

**TO:** James L. App, City Manager  
**FROM:** Ed Gallagher, Community Development Director  
**SUBJECT:** Development Impact Fee Facility Needs List Review  
**DATE:** December 6, 2011

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**Needs:** For the City Council to discuss contents of the draft comprehensive AB 1600 impact fee Needs List.

**Facts:**

1. On December 7, 2010, the Council formed an ad hoc committee to review development impact facility needs.
2. The ad hoc committee met five times over the course of the last year to discuss various issues related to all public facility categories on the Needs List including transportation, government facilities, parks, recreation and library facilities.
3. Development impact fees are established to assess new development their share of the costs associated with infrastructure needed to serve the community.
4. Projects listed in the impact fee program should be supported by adopted council policy and/or goals. Conversely, goals and projects contained in plans and policies adopted by council should be reflected in the impact fee program.

**Analysis & Conclusion:**

The Facility Needs List includes projects that mitigate the impacts of new development and/or are of benefit to the community. Projects listed in the program should be supported by adopted council policy and/or goals. Conversely, all projects conceived through plans and/or goals adopted by Council should be reflected on the Needs List as actions associated with those plans/goals.

**Transportation**

Transportation items reflect the goals and policies of the Circulation Element of the General Plan. In accordance with Circulation Element policy, bicycle and pedestrian projects are no longer a separate category, but are combined into the transportation section as a whole. The project list from the Bicycle Master Plan has been added to the Needs List by reference.

The environmental impact analysis associated with the Circulation Element assumes implementation of the planned routes and connections and therefore each is fundamental to the operation of the plan. Should any project be subsequently deemed too expensive and/or unrealistic, further traffic analysis must be conducted to determine how the overall plan would operate in its absence.

The Uptown-Town Centre Plan (UTTC) proposes bike and pedestrian projects not considered fundable by the ad hoc committee. These projects include pedestrian bridges over the freeway at 12<sup>th</sup> Street, over the railroad at 6<sup>th</sup> Street, equestrian

path under 101 and the Park Street greenway. The ad hoc committee recommends that these projects be considered for removal from the UTTC during consideration of the next Plan update.

### **Drainage Facilities**

The drainage facilities included on the Needs List were developed through the 2007 Storm Drain Master Plan and reflected in the Uptown-Town Center Plan. Conventional storm drain pipes and collection devices have been transformed into projects that not only provide the traditional conveniences of storm drains but also improve the quality of storm water run-off and limit storm water rate and volume impacts on the Salinas River. These storm water quality goals are outlined in the UTTC.

### **Public Safety**

These facilities are essentially the same as those established in 2006 with the exception that the 2006 list included two fire trucks; only one of which is required for growth. A ladder truck, inadvertently included in the 2006 list, has been removed.

### **General Government Facilities**

City Hall construction does not appear fundable in the life of the General Plan. Options for buying existing buildings or leasing space will be explored. The ad hoc committee recommends exclusion of this project from the Needs List. Exclusion precludes collections from new development that would otherwise offset growth's demand for increased service space.

The 2003 impact fee program established a specific fee to fund the construction of "public meeting facilities". Having established an independent account it is then necessary to assign those funds to a specific goal/project. It is likely that such facilities will be provided on properties currently owned by the City.

The definition of parking facilities has been expanded to include any improvement that augments parking availability in the downtown. The fee justification study will re-evaluate new development's share of this item.

The ad hoc committee supports the concept of developing a consolidated corporate yard and its inclusion on the Needs List.

### **Parks, Recreation and Library Facilities**

The ad hoc committee recommended funding the expansion of the amphitheatre at Centennial Park, including terraced seating areas and electrical upgrades.

The purchase of three acres in Montebello Park owned by the School District for joint use play fields and the development of a comprehensive 10-acre park remain on the list.

The 2003 estimate provided for the Sherwood Park Master Plan was \$7.6 million. The \$10 million cost estimate in the current fee program appears appropriate.

UTTC goals include Salinas River trails, a 10-acre park in the Uptown area and downtown park improvements. In 2010, the City purchased 154 acres of Salinas River corridor open space with a state grant supplemented by impact fee funds at a cost of roughly \$13,000 per acre. There are other river properties desired. This item allows the City to pursue grants for purchases of River property by maintaining a balance available for any required matching funds.

The library study center has been relocated to a temporary building at the First Five site at 36<sup>th</sup> and Oak. The goal of the council is a permanent home and therefore the study center should remain on the Needs List. It may be prudent to include a branch library within the Study Center facility. This building may also provide the opportunity to address the public meeting facility envisioned in the 2003 impact fee program.

**Policy**

**Reference:** 2003 General Plan; 2006 Council Goals; AB 1600; 2011 Circulation Element; Uptown-Town Centre Specific Plan

**Fiscal**

**Impact:** Development impact fees are a means to offset the cumulative impacts of development. The Needs List is established to inventory those projects required to mitigate the impacts of new development and that reflect council's adopted goals and policies.

- Options:**
- a. Authorize staff to continue to refine cost estimates and allow Taussig and Associates to prepare a justification study of impact fees based upon the draft Needs List in accordance with their contract.
  - b. Amend, modify or reject the above option.

**Attachments:**

(1) Draft Needs List

**NEEDS LIST WORKING DOCUMENT**

Facility Name	*Estimated Cost for Facility	Policy Background or Goal
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**A. TRANSPORTATION**

**City-Wide Facilities**

1 Highway 101/46East-Dual Left- 17th Street Ramps	\$16,139,000	Circulation Element
2 Union Road - Highway 46E Interchange	\$30,000,000	Circulation Element
3 Connection Road 46E to Airport Road, bridge over Huer Huero	\$16,368,160	Circulation Element
4 Airport Road - Dry Creek Road Roundabout	\$2,208,800	Circulation Element
5 Dry Creek Road Airport Road to Aerotech Way	\$4,364,960	Circulation Element
6 Huer Huero Bridge Dry Creek Road to Golden Hill Road	\$11,662,880	Circulation Element
7 River Oaks Drive - N. River Road	\$760,320	Circulation Element
8 Buena Vista Drive Cuesta College Frontage	\$956,016	Circulation Element
9 Creston Road River Road to Rolling Hills Road	\$22,498,995	Circulation Element
10 Creston Road - Lana Street	\$1,824,859	Circulation Element
11 Creston Road Niblick Road to Scott Street	\$2,847,360	Circulation Element
12 Creston Road - Scott Street roundabout	\$2,672,000	Circulation Element
13 Creston Road - Meadowlark Road	\$2,672,000	Circulation Element
14 Charolais Road - S. River Road roundabout	\$4,038,400	Circulation Element
15 Union Road Kleck Road to Golden Hill Road	\$3,274,080	Circulation Element
16 Union Road - Golden Hill Road roundabout	\$6,400,000	Circulation Element
17 Union Road Golden Hill Road to east City limits	\$1,984,960	Circulation Element
18 Spring Street 1st to 36th Street	\$5,310,720	Town Centre-Uptown Plan
19 Spring Street traffic signal coordination	\$250,000	Circulation Element
20 Vine Street - 32nd to 36th Streets	\$372,720	Uptown Plan
21 Riverside Ave 4th Street to Black Oak Drive	\$8,391,888	Town Centre-Uptown Plan
22 Railroad Street 10th Street to 14th Street	\$1,166,016	Town Centre Plan
23 4th Street Pine to Riverside - 101 ramps	\$24,658,538	Circulation Element
24 Paso Robles Street Off-Ramp	\$2,208,800	Circulation Element
25 Paso Robles Street	\$199,728	Town Centre Plan
26 Highway 101/46W Interchange - S. Vine Realignment	\$45,800,000	Circulation Element
27 Theatre Drive to South City Limits	\$2,050,400	Circulation Element
28 Bike and Trail Facilities	\$32,613,000	Bike Master Plan

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**TOTAL TRANSPORTATION** **\$253,694,600**

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**B. DRAINAGE**

1 Fairgrounds Parking Retention Basin	\$3,485,760	Storm Drain Master Plan
2 21st Street Green Street	\$3,638,163	Storm Drain Master Plan
3 19th Street Spring Street to freeway	\$345,600	Storm Drain Master Plan
4 16th Street Park Street to Riverside Avenue	\$125,760	Storm Drain Master Plan
5 15th Street Spring Street to Riverside Avenue	\$964,800	Storm Drain Master Plan
6 13th Street Spring Street-Railroad Street-14th street to railroad	\$1,072,320	Storm Drain Master Plan
7 12th Street Vine Street to Spring Street	\$414,720	Storm Drain Master Plan
8 8th Street Spring Street to Pine Street	\$1,136,000	Storm Drain Master Plan

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**TOTAL DRAINAGE** **\$11,183,123**

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**C. PUBLIC SAFETY**

**Police Facilities**

1 Patrol/Detective/Specialty Vehicles	\$420,900	Identified Needs
2 Assigned (Additional) Officer Equipment	\$100,200	Identified Needs
3 Computers and Communication Equipment	\$225,000	Identified Needs
4 Multi-channel Portable Radios	\$36,000	Identified Needs

**NEEDS LIST WORKING DOCUMENT**

Facility Name	*Estimated Cost for Facility	Policy Background or Goal
5 Shooting Range	\$150,000	Identified Needs
<b>Fire Facilities</b>		
1 Station (3,200 SF Apparatus Bay/3,460 SF Living Quarters)	\$4,439,873	Growth Management Plan
2 Type I Fire Engine	\$500,000	Equip New Station
3 Miscellaneous Equipment	\$224,000	Equip New Station
4 Fire Training Facility - Project No. FD-04	\$3,381,375	Growth Management Plan
<b>TOTAL PUBLIC SAFETY</b>	<b>\$9,477,348</b>	
<b>D. GENERAL GOVERNMENT</b>		
1 Consolidated Corporate Yard	\$8,428,045	Identified Need
2 Public Meeting Facility	\$2,565,000	Identified Need
3 Downtown Parking	\$13,170,240	Council Goal
<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$24,163,285</b>	
<b>E. PARKS, RECREATION AND LIBRARY</b>		
1 Centennial Park Amphitheatre	\$300,000	Identified Need
2 Sherwood Park Land Improvements	\$10,009,600	Parks and Recreation Element
3 Salinas River Land Acquisition and Trails	\$4,680,000	Parks and Recreation Element
4 Uptown Park Development	\$8,748,495	Uptown Plan
5 Montebello Park Acquisition and Development	\$4,750,000	Union-46 Specific Plan
6 Aquatic Facility	\$1,457,509	Identified Need
7 Town Centre Park Improvements	\$4,629,760	Town Centre Plan
8 Remodel Existing Library Upstairs	\$4,200,000	Council Goal
9 Library Resources	\$1,196,000	Identified Need
10 Study Center and Branch Library	\$250,000	Council Goal
<b>TOTAL PARKS, RECREATION AND LIBRARY</b>	<b>\$40,221,364</b>	

**\*COST ESTIMATES ARE BASED UPON CONCEPTUAL PROJECT DESCRIPTIONS**