



# City of Paso Robles Planning Commission Agenda Report

From: David Athey, City Engineer

Subject: Capital Improvement Budget Consistency with the General Plan

Date: June 12, 2018

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### Facts

1. The City is required to adopt a Capital Improvement Project (CIP) Budget for the FY 2018-19 no later than June 30, 2018.
2. The CIP Budget covers the City's proposed major construction and maintenance projects over the next four years. Budget items may include expenses for engineering design and environmental review related to major projects.
3. Government Code Section 65401 requires the City to prepare a "coordinated plan of proposed public works for the ensuing fiscal year" and to submit the plan to the Planning Commission for review and report to the City Council as to conformity with the adopted General Plan.
4. The City has prepared a draft two-year CIP budget, which has been presented to the City Council and the public for review and comment. Attached is a list of the proposed Capital Improvement Projects.

### Options

1. Consider the draft four-year Capital Improvement Projects (CIP) Budget and make a recommendation to the City Council regarding its conformity with the General Plan;
2. Amend, modify or reject the foregoing options.

### Analysis and Conclusions

#### Planning Commission's Role

The Planning Commission's role is to review the proposed list of capital projects and report to the City Council on conformity of the proposed projects with the General Plan. The City Council reserves to itself the role of deciding which projects are listed and priorities for their being carried out.

#### General Plan / Zoning Consistency

Acquisition or disposition of property, construction of public buildings or other public works, generally must be found consistent with the General Plan. A project is considered to be consistent with the General Plan if it will further the objectives and policies of the General Plan and not obstruct their attainment.

The Commission's reporting that a proposed CIP item conforms to the General Plan does not necessarily mean that the City endorses the project or plan in a particular form. Individual public works projects and most individual plan actions still must undergo environmental review and receive Council approval before being carried out. The Council has full discretion in deciding CIP items. There are no specific sanctions in State law if a CIP item is found to not conform to the General Plan. However, a finding of nonconformance would indicate that the proposal should be reevaluated to assure its consistency.

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Attached is a list of the CIP projects with references to General Plan Policies and Action Items. Also attached are a set of goals, policies, and action items from the General Plan that are referenced in the list of projects. It appears that all of the proposed projects conform to the General Plan.

### **Fiscal Impact**

The purpose of the CIP Budget is to determine which projects can be accomplished given available fiscal resources over a four year period.

### **Recommendation**

1. Find the draft Capital Improvements Program Budget to be consistent with the General Plan, and include a finding to that effect in the resolution adopting the budget.

### **Attachments**

1. Two Year Capital Improvement Project List

# Attachment 1

## 2018-2020 TWO YEAR CAPITAL IMPROVEMENT PROJECTS

### **General Fund**

#### Wayfinding Signage

(Policy CE-1A.a (Circulation Master Plan), Policy CE-1F (Pedestrian Access))

Tourism is an important part of the local economy, and having visitors be able to easily find their way around the City is very important to the quality of their experience. With that said, in early 2017, City Council authorized Pierre Rademaker Design to guide the City's visitor wayfinding signage effort. Depending on the decision made by City Council on June 5, 2018, the next segment of the program would be the purchase and installation of said signage. The project is proposed to be performed in FY 2018-19 and be funded by the General Fund at a cost of \$120,000. This is the total cost to purchase and install the signage. Should Travel Paso agree to pay a portion of these cost or should City Council provide different direction to staff, the impact to the General Fund could change.

#### Park Patio Shade Structures

*Policy PR-1A, Action Item 2*

Due to summer temperatures, the use of Uptown Family and Centennial Parks make the patio, amphitheater and play equipment unusable during the day. Specifically, this project includes a shade sail above the amphitheater and shade umbrellas at Uptown Family Park and patio shade umbrellas at Centennial Park. The project entails concrete demolition, excavation, and the installation of steel posts, concrete footings, and shade structures. Enhancing the use of these spaces will enable the City to generate additional revenue and expand recreational activities. The total cost of this General Fund project is estimated to be \$116,400 with \$50,000 of the costs being funded through fundraising efforts and constructed in FY 2018-19

#### Centennial Building Roof Repairs

*Policy PR-1A, Action Item 2*

The flat roofs on both the administration and gymnasium buildings are beginning to deteriorate. Although leaks have been repaired temporarily, coating and sealing the roof is appropriate. In doing so, it can extend the usable life for an additional five to seven years. Additionally, the clay tile roofs on all buildings need repair and replacement. The recoating of the administration and gymnasium building are estimated to cost \$75,000 with the clay tile repair and replacement costing \$185,000 and is recommended to be paid through General Fund reserves and repaired in FY 2018-19.

#### City Hall Stucco Repairs

*Policy LU-4A, Maintenance of Facilities*

In May 2016, a section of City Hall required emergency safety repairs. An additional section of stucco is beginning to crack and presents a hazard that needs to be corrected. Total cost of repair is estimated to be \$65,000 and to be funded through General Fund reserves in FY 2018-19.

#### Municipal Pool Repairs

*Policy PR-1A, Action Item 2*

Despite the improvements made in 2016, which mainly addressed ADA rehabilitation, the complex has deteriorated coping and floors. Specifically, near the therapy pool locker room, shower and restrooms. Staff is recommended \$65,000 be invested in the pool as it currently presents a safety risk. The replacement of the outdoor pool coping is estimated to be \$50,000. The cost of rehabilitating the indoor

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pool locker room, shower and restroom floors is estimated to be \$15,000. In both instances, it would be appropriate for the General Fund reserves to absorb the cost of this repair in FY 2018-19.

### Downtown Parking Lot Repairs

#### *Policy LU-4A, Maintenance of Facilities*

As indicated in City Council adopted goals adopted on March 6, 2018, it is the City's priority to support a thriving downtown area. As such, parking near the downtown corridor continues to be an issue the City will be addressing in the next two years. Staff is recommending a Parking Lot Repair Program which will rehabilitated the parking lots on Spring Street near 13<sup>th</sup> Street at a cost of \$280,000 in FY 2018-19, funded by the General Fund.

### 9-1-1 System Upgrades

#### *Policy LU-4A, (Maintenance of Facilities, Service Levels)*

Public safety is in need of replacement of the current base radio station and repeaters. Originally installed in 2001, the current system will no longer be serviceable due to its age. Due to the complexity of this project, it is anticipated it would span over three fiscal years at a total cost of \$2.65 million; \$200,000 in FY 2018-19, \$500,000 in FY 2019-20 and \$1.95 million in FY 2020-21. Because this is a public safety project, all costs would be funded by General Fund reserves.

### Drainage Modifications on 19<sup>th</sup> Street at Oak Street

#### *Policy C-1C (Storm Drainage)*

This project will design and fund repairs to a deteriorating drainage system at the intersection of 19<sup>th</sup> Street and Oak Street. Historically, this intersection has been plagued with flooding due to antiquated drainpipes. The project would include either removing or abandoning the existing damaged pipes, re-grading the intersection to include cross gutter, which will efficiently divert storm water flow toward the Spring Street storm drain system. The purpose of the project is to improve roadway, decrease and eliminate localized flooding to adjacent homes, and minimize long-term maintenance requirements for clogged pipes. The total cost of the project is \$310,000 and funded with General Fund reserves in FY 2019-20

### Melody Basin

#### *Policy C-1C (Storm Drainage)*

The Melody Basin rehabilitation project includes re-grading the southeasterly slope and flattening the basin bottom. The project would remove the existing concrete swale and construct a new meandering low-flow earthen swale, which will promote increased water quality. The existing poor quality soil within the basin would need to be supplemented to promote desirable vegetative growth and increased groundwater infiltration. Approximately, 2-acres of area would need to be restored with select landscape materials and soils to promote water quality treatment and groundwater infiltration. Some of the soil would need to be exported as a result of this project. The area would be vegetated with native and drought tolerant plants. The purpose of the project is to enhance the poor conditions of the basin and boost aesthetics, its ability to improve storm water quality, and promote groundwater infiltration. Improving the visual quality of the basin will draw greater visibility by adjacent homeowners, thus reducing the likelihood of vandalism and crime. The project design allows for Prop 1 Storm water Grant opportunities. The estimated project costs is \$200,000 and be funded by the General Fund in FY 2019-20.

### 13<sup>th</sup> Street Pedestrian Improvements

#### *Policy CE-1F (Pedestrian Access)*

The intersections of Pine Street at 13<sup>th</sup> Street and Park Street at 13<sup>th</sup> Street have been topics of concern and discussion with regards to pedestrian access and safety. The goals of the project include better integrate the north and south sides of 13<sup>th</sup> Street with design features including push button flashing pedestrian signs and painted crosswalks at Pine Street and Park Street. Additionally, some improvements will be made on the streetscape that will tie 13<sup>th</sup> Street more clearly into the downtown as seen on 12<sup>th</sup>

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Street. On December 5, 2017, City Council approved the design phase of this project to be conducted. Appropriations are being requested in the amount of \$1,267,800 in fiscal year 2018-19 for the construction phase of the project with \$119,640 of CDBG funds already appropriated in FY 2017-18.

### Creston Road

*Policy CE-1A (Circulation Master Plan), Policy CE-1F*

The focus of this street project (Creston Road between South River Road and Niblick Road) is intended to make Creston Road a safer and easier for schoolchildren and adults to walk or ride their bike. As such, the project is intended to improve conditions for transit, motorists and businesses as well as beautifying the corridor with streetscape enhancements and coordinate circulation and access with existing and future land uses and projects. The design premise for the corridor is to provide improvements that would fit within the existing curb-to-curb width. Existing curbs and sidewalks would remain and only install missing curbs, gutters and sidewalks. Additionally, some curb ramps are outdated and would be reconstructed to meet current ADA requirements. Approximately 40-45 curb ramps will be reconstructed with 10-20 new curb ramps being installed. The project also calls for approximately 60,000 square feet of new sidewalks and about 9,000 linear feet of new curbs and gutters. The road resurfacing component would be approximately 700,000 square feet. The costs of preparing the preliminary design and the associated costs for the community outreach were funded with a Caltrans Grant. The estimated construction costs of \$8.0 million will be funded \$4.0 million with an ATP Grant, with the remaining \$4.0 million match funded with the General Funds Supplemental Sales Tax. Money is being appropriated as a place holder and will come back to City Council for approval prior to construction.

### Dry Creek Road Resurfacing, Realignment, Water and Sewer Lines

*Policy CE-1A (Circulation Master Plan), Policy C-1B (Sewer Service)*

In June 2017, the City Council authorized the City Manager to enter into an agreement for the preparation of construction documents for the installation of sewer, water, and reclaimed water pipelines within Dry Creek Road from Airport to the east of Estrella Warbirds Museum. In total, during the FY 2017-18 Budget Update Report, City Council appropriated over \$5.0 million towards these efforts. With the results of the design and construction bid documents near completion, the next phase of the project is construction. It is anticipated that General Fund Supplemental Sales Tax will contribute \$250,000 in FY 2018-19 and \$5.7 million in FY 2019-20. Additional funding for the project would come from water and sewer connection fee revenues and a SLOCOG grant.

### Street Pavement Overlay

*Policy CE-1A (Circulation Master Plan)*

As intended by the Supplemental Sales Tax measure, the City annually performs pavement maintenance on public streets to the extent that funds are available. Streets are selected based on pavement condition, location and the type of maintenance application. The street projects that require pavement overlay are segregated than the street projects which require maintenance applications such as slurry seals and chips seals. Streets with the same type of maintenance application are grouped together in a pavement maintenance project. This helps to reduce the cost of the project and confines the project's impact to a smaller area of the neighborhood. Streets are also selected based on the PCI. The PCI is determined by field inspection of the actual pavement condition. New streets start at 100 and, as streets age, the rating drops.

The following streets are some of the streets expected to receive pavement overlay during the 2018-19 and 2019-20 fiscal years at a cost, on average, of \$6.3 million per year and funded through both the General Fund's Supplemental Sales Tax and State Grants, when available:

- Union Road (near Barney Swartz Park)
- 13<sup>th</sup> Street and Niblick Road Bridge Deck Resurfacing
- 10<sup>th</sup> Street: Vine Street to Spring Street

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- 6<sup>th</sup> Street: Spring Street to Pine Street
- Park Street: 6<sup>th</sup> Street to 9<sup>th</sup> Street
- 9<sup>th</sup> Street: Pine Street to Park Street

### Transportation Facilities Program

#### *Policy CE-1A (Circulation Master Plan)*

The Circulation Element of the General Plan includes facilities necessary to provide safe and efficient vehicular access throughout the City. In order to meet the transportation demands of new development through General Plan buildout in 2025, the City updated the list to include various roadway improvements including rights of way, signalization, widening of roads, paving, and bridges as shown in the Needs List presented in the City's Development Impact Fee Justification Study. Five projects indicated on the Needs List have been identified in the next two-year Capital Improvement Forecast and includes: Union Road and Highway 46 Overcrossing, Union Road at Golden Hill Roundabout, Huer Huero Creek Bridge and Roundabout, Paso Robles Street at 101 Off-ramp Roundabout, and South Vine Street Bridge and Road Alignment.

Union Road at Highway 46 East Overcrossing: project approval and environmental document and design estimated to be completed in FY 2018-19 with construction in five to six years away (FY 2023-24 to FY 2024-25). There is a remote chance that the City can secure a grant for \$25 million towards construction of the project.

Union Road at Golden Hill Road Roundabout: project approval and environmental document, design and right-of-way costs beginning in FY 2018-19 with construction beginning in FY 2020-21.

Huer Huero Creek Bridge and Roundabout: project approval and environmental document, design and all soft costs beginning in FY 2019-20 with construction beginning in FY 2021-22.

South Vine Street Bridge and Road Alignment: project approval and environmental document, design and all soft costs beginning in FY 2019-20 and construction in FY 2022-23. This design is 80% complete and assumes no right-of-way costs to be incurred.

Paso Robles Street at 101 Off-ramp Roundabout: project approval and environmental document, design and all soft costs beginning in FY 2019-20 and construction in FY 2021-22.

### Niblick Road Signal Synchronization

#### *Policy CE-1A (Circulation Master Plan), Action item 13*

In effort to improve traffic flow and minimize congestion, staff is recommending modifications to the traffic signals on Niblick Road. Specifically, the project entails traffic signals automatically changing timing in response to different travel volumes and patterns at different times of day. The project is anticipated to begin in FY 2018-19 and be funded by General Fund Supplemental Sales Tax in the amount of \$300,000.

### Buena Vista at River Oaks Pedestrian Improvements

#### *Policy CE-1F (Pedestrian Access)*

The General Plan's Circulation Element provides access to all modes of travel. With that said, with the development and expansion of San Antonio Winery, which includes wine tasting, retail and residential and all are within walking distance to the Aryres and La Quinta Hotels, it is a priority to provide better accessible path to those destinations across Buena Vista Drive. Funding for this project comes from the remaining funds of the Borkey Area Specific Plan in the amount of \$266,700

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### **Water Fund**

#### 21<sup>st</sup> Street Reservoir

##### *Policy C-1A (Water)*

Design of the construction of a new (replacement) four million gallon reservoir is currently being conducted. This project includes the removal of the existing reservoir on 21st Street and construction of a new reservoir. This reservoir provides emergency, fire and operational storage for the west-side of the City. Estimated cost of the project is \$9.1 million and is to be financed through an issuance of debt and by the Water Fund.

#### Emergency Bank Stabilization

##### *Policy C-1A (Water)*

The Salinas River is deviating from its normal course causing the City's Thunderbird wellfield to be vulnerable and to lose an important part of the City's water supply. This project is to purchase the materials and equipment needed to route the river back to its normal course. Estimated cost of the project is \$250,000 and to be funded through Water Fund reserves. Because of the importance of said project, staff is recommending this project to be funded in FY 2018-19.

#### Golden Hill Reservoir Recoating

##### *Policy C-1A (Water)*

Major repairs are needed for the reservoirs located near Golden Hill. Specifically, Tank #2 has recently been emptied for maintenance inspection and as a result, many rust areas have been identified and needs interior recoating. Tank #2 investigation is pending and is anticipated to need additional coating as well. Estimated Cost: \$350,000 to be funded through Water Fund reserves.

#### Well Feasibility Study

##### *Policy C-1A (Water)*

Depending on the results of the feasibility study, this project will either replace the Dry Creek and Sherwood Wells or drill a new well at Meadowlark. Estimated Cost for the study is \$350,000 to be conducted in FY 2018-19. Construction costs can be upwards of \$1.6 million, and better costs estimates will be known after study is completed. Construction is anticipated to begin in FY 2020-21 to FY 2021-22.

### **Waste Water Fund**

#### Recycled Water Distribution

##### *Policy C-1B (Sewer Service)*

With the completion of the Tertiary Treatment Facility, distributing the recycled water is the next phase of the recycled water program. Specifically, a purple pipe distribution system, including elevated reservoir, to deliver recycled water to east Paso Robles for irrigation. Total cost is estimated to be \$16.9 million and be funded 100% through the issuance of debt with the State Revolving Fund. Staff is also anticipating a grant from the State which will lower the loaned amount. It is anticipated that the City will begin to sell recycled water and bring in an additional \$1.0 million to \$4.0 million in charges when fully operational.

#### Wastewater Master Plan & Rate Study

##### *Policy C-1B (Sewer Service)*

The last time the City performed a Wastewater Rate and Revenue Analysis was in November 2011; based on that rate study, the Council approved a program of annual rate increases from July 1, 2012 through July 1, 2016. Wastewater rates need to be reviewed and analyzed in order to meet the ongoing debt service requirements from the new construction at the treatment plant as well as to properly fund the distribution of recycled water. With that said, an update to the Wastewater Collection System Master Plan (a capital improvement plan) at a cost of \$150,000 will be conducted in FY 2018-19, and then a Wastewater Rate Study at a cost of \$100,000 in FY 2019-20. These plans will be critical to the future viability of the wastewater system.

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### Sewer Rehabilitation Projects

#### *Policy C-1B (Sewer Service)*

Video inspection reports have identified that numerous sections of sewer main require rehabilitation. Listed in the City's Wastewater Master Plan, the following locations are proposed to be rehabilitated FY 2018-19: 32<sup>nd</sup> Street (between Spring Street and Park Street) and Alemendra Court (Almendra Court to Arciero Way) at a total cost of \$720,000. These projects will reduce infiltration, root intrusion, and maintenance requirements, as well as probability of failure and will be funded through a combination of Sewer Funds and Sewer Connection Fee revenues.

### Aeration Control System

#### *Policy C-1B (Sewer Service)*

This project includes the instrumentation and control system software changes to enable ammonia-based aeration control and improve dissolved oxygen and solids wasting control at the Wastewater Treatment Plant. Project will further improve effluent quality and energy efficiency and reduce plant life-cycle cost. Total cost of the project is \$300,000 to be funded through Sewer Fund revenues.

### **Airport Fund**

#### New Hangar Development

##### *Policy CE-1C (Circulation Master Plan)*

This project would include the design and construction of new hangar pads with related water and sewer utilities plus taxiways at 4300 Cloud Way. Budget appropriation in the Airport Fund would include design in the first year in the amount of \$62,000 and construction in the second year in the amount of \$200,000.

#### Apron and Helipad Project

##### *Policy CE-1C (Circulation Master Plan)*

With the assistance of the Federal Aviation Administration through an FAA Grant, the project will construct a new apron and helipad. If a grant is secured, the FAA would fund approximately 85% of the total costs of the project which is estimated to be \$1.65 million with the City's Airport Fund funding its portion of the local match with Airport reserves. Due to the size and complexity of this project, as well as working through the FAA system, staff is anticipating this project to begin in FY 2019-20.