

TO: James L. App, City Manager

FROM: Ed Gallagher, Community Development Director

SUBJECT: Development Impact Fee Facility Needs List Review

DATE: April 24, 2013

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

Facts:

1. On February 23, 2012, the Council held a workshop to discuss a draft Needs List associated with AB 1600 impact fee program.
2. In June 2012, the Council authorized civil engineers Penfield and Smith to produce independent cost estimates of transportation projects on the Needs List.
3. In July 2012, the Council ad hoc committee endorsed a draft revision of Uptown – Town Centre priorities to align with the draft Needs List.
4. Projects listed in the impact fee program should be supported by 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. These projects provide mitigation for the transportation impacts resulting from development conceived in the Land Use Element. Among those projects are bicycle and pedestrian connection improvements. Consistent 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 deemed too expensive and/or unrealistic, further traffic analysis must be conducted to determine how the overall plan would operate in its absence.

Drainage Facilities

The drainage facilities shown on the Needs List reflect deficiencies identified by the 2007 Storm Drain Master Plan. With the adoption of 2012 mandated Water Board storm water management regulations, conventional collection structures and storm drain pipes will have to be redesigned into projects that mitigate impacts of development in the Uptown and Town Centre Plans and improve the quality of storm water run-off to the Salinas River.

We anticipate that these facilities will serve as alternative compliance to the Water Board regulations and will relieve west side development of expensive and land invasive storm water management requirements.

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

As an alternative to construction of a new City Hall, a cost estimate for leasing space has been provided.

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 from a parking structure to include any improvement that augment parking availability in the downtown. The cost estimate provides for a parking structure and a surface parking lot.

The concept of developing a consolidated corporate yard continues to be a council goal. Properties currently occupied by municipal facilities would ultimately be declared surplus and be returned to the private real estate market.

Parks, Recreation and Library Facilities

The amphitheatre has been identified as the last remaining improvement needed at Centennial Park. It includes terraced seating areas and electrical upgrades.

The purchase of three acres in Montebello Park, currently 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 shown in the draft Needs List is the updated estimate.

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 36th and Oak. The goal of the council is a permanent home and therefore the study center should remain on the Needs List. It is 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. 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
- (2) Policy Background (Memo)

NEEDS LIST WORKING DOCUMENT

| Facility Name | *Estimated Cost for Facility | Policy Background or Goal |
|---------------|------------------------------|---------------------------|
|---------------|------------------------------|---------------------------|

A. TRANSPORTATION

| | | |
|--|--------------|-------------------------|
| 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 Aiport Road, bridge over Huer Huero | \$25,005,917 | Circulation Element |
| 4 Airport Road - Dry Creek Road Roundabout | \$2,976,962 | Circulation Element |
| 5 Dry Creek Road Airport Road to Aerotech Way | \$7,728,241 | Circulation Element |
| 6 Huer Huero Bridge Dry Creek Road to Golden Hill Road | \$18,411,076 | Circulation Element |
| 7 Connection Road - Mill Road to Union Road | \$2,812,872 | Updated SOI |
| 8 River Oaks Drive - N. River Road | \$1,055,145 | Circulation Element |
| 9 Buena Vista Drive Cuesta College Frontage | \$1,316,341 | Circulation Element |
| 10 Buena Vista Drive - Hwy 46E | \$1,322,951 | Circulation Element |
| 11 Creston Road River Road to Rolling Hills Road | \$16,271,218 | Circulation Element |
| 12 Creston Road - Lana Street | \$2,470,559 | Circulation Element |
| 13 Creston Road Niblick Road to Scott Street | \$5,704,224 | Circulation Element |
| 14 Creston Road - Scott Street roundabout | \$3,069,462 | Circulation Element |
| 15 Creston Road - Meadowlark Road | \$3,675,194 | Circulation Element |
| 16 Charolais Road - S. River Road roundabout | \$6,223,415 | Circulation Element |
| 17 Union Road Kleck Road to Golden Hill Road | \$9,875,660 | Circulation Element |
| 18 Union Road - Golden Hill Road roundabout | \$6,502,163 | Circulation Element |
| 19 Union Road Golden Hill Road to east City limits | \$5,239,735 | Circulation Element |
| 20 Spring Street 1st to 36th Street | \$9,909,580 | Town Centre-Uptown Plan |
| 21 Spring Street traffic signal coordination | \$253,008 | Circulation Element |
| 22 Vine Street - 32nd to 36th Streets | \$527,443 | Uptown Plan |
| 23 24th Street - Mountain Springs Road | \$135,958 | Council Goal |
| 24 Riverside Ave 4th Street to Black Oak Drive | \$7,219,661 | Town Centre-Uptown Plan |
| 25 Railroad Street 10th Street to 14th Street | \$2,340,988 | Town Centre Plan |
| 26 4th Street Pine to Riverside - 101 ramps | \$16,325,665 | Circulation Element |
| 27 Paso Robles Street Off-Ramp | \$4,835,961 | Circulation Element |
| 28 Paso Robles Street | \$302,921 | Town Centre Plan |
| 29 Highway 101/46W Interchange | \$23,816,000 | Circulation Element |
| 30 Theatre Drive to South City Limits | \$2,050,400 | Circulation Element |
| 31 Bike Master Plan Facilities | \$16,973,000 | Circulation Element |

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|-----------------------------|----------------------|
| TOTAL TRANSPORTATION | \$250,490,720 |
|-----------------------------|----------------------|

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**

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|---------------------------------------|-----------|--------------|
| 1 Patrol/Detective/Specialty Vehicles | \$420,900 | General Plan |
|---------------------------------------|-----------|--------------|

NEEDS LIST WORKING DOCUMENT

| Facility Name | *Estimated Cost for Facility | Policy Background or Goal |
|---|------------------------------|--|
| 2 Assigned (Additional) Officer Equipment | \$100,200 | General Plan |
| 3 Computers and Communication Equipment | \$225,000 | General Plan |
| 4 Multi-channel Portable Radios | \$36,000 | General Plan |
| 5 Shooting Range | \$150,000 | General Plan |
| Fire Facilities | | |
| 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 | Growth Management Plan |
| 3 Miscellaneous Equipment | \$224,000 | Growth Management Plan |
| 4 Fire Training Facility | \$3,381,375 | Growth Management Plan |
| TOTAL PUBLIC SAFETY | \$9,477,348 | |
| D. GENERAL GOVERNMENT | | |
| 1 Consolidated Corporate Yard | \$8,428,045 | Council Goal |
| 2 Public Meeting Facility | \$2,565,000 | Council Goal |
| 3 Downtown Parking | \$14,800,000 | Council Goal |
| 4 City Hall | \$8,310,000 | Council Goal |
| TOTAL GENERAL GOVERNMENT | \$34,103,045 | |
| E. PARKS AND RECREATION | | |
| 1 Centennial Park Amphitheatre | \$300,000 | Parks and Recreation Element |
| 2 Sherwood Park Land Improvements | \$10,009,600 | Parks and Recreation Element |
| 3 Salinas River Land Acquisition | \$4,680,000 | Parks and Recreation Element |
| 4 Uptown Park Development | \$8,748,495 | Uptown Plan, Parks and Recreation Element |
| 5 Montebello Park Acquisition and Development* | \$4,750,000 | Union-46 Specific Plan, Parks and Recreation |
| 6 Aquatic Facility per Uptown Plan | \$5,000,000 | Uptown Plan |
| 7 Town Centre Park Redevelopment | \$4,629,760 | Town Centre Plan |
| TOTAL PARKS AND RECREATION | \$38,117,855 | |
| F. LIBRARY | | |
| 1 Remodel Existing Library Upstairs | \$4,200,000 | Council Goal |
| 2 Library Resources | \$1,196,000 | Council Goal |
| 3 Study Center and Branch Library | \$250,000 | Council Goal |
| TOTAL LIBRARY | \$5,646,000 | |

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

*acquire three-acre parcel from school district and develop a ten-acre park

TO: City Council

FROM: Ed Gallagher, Community Development Director

SUBJECT: Policy Background AB 1600 Impact Fee Needs List

DATE: 4-25-13

Transportation

The Circulation Element of the General Plan is the fundamental policy supporting the transportation infrastructure items on the draft Needs List. The Circulation Element is structured from a computer simulation of traffic generated from development conceived through the Land Use Element of the General Plan. The infrastructure projects, road widths and anticipated intersection improvements are therefore dependent upon one another in an overall circulation model.

If any element of the plan, or specific project be considered too expensive or infeasible for any reason, traffic model analysis must be conducted to determine how the overall plan would operate in its absence. Ultimately, a General Plan Amendment and corresponding environmental analysis is needed to amend the Circulation Element to remove a project and to modify the plan accordingly.

Storm Drain Master Plan

As presented at our workshop in March, new storm water regulations will be implemented this year. The regulations offer paths of alternative compliance in certain areas where it can be demonstrated that regional facilities, strategically implemented, can provide the same level of water quality improvement as small installations on small individual development projects. These areas are referred to as Urban Sustainability Areas and/or Watershed Management Plans.

Our goal is to establish a master plan of storm water quality improvement projects throughout the Uptown - Town Center Planning Area as alternative compliance measures. This is consistent with the storm water goals in the UTTC.

The City has had an impact fee for storm drains on the west side since 1979. We will transform the master plan of traditional storm drains into projects that will improve the quality of storm drain run-off prior to its discharge into the Salinas River.

Without this program, we will be subject to regulations that will be difficult to implement on private developments in the downtown core and high-density small lot residential developments in other parts of the UTTC.

Public Safety

Development impact fees can only be used for new equipment and infrastructure to accommodate expansion of services. They cannot be used to augment personnel or to replace older equipment. The patrol cars and equipment listed is needed to outfit new officers that will ultimately be hired to accommodate a growing population.

Fire Department equipment outlined on the Needs List is a product of the Emergency Services Growth Management Plan.

General Government Facilities

General government facilities on the Needs List reflect council goals. In 2003, the Council established special funds for a public meeting facility and an aquatic facility. Both have individual dedicated accounts.

In 2009, the Council cut a performing arts center from the Needs List adopted in 2006.

Parks, Recreation and Library

The Parks and Recreation Element of the General Plan includes action items calling for the implementation of development impact fees to fund development's share of new park facilities and for the implementation of improvements at existing parks.

In addition to improving existing parks, identified needed park improvements include a 10-acre park north of 24th Street, 10-acre park in the Union-46 Specific Plan area, Salinas River trail and a master plan of bikeways. A General Plan Amendment of the Parks and Recreation Element would be needed to remove any of these items from the Needs List.

A healthy City-owned and operated library remains a goal of the City council. The library is backed by significant community contribution both monetary and in the form of countless volunteer hours.