

**TO:** James L. App, City Manager  
**FROM:** Ronald Whisenand, Director of Community Development  
**SUBJECT:** Updated Development Impact Fees  
**DATE:** October 3, 2006

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**Needs:** That the City Council considers updating and adjusting Development Impact Fees associated with State Assembly Bill 1600.

- Facts:**
1. In 1988, the State established law (AB 1600) that provides the authority to establish fees to cover the cost of public facilities needed to serve new development.
  2. Development Impact Fees are a tool to implement the General Plan policy that new development will pay for its impacts.
  3. Development Impact Fees reflect policy adopted in the Economic Strategy to “establish stable, long-term funding for infrastructure”.
  4. It is estimated that by 2025 6,548 new housing units and approximately 4,305,000 square feet of new industrial and commercial development will be built. The future residents and new employees will create additional demand for public facilities that cannot be accommodated unless they pay their share of the costs.
  5. On October 19, 2004, the Council adopted a list of City infrastructure needs pursuant to the General Plan. The Needs List identifies projects and building improvements in transportation, drainage, bike and pedestrian paths, public safety (police and fire), general government facilities, park and recreation facilities, and library facilities.
  6. The City retained David Taussig & Associates to prepare a Development Impact Fee Justification Study in order 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”.
  7. An updated Needs List has been prepared by Taussig separating transportation projects into three categories; east side, west side and regional. This list has been prepared as the basis to assess fees more equitably throughout the City, with east side development appropriately supporting east side transportation projects.
  8. In February, 2005, Omni-Means concluded the updated Needs List and the nexus between east side development and its separation of east side transportation projects is sound.
  9. Projects involving State routes are included in the Needs List where cost estimates have been prepared and shares of City participation have been identified. These projects include the Highway 101-46E dual left turn intersection improvement (also includes the 16<sup>th</sup> Street on and off ramps) and the Highway 46W-101 interchange. Examples of future projects (without conceptual design) not included in the AB 1600 fee program are; Highway 101-46E interchange, Highway 46E interchanges at

Buena Vista Drive, Golden Hill Road, Airport Road and Dry Creek Road, and the widening of Highway 46E to six lanes.

10. At their meeting of August 1, 2006, the City Council heard testimony regarding the proposed fees. The Council continued the public hearing for 60 days and directed staff to meet with representatives of the Home Builders Association (HBA) in order to discuss the issues the HBA presented at the hearing.
11. On August 31, 2006, staff met with representatives of the HBA. Both sides reported that the meeting was productive. The HBA has stated that they do not contest the fee amounts, but have issues remaining regarding the estimates and assumptions made in calculating the fees.

### **Analysis and**

#### **Conclusion:**

The Needs List is a compilation of projects that meet the goals of the General Plan adopted in 2003. The Needs List is the basic underlying document from which Development Impact Fees are calculated. The Needs List is organized by departments with projects listed under transportation, drainage, bike and pedestrian paths, public safety facilities (police and fire), general government facilities, parks and recreation facilities, and library facilities.

The Development Fee Justification Study prepared by Taussig and Associates determines the level of participation of new development in the funding of the projects on the Needs List. In accordance with the provisions of Section 66000 of the Government Code, there must be a nexus between the 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.

**Table 1** is a spread sheet that provides a comparison of the City's current Development Impact Fees with those proposed as needed to mitigate the cumulative effects of future land development. (See attachment 1)

**Table 2** is the Needs List. Identification of the facilities to be financed is a critical component of any Development Impact Fee program. The Needs List includes a cost section consisting of columns for the total cost of the facility, off-setting revenues, net cost to the City and portion of costs allocated to new development. (See attachment 2)

**Table 3** provides a comparison of Development Impact Fees currently in place in other Cities in our area. The Cities of Atascadero and Santa Maria have comprehensive Development Impact Fee programs which are readily comparable to ours. Other agencies assess fees on an individual basis making it difficult to verify that all fees have been provided and accounted for. (See attachment 3)

#### **Community Comment**

It has been the goal of the Community Development Department to notify participants in the building industry of the Council's intent to update Development Impact Fees. Community outreach is accomplished primarily by communication with the Home Builders Association (HBA).

On December 15, 2005, a letter was sent to the HBA requesting comment on the proposed fee structure. The letter was accompanied by a draft Justification Study prepared by Taussig. Comments were received from the HBA via a letter dated March 7, 2006. An updated letter, including a response to those comments and a second draft Study, was sent to the HBA on June 14. All correspondence with the HBA is attached here.

On June 20, 2006, a letter was sent to individuals with permits in progress in the City. It is assumed that these individuals would be the most likely future permit applicants.

Prior to August, the HBA submitted considerable comment from their consultants and legal counsel. Responses to these comments were provided by David Taussig and the City attorney.

At their meeting of August 1, 2006, the City Council directed staff to meet with representatives of the HBA to fully receive and respond to their comments. Since the Council meeting, City staff and representatives of the HBA exchanged information leading up to a meeting date. A meeting of all interested parties was held on August 31.

All parties agreed that the meeting of August 31 was productive. At the conclusion of the meeting City staff agreed to provide more specific information to the HBA regarding:

- Overlap with Specific Plan fees
- Facilities Construction Costs
- Overlap with in-lieu parking fees
- Policies regarding frontage improvements

In turn the HBA stated that they would craft more specific questions regarding facilities cost estimates. City staff received an email from Joanne Brion, dated September 8; a letter from the HBA dated September 14, and a list of Planning Commission Resolutions from North Coast Engineering (all attached). City staff has responded to the correspondence and the issues listed above in a letter to the HBA, dated September 25, 2006 (attached).

City staff agrees that the HBA's concerns with overlapping specific plan are valid. With the adoption of the AB 1600 update, staff recommends that certain Borkey and Union-46 specific plan fees will be superseded and should be eliminated by separate Council action (These fees are listed in the 9-25 letter to the HBA). Further, with the consideration of new specific plan fees in the Chandler and Beechwood-Olsen areas, consideration of AB 1600 fees must be made.

City staff also agrees that consideration of AB 1600 fees must be addressed when downtown parking fees are considered. Further, City staff agrees that reimbursement for improvements on the Needs List constructed by developers must be made. This policy is included in the attached draft resolutions of adoption of the fees.

City staff and the HBA will disagree on the validity of the construction cost estimates for facilities, including a new City Hall, Fire Station, Library and others. Both sides have presented their reasoning. Other issues not satisfactory to the HBA will be addressed by Taussig and the City's legal council. These issues include; the City's ability to finance their share of projects on the Needs List, the Quimby Act, and the Wyland Bill.

### **Determination of Fees for Various Commercial and Industrial Uses**

The proposed Development Impact Fees (revised in response to recent meeting and HBA comments) are outlined on Exhibit A to the attached Resolution. The fees are listed in four basic categories, including single family residential, multi-family residential, commercial and industrial. There are a number of uses that can be allowed in commercial zones that generate impacts more similar to industrial uses. These uses are outlined at the bottom of Exhibit A for clarification upon implementation of the fees. The Community Development Director will have the authority to determine the appropriate fee where a proposed use does not clearly fit any of the categories provided.

### **Time of Collection of Fees**

In accordance with Council policy, Development Impact Fees are collected upon certificate of occupancy. Currently, the amount of the fees is based upon the rates in effect at the time that the initial permit application is submitted. This policy is not consistent with policy applied to sewer and water connection fees, which are determined and paid at the time of permit issuance.

Discrepancy in assessment and collection policies, between utility impact fees and other infrastructure impact fees, results in confusion for applicants and administrative inefficiencies associated with issuing permits. Further, the discrepancy between the date of assessment and collection creates a financial disconnect between the mitigation and the community-wide impacts of a project. The longer the time period between permit application and collection of the impact fee, the more pronounced the issues become.

With the update of Development Impact Fees, the Council has the option of reviewing and updating the assessment and collection policies associated with Development Impact Fees. Options provided for consideration include; a) assessment and payment of fees in effect at the time of permit issuance, or b) assessment and payment of fees in effect at the time of occupancy.

#### **Policy**

**Reference:** City General Plan; Government Code Sections 66000-66009; Resolution No. 04-234.

#### **Fiscal**

**Impact:** Adoption of the Development Impact Fees in the Study would generate an estimated \$184 million for infrastructure needed to serve new development over the time frame of the General Plan adopted in December, 2003.

#### **Options:**

- a. Adopt Resolution No. 06-xxx implementing new non-utility Development Impact Fees with collection of fees upon issuance of a building permit in the amount in effect at that time. All permit applications submitted prior to October 3, 2006 shall be assessed fees in effect on October 3, 2006.

- b. Adopt Resolution No. 06-xxx implementing new non-utility Development Impact Fees with collection of fees upon certificate of occupancy in the amount in effect at that time. All permit applications submitted prior to October 3, 2006 shall be assessed fees in effect on October 3, 2006.
- c. Amend, modify or reject the above options.

Attachments: (10)

- 1. Table 1
- 2. Table 2
- 3. Table 3
- 4. Letter to Permit Applicants 6-20-06
- 5. Email from Joanne Brion 9-8-06
- 6. Letter from HBA 9-14-06
- 7. Cover letter from NCE 9-13-06
- 8. Letter to HBA 9-25-06
- 9. Resolution Option A
- 10. Resolution Option B

**TABLE 1**  
**Proposed Development Impact Fee Summary - 2006**

	Streets, Traffic Signals and Bridges	A Transportation Facilities		Storm Drainage Facilities	B Drainage Facilities West of Salinas River	C Bike and Pedestrian Path Facilities	D Public Safety Facilities				General Governmental Facilities	Public Meeting Facilities	E General Governmental Service Facilities	Aquatics Facilities	Parkland & Open Space Acquisition	F Park and Recreation Facilities	Library Expansion Facilities	G Library Facilities			Total		Per
		East of Salinas River	West of Salinas River				Law Enforcement Facilities	Fire Protection Facilities	Police	Fire									Total	Per	East of Salinas River	West of Salinas River	
<b>Single Family</b>	\$4,872	<b>\$8,153</b>	<b>\$4,076</b>	\$694	<b>\$1,660</b>	<b>\$863</b>	\$20	\$785	<b>\$66</b>	<b>\$768</b>	\$467	\$453	<b>\$4,637</b>	\$322	\$2,895	<b>\$4,943</b>	\$694	<b>\$906</b>	\$11,202	unit	<b>\$20,336</b>	<b>\$17,919</b>	unit
Estate (1 acre or more)	\$4,872	<b>\$8,153</b>	<b>\$4,076</b>	\$883	<b>\$1,660</b>	<b>\$863</b>	\$20	\$785	<b>\$66</b>	<b>\$768</b>	\$467	\$453	<b>\$4,637</b>	\$322	\$2,895	<b>\$4,943</b>	\$694	<b>\$906</b>	\$11,391	unit	<b>\$20,336</b>	<b>\$17,919</b>	unit
<b>Multiple Family</b>	\$3,206	<b>\$6,522</b>	<b>\$3,261</b>	\$228	<b>\$830</b>	<b>\$767</b>	\$38	\$645	<b>\$78</b>	<b>\$683</b>	\$467	\$392	<b>\$4,121</b>	\$279	\$2,505	<b>\$4,394</b>	\$601	<b>\$805</b>	\$8,361	unit	<b>\$17,370</b>	<b>\$14,939</b>	unit
Condominium/Duplex	\$2,994			\$377			\$19	\$226			\$467	\$353		\$250	\$2,250		\$539		\$7,475	unit			unit
Mobile Homes	\$2,457			\$607			\$22	\$1,237			\$467	\$284		\$203	\$1,815		\$434		\$7,526	unit			unit
<b>Assisted Living Units</b>	\$933	<b>\$1,820</b>	<b>\$990</b>	\$309	<b>\$830</b>	No Fee	\$36	\$10,749	<b>\$78</b>	<b>\$10,451</b>	\$467	No Fee	<b>\$4,121</b>	No Fee	No Fee	No Fee	No Fee	No Fee	\$12,494	unit	<b>\$16,470</b>	<b>\$16,470</b>	unit
<b>Commercial Lodging Motel/Hotel</b>	\$2,510	<b>\$2,815</b>	<b>\$1,985</b>	\$138	<b>\$830</b>	No Fee	\$12	\$256	<b>\$78</b>	<b>\$342</b>	\$73	No Fee	<b>\$71</b>	No Fee	No Fee	No Fee	No Fee	No Fee	\$2,989	unit	<b>\$3,306</b>	<b>\$3,306</b>	unit
<b>RV Parks &amp; Campgrounds</b>	\$1,578	<b>\$1,770</b>	<b>\$940</b>	No Fee	<b>\$830</b>	No Fee	No Fee	No Fee	<b>\$78</b>	<b>\$342</b>	No Fee	No Fee	<b>\$71</b>	No Fee	No Fee	No Fee	No Fee	No Fee	\$1,578	unit	<b>\$2,261</b>	<b>\$2,261</b>	unit
<b>Commercial per sq. ft.</b>	\$6.09	<b>\$6.83</b>	<b>\$5.71</b>	\$0.22	<b>\$1.12</b>	NA	\$0.05	\$0.47	<b>\$0.05</b>	<b>\$0.45</b>	\$0.10	No Fee	<b>\$0.35</b>	No Fee	No Fee	NA	No Fee	NA	\$6.93	sq ft.	<b>\$7.68</b>	<b>\$7.68</b>	sq ft
<b>Industrial per sq. ft.</b>	\$2.88	<b>\$3.43</b>	<b>\$2.68</b>	\$0.26	<b>\$0.75</b>	NA	\$0.00	\$0.02	<b>\$0.02</b>	<b>\$0.05</b>	\$0.10	No Fee	<b>\$0.10</b>	No Fee	No Fee	NA	No Fee	NA	\$3.26	sq ft.	<b>\$3.60</b>	<b>\$3.60</b>	sq ft

**TABLE 2  
DEVELOPMENT IMPACT FEE PROGRAM  
CITY OF PASO ROBLES  
PUBLIC FACILITIES NEEDS LIST THROUGH 2025**

Facility Name	{1}	{2}	{3}	{4}	{5}	
	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of cost allocated to new development	Cost allocated to new development	
<b>A. TRANSPORTATION</b>						
<b>CITY-WIDE FACILITIES</b>						
1 Vine Street - 1st Street to Highway 46W	\$1,000,000	\$0	\$1,000,000	39.41%	\$394,121	
2 4th Street Underpass	\$12,000,000	\$0	\$12,000,000	39.41%	\$4,729,446	
3 24th Street over Railroad	\$16,000,000	\$0	\$16,000,000	39.41%	\$6,305,928	
4 Highway 46West - Highway 101	\$50,000,000	\$0	\$50,000,000	39.41%	\$19,706,025	
5 Highway 101/46East-Dual Left- 16th Street Ramps	\$9,000,000	\$0	\$9,000,000	39.41%	\$3,547,085	
6 Highway 46East - Golden Hill Road	\$2,500,000	\$0	\$2,500,000	39.41%	\$985,301	
7 Airport Road - Highway 46 to Airport Entrance	\$9,700,000	\$0	\$9,700,000	39.41%	\$3,822,969	
8 Dry Creek Road - Airport Rd to Aero Tech Way	\$8,000,000	\$0	\$8,000,000	39.41%	\$3,152,964	
9 Dry Creek Road over Huer Huero	\$14,000,000	\$0	\$14,000,000	39.41%	\$5,517,687	
10 Revenues not yet Committed		\$1,113,120 [1]				
<b>TOTAL - CITY WIDE FACILITIES</b>	<b>\$122,200,000</b>	<b>\$1,113,120</b>	<b>\$121,086,880</b>	<b>39.41%</b>	<b>\$47,722,823</b>	
<b>EAST OF SALINAS RIVER FACILITIES</b>						
<b>1. Intersection Improvements</b>						
1 Niblick Road	South River Road	\$720,000	\$0	\$720,000	45.15%	\$325,071
2 Creston Road	Meadowlark Road	\$300,000	\$0	\$300,000	45.15%	\$135,446
3 Union Road	Golden Hill Road	\$1,500,000	\$0	\$1,500,000	45.15%	\$677,232
4 Creston Road	Lana Street	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
5 Charolais Road	South River Road	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
6 Charolais Road	Rambouillet Road	\$300,000	\$0	\$300,000	45.15%	\$135,446
7 Creston Road	Niblick Road	\$1,500,000	\$0	\$1,500,000	45.15%	\$677,232
8 Golden Hill Road	Rolling Hills Road	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
9 Golden Hill Road	Gilead Lane	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
10 LED crosswalks at various locations		\$500,000	\$0	\$500,000	45.15%	\$225,744
<b>Subtotal East of Salinas River Intersection Improvements</b>		<b>\$8,820,000</b>	<b>\$0</b>	<b>\$8,820,000</b>	<b>45.15%</b>	<b>\$3,982,125</b>
<b>2. Road Improvements/Widenings</b>						
1 Southern Salinas River Crossing		\$41,000,000	\$0	\$41,000,000	45.15%	\$18,511,010
2 North River Road - Navajo Ave to Creston Road		\$4,100,000	\$0	\$4,100,000	45.15%	\$1,851,101
3 Creston Road - River Road to Lana Street		\$25,000,000	\$0	\$25,000,000	45.15%	\$11,287,201
4 Union Road - Golden Hill Road to East City Limits		\$2,600,000	\$0	\$2,600,000	45.15%	\$1,173,869
5 Union Road - Kleck Road to Golden Hill Road		\$5,500,000	\$0	\$5,500,000	45.15%	\$2,483,184
6 Golden Hill Road - Gilead Lane to Union Road		\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
7 City-wide Traffic Calming Master Plan		\$500,000	\$0	\$500,000	45.15%	\$225,744
<b>Subtotal Road Improvements/Widenings</b>		<b>\$79,700,000</b>	<b>\$0</b>	<b>\$79,700,000</b>	<b>45.15%</b>	<b>\$35,983,597</b>
<b>TOTAL EAST OF SALINAS RIVER FACILITIES</b>		<b>\$88,520,000</b>	<b>\$0</b>	<b>\$88,520,000</b>	<b>45.15%</b>	<b>\$39,965,721</b>
<b>WEST OF SALINAS RIVER FACILITIES</b>						
<b>1. Intersection Improvements</b>						
1 Spring Street	16th Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
2 Spring Street	21st Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
3 Riverside Avenue	16th Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
4 Spring Street	4th Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
5 24th Street	Mountain Springs Road	\$1,000,000	\$0	\$1,000,000	30.12%	\$301,188
6 10th Street	Spring Street	\$100,000	\$0	\$100,000	30.12%	\$30,119
<b>Subtotal Intersection Improvements</b>		<b>\$2,300,000</b>	<b>\$0</b>	<b>\$2,300,000</b>	<b>30.12%</b>	<b>\$692,732</b>

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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
<b>2. Road Improvements/Widenings</b>					
1 Vine Street - 32nd Street to 36th Street	\$700,000	\$0	\$700,000	30.12%	\$210,831
2 24th Street - Vine Street to West City Limits	\$1,000,000	\$0	\$1,000,000	30.12%	\$301,188
<b>Subtotal Improvements/Widenings</b>	<b>\$1,700,000</b>	<b>\$0</b>	<b>\$1,700,000</b>	<b>30.12%</b>	<b>\$512,019</b>
<b>TOTAL WEST OF SALINAS RIVER</b>	<b>\$4,000,000</b>	<b>\$0</b>	<b>\$4,000,000</b>	<b>30.12%</b>	<b>\$1,204,751</b>
<b>TOTAL TRANSPORTATION</b>	<b>\$214,720,000</b>	<b>\$1,113,120</b>	<b>\$213,606,880</b>	<b>41.62%</b>	<b>\$88,893,295</b>
<b>B. DRAINAGE FACILITIES</b>					
1 4th Street - Spring Street Crossing	\$500,000	\$0	\$500,000	36.66%	\$183,288
2 Downtown SD System Improvements (new drain inlets and pipelines)	\$2,000,000	\$0	\$2,000,000	36.66%	\$733,153
3 Pacific Ave. SD Improvements	\$500,000	\$0	\$500,000	36.66%	\$183,288
4 Mountain Springs Road SD Improvements	\$600,000	\$0	\$600,000	36.66%	\$219,946
5 17th Street and Locust SD Improvements	\$500,000	\$0	\$500,000	36.66%	\$183,288
6 21st Street/Villa SD Improvements	\$500,000	\$0	\$500,000	36.66%	\$183,288
7 7th Street, Spring Street / Southern	\$600,000	\$0	\$600,000	36.66%	\$219,946
8 7th Street, Olive Street/Spring Street	\$500,000	\$0	\$500,000	36.66%	\$183,288
9 S/o 13th Street, Southern Pacific	\$800,000	\$0	\$800,000	36.66%	\$293,261
10 S/o 13th Street, Spring & 12th/Southern	\$900,000	\$0	\$900,000	36.66%	\$329,919
11 S/o 13th Street, 12th - from Chestnut/Spring	\$800,000	\$0	\$800,000	36.66%	\$293,261
12 N/o 13th St., along 15th St. - Spring/Salinas River	\$900,000	\$0	\$900,000	36.66%	\$329,919
13 N/o 13th St., along 14th - Vine/Spring, Spring -15th	\$500,000	\$0	\$500,000	36.66%	\$183,288
14 Along 21st St., Spring to the Salinas River	\$3,000,000	\$0	\$3,000,000	36.66%	\$1,099,730
15 Vine Street/Spring Street, 23rd, Oak and 22nd	\$1,000,000	\$0	\$1,000,000	36.66%	\$366,577
16 Spring Street, 32nd Street/36th Street	\$800,000	\$0	\$800,000	36.66%	\$293,261
17 Spring Street, 28th Street/32nd Street	\$600,000	\$0	\$600,000	36.66%	\$219,946
18 Storm Drainage Master Plan	\$350,000	\$0	\$350,000	36.66%	\$128,302
<b>TOTAL DRAINAGE FACILITIES</b>	<b>\$15,350,000</b>	<b>\$0</b>	<b>\$15,350,000</b>	<b>36.66%</b>	<b>\$5,626,950</b>
<b>C. BIKE AND PEDESTRIAN PATH FACILITIES</b>					
1 Creston Road from Lana Street to Charolais Road	\$100,000	\$0	\$100,000	51.94%	\$51,940
2 Charolais Road from South River Road to 300' East of South	\$23,400	\$0	\$23,400	51.94%	\$12,154
3 St. Ann Drive from North along Creek to Toward Snead Street	\$2,000	\$0	\$2,000	51.94%	\$1,039
4 Vine Street from 1st Street to 4th Street	\$52,800	\$0	\$52,800	51.94%	\$27,424
5 16th Street from Riverside Avenue to Vine Street	\$30,000	\$0	\$30,000	51.94%	\$15,582
6 10th Street from Riverside Avenue to Vine Street	\$10,000	\$0	\$10,000	51.94%	\$5,194
7 Connection between Creekside Bike Path and Tract 1771	\$82,400	\$0	\$82,400	51.94%	\$42,799
8 Southeast Corner of Snead Street and Rambouillet Road	\$41,200	\$0	\$41,200	51.94%	\$21,399
9 South Vine Street from Hwy 46 West to 1st Street	\$475,200	\$0	\$475,200	51.94%	\$246,819
10 Airport Road from Linne Road to Meadowlark Road	\$132,000	\$0	\$132,000	51.94%	\$68,561
11 Airport Road from Tower Road to Hwy 46 East	\$375,000	\$0	\$375,000	51.94%	\$194,775
12 Dry Creek Road from Airport Road to Aerotch Center Way	\$145,000	\$0	\$145,000	51.94%	\$75,313
13 Tower Road from Airport Road to Jardine Road	\$280,500	\$0	\$280,500	51.94%	\$145,692
14 Union/46 Specific Plan	\$535,400	\$0	\$535,400	51.94%	\$278,087
15 Dallons Drive from Buena Vista Road to Golden Hill Road	\$617,800	\$0	\$617,800	51.94%	\$320,885
16 City-wide Stripping and Signing along Bike Routes	\$20,000	\$0	\$20,000	51.94%	\$10,388
17 Golden Hill Road from Dallons Drive to HWY 46 East	\$52,800	\$0	\$52,800	51.94%	\$27,424
18 Fairgrounds Perimeter 24th Street Riverside Avenue	\$400,000	\$0	\$400,000	51.94%	\$207,760
19 South River Road Creston Road to Niblick Road	\$2,000,000	\$0	\$2,000,000	51.94%	\$1,038,800
<b>TOTAL BIKE AND PEDESTRIAN PATH FACILITIES</b>	<b>\$5,375,500</b>	<b>\$0</b>	<b>\$5,375,500</b>	<b>51.94%</b>	<b>\$2,792,014</b>



**TABLE 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
<b>D. PUBLIC SAFETY FACILITIES</b>					
<b>1. Police Facilities</b>					
1 Patrol/Detective/Specialty Vehicles	\$420,900	\$0	\$420,900	100.00%	\$420,900
2 Assigned (Additional) Officer Equipment	\$100,200	\$0	\$100,200	89.74%	\$89,919
3 Computers and Communication Equipment	\$225,000	\$0	\$225,000	100.00%	\$225,000
4 Multi-channel Portable Radios	\$36,000	\$0	\$36,000	39.26%	\$14,134
<i>subtotal</i>	\$782,100	\$24,667	\$757,433	95.76%	\$725,321
<b>2. Fire Facilities</b>					
1 Station (3,200 SF Apparatus Bay/3,460 SF Living Quarters)	\$4,422,500	\$0	\$4,422,500	100.00%	\$4,422,500
2 Fire Training Facility - Project No. FD-04	\$5,069,700	\$0	\$5,069,700	38.96%	\$1,975,009
3 Fire Fighter Equipment	\$159,500	\$0	\$159,500	38.96%	\$62,137
4 Ladder Truck	\$350,000	\$0	\$350,000	77.91%	\$272,700
5 Type I Fire Engine	\$375,000	\$0	\$375,000	77.91%	\$292,178
<i>subtotal</i>	\$10,376,700	\$617,543	\$9,759,157	65.65%	\$6,406,955
<b>TOTAL PUBLIC SAFETY FACILITIES</b>	<b>\$11,158,800</b>	<b>\$642,210</b>	<b>\$10,516,590</b>	<b>67.82%</b>	<b>\$7,132,276</b>
<b>E. GENERAL GOVERNMENT FACILITIES</b>					
1 City Hall - Project No. GF-01	\$27,430,500	\$679,570	\$26,750,930	51.65%	\$13,815,787
2 Public Use Facility - Project No. CC-01	\$3,085,000	\$1,069,540	\$2,015,460	38.96%	\$785,165
3 Performing Arts Center	\$32,500,000	\$0	\$32,500,000	38.96%	\$12,661,063
4 300 Space Parking Structure -1000 Spring St.	\$11,044,400	\$0	\$11,044,400	100.00%	\$11,044,400
5 Replace City Yard - Project No. GF-03	\$4,634,200	\$0	\$4,634,200	100.00%	\$4,634,200
<b>TOTAL GENERAL GOVERNMENT FACILITIES</b>	<b>\$78,694,100</b>	<b>\$1,749,110</b>	<b>\$76,944,990</b>	<b>55.81%</b>	<b>\$42,940,615</b>
<b>F. PARK AND RECREATION FACILITIES</b>					
1 Centennial Park Improvements	\$1,000,000	\$0	\$1,000,000	80.78%	\$807,800
2 Sherwood Park Land Improvements	\$10,000,000	\$0	\$10,000,000	80.78%	\$8,078,000
3 Salinas Corridor Open Space Land Acquisition 71 ac	\$9,700,000	\$0	\$9,700,000	80.78%	\$7,835,660
4 Salinas Corridor Open Space Land Improvements 15 ac	\$497,400	\$0	\$497,400	80.78%	\$401,800
5 Montebello Park Land Acquisition 3 ac	\$750,000	\$0	\$750,000	80.78%	\$605,850
6 Montebello Park Land Improvements 10 ac	\$4,250,000	\$0	\$4,250,000	80.78%	\$3,433,150
7 Aquatic Facility	\$12,000,000	\$219,344	\$11,780,656	80.78%	\$9,516,414
8 Park Development Revenues not yet Committed		\$216,697			
<b>TOTAL PARKS AND RECREATION FACILITIES</b>	<b>\$38,197,400</b>	<b>\$436,041</b>	<b>\$37,761,360</b>	<b>80.78%</b>	<b>\$30,503,574</b>
<b>G. LIBRARY FACILITIES</b>					
1 Remodel Existing Library Upstairs	\$4,200,000	\$4,508	\$4,195,492	100.00%	\$4,195,492
2 Library Books	\$1,196,000	\$0	\$1,196,000	100.00%	\$1,196,000
3 Library Study Center	\$250,000	\$0	\$250,000	100.00%	\$250,000
<b>TOTAL LIBRARY FACILITIES</b>	<b>\$5,646,000</b>	<b>\$4,508</b>	<b>\$5,641,492</b>	<b>100.00%</b>	<b>\$5,641,492</b>
<b>Total all Facilities</b>	<b>\$369,141,800</b>	<b>\$3,944,989</b>	<b>\$365,196,811</b>	<b>50.26%</b>	<b>\$183,530,216</b>

[1] Includes: Traffic Mitigation Total of \$1,051,368 and Bridge Development Total of \$79,752

Commercial Industrial

Commerical Industrial	Prototype Industrial - 50,000 sq. ft., 12 restrooms, 5 acres, (1) 1-1/2" water meter, Type VN Construction, Building Code Type S2								
	Paso Robles	Templeton	Arroyo Grande	Atascadero	Grover Beach	Morro Bay	Pismo Beach	San Luis Obispo	Santa Maria
Valuation*	\$1,823,500	\$1,823,500	\$1,880,000	\$1,880,000	\$1,880,000		\$1,739,500	\$2,422,500	\$1,940,000
<b>Permit Issuance Fees</b>									
Plan Check	\$5,200	\$5,600	\$5,448	\$7,498	\$6,222		\$10,071	\$14,795	INC IN BP FEES
Building Permit	\$2,937	\$9,545	\$8,381	\$8,821	\$8,324		\$9,168	\$11,729	\$16,348
MPE Permits		\$1,548	\$6,680	\$2,646	\$1,700		\$4,239	\$4,692	
Energy		\$862					\$168	\$1,642	
Seismic (SMIP)	\$383	\$365	\$395	\$395	\$395		\$422	\$509	\$407
Issuance Fee				\$24					
Planning Review				\$315					
Fire Sprinkler Plan Check				\$1,465					
Grading Plan Check				\$4,500					
<b>Development Fees</b>									
Water Connection	\$28,508	Not Available	\$88,423	\$64,820	\$7,435		\$226,715	\$60,590	\$20,919
Sewer Connection	\$4,427	Not Available	\$15,357	\$2,050	\$15,955		\$78,900	\$16,516	\$16,688
Transportation	\$171,500	\$181,300	\$84,926	\$124,850	\$71,091		\$160,000	\$72,050	\$126,550
Drainage/Flood	\$0	\$5,450		\$8,900	\$53,383		\$0	\$2,172	
Police	\$1,000	\$7,752	\$293	\$11,050	\$1,885		\$38,850		\$15,500
Fire	\$2,500	\$2,700	\$5,186	\$2,150	\$1,466		\$46,800	\$5,430	\$3,500
Gov Facilities	\$5,000	\$14,739		\$4,000	\$4,674		included in police		\$9,000
Library	NA	\$4,896		\$7,650			\$0		\$6,500
Parks & Recreation	NA	Not Available		\$5,500			\$0		\$1,000
Bike & Pedestrian Trails	NA						\$0		
Sprinkler		\$1,250					\$3 per sq ft		
Inclusionary Housing							2% of bldg valuation over 5,000 sq ft.	\$148,625	
Other					\$635		\$29.81 per pg of plan	\$24,266	\$424
					\$112				
<b>Totals</b>	\$221,455	\$236,007	\$215,089	\$256,634	\$173,277	\$0	\$575,333	\$363,016	\$216,836
*Valuation based on city's determination of prototype representative.									
**Comm Dev Fee & Public Art Fee (San Luis Obispo)									

Table 3 - Attachment 3



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

June 20, 2006

Permit Applicant

Subject: Updated AB 1600 Fees

Dear Permit Applicant:

Please be advised that the City Council, at their meeting of July 18, 2006, will consider updating the City's Development Impact Fee program in accordance with the attached outline. Adoption of this program will result in increases of fees associated with building permits applied for after the hearing date.

Please note that the proposed increase in fees will not be applicable to permits currently in progress, or those submitted prior to the hearing date (July 18, 2006).

It is our intent to bring these proposed fees to the City Council for their consideration at their meeting of July 18, 2006. If adopted by Council, the fees will go into effect 60 days after the hearing. Beginning Monday, September 18, 2006, all building permits issued will be subject to the new fee schedule, with the exception of those projects where permit applications were accepted for processing prior to the date of the Council hearing (July 18, 2006).

Public notice will be made of the hearing date. We welcome your input and appreciate any comments you may have. Comments may be submitted via email to me at [JFalkenstien@prcity.com](mailto:JFalkenstien@prcity.com) or by regular mail to 1000 Spring Street, Paso Robles, CA 93446.

Sincerely,

John R. Falkenstien, P.E.  
City Engineer

## Proposed Development Impact Fee Summary

	<i>Streets, Traffic Signals and Bridges</i>	<b>A</b> Transportation Facilities		<i>Storm Drainage Facilities</i>	<b>B</b> Drainage Facilities		<b>C</b> Bike and Pedestrian Path Facilities	<i>Law Enforcement Facilities</i>	<i>Fire Protection Facilities</i>	<b>D</b> Public Safety Facilities	
		East of Salinas River	West of Salinas River		West of Salinas River	Police				Fire	
Single Family	\$4,737	<b>\$8,564</b>	<b>\$4,313</b>	\$675	<b>\$1,631</b>	<b>\$863</b>	\$19	\$763	<b>\$66</b>	<b>\$967</b>	
Estate (1 acre or more)	\$4,737			\$859			\$19	\$763			

Multiple Family	\$3,117	<b>\$6,851</b>	<b>\$3,450</b>	\$222	<b>\$816</b>	<b>\$767</b>	\$37	\$627	<b>\$78</b>	<b>\$831</b>
Condominium/Duplex	\$2,911			\$367			\$18	\$220		
Mobile Homes	\$2,389			\$590			\$21	\$1,203		
Assisted Living Units	\$907	<b>\$1,820</b>	<b>\$1,004</b>	\$300		<b>No Fee</b>	\$35	\$10,451		<b>\$10,451</b>
Commercial Lodging Motel/Hotel	\$2,440	<b>\$2,815</b>	<b>\$1,999</b>	\$134			\$12	\$249		<b>\$831</b>
RV Parks & Campgrounds	\$1,534	<b>\$1,770</b>	<b>\$954</b>	No Fee			No Fee	No Fee		

Commercial per sq. ft.	\$5.92	<b>\$6.83</b>	<b>\$2.63</b>	\$0.22	<b>\$1.12</b>	NA	\$0.05	\$0.45	<b>\$0.05</b>	<b>\$0.45</b>
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Industrial per sq. ft.	\$2.80	<b>\$3.05</b>	<b>\$1.75</b>	\$0.25	<b>\$0.75</b>	NA	\$0.00	\$0.02	<b>\$0.00</b>	<b>\$0.02</b>
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	<i>General Governmental Facilities</i>	<i>Public Meeting Facilities</i>	<b>E</b> General Governmental Service Facilities		<i>Aquatics Facilities</i>	<i>Parkland &amp; Open Space Acquisition</i>	<b>F</b> Park and Recreation Facilities		<i>Library Expansion Facilities</i>	<b>G</b> Library Facilities		<i>Current Fees*</i>		<b>Proposed Fees**</b>		
			East of Salinas River	West of Salinas River			Per	Total		Per	Total	East of Salinas River	West of Salinas River	Per		
Single Family	\$454	\$440	<b>\$4,637</b>		\$313	\$2,815	<b>\$4,943</b>		\$675	<b>\$906</b>		\$10,891	unit	<b>\$20,946</b>	<b>\$18,326</b>	unit
Estate (1 acre or more)	\$454	\$440			\$313	\$2,815		\$675				\$11,075	unit			

Multiple Family	\$454	\$381	<b>\$4,121</b>		\$271	\$2,436	<b>\$4,394</b>		\$584	<b>\$805</b>		\$8,129	unit	<b>\$17,847</b>	<b>\$15,262</b>	unit
Condominium/Duplex	\$454	\$343			\$243	\$2,188		\$524				\$7,268	unit			
Mobile Homes	\$454	\$276			\$197	\$1,765		\$422				\$7,317	unit			
Assisted Living Units	\$454	No Fee			No Fee	No Fee		No Fee				\$12,147	unit	<b>\$16,470</b>	<b>\$16,470</b>	
Commercial Lodging Motel/Hotel	\$71	No Fee	<b>\$71</b>		No Fee	No Fee		No Fee				\$2,906	unit	<b>\$3,795</b>	<b>\$3,795</b>	
RV Parks & Campgrounds	No Fee	No Fee			No Fee	No Fee		No Fee				\$1,534	unit	<b>\$2,750</b>	<b>\$2,750</b>	

Commercial per sq. ft.	\$0.10	No Fee	<b>\$0.35</b>	No Fee	No Fee	NA	No Fee	NA	\$6.74	sq ft.	<b>\$7.68</b>	<b>\$4.60</b>	sq ft.
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Industrial per sq. ft.	\$0.10		<b>\$0.10</b>						\$3.17	sq ft.	<b>\$3.17</b>	<b>\$2.62</b>	sq ft.
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\*Current Fees in Light Type in effect July 1, 2005 until June 30, 2006

\*\*Proposed Fees in Bold Type

**From:** Joanne [jgbrion@pacbell.net]  
**Sent:** Friday, September 08, 2006 1:19 PM  
**To:** John Falkenstien; 'David Taussig'; 'Steve Runk'  
**Cc:** 'Jerry Bunin'  
**Subject:** Qs on Cost Estimates and follow up

**Attachments:** Facilities Estimates -Brion Questions-9.7.06.xls; AB 2751-Existing Def.pdf  
Hi John, David and Steve

Thank you for meeting with us on the 31<sup>st</sup>. I think it was a productive meeting overall.

As I mentioned in the meeting, we have reviewed the detailed cost estimates for some of the Needs List projects. I have compiled our questions in the various tables and summarized the main ones on a first sheet in the file.

In addition, given the tight time frame, we respectfully request that it would be helpful if you could communicate to us what changes you are going to make to the final report before it goes to the Council on Oct 3. We would like to understand what areas we have made progress on and where we still disagree. If we get the report right before the meeting (like last time) we will not be able to respond to this at the hearing.

In addition, we would like to have some idea how the City is going to respond to the newly signed Wyland Bill (AB 2751-see attached). This bill directly relates to the Mitigation Fee Act and service standards and existing deficiencies.

We would also like to know if the city or Taussig will prepare the analysis of the sqft of city hall space per staff person as we requested or if we should attempt to do this analysis ourselves.

Let me know if you have any questions regarding the spreadsheet or the above.

I look forward to working to resolve these remaining questions and getting a final fee program in place.

Best,

**Joanne Brion**  
Principal, Brion & Associates  
707-570-1477 (tel/fax)  
[www.brionassociates.com](http://www.brionassociates.com)  
[jgbrion@pacbell.net](mailto:jgbrion@pacbell.net)  
Zari Designs  
[www.zaridesigns.com](http://www.zaridesigns.com)  
[info@zaridesigns.com](mailto:info@zaridesigns.com)



*providing quality housing and communities*

Thursday, September 14, 2006

Jim App  
City Manager  
City of Paso Robles  
1000 Spring St.  
Paso Robles, Ca. 93445

Dear Mr. App:

The Home Builders Association of the Central Coast thanks the City of Paso Robles for working together to improve the 2006 Development Impact Fee study.

We believe the discussions improved the document in the following areas:

- Many of the cost allocations between new development and existing residents have been refined to more accurately reflect the proportionality between current and future city residents. For example:
  - Bike Paths (was 100% new and now split evenly between new and existing);
  - Police Equipment and Vehicles (was 100% new and now split evenly between new and existing);
  - Fire Ladder Truck and Engine (was 100% new and now split evenly)
  - City Hall (was 48% new and now 52% new);
  - Performance Arts Center (was 61% new and now 39% new) and
  - Community Center (was 61% new and now 37% new).
- Offsetting revenues were added back in, totaling about \$5.6 million.
- A new ladder truck was added; now there are ladder and fire engine costs that are allocated between new and existing development.
- Many minor corrections were made in the report as well.
- The City agreed to add a discussion regarding possible other funding sources for the parking structure and to revise the fee if these sources become available.

---

811 El Capitan Way, Suite 120  
San Luis Obispo, California  
93401-3333

805.546.0418: phone  
805.546.0339: fax  
www.hbacc.org: internet

- The City agreed to create a policy on potential cost – project overlap between specific plans and the citywide fee, such as a credit toward the citywide fee for project improvements that overlap.
- The City will add a policy to provide a credit against the traffic fee if a developer is required to build the frontage, curb and gutter on improvements that are in the citywide fee.
- The City will consider adding two traffic improvements that we believe are citywide service but have so far been in the draft CRASP project.

There remain several areas where we obviously disagree and recognize that the discussion can make no further progress at this time, including the following issues:

- The city believes Quimby does not apply in this case as this is a proposed AB1600 fee.
- We believe that the parking structure is not appropriate for an AB1600 fee study and should be funded through revenue bonds and in-lieu fees.
- The city has not commented on how it will fund existing deficiencies.
- The report does not allocate library, park and recreation, and bike path costs to employment uses, although we believe they benefit from these uses, albeit at a much lower rate than residential uses.
- We believe that the City Hall and other governmental building unit costs are overstated based on private construction costs and examples of city hall costs from other Taussig studies.

The new Wyland Bill (AB 2751) -- just signed by the governor -- directly relates. It refines the Mitigation Fee Act pertaining to existing deficiencies and service standards. The new law states that cities may apply a new higher level of service on new development if that standard is consistent with the adopted General Plan. We believe that many of the new higher standards in the Taussig report are not in the General Plan and were “backed” into based on a defined project and the existing and new population.

We realize it is not possible to update the General Plan to add service standards within the timeframe of the new fee study. Thus, we respectfully request that during the next General Plan revision, the city work with the community to define reasonable service levels and standards for each public improvement included in the Fee Study. After that process, the fee study would be updated.

Finally, to the extent the above remaining areas of disagreement cannot be resolved at this time, we request they become part of the ongoing dialogue between city staff, city council members, and the public, including the building community during the public hearing and development

---

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 San Luis Obispo, California  
 93401-3333

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review process both for individual developments and the public works improvements toward which existing residents will be contributing. Some projects, proposals, or facilities may involve these issues more than others. We are hopeful that the remaining issues can be further discussed in such settings and wish to reserve judgment on how to engage in such further dialogue, as appropriate.

Thanks again for your time and patience,

Sincerely yours,

Jerry Bunin  
Government Affairs Director  
Home Builders Association of the Central Coast.

---

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San Luis Obispo, California  
93401-3333

805.546.0418: phone  
805.546.0339: fax  
[www.hbacc.org](http://www.hbacc.org): internet



8



**NORTH COAST ENGINEERING, INC.**  
Civil Engineering • Land Surveying • Project Development

**RECEIVED**  
SEP 13 2006  
Engineering Division

# LETTER OF TRANSMITTAL

DATE: 9/13/06

TO:

John Falkenstien  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA. 93446

Fax: (805) 237-3904  
Telephone: (805) 237-3860

RE: AB1600 Impact Fees and Overlapping Resolutions

WE ARE SENDING YOU THE FOLLOWING ITEMS:

JOB NO.: 01125C

Copies	Date	No.	Description
1		3	Resolution No. 04-119
1		8	Resolution No. 05-0020
1		4	Resolution No. 01-055
1		13	Resolution No. 05-0007
1		4	Resolution No. 06-0016
1		4	Resolution No. 05-0052
1		8	Resolution No. 05-0114
1		5	Resolution No. 00-091
1		11	Resolution No. 04-043
1		13	Resolution No. 03-023
1		7	Resolution No. 03-021
1		7	Resolution No. 04-027

THESE ARE TRANSMITTED as checked below:

- For approval     
 For your use     
 As requested     
 For review and comment

**REMARKS:**

Please find the enclosed resolutions for your use. These are only a few of the resolutions we could find regarding the shared cost of AB1600 fee improvements. Thank you.

COPY TO:

- with enclosures

*Emilie Schillinger*  
SIGNED: Emilie Schillinger

If enclosures are not as noted, kindly notify us at once.

Document3

725 Creston Road, Suite B Paso Robles CA 93446 (805) 239-3127 FAX (805) 239-0758



# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

September 25, 2006

Jerry Bunin  
Home Builders Association of the Central Coast  
811 El Capitan Way, Suite 120  
San Luis Obispo, CA 83401

Joanne Brion  
Brion & Associates  
2641 Barndance Lane  
Santa Rosa, CA 95407

Subject: Updated AB 1600 Fees

Dear Jerry and Joanne:

Thank you for your note and for meeting with us on August 31. We agree that the meeting was productive. We have Joanne's email on September 8, Jerry's letter dated September 14 and list of project approvals deemed as fee overlaps from North Coast Engineering. In response to your correspondence and our discussions, we've conducted more research. Our responses are as follows.

### Specific Plan Fee Overlaps

The following current specific plan fees will be superseded by the adoption of the AB 1600 fees proposed to date. If the Council adopts the AB 1600 fees as currently proposed, these specific plan fees will be eliminated by a separate Council action.

#### Union-46 Specific Plan Fees

Police Equipment	\$37/unit
Fire Equipment	\$291/unit
Golden Hill Road-Hwy 46	\$45/unit
Golden Hill Road-Union Road	\$39/unit

#### Borkey Specific Plan Fees

Golden Hill Road-Hwy 46	\$3,186/unit*
-------------------------	---------------

(\*maximum; varies depending on plan area)

### Downtown Parking Structure

At a date uncertain, the City Council will be *considering* imposing fees on new construction in the downtown in order to allow development without providing parking

spaces on every downtown parcel. These fees are not currently in effect and therefore are not a factor in the question of adoption of new AB 1600 fees.

If a downtown parking fee would be implemented, payment of the fee would be designed as an attractive option for a developer in lieu of providing parking in accordance with zoning code requirements. The intention of the fee is to augment the viability of downtown development and to promote attractive business fronts, rather than constructing parking spaces on every downtown parcel. The fee would not be an assessment on all existing or future downtown business owners. The fee is proposed to be a one-time option and is intended to partially mitigate the lack of sufficient on-site parking with development of new commercial space. As stated in the downtown parking study, the fee will likely cover only a tenth of the actual cost of the structure.

### **Construction of Improvements on the Needs List**

As stated in Section 10 of the draft resolution of the adoption of AB 1600 fees, the construction of improvements included on the Needs List must be credited towards AB 1600 fees (improvements constructed pursuant to a development agreement are not necessarily credited towards AB 1600 fees as this issue would be a point of negotiation).

### **Facilities Estimates**

With regard to facilities estimates, I have attached comparable sales figures that we have received while in the process of appraising property for highway improvements. If we apply these comparables to our City Hall project as an example, the project estimate increases by approximately two million dollars. We will find similarly underestimated land values in all of the estimates, as these estimates were prepared two years ago.

Each estimate indicates whether land acquisition is needed. In those cases where land is needed, no specific sites have been identified. Generally, City Hall, Public Use Facilities (public meeting-event building for uses including Boys Club, YMCA, 4-H, Atascadero Lake Pavilion as an example) and civic center are anticipated to be located in the downtown area. The parking structure does not include land costs in that it may be included in any of the above. The City yard and aquatic facility may be located anywhere in the City. The next fire station will be located in the northeast quadrant of the City.

As previously stated, construction cost estimates assume building construction in accordance with essential services code requirements and architectural treatments of high quality. The cost of the public safety center was \$350 per square foot in 2001. According to project management consultants from Griffin Structures of Laguna Beach, the price index of building construction has risen 25 percent just in the last two years. The figure we are using for City Hall construction, \$508 per square foot, is well within the expected range of cost if we were to bid the project today.

We show library remodel costs at \$253 per square foot. We recently completed the remodel of Fire Station No. 2 for \$258 per square foot. Again, the figures proposed with the AB 1600 program are well within reasonably expected costs.

### **Project Approval Overlaps**

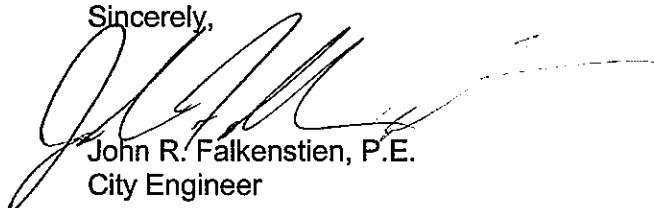
The Planning Commission Resolutions submitted by North Coast Engineering include Planning Commission Resolutions 03-021, 3-023, 04-027, 04-043, 04-119, 05-0007, 05-0114. These resolutions represent projects which are complete or have permits pending. Therefore none of these projects will be subject to the new fee program and the question of fees is moot.

Building permits associated with Planning Commission Resolutions 00-091, 01-055, 05-0020, 06-0016 may be subject to the proposed fee program depending on when permits are submitted and obtained. These projects include conditions to participate in an assessment district for future improvements. When and if these assessment districts are formed, payment of AB 1600 fees towards the projects identified in the assessment district will be a consideration in the determination of their future assessments.

Our legal council will respond to the question of the Wyland Bill.

Again, we welcome your input and appreciate the comments you have provided. I believe it has been a productive process for all of us.

Sincerely,



John R. Falkenstien, P.E.  
City Engineer

encl: (1)

cc: Jim App, City Manager  
Mike Compton, Director of Administrative Services  
Doug Monn, Director of Public Works  
Ron Whisenand, Community Development Director

A summary of the comparable sales used are shown below.

Sale No.	Location	Sale Date	Site Price	Size in SF	Price/ SF
702	1207 13 <sup>th</sup> Street, Paso Robles	04/06	\$890,000	14,898	\$59.74
800	1503 Park Street, Paso Robles	05/05	\$469,000	7,000	\$67.00
801	1650 Riverside Avenue, Paso Robles	09/05	\$190,000	3,000	\$63.33
802	1602 Spring Street, Paso Robles	08/05	\$530,000	7,000	\$75.71
803	2965 Wallace Drive, Paso Robles	06/06	\$325,000	8,642	\$37.61

RESOLUTION NO. 06-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ADOPTING THE *DEVELOPMENT IMPACT FEE CALCULATION AND  
DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY FOR THE CITY OF PASO ROBLES,  
CALIFORNIA* AND SUBSEQUENT DOCUMENTATION ACCOMPANYING SUCH REPORT  
AND ESTABLISHING DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN  
THE CITY OF EL PASO DE ROBLES

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WHEREAS, the Land Use Element of the City's General Plan has as a policy the requirement that new development mitigate its share of the impacts to the natural and built environment and to be fiscally neutral and not result in a net loss for the City; and

WHEREAS, in accordance with policies established in the 2003 General Plan update, the City Council has directed staff to conduct a comprehensive review of the City's development impact fees to determine whether those fees are adequate to defray the cost of public facilities related to the development project; and

WHEREAS, the City contracted with David Taussig & Associates, Inc to provide a comprehensive evaluation of the City's existing development impact fees; and

WHEREAS, David Taussig & Associates, Inc. prepared a report, entitled *Development Impact Fee Justification Study for the City of Paso Robles, California*, in June of 2006, that recommends an increase to the City's development impact fees and explains the nexus between the imposition of the fee and the estimated reasonable cost of providing the service for which the fee is charged; and

WHEREAS, the *Development Impact Fee Justification Study for the City of Paso Robles, California*, has been available for public review and comment; and

WHEREAS, the *Development Impact Fee Justification Study for the City of Paso Robles, California* substantiates the need for an increase in development impact fees amongst seven different categories of services and facilities provided by the City; and

WHEREAS, the City has imposed development impact fees, including fees for transportation, park development, storm drainage, public safety, public facilities, and library since the adoption of Resolution 03-031; and

WHEREAS, the City Council desires to adopt new development impact fees, in accordance with the nexus calculations and recommendations in the *Development Impact Fee Justification Study* prepared by David Taussig & Associates, Inc. in June, 2006; and

WHEREAS, in compliance with the Mitigation Fee Act (Government Code section 66000 *et seq.*), the City Council held a noticed public hearing on the proposed development input fees on August 1, 2006, to solicit public input on the proposed development impact fees;

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

SECTION 1. Findings pursuant to Government Code section 66001.

The City Council finds and determines that the *Development Impact Fee Justification Study* prepared by David Taussig & Associates, Inc. and dated June, 2006, complies with California Government Code section 66001 by establishing the basis for the imposition of fees on new development. This finding is based on the fact that the *Study*:

- (a) Identifies the purpose of the fee;
- (b) Identifies the use to which the fee will be put;
- (c) Shows a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed;
- (d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and
- (e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

SECTION 2. Fees for Uses Consistent with the *Study*.

The City Council hereby determines that the fees collected pursuant to this resolution shall be used to finance the public facilities described or identified in the *Development Impact Fee Justification Study*, the Master Facilities Plan or other such facility master plans as may from time to time be adopted by the City Council.

SECTION 3. Approval of Items in *Development Impact Fee Justification Study*.

The City Council has considered the specific project descriptions and cost estimates identified in the *Development Impact Fee Justification Study* and hereby approves such project descriptions and cost estimates and finds them reasonable as the basis for calculating and imposing certain development impact fees.

SECTION 4. Consistency with General Plan.

The City Council finds that the projects and fee methodology identified in the *Development Impact Fee Justification Study* are consistent with the City's General Plan which calls for development to mitigate its share of the impacts to City infrastructure and to be fiscally neutral.

SECTION 5. Differentiation Among Fees.

The City Council finds that the fees recommended in the *Development Impact Fee Justification Study* are separate and different from other fees the City may impose through the implementation of a Specific Plan or as a condition of final map approval, building permit issuance or tentative or parcel map approval pursuant to its authority under the Subdivision Map Act, the Quimby Act, and the City's implementing ordinances, as may be amended from time to time. Specific Plan fees or fees imposed pursuant to the Subdivision Map Act and/or the Quimby Act and as determined by the environmental impacts of any given land development entitlement shall be credited for the deposit of Development Impact Fees as specified in Appendix A to the extent that the fees imposed are specifically identified to be used to fund the same project or facility as listed in Table 2 of the *Development Impact Fee Justification Study*.

In addition, this resolution shall not be deemed to affect the imposition or collection of the water and sewer connection fees authorized by section 14.04.020 and 14.16.020 of the Municipal Code.

SECTION 6. CEQA Finding.

The adoption of the *Development Impact Fee Justification Study* and the development impact fees are categorically exempt from environmental review pursuant to section 15061(b)(3) of the California Environmental Quality Act Guidelines. The intent of the *Study* and development impact fee is to provide one way to fund projects and services that have been identified in environmental analyses of other planning efforts, including the General Plan EIR, and various City master plans, among others.

SECTION 7. Adoption of Report.

The *Development Impact Fee Justification Study for the City of Paso Robles, California*, including the subsequently added Appendix C, is hereby adopted.

SECTION 8. Timing of Fee.

A development impact fee shall be imposed and paid upon the issuance of a building permit, or at such earlier time as permitted by law, as set forth in Government Code section 66007. A “development permit” means any permit or approval from the City including, but not limited to, subdivision map, revised final planned development, building permit or other permit for construction or reconstruction.

- (a) All building permit applications that were received by the City Building Division on or before October 3, 2006, and based upon the submissions made by that date have been deemed by the City to be accepted for review to determine their compliance with City requirements, shall be processed on a first-come, first-served basis, in accordance with the City’s standard policies and practices shall be subject to the development impact fees that applied pursuant to Resolution 03-031, prior to adoption of this resolution;
- (b) Except as provided in subparagraph (a) above, the fees adopted by this resolution shall take effect on October 3, 2006.

SECTION 9. Amount of Fee.

The City Council hereby approves and adopts the development impact fees as set forth in Appendix A to this resolution, attached hereto and incorporated herein. Appendix A sets forth the aggregate amount imposed as a development impact fee for both residential and non-residential land uses and also sets forth the breakdown of each development impact fee by type of facility or service. The development impact fees set forth in Appendix A are consistent with the Report. The amount of the development impact fees shall be modified annually each July 1 based on the change in the Engineering News Record's construction cost index as reported for the twelve month period ending in April of each year.

SECTION 10. Use of fee.

The development impact fees shall be solely used for (1) the purposes described in the *Development Impact Fee Justification Study*; (2) reimbursing the city for the development’s fair share of those capital improvements already constructed by the City; or (3) reimbursing developers who have already constructed public facilities described in the *Development Impact Fee Justification Study* or the Master Facilities Plan or other facility master plans adopted from time to time by the City Council, where those facilities exceed mitigation of the impacts of the developers’ project or projects.



A developer that has been required by the City to construct any facilities or improvements (or a portion thereof) described in Table 2 of the *Development Impact Fee Justification Study* as a condition of approval of a development entitlement may request an in-lieu credit from the Development Impact Fee fund. This credit may only be for the portion of the specific development impact fees attributable to the specific improvement project described in the *Study* and constructed in conjunction with the subject development. Upon request, an in-lieu credit of fees shall be granted for that portion of the facilities or improvements that exceed the mitigation of the need that is attributable to and reasonably related to the development as determined by the Community Development Director.

When an applicant is required, as a condition of approval of a development entitlement, to construct any facility or improvement listed in Table 2 of the Development Impact Fee Justification Study; which improvement is determined by the Community Development Director to exceed the need and mitigation of the development entitlement, the applicant may request in writing that a reimbursement agreement with the City be presented to the City Council for consideration. The amount reimbursed shall be that portion of the estimated cost of the improvement or facility that exceeds the need or mitigation attributable to the development.

Fees collected pursuant to Resolution 03-31 for Aquatic Facilities and for Public Meeting Facilities shall be used exclusively for those purposes and accounts for these fees shall remain in effect and shall be maintained by the Director of Administrative Services.

Fees collected under any of the seven categories listed A through G in Table 2 of the *Development Impact Fee Justification Study* may be used to finance the construction or implementation of any project listed in those categories to the extent that use of the fees may not exceed the percentage allocated to new development of all of the projects listed in the category, or sub-category as shown on Table 2.

#### SECTION 11. Fee Determination by Type of Use.

##### A. Residential Development.

Development impact fees for residential development shall be based upon the type of unit constructed. The development impact fee categories as shown in Appendix A generally correspond to the City's land use designations in the land use element of the City's general plan.

##### B. Nonresidential Land Uses.

Development impact fees for nonresidential land uses shall be based upon the square footage of the building. The development impact fee categories as shown in Appendix A generally correspond to the City's land use designations in the land use element of the City's general plan.

##### C. Uses Not Specified.

In the event that there are land uses not specified in Appendix A, the development impact fee for such use shall be determined by the City's Community Development Director or his or her designee who shall determine such fee based on an analysis of the public service impacts of the proposed use in relation to other uses shown in Appendix A.

#### SECTION 12. Prior Resolutions and Ordinances Superseded.

The development impact fees approved and adopted by this resolution shall take effect in sixty (60) days and shall supersede previously adopted resolutions that set the amounts of development impact fees, including Resolution 03-31.

SECTION 13. Severability.

If any action, subsection, sentence, clause or phrase of this resolution or the imposition of a development impact fee for any project described in the Report or the application thereof to any person or circumstance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this resolution or other fees levied by this resolution that can be given effect without the invalid provisions or application of fees.

SECTION 14. Effective Date.

Consistent with California Government Code section 66017(a), the fees as identified in attached Exhibit "A" adopted by this resolution shall take effect sixty (60) days following the adoption of this resolution by the City Council.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of October, 2006 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk

Attachment:

A: Development Impact Fee Justification Study

## Exhibit "A"

### Development Impact Fee Summary

	A Transportation Facilities East of   West of Salinas River		B Drainage Facilities West of Salinas River	C Bike and Pedestrian Path Facilities	D Public Safety Facilities Police   Fire		E General Governmental Service Facilities	F Park and Recreation Facilities	G Library Facilities	Total East of   West of Salinas River		Per
												unit
<b>Single Family</b>	<b>\$8,119</b>	<b>\$4,042</b>	<b>\$1,660</b>	<b>\$469</b>	<b>\$61</b>	<b>\$726</b>	<b>\$4,868</b>	<b>\$4,895</b>	<b>\$948</b>	<b>\$20,086</b>	<b>\$17,669</b>	unit

<b>Multiple Family</b>	<b>\$6,495</b>	<b>\$3,234</b>	<b>\$830</b>	<b>\$417</b>	<b>\$72</b>	<b>\$646</b>	<b>\$4,327</b>	<b>\$4,351</b>	<b>\$844</b>	<b>\$17,152</b>	<b>\$14,721</b>	unit
Condominium/Duplex Mobile Homes												
<b>Assisted Living Units</b>	<b>\$1,820</b>	<b>\$990</b>	<b>\$830</b>	<b>No Fee</b>	<b>\$72</b>	<b>\$10,451</b>	<b>\$4,327</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$16,670</b>	<b>\$16,670</b>	unit
<b>Commercial Lodging Motel/Hotel</b>	<b>\$2,123</b>	<b>\$2,123</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$72</b>	<b>\$342</b>	<b>\$71</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$2,608</b>	<b>\$2,608</b>	unit
<b>RV Parks &amp; Campgrounds</b>	<b>\$1,770</b>	<b>\$1,770</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$72</b>	<b>\$342</b>	<b>\$71</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$2,255</b>	<b>\$2,255</b>	unit

<b>Commercial per sq. ft.</b>	<b>\$6.83</b>	<b>\$5.71</b>	<b>\$1.12</b>	<b>NA</b>	<b>\$0.05</b>	<b>\$0.45</b>	<b>\$0.35</b>	<b>NA</b>	<b>NA</b>	<b>\$7.68</b>	<b>\$7.68</b>	sq ft.
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<b>Industrial per sq. ft.</b>	<b>\$3.43</b>	<b>\$2.68</b>	<b>\$0.75</b>	<b>NA</b>	<b>\$0.02</b>	<b>\$0.05</b>	<b>\$0.10</b>	<b>NA</b>	<b>NA</b>	<b>\$3.60</b>	<b>\$3.60</b>	sq ft.
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The following uses are allowed in commercial zones under Conditional Use Permits. Buildings constructed for these uses shall be considered Industrial for the purposes of Development Impact Fees.

Recycling

Wholesale and Storage

Mini-Storage

Warehousing

Manufacturing and Processing, including:

Apparel, Chemical Products, Electrical Equipment, Food and Kindred Products, Furniture and Fixtures,

Glass Products, Cabinet Shops, Prefabricated Walls and Tusses, Machinery, Metal Fabrication, Mobile Home Manufacturing

Paper Products, Plastics, Fiberglass, Rubber, Jewelry, Stone, Structural Clay and Pottery, Testing Laboratories

RESOLUTION NO. 06-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ADOPTING THE DEVELOPMENT IMPACT FEE CALCULATION AND THE  
*DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY FOR THE CITY OF PASO ROBLES,  
CALIFORNIA* AND SUBSEQUENT DOCUMENTATION ACCOMPANYING SUCH REPORT  
AND ESTABLISHING DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN  
THE CITY OF EL PASO DE ROBLES

---

WHEREAS, the Land Use Element of the City's General Plan has as a policy the requirement that new development mitigate its share of the impacts to the natural and built environment and to be fiscally neutral and not result in a net loss for the City; and

WHEREAS, in accordance with policies established in the 2003 General Plan update, the City Council has directed staff to conduct a comprehensive review of the City's development impact fees to determine whether those fees are adequate to defray the cost of public facilities related to the development project; and

WHEREAS, the City contracted with David Taussig & Associates, Inc to provide a comprehensive evaluation of the City's existing development impact fees; and

WHEREAS, David Taussig & Associates, Inc. prepared a report, entitled *Development Impact Fee Justification Study for the City of Paso Robles, California*, in June of 2006, that recommends an increase to the City's development impact fees and explains the nexus between the imposition of the fee and the estimated reasonable cost of providing the service for which the fee is charged; and

WHEREAS, the *Development Impact Fee Justification Study for the City of Paso Robles, California*, has been available for public review and comment; and

WHEREAS, the *Development Impact Fee Justification Study for the City of Paso Robles, California* substantiates the need for an increase in development impact fees amongst seven different categories of services and facilities provided by the City; and

WHEREAS, the City has imposed development impact fees, including fees for transportation, park development, storm drainage, public safety, public facilities, and library since the adoption of Resolution 03-031; and

WHEREAS, the City Council desires to adopt new development impact fees, in accordance with the nexus calculations and recommendations in the *Development Impact Fee Justification Study* prepared by David Taussig & Associates, Inc. in June, 2006; and

WHEREAS, in compliance with the Mitigation Fee Act (Government Code section 66000 *et seq.*), the City Council held a noticed public hearing on the proposed development input fees on August 1, 2006, to solicit public input on the proposed development impact fees;

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

SECTION 1. Findings pursuant to Government Code section 66001.

The City Council finds and determines that the *Development Impact Fee Justification Study* prepared by David Taussig & Associates, Inc. and dated June, 2006, complies with California Government Code section 66001 by establishing the basis for the imposition of fees on new development. This finding is based on the fact that the *Study*:

- (a) Identifies the purpose of the fee;
- (b) Identifies the use to which the fee will be put;
- (c) Shows a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed;
- (d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and
- (e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

SECTION 2. Fees for Uses Consistent with the *Study*.

The City Council hereby determines that the fees collected pursuant to this resolution shall be used to finance the public facilities described or identified in the *Development Impact Fee Justification Study*, the Master Facilities Plan or other such facility master plans as may from time to time be adopted by the City Council.

SECTION 3. Approval of Items in *Development Impact Fee Justification Study*.

The City Council has considered the specific project descriptions and cost estimates identified in the *Development Impact Fee Justification Study* and hereby approves such project descriptions and cost estimates and finds them reasonable as the basis for calculating and imposing certain development impact fees.

SECTION 4. Consistency with General Plan.

The City Council finds that the projects and fee methodology identified in the *Development Impact Fee Justification Study* are consistent with the City's General Plan which calls for development to mitigate its share of the impacts to City infrastructure and to be fiscally neutral.

SECTION 5. Differentiation Among Fees.

The City Council finds that the fees recommended in the *Development Impact Fee Justification Study* are separate and different from other fees the City may impose through the implementation of a Specific Plan or as a condition of final map approval, building permit issuance or tentative or parcel map approval pursuant to its authority under the Subdivision Map Act, the Quimby Act, and the City's implementing ordinances, as may be amended from time to time. Specific Plan fees or fees imposed pursuant to the Subdivision Map Act and/or the Quimby Act and as determined by the environmental impacts of any given land development entitlement shall be credited for the deposit of Development Impact Fees as specified in Appendix A to the extent that the fees imposed are specifically identified to be used to fund the same project or facility as listed in Table 2 of the *Development Impact Fee Justification Study*.

In addition, this resolution shall not be deemed to affect the imposition or collection of the water and sewer connection fees authorized by section 14.04.020 and 14.16.020 of the Municipal Code.

SECTION 6. CEQA Finding.

The adoption of the *Development Impact Fee Justification Study* and the development impact fees are categorically exempt from environmental review pursuant to section 15061(b)(3) of the California Environmental Quality Act Guidelines. The intent of the *Study* and development impact fee is to provide one way to fund projects and services that have been identified in environmental analyses of other planning efforts, including the General Plan EIR, and various City master plans, among others.

SECTION 7. Adoption of Report.

The *Development Impact Fee Justification Study for the City of Paso Robles, California*, including the subsequently added Appendix C, is hereby adopted.

SECTION 8. Timing of Fee.

A development impact fee shall be imposed and paid upon the issuance of any certificate of occupancy for the project, or at such earlier time as permitted by law, as set forth in Government Code section 66007. A “development permit” means any permit or approval from the City including, but not limited to, subdivision map, revised final planned development, building permit or other permit for construction or reconstruction.

- (a) All building permit applications that were received by the City Building Division on or before October 3, 2006, and based upon the submissions made by that date have been deemed by the City to be accepted for review to determine their compliance with City requirements, shall be processed on a first-come, first-served basis, in accordance with the City’s standard policies and practices, and those permits that are issued on or before October 3, 2006, shall be subject to the development impact fees that applied pursuant to Resolution 03-031, prior to adoption of this resolution;
- (b) Except as provided in subparagraph (a) above, the fees adopted by this resolution shall take effect on October 3, 2006.

SECTION 9. Amount of Fee.

The City Council hereby approves and adopts the development impact fees as set forth in Appendix A to this resolution, attached hereto and incorporated herein. Appendix A sets forth the aggregate amount imposed as a development impact fee for both residential and non-residential land uses and also sets forth the breakdown of each development impact fee by type of facility or service. The development impact fees set forth in Appendix A are consistent with the Report. The amount of the development impact fees shall be modified annually each July 1 based on the change in the Engineering News Record's construction cost index as reported for the twelve month period ending in April of each year.

SECTION 10. Use of fee.

The development impact fees shall be solely used for (1) the purposes described in the *Development Impact Fee Justification Study*; (2) reimbursing the city for the development’s fair share of those capital improvements already constructed by the City; or (3) reimbursing developers who have already constructed public facilities described in the *Development Impact Fee Justification Study* or the Master Facilities

Plan or other facility master plans adopted from time to time by the City Council, where those facilities exceed mitigation of the impacts of the developers' project or projects.

A developer that has been required by the City to construct any facilities or improvements (or a portion thereof) described in Table 2 of the *Development Impact Fee Justification Study* as a condition of approval of a development entitlement may request an in-lieu credit from the Development Impact Fee fund. This credit may only be for the portion of the specific development impact fees attributable to the specific improvement project described in the *Study* and constructed in conjunction with the subject development. Upon request, an in-lieu credit of fees shall be granted for that portion of the facilities or improvements that exceed the mitigation of the need that is attributable to and reasonably related to the development as determined by the Community Development Director.

When an applicant is required, as a condition of approval of a development entitlement, to construct any facility or improvement listed in Table 2 of the Development Impact Fee Justification Study; which improvement is determined by the Community Development Director to exceed the need and mitigation of the development entitlement, the applicant may request in writing that a reimbursement agreement with the City be presented to the City Council for consideration. The amount reimbursed shall be that portion of the estimated cost of the improvement or facility that exceeds the need or mitigation attributable to the development.

Fees collected pursuant to Resolution 03-31 for Aquatic Facilities and for Public Meeting Facilities shall be used exclusively for those purposes and accounts for these fees shall remain in effect and shall be maintained by the Director of Administrative Services.

Fees collected under any of the seven categories listed A through G in Table 2 of the *Development Impact Fee Justification Study* may be used to finance the construction or implementation of any project listed in those categories to the extent that use of the fees may not exceed the percentage allocated to new development of all of the projects listed in the category, or sub-category as shown on Table 2.

**SECTION 11.** Fee Determination by Type of Use.

A. Residential Development.

Development impact fees for residential development shall be based upon the type of unit constructed. The development impact fee categories as shown in Appendix A generally correspond to the City's land use designations in the land use element of the City's general plan.

B. Nonresidential Land Uses.

Development impact fees for nonresidential land uses shall be based upon the square footage of the building. The development impact fee categories as shown in Appendix A generally correspond to the City's land use designations in the land use element of the City's general plan.

C. Uses Not Specified.

In the event that there are land uses not specified in Appendix A, the development impact fee for such use shall be determined by the City's Community Development Director or his or her designee who shall determine such fee based on an analysis of the public service impacts of the proposed use in relation to other uses shown in Appendix A.

SECTION 12. Prior Resolutions and Ordinances Superseded.

The development impact fees approved and adopted by this resolution shall take effect in sixty (60) days and shall supersede previously adopted resolutions that set the amounts of development impact fees, including Resolution 03-31.

SECTION 13. Severability.

If any action, subsection, sentence, clause or phrase of this resolution or the imposition of a development impact fee for any project described in the Report or the application thereof to any person or circumstance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this resolution or other fees levied by this resolution that can be given effect without the invalid provisions or application of fees.

SECTION 14. Effective Date.

Consistent with California Government Code section 66017(a), the fees as identified in attached Exhibit "A" adopted by this resolution shall take effect sixty (60) days following the adoption of this resolution by the City Council.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of October, 2006 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk

Attachment:  
A: Development Impact Fee Justification Study



## Exhibit "A"

### Development Impact Fee Summary

	A Transportation Facilities East of   West of Salinas River		B Drainage Facilities West of Salinas River	C Bike and Pedestrian Path Facilities	D Public Safety Facilities Police   Fire		E General Governmental Service Facilities	F Park and Recreation Facilities	G Library Facilities	Total East of   West of Salinas River		Per
	<b>Single Family</b>	<b>\$8,119</b>	<b>\$4,042</b>	<b>\$1,660</b>	<b>\$469</b>	<b>\$61</b>	<b>\$726</b>	<b>\$4,868</b>	<b>\$4,895</b>	<b>\$948</b>	<b>\$20,086</b>	<b>\$17,669</b>

<b>Multiple Family</b>	<b>\$6,495</b>	<b>\$3,234</b>	<b>\$830</b>	<b>\$417</b>	<b>\$72</b>	<b>\$646</b>	<b>\$4,327</b>	<b>\$4,351</b>	<b>\$844</b>	<b>\$17,152</b>	<b>\$14,721</b>	<b>unit</b>
Condominium/Duplex Mobile Homes												
<b>Assisted Living Units</b>	<b>\$1,820</b>	<b>\$990</b>	<b>\$830</b>	<b>No Fee</b>	<b>\$72</b>	<b>\$10,451</b>	<b>\$4,327</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$16,670</b>	<b>\$16,670</b>	<b>unit</b>
<b>Commercial Lodging Motel/Hotel</b>	<b>\$2,123</b>	<b>\$2,123</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$72</b>	<b>\$342</b>	<b>\$71</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$2,608</b>	<b>\$2,608</b>	<b>unit</b>
<b>RV Parks &amp; Campgrounds</b>	<b>\$1,770</b>	<b>\$1,770</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$72</b>	<b>\$342</b>	<b>\$71</b>	<b>No Fee</b>	<b>No Fee</b>	<b>\$2,255</b>	<b>\$2,255</b>	<b>unit</b>

<b>Commercial per sq. ft.</b>	<b>\$6.83</b>	<b>\$5.71</b>	<b>\$1.12</b>	<b>NA</b>	<b>\$0.05</b>	<b>\$0.45</b>	<b>\$0.35</b>	<b>NA</b>	<b>NA</b>	<b>\$7.68</b>	<b>\$7.68</b>	<b>sq ft.</b>
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<b>Industrial per sq. ft.</b>	<b>\$3.43</b>	<b>\$2.68</b>	<b>\$0.75</b>	<b>NA</b>	<b>\$0.02</b>	<b>\$0.05</b>	<b>\$0.10</b>	<b>NA</b>	<b>NA</b>	<b>\$3.60</b>	<b>\$3.60</b>	<b>sq ft.</b>
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The following uses are allowed in commercial zones under Conditional Use Permits. Buildings constructed for these uses shall be considered Industrial for the purposes of Development Impact Fees.

Recycling

Wholesale and Storage

Mini-Storage

Warehousing

Manufacturing and Processing, including:

Apparel, Chemical Products, Electrical Equipment, Food and Kindred Products, Furniture and Fixtures,

Glass Products, Cabinet Shops, Prefabricated Walls and Tusses, Machinery, Metal Fabrication, Mobile Home Manufacturing

Paper Products, Plastics, Fiberglass, Rubber, Jewelry, Stone, Structural Clay and Pottery, Testing Laboratories