 46E – Future Interchange (36% Borkey)		Caltrans - #4	



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