

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Cuesta College Frontage Improvements
DATE: September 17, 2013

Needs: For the City Council to consider use of transportation impact fees for improvements to Cuesta College property frontage.

Facts:

1. On April 24, 2013, the Council acknowledged acceptance of a draft Needs List associated with AB 1600 impact fee program.
2. The transportation section of the draft Needs List includes a line item for the construction of improvements to Buena Vista Drive adjacent to the frontage of Cuesta College.
3. Currently, the Ayres Hotel is under construction adjacent to College property on Buena Vista Drive. Ayres will be constructing improvements along their frontage of Buena Vista Drive from Experimental Station Road to their north boundary (their common boundary with the College).
4. There are no current plans to finish the improvements along the College frontage between the Ayres property and Dallons Drive.

Analysis & Conclusion:

The Ayres Hotel project will generate substantial revenue in the form of transportation impact fees. Based upon the Council's support of inclusion of Cuesta College frontage improvements on the AB 1600 Needs List, a portion of these funds could be used to finish Buena Vista Drive curb, gutter and sidewalk improvements between the Ayres frontage and Dallons Drive.

The Ayres project is currently under construction. If it is the Council's desire to extend the improvements to Dallons Drive we need to begin discussion and negotiation of costs with Ayres. There is no obligation for Ayres to assist or cooperate with the City in this effort. Their effort would be voluntary and completely reimbursable. Once we determine real costs, a formal council action will be necessary to enter into a reimbursement agreement with Ayres.

Policy

Reference: 2003 General Plan; 2006 Council Goals; AB 1600; 2011 Circulation Element

Fiscal

Impact: The preliminary cost estimate for improvements to Buena Vista Drive along Cuesta College frontage by Ayres forces, reimbursable to Ayres, is \$100,000. 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.

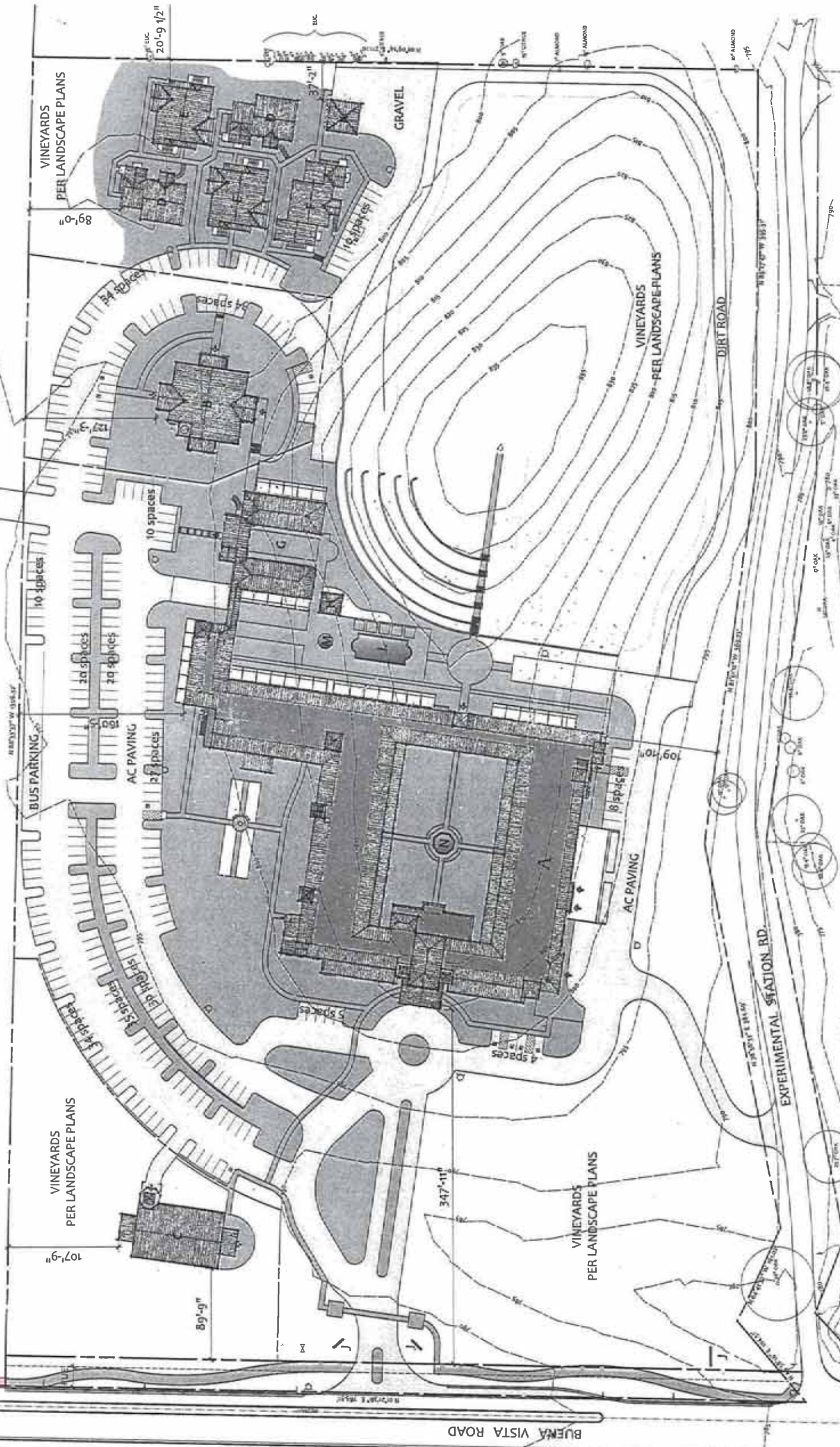
- Options:**
- a. Direct staff to enter into discussion with Ayres regarding extension of street improvements along Buena Vista Drive along Cuesta College frontage from Ayres boundary to Dallons Drive.
 - b. Amend, modify or reject the above option.

Attachments:
(1) Site plan

CURB &
SIDEWALK

CUESTA
COLLEGE
PROPERTY

DALLONS DRIVE



BUILDING LEGEND
A Ayres Hotel
H Pool Cabana
M Monks and Curators