RESOLUTION NO. 18-109

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING THE IMPOSITION OF REDUCED TRAFFIC MITIGATION FEES, ON AN INTERIM BASIS, FOR AIRPORT HANGARS, BASED UPON THE ANALYSIS BY DAVID TAUSSIG & ASSOCIATES

WHEREAS, the City is in the process of updating its traffic mitigation fees; and

WHEREAS, David Taussig & Associates ("DTA") has prepared a preliminary report on the land use categories and traffic impacts of such land uses as part of the traffic mitigation fee study; and

WHEREAS, one of the recommendations from DTA is to divide the land use category of Industrial Uses into Light Industrial and Heavy Industrial uses; and

WHEREAS, there are several applications for airport hangar projects that have been submitted to the City for approval; and

WHEREAS, airport hangars generate significantly less traffic that comparably-sized commercial or industrial facilities; and

WHEREAS, DTA's preliminary report suggests that the traffic mitigation fees for heavy industrial use, such as airport hangars, could be reduced from the existing rate of traffic mitigation fees imposed on all industrial uses; and

WHEREAS, it may be several months before the City Council is asked to consider and approve a final schedule of traffic mitigation fees;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, AS FOLLOWS:

Section 1. Incorporation of Recitals. The City Council finds and determines that the above recitals are true and correct, and incorporates them herein.

Section 2. Interim Reduction of Traffic Mitigation Fees for Airport Hangars. Based on the preliminary report from DTA, input form the Housing Constraints and Opportunities Committee, the staff report and public comment, the City Council hereby approves reducing traffic mitigation fees for airport hangars from the current rate for industrial land use to the rate for heavy industrial land use, as set forth in DTA Report, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. This reduction shall remain in effect until such time as the City Council adopts new traffic mitigation fees, pursuant to the procedures set forth in Government Code section 66000 *et seq.* This interim reduction shall apply only to traffic mitigation fees, and not to any other development impact fee imposed by the City on new development.

APPROVED this 17th day of July, 2018, by the following vote:

AYES: Gregory, Strong, Hamon, Reed, Martin
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

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Exhibit A

David Taussig & Associates Memorandum, dated June 14, 2018
[to be inserted]

DAVID TAUSSIG & ASSOCIATES
Public Finance and Urban Economics
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Phone 949.955.1500 Fax 949.955.7590

MEMORANDUM

June 14, 2018

To: David Athey, City of Paso Robles

From: David Taussig & Associates, Inc.

Subject: Proposed Update to Traffic Impact Fees

David Taussig and Associates, Inc. ("DTA") has prepared this memorandum to summarize the proposed changes to the traffic impact fee levels in the City of Paso Robles (the "City"). The updated impact fees prepared by DTA are based on (i) current and buildout demographics for the City provided by Central Coast Transportation Consulting in collaboration with the City (see **Exhibit A**), and (ii) a needs list of various transportation facilities required for the future development, provided by the City (see **Exhibit B**). **Table 1** below summarizes the updated traffic impact fees by fee category and, for reference, also provides a listing of the City's current traffic impact fees. Notably, at the request of the City, DTA has added two (2) new fee categories, namely "Gas Stations" and "Fast Food Outlets" and has split the "Industrial" land use category into "Light Industrial" and "Heavy Industrial".

Table 1
2018 Traffic Impact Fees (By Land Use)
Current vs. Proposed

Land Use	Fee Area "A" [1]		Fee Area "B" [1]		Fee Area "C" [1]	
	Current [2]	*Proposed*	*Current*	*Proposed*	*Current*	*Proposed*
Single Family (*Per Unit*)	$12,700	$4,649	$12,700	$5,888	$12,700	$6,453
Multi Family (*Per Unit*)	$8,752	$3,204	$8,752	$4,058	$8,752	$4,447
Commercial (*Per Sq. Ft.*)	$11.48	$4.77	$11.48	$6.40	$11.48	$6.40
Gas Stations (*Per Sq. Ft.*)	NA	$95.96	NA	$121.55	NA	$133.19
Fast Food Outlets (*Per Sq. Ft.*)	NA	$72.40	NA	$91.71	NA	$100.49
Light Industrial (*Per Sq. Ft.*)	$3.23	$2.70	$3.23	$3.42	$3.23	$3.75
Heavy Industrial (*Per Sq. Ft.*)	$3.23	$0.58	$3.23	$0.74	$3.23	$0.81

Notes:
[1] Based on portion of trips by Fee Areas provided by Central Coast Transportation Consulting for Union Road - Highway 46E Interchange & Highway 101/46W Interchange (City's Allocation)
[2] Source: Development Impact Fee Summary - Resolution 17-066

Next Steps:

- Schedule conference call with City to discuss proposed traffic impact fees.
- Discuss/confirm methodology used to generate 2045 projections for Fast Food Outlets.
- Coordinate with the City regarding upcoming meeting with the Housing Constraints Committee.
- Commence work on updated Traffic Impact Fee Report.

EXHIBIT A

Land Use	Units	Year	Fee Area "A"	Fee Area "B"	Fee Area "C"	Fee Area A+B+C	Trip Generation
Single Family Residential[1]	DU	2017	8,106	5	356	8,467	7.56
		2045	9,696	5	1,145	10,846	
Multi-family Residential[2]	DU	2017	3,539	125	370	4,034	5.21
		2045	6,073	125	1,008	7,206	
Hotel	Rooms	2017	1,180	141	65	1,386	4.72
		2045	2,169	848	985	4,002	
Gas Stations	SF	2017	182,328	16,100	5,905	204,333	624.20
		2045	198,292	16,100	5,905	220,297	
Fast Food Outlets[4]	SF	2017	22,930	15,000	8,320	46,250	470.95
		2045	33,714	33,582	36,525	103,821	
Commercial[3]	SF	2017	1,900,991	550,960	161,590	2,613,541	37.80
		2045	2,795,012	1,233,478	709,385	4,737,875	
Office	SF	2017	529,975	30,990	112,000	672,965	6.94
		2045	745,704	50,990	162,000	958,694	
Light Industrial	SF	2017	1,982,390	1,028,806	1,975,331	4,986,527	4.39
		2045	2,288,608	1,204,806	3,808,720	7,302,134	
Heavy Industrial	SF	2017	36,400	0	97,800	134,200	0.95
		2045	36,400	0	297,800	334,200	

Notes:
1. Includes single family and rural residential uses.
2. Includes multi-family and mobile home uses.
3. Includes downtown, regional retail, neighborhood retail.
4. DTA assumed that the rate of increase in Fast Food Outlets over the buildout period within a specific Fee Area would match the rate applied to the Commercial Land Use within that Fee Area.
*This table was created using the information provided initially by Central Coast Transportation Consulting. The following Land Uses were added as directed by the City of Paso Robles: Gas Stations, Fast Food Outlets.

EXHIBIT B

Transportation Facilities Needs List						
	Facility Name	Facilities Cost to City	Off-Setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development
City-Wide Facilities						
1	Highway 101/46East-Dual Left- 17th Street Ramps	$10,600,000	$296,052	$10,896,052	30.04%	$3,273,284
2	Union Road - Highway 46E Interchange	$25,000,000	$698,237	$25,698,237	30.04%	$7,720,000
3	Connection Road 46E to Airport Road, bridge over Huer Huero Road	$12,190,000	$340,460	$12,530,460	30.04%	$3,764,277
3a	Union Rd/Wisteria Lane roundabout	$1,630,000	$45,525	$1,675,525	30.04%	$503.345
3b	Tractor St. extension and roundabout	$2,800,000	$78,203	$2,878,203	30.04%	$864,641
3c	Tractor St. / Golden Hill roundabout	$2,400,000	$67,031	$2,467,031	30.04%	$741,121
4	Airport Road - Dry Creek Road Intersection Improvement	$460,000	$12,848	$472,848	30.04%	$124,048
5	Dry Creek Road - Warbirds to Prairie Rd.	$1,870,000	$52,228	$1,922,228	30.04%	$557,457
8	River Oaks Drive N. River Road	$730,000	$20,389	$750,389	30.04%	$225,424
9	Buena Vista Drive - Cuesta College Frontage	$320,000	$8,937	$328,937	30.04%	$98,816
10	Buena Vista Drive - Highway 46E Dual Left Turns	$1,160,000	$32,398	$1,192,398	30.04%	$358,208
11	Creston Road - River Road to Rolling Hills Road	$10,000,000	$279,295	$10,279,295	30.04%	$3,088,004
12	Creston Road - Lana Street	$330,000	$9,217	$339,217	30.04%	$101,904
13	Creston Road - Niblick Road to Scott Street intersection (Signal)	$2,290,000	$63,958	$2,353,958	30.04%	$707,153
13a	Niblick / Creston Rd. Intersection widening	$5,000,000	$139,647	$5,139,647	30.04%	$1,544,002
15	Creston Road -Myrtlewood to Meadowlark Road Intersection	$1,180,000	$32,957	$1,212,957	30.04%	$364,384
16	Charolais Road - S. River Road Roundabout	$1,960,000	$54,742	$2,014,742	30.04%	$605,249
171	Union Road - Kleck Road to Golden Hill Road	$2,836,500	$79,222	$2,915,722	30.04%	$875,912
18	Union Road - Golden Hill Road Roundabout	$3,900,000	$108,925	$4,008,925	30.04%	$1,204,322
19	Union Road - Golden Hill Road to East City Limits	$1,600,000	$44,687	$1,644,687	30.04%	$494,081
20	Spring Street - 1st to 36th Streets	$5,000,000	$139,647	$5,139,647	30.04%	$1,544,002
21	Spring Street Traffic Signal Coordination	$500,000	$13,965	$513,965	30.04%	$154,400
22	Vine Street - 32nd to 36th Streets	$600,000	$16,758	$616,758	30.04%	$185,280
23	24th Street - Mountain Springs Road	$940,000	$26,254	$966,254	30.04%	$290,272
24	Riverside Ave - 4th Street to Black Oak Drive	$4,000,000	$111,718	$4,111,718	30.04%	$1,235,202
25	24th Street - Ysabel Avenue to Riverside Avenue	$1,000,000	$27,929	$1,027,929	30.04%	$308,800
25a	24th Street - St. Railroad Bridge Upgrade	$8,000,000	$223,436	$8,223,436	30.04%	$2,470,403
26	Railroad Street - 10th Street to 14th Street	$2,000,000	$55,859	$2,055,859	30.04%	$617,601
27	4th Street - Pine Street to Riverside - 101 Ramps	$1,000,000	$27,929	$1,027,929	30.04%	$308,800
28	Paso Robles Street Off-Ramp roundabout	$1,330,000	$37,146	$1,367,146	30.04%	$410,705
29	Paso Robles Street	$750,000	$20,947	$770,947	30.04%	$231,600
30	Highway 101/46W Interchange	$15,000,000	$418,942	$15,418,942	30.04%	$4,632,006
30a	S. Vine Realignment and Bridge	$7,300,000	$203,885	$7,503,885	30.04%	$2,254,243

EXHIBIT B (Cont.)

Transportation Facilities Needs List						
	Facility Name	Facilities Cost to City	Off-Setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development
31	Theatre Drive to South City Limits	$1,160,000	$32,398	$1,192,398	30.04%	$358,208
32	Bike Master Plan Facilities	$10,000,000	$279,295	$10,279,295	30.04%	$3,088,004
Specific Plan Features						
33	Airport Road - Union Road to Linne Road	$0	$0	$0	0.00%	$0
33a	Airport Road - Union Road to Sherwood Road with Bridge	$14,280,000	$398,833	$14,678,833	30.04%	$4,409,670
33b	Airport Road - Sherwood to Linne	$1,340,000	$37,425	$1,377,425	30.04%	$413,793
33c	Sherwood Road - Fontana to Airport Road	$2,560,000	$71,499	$2,631,499	30.04%	$790,529
33d	Sherwood Road - Airport Road to Linne	$2,970,000	$82,951	$3,052,951	30.04%	$917,137
33e	Airport Road / Sherwood Road roundabout	$1,440,000	$40,218	$3,052,951	30.04%	$444,673
35a	Niblick Road - TDM and optimization improvements	$3,000,000	$83,788	$3,083,788	30.04%	$926,401
36	Transportation Facilities Revenues/Grants Allocated to Existing Development	NA	$0	$0	0.00%	$0
Total – Transportation Facilities		**$172,426,500**	**$4,815,781**	**$172,426,500**	**30.88%**	**$53,245,371**