

**DEVELOPMENT IMPACT FEE
JUSTIFICATION STUDY
CITY OF PASO ROBLES**

October 3, 2006

Public Finance
Facilities Planning
Urban Economics

Newport Beach
Riverside
San Ramon

**DEVELOPMENT IMPACT FEE
JUSTIFICATION STUDY**

Prepared for

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EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. (“DTA”) was retained by the City of El Paso de Robles (the “City”) to update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the “Fee Study”). The Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance transportation, drainage, bike and pedestrian, police, fire, general government, park and recreation, and library facilities at levels identified by the various City departments as being necessary to meet the needs of new development through 2025. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section II of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. All new development may be required to pay its “fair share” of the cost of the new infrastructure through the development fee program.

ORGANIZATION OF THE REPORT

Section I of this report provides an introduction to the study including a brief description of City surroundings, and background information on development fee financing. Section II includes a description of the Needs List, which identifies the facilities needed to serve new development through 2025 that are eligible for funding by the impact fees. The Needs List provides the total estimated facilities costs in 2006 dollars, offsetting revenues, net cost to the City and cost allocated to new development for all facilities listed in the Needs List. This list is a compilation of projects and costs identified by the various City departments. Section III provides an overview of the legal requirements for implementing and imposing such fees. Section IV discusses the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing or imposing a fee as a condition of new development and satisfies the nexus requirements for each facility included as part of this study. Section V contains the description of the methodology used to determine the fees for all facility types. Section VI includes a summary of the proposed fees justified by this study. Appendices A-1 through A-8 include the calculations used to determine the various fee levels. Appendix B includes a discussion of projected new development and demand variables such as future population and employment assuming current growth trends in housing, commercial, and industrial development extrapolated through 2025. Projections of future development are based on data provided by the *City of Paso Robles, General Plan* and the *California Department of Finance, 2004*. Appendix C provides a list of the City officials responsible for selecting the facilities on the Needs List, as well as contact information for these officials. Appendix D includes bike trail exhibits.

IMPACT FEE SUMMARY

The total fee amounts required to finance new development’s share of the costs of facilities identified in the needs list are summarized in Table ES-1 below. Fees within this report reflect the maximum fee levels that may be imposed on new development.

**TABLE ES-1
DEVELOPMENT IMPACT FEE SUMMARY**

Facility	Residential		Non-Residential	
	Single Family (\$ per unit)	Multi-Family (\$ per unit)	Commercial (\$ per 1,000 SF)	Industrial (\$ per 1,000 SF)
A. Transportation Facilities				
East of State Highway 101 Composite Fee	\$8,118	\$6,494	\$14,612	\$9,742
West of State Highway 101 Composite Fee	\$4,042	\$3,233	\$7,275	\$4,850
B. Drainage Facilities – West of Highway 101	\$1,660	\$830	\$1,144	\$762
C. Bike and Pedestrian Path Facilities	\$469	\$417	NA	NA
D. Public Safety Facilities				
Police	\$61	\$72	\$92	\$23
Fire	<u>\$726</u>	<u>\$646</u>	<u>\$519</u>	<u>\$282</u>
Subtotal Public Safety Facilities	\$787	\$718	\$611	\$305
E. General Government Services Facilities	\$4,868	\$4,327	\$3,480	\$1,893
F. Park and Recreation Facilities	\$4,895	\$4,351	NA	NA
G. Library Facilities	\$948	\$844	NA	NA
East of State Highway 101 Total Fees	\$20,085	\$17,150	\$18,702	\$11,939
West of State Highway 101 Total Fees	\$17,669	\$14,721	\$12,511	\$7,811

I. INTRODUCTION

The City of El Paso de Robles (the “City”) is located in San Luis Obispo County, nestled in the coastal mountain range of central California. In order to adequately plan for new development through 2025 and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. (“DTA”) was retained by the City to update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the “Fee Study”). The Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance facilities at levels identified by the various City departments as being necessary to meet the needs of new development through 2025. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section II of the Fee Study. All new development may be required to pay its “fair share” of the cost of the new infrastructure through the development fee program.

Currently the City expects to generate almost 17,000 new residents within the City limits at build out, representing an approximate 63% increase in the current population of around 27,000. The City will need to expand its services and facilities to accommodate this new growth. The levy of impact fees in conformance with AB1600 legislation will help finance new projects, including roads, drainage, bikeways, police, fire, library, parks and general government facilities, which are all needed to mitigate the impacts of this expected new growth.

II. THE NEEDS LIST

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. “Public Facilities” per Government Code 66000 includes “public improvements, public services, and community amenities.” However, statutorily fees imposed for a public capital facility improvement cannot be used for maintenance or services.

Government Code 66000 requires that if impact fees are going to be used to finance public facilities, those facilities must be identified. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (CIP) or Capital Improvement Plan. For purposes of the City’s fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development fee on new development in the City. The Needs List is organized by facility element (or type) and includes a cost section consisting of five columns, which are listed below:

TABLE 2.1
CITY OF PASO ROBLES NEEDS LIST
EXPLANATION OF COST SECTION

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including construction, land acquisition, and equipment (as applicable)	City Departments and DTA
Off-Setting Revenues	Any funds on hand that are allocated for a given facility, such as funds from previous DIF programs earmarked for facilities identified on this needs list. This column does not include potential funding from Federal & State sources that cannot be confirmed.	Finance Department
Net Cost to City	The difference between the Total Cost and the Off-Setting Revenues (column 1 minus column 2)	Calculated by DTA
Percent of Cost Allocated to New Development	Percentage of facility cost allocated to new development as calculated in Appendices A-1 through A-8	Calculated by DTA
Cost Allocated to New Development	Dollar amount representing the roughly proportional impact of new development on the needed facilities.	Calculated by DTA

DTA surveyed City staff to determine what public facilities would be needed to meet increased demand resulting from new development in the City. For purposes of the fee program, it was determined that a planning horizon through 2025 would be appropriate. The Needs List (Table 2.2) identifies those facilities needed to serve future development through 2025.

With regard to transportation improvements, the City of Paso Robles will be experiencing a predominance of expected future growth east of State Highway 101. For the purposes of determining a true fair share calculation of planned transportation facilities, the Needs List groups transportation facilities geographically, illustrating planned facilities benefiting development east of State Highway 101, west of State Highway 101, and transportation facilities that serve both areas (“City-Wide Facilities”). Similarly, because all future development east of the State Highway will be required to fully mitigate all of its drainage on-site, only new development west of the State Highway will be responsible for paying a Drainage Facilities Fee.

Most of the facilities cited in the attached Needs List were previously approved by the City Council in the 2002 Master Facilities Plan, or in the General Plan Update, the Master Plan of Drainage and the Bikeway Master Plan. Furthermore, the City Council approved a nearly identical version of the current Needs List on November 16, 2004 as a precursor to the preparation of this Study. With the exception of a few changes in transportation and drainage facilities, which were made based on input from the City Engineer, the remainder of the facilities on the Needs List has been previously approved by the City Council.

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

Facility Name	{1}	{2}	{3}	{4}	{5}	
	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of cost allocated to new development	Cost allocated to new development	
A. TRANSPORTATION						
CITY-WIDE FACILITIES						
1 Vine Street - 1st Street to Highway 46W	\$1,000,000	\$0	\$1,000,000	39.41%	\$394,121	
2 4th Street Underpass	\$12,000,000	\$0	\$12,000,000	39.41%	\$4,729,446	
3 24th Street over Railroad	\$16,000,000	\$0	\$16,000,000	39.41%	\$6,305,928	
4 Highway 46West - Highway 101	\$50,000,000	\$0	\$50,000,000	39.41%	\$19,706,025	
5 Highway 101/46East-Dual Left- 16th Street Ramps	\$9,000,000	\$0	\$9,000,000	39.41%	\$3,547,085	
6 Highway 46East - Golden Hill Road	\$2,500,000	\$0	\$2,500,000	39.41%	\$985,301	
7 Airport Road - Highway 46 to Airport Entrance	\$9,700,000	\$0	\$9,700,000	39.41%	\$3,822,969	
8 Dry Creek Road - Airport Rd to Aero Tech Way	\$8,000,000	\$0	\$8,000,000	39.41%	\$3,152,964	
9 Dry Creek Road over Huer Huero	\$14,000,000	\$0	\$14,000,000	39.41%	\$5,517,687	
10 Revenues not yet Committed		\$1,131,120 [1]				
TOTAL - CITY WIDE FACILITIES	\$122,200,000	\$1,131,120	\$121,068,880	39.41%	\$47,715,728	
EAST OF SALINAS RIVER FACILITIES						
1. Intersection Improvements						
1 Niblick Road	South River Road	\$720,000	\$0	\$720,000	45.15%	\$325,071
2 Creston Road	Meadowlark Road	\$300,000	\$0	\$300,000	45.15%	\$135,446
3 Union Road	Golden Hill Road	\$1,500,000	\$0	\$1,500,000	45.15%	\$677,232
4 Creston Road	Lana Street	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
5 Charolais Road	South River Road	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
6 Charolais Road	Rambouillet Road	\$300,000	\$0	\$300,000	45.15%	\$135,446
7 Creston Road	Niblick Road	\$1,500,000	\$0	\$1,500,000	45.15%	\$677,232
8 Golden Hill Road	Rolling Hills Road	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
9 Golden Hill Road	Gilead Lane	\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
10 LED crosswalks at various locations		\$500,000	\$0	\$500,000	45.15%	\$225,744
Subtotal East of Salinas River Intersection Improvements		\$8,820,000	\$0	\$8,820,000	45.15%	\$3,982,125
2. Road Improvements/Widenings						
1 Southern Salinas River Crossing		\$41,000,000	\$0	\$41,000,000	45.15%	\$18,511,010
2 North River Road - Navajo Ave to Creston Road		\$4,100,000	\$0	\$4,100,000	45.15%	\$1,851,101
3 Creston Road - River Road to Lana Street		\$25,000,000	\$0	\$25,000,000	45.15%	\$11,287,201
4 Union Road - Golden Hill Road to East City Limits		\$2,600,000	\$0	\$2,600,000	45.15%	\$1,173,869
5 Union Road - Kleck Road to Golden Hill Road		\$5,500,000	\$0	\$5,500,000	45.15%	\$2,483,184
6 Golden Hill Road - Gilead Lane to Union Road		\$1,000,000	\$0	\$1,000,000	45.15%	\$451,488
7 City-wide Traffic Calming Master Plan		\$500,000	\$0	\$500,000	45.15%	\$225,744
Subtotal Road Improvements/Widenings		\$79,700,000	\$0	\$79,700,000	45.15%	\$35,983,597
TOTAL EAST OF SALINAS RIVER FACILITIES		\$88,520,000	\$0	\$88,520,000	45.15%	\$39,965,721
WEST OF SALINAS RIVER FACILITIES						
1. Intersection Improvements						
1 Spring Street	16th Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
2 Spring Street	21st Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
3 Riverside Avenue	16th Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
4 Spring Street	4th Street	\$300,000	\$0	\$300,000	30.12%	\$90,356
5 24th Street	Mountain Springs Road	\$1,000,000	\$0	\$1,000,000	30.12%	\$301,188
6 10th Street	Spring Street	\$100,000	\$0	\$100,000	30.12%	\$30,119
Subtotal Intersection Improvements		\$2,300,000	\$0	\$2,300,000	30.12%	\$692,732

**TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025**

Facility Name	{1} Total Cost for Facility	{2} Off-setting Revenues	{3} Net Cost to City	{4} Percent of cost allocated to new development	{5} Cost allocated to new development
2. Road Improvements/Widenings					
1 Vine Street - 32nd Street to 36th Street	\$700,000	\$0	\$700,000	30.12%	\$210,831
2 24th Street - Vine Street to West City Limits	\$1,000,000	\$0	\$1,000,000	30.12%	\$301,188
Subtotal Improvements/Widenings	\$1,700,000	\$0	\$1,700,000	30.12%	\$512,019
TOTAL WEST OF SALINAS RIVER	\$4,000,000	\$0	\$4,000,000	30.12%	\$1,204,751
TOTAL TRANSPORTATION	\$214,720,000	\$1,131,120	\$213,588,880	41.62%	\$88,886,201
B. DRAINAGE FACILITIES					
1 4th Street - Spring Street Crossing	\$500,000	\$0	\$500,000	36.66%	\$183,288
2 Downtown SD System Improvements (new drain inlets and pipelines)	\$2,000,000	\$0	\$2,000,000	36.66%	\$733,153
3 Pacific Ave. SD Improvements	\$500,000	\$0	\$500,000	36.66%	\$183,288
4 Mountain Springs Road SD Improvements	\$600,000	\$0	\$600,000	36.66%	\$219,946
5 17th Street and Locust SD Improvements	\$500,000	\$0	\$500,000	36.66%	\$183,288
6 21st Street/Villa SD Improvements	\$500,000	\$0	\$500,000	36.66%	\$183,288
7 7th Street, Spring Street / Southern	\$600,000	\$0	\$600,000	36.66%	\$219,946
8 7th Street, Olive Street/Spring Street	\$500,000	\$0	\$500,000	36.66%	\$183,288
9 S/o 13th Street, Southern Pacific	\$800,000	\$0	\$800,000	36.66%	\$293,261
10 S/o 13th Street, Spring & 12th/Southern	\$900,000	\$0	\$900,000	36.66%	\$329,919
11 S/o 13th Street, 12th - from Chestnut/Spring	\$800,000	\$0	\$800,000	36.66%	\$293,261
12 N/o 13th St., along 15th St. - Spring/Salinas River	\$900,000	\$0	\$900,000	36.66%	\$329,919
13 N/o 13th St., along 14th - Vine/Spring, Spring -15th	\$500,000	\$0	\$500,000	36.66%	\$183,288
14 Along 21st St., Spring to the Salinas River	\$3,000,000	\$0	\$3,000,000	36.66%	\$1,099,730
15 Vine Street/Spring Street, 23rd, Oak and 22nd	\$1,000,000	\$0	\$1,000,000	36.66%	\$366,577
16 Spring Street, 32nd Street/36th Street	\$800,000	\$0	\$800,000	36.66%	\$293,261
17 Spring Street, 28th Street/32nd Street	\$600,000	\$0	\$600,000	36.66%	\$219,946
18 Storm Drainage Master Plan	\$350,000	\$0	\$350,000	36.66%	\$128,302
TOTAL DRAINAGE FACILITIES	\$15,350,000	\$0	\$15,350,000	36.66%	\$5,626,950
C. BIKE AND PEDESTRIAN PATH FACILITIES					
1 Creston Road from Lana Street to Charolais Road	\$100,000	\$0	\$100,000	51.94%	\$51,940
2 Charolais Road from South River Road to 300' East of South	\$23,400	\$0	\$23,400	51.94%	\$12,154
3 St. Ann Drive from North along Creek to Toward Snead Street	\$2,000	\$0	\$2,000	51.94%	\$1,039
4 Vine Street from 1st Street to 4th Street	\$52,800	\$0	\$52,800	51.94%	\$27,424
5 16th Street from Riverside Avenue to Vine Street	\$30,000	\$0	\$30,000	51.94%	\$15,582
6 10th Street from Riverside Avenue to Vine Street	\$10,000	\$0	\$10,000	51.94%	\$5,194
7 Connection between Creekside Bike Path and Tract 1771	\$82,400	\$0	\$82,400	51.94%	\$42,799
8 Southeast Corner of Snead Street and Rambouillet Road	\$41,200	\$0	\$41,200	51.94%	\$21,399
9 South Vine Street from Hwy 46 West to 1st Street	\$475,200	\$0	\$475,200	51.94%	\$246,819
10 Airport Road from Linne Road to Meadowlark Road	\$132,000	\$0	\$132,000	51.94%	\$68,561
11 Airport Road from Tower Road to Hwy 46 East	\$375,000	\$0	\$375,000	51.94%	\$194,775
12 Dry Creek Road from Airport Road to Aerotch Center Way	\$145,000	\$0	\$145,000	51.94%	\$75,313
13 Tower Road from Airport Road to Jardine Road	\$280,500	\$0	\$280,500	51.94%	\$145,692
14 Union/46 Specific Plan	\$535,400	\$0	\$535,400	51.94%	\$278,087
15 Dallons Drive from Buena Vista Road to Golden Hill Road	\$617,800	\$0	\$617,800	51.94%	\$320,885
16 City-wide Stripping and Signing along Bike Routes	\$20,000	\$0	\$20,000	51.94%	\$10,388
17 Golden Hill Road from Dallons Drive to HWY 46 East	\$52,800	\$0	\$52,800	51.94%	\$27,424
18 Fairgrounds Perimeter 24th Street Riverside Avenue	\$400,000	\$0	\$400,000	51.94%	\$207,760
19 South River Road Creston Road to Niblick Road	\$2,000,000	\$0	\$2,000,000	51.94%	\$1,038,800
TOTAL BIKE AND PEDESTRIAN PATH FACILITIES	\$5,375,500	\$0	\$5,375,500	51.94%	\$2,792,014

TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

Facility Name	{1}	{2}	{3}	{4}	{5}
	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of cost allocated to new development	Cost allocated to new development

D. PUBLIC SAFETY FACILITIES

1. Police Facilities

1 Patrol/Detective/Specialty Vehicles	\$420,900	\$0	\$420,900	100.00%	\$420,900
2 Assigned (Additional) Officer Equipment	\$100,200	\$0	\$100,200	89.74%	\$89,919
3 Computers and Communication Equipment	\$225,000	\$0	\$225,000	100.00%	\$225,000
4 Multi-channel Portable Radios	\$36,000	\$0	\$36,000	39.26%	\$14,134
<i>subtotal</i>	\$782,100	\$24,667	\$757,433	95.76%	\$725,321

2. Fire Facilities

1 Station (3,200 SF Apparatus Bay/3,460 SF Living Quarters)	\$4,422,500	\$0	\$4,422,500	100.00%	\$4,422,500
2 Fire Training Facility - Project No. FD-04	\$5,069,700	\$0	\$5,069,700	38.96%	\$1,975,009
3 Fire Fighter Equipment	\$159,500	\$0	\$159,500	38.96%	\$62,137
4 Rescue Pumper	\$350,000	\$0	\$350,000	77.91%	\$272,700
5 Type I Fire Engine	\$375,000	\$0	\$375,000	77.91%	\$292,178
<i>subtotal</i>	\$10,376,700	\$617,543	\$9,759,157	65.65%	\$6,406,955

TOTAL PUBLIC SAFETY FACILITIES	\$11,158,800	\$642,210	\$10,516,590	67.82%	\$7,132,276
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E. GENERAL GOVERNMENT FACILITIES

1 City Hall - Project No. GF-01	\$27,430,500	\$679,570	\$26,750,930	51.65%	\$13,815,787
2 Public Use Facility - Project No. CC-01	\$3,085,000	\$1,069,540	\$2,015,460	38.96%	\$785,165
3 Performing Arts Center	\$32,500,000	\$0	\$32,500,000	38.96%	\$12,661,063
4 300 Space Parking Structure -1000 Spring St.	\$11,044,400	\$0	\$11,044,400	100.00%	\$11,044,400
5 Expand City Yard - Project No. GF-03	\$4,634,200	\$0	\$4,634,200	100.00%	\$4,634,200

TOTAL GENERAL GOVERNMENT FACILITIES	\$78,694,100	\$1,749,110	\$76,944,990	55.81%	\$42,940,615
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F. PARK AND RECREATION FACILITIES

1 Centennial Park Improvements	\$1,000,000	\$0	\$1,000,000	80.78%	\$807,800
2 Sherwood Park Land Improvements	\$10,000,000	\$0	\$10,000,000	80.78%	\$8,078,000
3 Salinas Corridor Open Space Land Acquisition 71 ac	\$9,700,000	\$0	\$9,700,000	80.78%	\$7,835,660
4 Salinas Corridor Open Space Land Improvements 15 ac	\$497,400	\$0	\$497,400	80.78%	\$401,800
5 Montebello Park Land Acquisition 3 ac	\$750,000	\$0	\$750,000	80.78%	\$605,850
6 Montebello Park Land Improvements 10 ac	\$4,250,000	\$0	\$4,250,000	80.78%	\$3,433,150
7 Aquatic Facility	\$12,000,000	\$219,344	\$11,780,656	80.78%	\$9,516,414
8 Park Development Revenues not yet Committed		\$216,697			

TOTAL PARKS AND RECREATION FACILITIES	\$38,197,400	\$436,041	\$37,761,360	80.78%	\$30,503,574
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G. LIBRARY FACILITIES

1 Remodel Existing Library Upstairs	\$4,200,000	\$4,508	\$4,195,492	100.00%	\$4,195,492
2 Library Books and Materials	\$1,196,000	\$0	\$1,196,000	100.00%	\$1,196,000
3 Library Study Center	\$250,000	\$0	\$250,000	100.00%	\$250,000

TOTAL LIBRARY FACILITIES	\$5,646,000	\$4,508	\$5,641,492	100.00%	\$5,641,492
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TABLE 2.2
DEVELOPMENT IMPACT FEE PROGRAM
CITY OF PASO ROBLES
PUBLIC FACILITIES NEEDS LIST THROUGH 2025

Facility Name	{1}	{2}	{3}	{4}	{5}
Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of cost allocated to new development	Cost allocated to new development
Total all Facilities	\$369,141,800	\$3,962,989	\$365,178,811	50.26%	\$183,523,122

[1] Includes: Traffic Mitigation Total of \$1,051,368 and Bridge Development Total of \$79,752

III. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional general funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of impact fees grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of impact fees have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources.

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's required service levels for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

The City has identified the need to levy impact fees to pay for transportation, drainage, bike and pedestrian, public safety, general government, park and recreation, and library facilities. The fees presented in this study will finance facilities on the Needs List at levels identified by the City as appropriate for new development. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of facilities on the Needs List through these fees.

Assembly Bill ("AB") 1600, which created Section 66000 et. seq. of the Government Code, was enacted by the State of California in 1987. This Fee Study for the City is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, the use of the fees, and the development projects on which the fees are imposed.

Furthermore, there must be a relationship between the amount of the fee and the cost of the improvements. To impose a fee as a condition for a development project, a public agency must do the following:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities must be identified.
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for a public facility and the type of development project on which the fee is being imposed.

Identifying these items will enable an impact fee to meet the nexus and rough proportionality requirements established by previous court cases. These findings are discussed in Section V and the nexus test for each proposed fee element is presented in Section V A. through Section V G. Current state financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources. Therefore, a key element to establishing legal impact fees is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed and equitable fees assigned.

IV. MITIGATION FEE JUSTIFICATION

A. FINDINGS REQUIRED UNDER CALIFORNIA (GOVERNMENT CODE 66001(A)(1))

As discussed in Section III, Section 66000 et seq. of the Government Code, also called the Mitigation Fee Act, requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of new development:

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1))
2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2))
3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3))
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4))
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

This section presents each of these items as they relate to the imposition of the proposed fees in the City.

B. PURPOSE OF THE FEE (GOVERNMENT CODE SECTION 66001(A)(1))

Population, housing, and employment estimates prepared for the Fee Study project 16,825 new residents living in 6,548 new Single Family and Multi-Family units through 2025. During that same time period, approximately 4,305,000 Square Feet of new commercial and industrial development are expected to generate approximately 6,980 employees.¹ The future residents and employees will create an additional demand for transportation, drainage, bike and pedestrian, police, fire, general government facilities that existing public facilities cannot accommodate. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Needs List (Section II, Table 2.2) will need to be constructed.

It is the projected direct and cumulative effect of future development that has required an update to the City's existing fee program. Each new development, will contribute to the need for new public facilities. Without future development, new public facilities would

¹ Reference is made to Appendix B for further information regarding the development projections.

often not be necessary, as the existing facilities are adequate for the City's present population.

The proposed impact fee will be charged to all future development, irrespective of location, in the City. Even future "in fill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater universe of development located throughout the City. First, the property owners and/or the tenants associated with any new development in the City regularly utilize and benefit from transportation, drainage, bike and pedestrian, public safety, general government, park and recreation, and library facilities. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to move into their new homes or new non-residential development, except for residential, retail, employment and recreational opportunities located nearby on other existing and future development. Third, the availability of residents, employees and customers throughout the City has a growth-inducing impact without which some of the "in-fill" development would not occur. As a result, all development projects in the City contribute to the cumulative impacts of development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City

The discussion in this section of the Fee Study sets forth the purpose of the impact fees as required by Section 66001(a)(1) of the California Government Code.

C. THE USE TO WHICH THE FEE IS TO BE PUT (GOVERNMENT CODE SECTION 66001(A)(2))

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs List included in Section II of the Fee Study to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in City and protect the health, safety, and welfare of the existing and future residents and employees.

The discussion presented in this section of the Fee Study identifies the use to which the fee is to be put as required by Section 66001(a)(2) of the California Government Code.

D. DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(3))

As discussed in Section V, it is the projected direct and cumulative effect of future development that has prompted the update to the City's impact fee program. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct additional public facilities. Even

future “in fill” development projects, which may be adjacent to existing facilities, contribute to impacts on public facilities because they are an interactive component of a much greater universe of development located throughout the City. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

As set forth in Section V of the Fee Study, the fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List (included in Section II), as that is the purpose for which the Fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for new transportation, drainage, bike and pedestrian, public safety, general government, park and recreation, and library facilities created by the future residents and employees that create the impact upon existing facilities.

For the foregoing reasons, there is a reasonable relationship between the acquisition, construction, and installation of the facilities on the Needs Lists and new development as required under Section 66001(a)(3) of the Mitigation Fee Act.

E. DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(4))

As set forth in Part G of Section IV, as well as throughout Section V, all new development contributes to the direct and cumulative impacts on public facilities. As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, the facilities on the Needs Lists would not be necessary.

For the reasons presented herein and in Section V, there is a reasonable relationship between the need for the public facility and all new development in the Plan Area as required under Section 66001(a)(4) of the Mitigation Fee Act.

F. THE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED (“ROUGH PROPORTIONALITY” RELATIONSHIP) (GOVERNMENT CODE 66001(A))

As set forth above, all new development in the City impacts public facilities. Moreover, each individual development project and its related increase in population and employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of the facilities on the Needs Lists would not be necessary as existing City facilities are adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

As set forth in part G of Section IV, as well as throughout Section V and Appendix A of the Fee Study, the proposed fee amounts are roughly proportional to the impacts resulting from new development. Thus there is a reasonable relationship between the amount of the fee and the cost of the facilities.

G. AB 1600 NEXUS TEST AND APPORTIONMENT OF FACILITIES COSTS

Section 66000 of the Government Code requires that a reasonable relationship exist between the need for public facilities and the type of development on which a fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the EDUs generated by a particular land use type.

The calculation of development impact fees required a determination of the appropriate measure of benefit for each facility, as well as the service area impacted by the facility. DTA and City staff determined that all facilities on the Needs List would serve the entire City, except for Transportation Facilities and Drainage Facilities. There are zones of benefit for both of these types of facilities in this Study, as the City is divided into two areas, east of State Highway 101 and west of State Highway 101. With respect to the population being served, it was determined that all future facilities were designed to meet the needs of future residents, employees, and visitors to new development, and not to satisfy existing unmet needs. Based on the City’s zoning designations, DTA established fees for the following four land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program easier to implement. The City will develop a table of general plan land use designations that link to the land use classifications used in this study for clarification and consistency with City zoning. This table will be made a part of the ordinance or resolution that will be adopted for the purpose of implementing this fee program.

TABLE 4.1

Land Use Classification for Fee Study
Single Family Residential (“SFR” or “Single Family”)
Multi-Family Residential (“MFR” or “Multi-Family”)
Commercial (“C” or “Commercial”)
Industrial (“I” or “Industrial”)

The equivalent dwelling unit (“EDU”) concept was utilized to determine whether there is a reasonable relationship between the need for a public facility and the land use type of the development on which a fee for an individual facility is imposed. The service factor

utilized to determine the EDUs for a specific land use type varies depending upon the type of facility being analyzed. In general, while many EDUs are based on the population or the number of employees associated with a specific land use designation, other EDUs are based on service factors that reflect the nature of a particular type of public improvement, e.g. call generation. This report uses EBU (equivalent benefit unit), instead of EDU, for park facilities and bikeway facilities where the service factor is based on recreation hours.

The costs associated with facilities needed to serve new development are identified in the Needs Lists. The facilities cost per EDU/EBU is the total cost of the facility divided by the total number of EDU/EBUs. After the cost per EDU/EBU is determined, the facility fee amount for each land use category is the product of the EDU/EBU factor for each land use category and the cost per EDU/EBU. Transportation costs are allocated to the various land use groups by average daily trips (“ADTs”) generated, and drainage costs are allocated to the categories by relative runoff. The following sections present the nexus test for each fee element (i.e. transportation, drainage, bike and pedestrian, etc.) and the analysis undertaken to apportion costs for each type of public facility on the Needs List.

V. METHODOLOGY UTILIZED TO CALCULATE FACILITIES IMPACT FEE

Pursuant to the nexus requirements of Government Code 66000, a local agency is required to “determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.” It is impossible to accurately determine the impact that a specific new residential unit, commercial project, or industrial development will have on existing facilities. Predicting future residents’ or employees’ specific behavioral patterns, park and transportation, and health and welfare requirements is extremely difficult, and would involve numerous assumptions that are subject to substantial variances. Recognizing these limitations, the Legislature drafted AB 1600 to specifically require that a “reasonable” relationship be determined, not a direct cause and effect relationship.

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Fees for the facilities analyzed in this study have been calculated utilizing the methodologies discussed below. The methodologies are similar in that they employ the concept of an Equivalent Dwelling Unit (“EDU”), or Equivalent Benefit Unit (“EBU”), to allocate benefit among the four land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents and/or employees generated by each land use class. For other facilities, different measures, such as number of service calls or potential hours available for par use, more accurately represent the benefit provided to each land use class. This type of benefit measure is expressed as EBU in this study as a means of quantifying different land uses in terms of their equivalence to a common benefit. For transportation and drainage facilities methods completely unique to each category are used. Transportation uses an average daily trip (“ADT”) methodology, while drainage uses a relative runoff methodology.

Facility Standards

DTA worked closely with the City to (i) quantify the existing number of facilities within the City and (ii) determine the number of facilities required by new development within the City. The amount of a particular facility required for new development (e.g., acres or building square feet) is then divided by the appropriate number of EDUs to determine the Facility Standard for that type of facility.

The Facility Standard is **not** necessarily the same as the level of service currently provided by the City. In the cases of transportation, drainage and park facilities, the Facility Standard is based on specific improvements which are necessary to assure that new development does not negatively impact existing development. In the case of all other facilities, the Facility Standard simply represents the existing or proposed quantity of a facility per EDU or EBU. In many cases, including portions of police, fire, library, and general government facilities, the proposed Facility

Standard for future development is different from the proposed standard for existing development. In these cases, existing development will remain at the existing standard and future development will have a higher or lower standard based upon the actual facilities required to serve new development. In cases where the Facility Standards are higher for new development than existing, City staff has determined that the current facilities levels should be enhanced to meet the needs of new development. In other cases, new development requires a lower standard than that required for existing development, because much of the basic infrastructure network is already in place and is only being expanded marginally to meet the needs of future residents and employees. Examples of this latter category include a police station (for which no impact fee is being charged), library facilities and some police, fire and general government facilities.

In cases where the new Facility Standard is higher than the existing level of service provided within the City, existing development has been assigned a cost to bring its level of service up to the new Facility Standard. In the case of the City, this includes some police, fire, bikeways and general government facilities, for which the City has determined that a portion of the new facilities costs should be allocated to existing development to fund its fair share. As the City cannot fund these costs through the levy of fees on existing homes, it will need to secure alternative funding sources for this purpose. Some alternative sources that the City could utilize to fund these existing infrastructure deficiencies are revenues from the City's General Fund, future bond issues approved by the City's voters, grants and loans from both state and federal governments, land dedications, and the over sizing of facilities and other contributions beyond existing fee levels made by future development.

Methodologies Used

One global assumption utilized within the Study for the allocation of costs between existing and new development for all facilities, except for roads, storm drains and parks, relates to the allocation of cost based on service standards. Roads, drainage facilities and parks were treated differently because each involved specific improvements by location that were determined by City staff to be required as a result of new development, as explained in Section V. But for all facilities other than these three, the allocations of costs between existing and new development were based entirely on the existing service level within the City. For example, 100% of the costs of fire facilities and library facilities (other than the fire training facility, which does not currently exist within the City) were allocated to new development because the levels of service requested by the City Fire Chief and the City Librarian for new development were below the existing service levels within the City. This assignment of all costs to new development makes sense because there is no existing deficiency in current service levels, and new development is paying for fewer facilities than could be justified based on existing services levels. In these cases, there is no reason for existing development to subsidize new development's fair share of future facility costs. As for the fire training facility, its costs were allocated between existing and future development based on their relative Equivalent Dwelling Units, as explained in Section V D. and in Appendix A-5.

In a similar vein, when the level of service being requested for new development by City department heads was above the existing service level for a specific type of facility, the cost of

the new facilities was carefully apportioned between existing and new development in the following manner:

1. New development was assigned 100% of the cost for a level of service that is equivalent to the existing level of service within the City.
2. The cost of the incremental difference between the new, higher level of service being requested by the City and the existing level of service was then allocated between existing development and new development, based on the relative number of equivalent dwelling units (“EDUs”) assigned to existing development and new development.

Table 5.1 below lists existing and projected population and EBU data used throughout Section V. (See Appendix B “Population, Housing and Employment Projections”, Table B-4 for derivation of this data). Table 5.2 summarizes the various parameters and values used in apportioning costs for the various facilities. Table 5.3 list the various existing and new service standards calculated for each facility type.

**TABLE 5.1
PARAMETERS**

Parameters	Existing	New
Residents and employees	37,301	23,806
Residents only	26,998	16,825
Park & Rec and Bikeway EBU's	9,999	6,231

**TABLE 5.2
QUANTITIES USED IN METHODOLOGY**

	Quantities			
	Existing Development	New Development	Total	Units
Transportation				
City Wide	197,207	128,282	325,489	ADT's
East of Salinas River	110,391	90,864	201,255	ADT's
West of Salinas River	86,817	37,418	124,235	ADT's
<i>total</i>	394,415	256,564	650,979	
<i>percent of total</i>	60.59%	39.41%	100.00%	
Drainage				
West of Salinas River	488	282	770	Unit Runoff
East of Salinas River	0	0	0	Unit Runoff
<i>total</i>	488	282	770	
<i>percent of total</i>	63.38%	36.62%	100.00%	
Bike and Pedestrian				
	6.4	18		miles
Police				
Vehicles, computers ¹	various	various		each
Officer equipment, radios ¹	various	various		each
Fire				
Fire Station	27,500	6,660		square feet
Ladder Truck, Type I Engine, Training Facility, Equipment ¹	various	various		each
General Government				
Parking Structure, City yard ¹	various	various		square feet
City Hall Community Center, Performing Arts ¹	various	various		square feet
Park and Recreation				
Aquatic Facility	0.00	10.00		acres
Centennial Park, Sherwood Park, Salinas Corridor and Montebello Park	92.48	118.00		acres
Library				
	28,686	13,200		square feet

**TABLE 5.3
SERVICE STANDARDS**

	Service Standard units	Existing Service Standard	New Service Standard	Standard Applied to 100% New Development	Standard split between New and Existing Development	Comments
Transportation						
City Wide	Uses ADT methodology	N/A	N/A	N/A	See Comments	Facilities that have citywide benefit are split between citywide new and existing development demographics
East of Salinas River	Uses ADT methodology	N/A	N/A	N/A	See Comments	Facilities required east of Salinas River are split between new and existing development east of Salinas River. East side fair share is then added to citywide fair share to determine a composite fee...east of Salinas River only.
West of Salinas River	Uses ADT methodology	N/A	N/A	N/A	See Comments	Facilities required west of Salinas River are split between new and existing development west of Salinas River. West side fair share is then added to citywide fair share to determine a composite fee...West of Salinas River only.
Drainage						
West of Salinas River	Uses Relative Runoff methodology	N/A	N/A	N/A	See Comments	Facility cost split between existing and new development in proportion to relative runoff ² , Q/I
East of Salinas River	Uses Relative Runoff methodology	N/A	N/A	N/A	See Comments	City policy is to require on site retention for all new development, therefore there is no runoff contribution to the City drainage system
Bike and Pedestrian	miles per 1,000 EBU	0.64	2.89	0.64	2.25	Distances scaled from Figures 2 and 3, Bikeway Masterplan. Average cost per lineal foot = \$56.56
Police						
Vehicles, computers ¹	each per 1,000 EDU's	varies	varies	varies	0	Existing standard exceeds new. 100% of costs allocated to new development
Officer equipment, radios ¹	each per 1,000 EDU's	varies	varies	varies	varies	New standard exceeds existing. Costs over and above the existing standard split between new and existing
Fire						
Fire Station	square feet per 1,000 EDU's	1,990	755	755	0	Existing standard exceeds new. 100% of costs allocated to new development
Ladder Truck, Type I Engine, Training Facility, Equipment ¹	each per 1,000 EDU's	varies	varies	varies	varies	New standard exceeds existing. Costs over and above the existing standard split between new and existing
General Government						
Parking Structure, City yard ¹	square feet per 1,000 EDU's	varies	varies	varies	0	Existing standard exceeds new. 100% of costs allocated to new development
City Hall Community Center, Performing Arts ¹	square feet per 1,000 EDU's	varies	varies	varies	varies	New standard exceeds existing. Costs over and above the existing standard split between new and existing
Park and Recreation						
Aquatic Facility	acres per 1,000 pop.	0.0	0.6	0	0.6	No existing facility. Total cost split between new and existing
Centennial Park, Sherwood Park, Salinas Corridor and Montebello Park	acres per 1,000 pop.	3.4	7.0	7.0	0.0	City standard for new parks is 7.0 acres per 1,000 population. AB1600 not governed by Quimby. City to find other revenue sources to bring current standard to 7.0
Library	square feet per 1,000 residents and employees	769	554	554	0	Existing standard exceeds new. 100% of costs allocated to new development

1. Details for Categories labelled as "various" are provided in Appendix A

2. Based on the rational Runoff Method, $Q=C^1 \cdot A$. See Appendix A-2 for runoff factors (permeability), dwelling unit densities, and calculations

A. TRANSPORTATION FACILITIES

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 2025, the City updated this list to include additional road widening and other improvements as shown in the Needs List.

1. Nexus Requirement of AB 1600

**TABLE 5.4
TRANSPORTATION FACILITIES
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Roads, Traffic Signals and Bridges Facilities
Identify Use of Fee	Realignment, signalization, and widening of roads, and construction of roads
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Bridges and interchanges will have to be constructed to meet the increased demand and provide for city-wide circulation. Traffic signals, interchanges, bridges, and roads will have to be installed or improved to direct increased traffic flow east of State Highway 101. Traffic signals, interchanges, and roads will have to be improved or extended to meet the increased demand and provide for circulation west of State Highway 101. Thus there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for transportation facilities on the Needs List.

2. Apportionment of Transportation Facilities Costs

Roads, traffic signals and bridges will benefit residents and employees by providing safe and efficient vehicular access to properties. Road, traffic signals and bridge fees were calculated for each of the four land use categories based on the number of (“ADTs”) generated by each land use. Total average ADTs were calculated by applying these trip rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this report. The total facilities cost was then divided by the total number of ADTs to establish a uniform cost per ADT. This unit cost was then applied to the various land uses and their respective trip generation rates to determine the proposed fees. Expected revenue from new development was also calculated as a check, insuring that collected fees match the calculated cost responsibility of new development.

The Transportation Facilities are classified into the following three categories; 1) City Wide Facilities, 2) east of Salinas River Facilities, and 3) west of Salinas River Facilities. There are separate fees for the areas East of Highway 101 and West of State Highway 101. All of the transportation facilities were sized to meet the needs of both existing and future residents and employees. In total, \$88,886,201 out of \$213,588,880 in transportation facilities costs would be covered by impact fees on new development (\$439.84 per ADT east of State Highway 101 and \$32.20 per ADT west of State Highway 101. A City-wide component of \$371.96 per ADT is added to both the east and west components).

Fee amounts to finance the roads, traffic signals, and bridge facilities on the Needs List are presented in Tables 5.5 through 5.6. Details regarding the analysis related to transportation facilities are included in Appendices A-1.1 through A-1.4. Table 5.5, presents the total transportation fee for facilities east of State Highway 101 plus the facilities allocated city-wide totaling a composite Transportation fee for new development projected east of State Highway 101. Table 5.6, presents the total transportation fee for facilities west of State Highway 101 plus the facilities allocated city-wide totaling a composite Transportation fee for new development projected east of State Highway 101.

**TABLE 5.5
TRANSPORTATION FACILITIES/
EAST OF STATE HIGHWAY 101
COMPOSITE FEE DERIVATION SUMMARY**

Land Use Type	Trip Generation Rate per Unit/per Non-Res. 1,000 SF	Total ADTs	City-Wide Development Impact Fee per Unit or per Non-Res. 1,000 SF	East of Salinas River Development Impact Fee per Unit or per Non-Res. 1,000 SF	Composite Development Impact Fee per Unit or per Non-Res. 1,000 SF
Single Family	10	34,730	\$3,719.60	\$4,398.41	\$8,118.01
Multi-Family	8	13,264	\$2,975.68	\$3,518.73	\$6,494.41
Commercial	18	32,634	\$6,695.27	\$7,917.14	\$14,612.41
Industrial	2	10,236	\$4,463.52	\$5,278.09	\$9,741.61
Total		90,864			

TABLE 5.6
**TRANSPORTATION FACILITIES/
 WEST OF STATE HIGHWAY 101**
COMPOSITE FEE DERIVATION SUMMARY

Land Use Type	Trip Generation Rate per Unit/per Non-Res. 1,000 SF	Total ADTs	City-Wide Development Impact Fee per Unit or per Non-Res. 1,000 SF	West of Salinas River Development Impact Fee per Unit or per Non-Res. 1,000 SF	Composite Development Impact Fee per Unit or per Non-Res. 1,000 SF
Single Family	10	2,250	\$3,719.60	\$321.97	\$4,041.57
Multi-Family	8	9,536	\$2,975.68	\$257.58	\$3,233.25
Commercial	18	17,892	\$6,695.27	\$579.55	\$7,274.82
Industrial	2	7,740	\$4,463.52	\$386.37	\$4,849.88
Total		37,418			

The total expected revenues from development fees are \$88,886,201. If development takes place as projected in Appendix B, the fee amounts presented in Tables 5.5 and 5.6 are expected to finance 41.62% of the transportation facilities on the Needs List.

B. DRAINAGE FACILITIES

The Drainage Element includes facilities necessary to ensure proper delivery and collection of drainage throughout the City. In order to meet the necessary drainage facilities demand of new development through 2025, the City identified the need for drainage facilities as shown in the Needs List.

1. NEXUS REQUIREMENT OF AB 1600

**TABLE 5.7
DRAINAGE FACILITIES
WEST OF STATE HIGHWAY 101
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Drainage Facilities.
Identify Use of Fee	Construction of drainage facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	<p>New residential and non-residential development will generate additional residents and employees who will increase the demand for drainage services.</p> <p>Existing basins will have to be improved or extended to meet the increased demand to properly collect runoff in the City. Thus there is a relationship between new development and the need for new drainage facilities. Fees collected from new development will be used exclusively for drainage facilities on the Needs List.</p>

2. Apportionment of Drainage Element Costs

The City will impose an on-site retention policy for development east of State Highway 101, whereby new development will be conditioned to retain run-off from developed parcels such that any run-off released shall not be greater than that which occurred prior to new development. For that reason, there will be no adverse impact to downstream City and County drainage and flood control facilities, and therefore no drainage impact fee will be levied on new development east of State Highway 101. However, on-site retention is not practical for in-fill parcels west of State Highway 101. Therefore, drainage facilities costs identified in the Needs List will be apportioned to new development west of State Highway 101 as illustrated in Table 5.8.

Different land uses contribute to offsite runoff in proportion to the ratio of impervious ground and the ground area of the land use. A relative runoff methodology using “Rational Method” hydrology was used to apportion drainage facilities costs among the various land uses. The “Rational Method” was used in the form of $Q=C \times I \times A$ where “Q” is runoff in cubic feet per second, “C” is the ratio of impervious ground area to total ground area for a given parcel (a “C” value of 1.00 indicates that due to roofs and paving, every drop of rain that falls on the given parcel finds its way to City streets as runoff), “I” is rainfall intensity over the given parcel, in inches per hour, and “A” is the ground area of the given parcel, in Acres. Since only the relative amount of runoff between parcels and

land uses is needed to allocate costs, the “unit run-off,” or run-off per storm intensity (Q/I) needs to be calculated. Therefore, the unit runoff for each land use and its corresponding acreage can be calculated.

The total facility cost is then divided by the total unit run-off to obtain a uniform cost per unit run-off factor. This factor is then applied to the various land use run-off factors to determine cost per acre of development. Finally, this cost was divided by the various residential densities to determine residential fees, and multiplied by the various floor area ratios (“FARs) for non-residential uses to determine non-residential fees.

Fee amounts to finance drainage facilities on the Needs List are presented in Table 5.8. Details regarding the analysis related to drainage facilities are included in Appendix A-2.

**TABLE 5.8
DRAINAGE FACILITIES
WEST OF STATE HIGHWAY 101
FEE DERIVATION SUMMARY**

Land Use Type	Run-off Factor	Unit Run-Off Q/I	Development Impact Fee per Unit or 1,000 SF	Cost Financed by Fees
Single Family	0.50	19	\$1,660.36	\$373,580
Multi-Family	0.75	50	\$830.18	\$989,573
Commercial	1.00	154	\$1,143.50	\$3,068,340
Industrial	1.00	60	\$762.33	\$1,195,457
Total		282		\$5,626,950
Cost Allocated to Existing Development & Funded Through Other Sources				\$9,723,050
Total Cost of Drainage Facilities				\$15,350,000

If development takes place as projected in Appendix B, the fee amounts presented in Table 5.8 are expected to finance 36.66% of the drainage facilities on the Needs List.

C. BIKE AND PEDESTRIAN FACILITIES

The Bike and Pedestrian Element includes facilities necessary to ensure construction of bike and pedestrian facilities throughout the City. In order to meet the necessary bike and pedestrian facilities demand of new development through 2025, the City identified the need for bike and pedestrian facilities as shown in the Needs List. Appendix D includes Figures 2 & 3 from the City’s Bikeway Master Plan, which shows alignments of existing and future bike trails.

1. Nexus Requirement of AB 1600

**TABLE 5.9
BIKE AND PEDESTRIAN FACILITIES
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Bike and Pedestrian Facilities
Identify Use of Fee	The construction of bike and pedestrian facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents who will increase the demand for bike and pedestrian facilities within the City. Bike and pedestrian facilities will need to be constructed to meet this increased demand, thus a reasonable relationship exists between the need for bike and pedestrian facilities and the impact of residential development. Fees collected from new development will be used exclusively for bike and pedestrian facilities identified on the Needs List.

2. Apportionment of Bike and Pedestrian Facilities Costs

Calculation Methodology

Since the use of bike facilities is generally limited to daytime hours, it is reasonable to assume that a non-working resident has a greater number of available hours for potential use per week than either a working resident or employee. In order to equitably allocate the costs between future residents, availability of use is measured in term of equivalent benefit units or (EBUs) with one (1) EBU representing the potential recreation usage of a single-family residential unit.

Existing and new service standards were determined by dividing the length in miles of bike and pedestrian paths by the EBU’s defined above. The existing and new paths are defined by figures 2 and 3 of the Paso Robles Bikeway Master Plan. The lengths of paths were estimated graphically using figures 2 and 3. As shown in Table 5.3, the proposed standard is considerably higher than the existing standard. Therefore, new development will contribute 100% of the facility cost up to the existing standard of 0.64 miles per 1,000 EBU’s, and the service standard over and above the existing 0.64 level will be split between existing and new development in proportion to their EBU’s.

Equivalent Benefit Unit (EBU) Determination

As previously stated, EBUs for bike and pedestrian facilities are a function of the number of hours potentially available for use of the bike and pedestrian facilities. Table 5.10 through 5.12 present the assumptions used to determine the potential usage for a typical week.

TABLE 5.10
BIKE AND PEDESTRIAN FACILITIES
TOTAL HOURS OF POTENTIAL BIKE AND PEDESTRIAN USAGE PER WEEK

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34

Tables 5.10 and 5.11, present the total potential hours available for recreation use for each residential land use classification (i.e. SFR, MFR). Fee amounts for bike and pedestrian facilities were calculated for residential land uses as detailed in Appendix A-3.

TABLE 5.11
BIKE AND PEDESTRIAN FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
SINGLE FAMILY RESIDENTIAL

Type Of Resident	Number Per Single Family Household ²	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Single Family Household
Resident, non-working	1.59	84	134
Resident, working	1.11	34	38
Total	2.70		171

² Average household sizes derived from City of Paso Robles General Plan (2003).

TABLE 5.12
BIKE AND PEDESTRIAN FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
MULTI-FAMILY

Type Of Resident	Number Per Apartment Household³	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Multi-Family Household
Resident, non-working	1.41	84	119
Resident, working	.99	34	34
Total	2.40		152

Fee Amounts

Table 5.13 presents a summary of the derivation of equivalent benefit units (“EBUs”), fee amounts and costs to be financed by fees for bike and pedestrian facilities. Appendix A-3 contains the fee derivation worksheet for bike and pedestrian facility improvements (summarized in Table 5.13).

TABLE 5.13
BIKE AND PEDESTRIAN FACILITY IMPROVEMENTS
FEE DERIVATION SUMMARY

Land Use Type	Potential Recreation Hour per Week per Unit	EBUs per Unit	Number of New Units	Development Impact Fee Per Unit	Cost Financed by Fees
Single Family	171	1.00	3,698	\$469	\$1,735,402
Multi-Family	152	0.89	2,850	\$417	\$1,056,613
Total	323				\$2,792,014

If development takes place as projected in Appendix B, the fee amounts presented in Table 5.13 are expected to finance 51.94% of the bike and pedestrian facility improvements on the Needs List.

D. PUBLIC SAFETY FACILITIES

The Public Safety Element includes those facilities used by the City to protect life and property. In order to serve new development through 2025, the City identified the need for one new fire station. The fire station is needed to serve new development exclusively and will be funded 100% by new development. Additionally, there is a need for patrol/detective/specialty vehicles, officer equipment, computers and communication equipment and multi-channel equipment, fire fighter equipment, and one fire rescue pumper which will be sized to serve projected new development only. In addition, a 7,500 square foot fire training facility has been identified and has been sized to serve projected new and existing development, as there is no existing fire training facility within the City. New development will not be charged a fee for a police station or sub-station because the existing facility was deemed to have sufficient capacity to serve all existing and new development.

Fire fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-5. Each of the land use categories (Single Family, Multi-Family, Commercial, and Industrial) is assigned an EDU factor derived from (i) the number of persons per household (for residential units) or the number of employees per 1,000 Square Feet of non-residential development.

1. NEXUS REQUIREMENT OF AB 1600

TABLE 5.14

**PUBLIC SAFETY FACILITIES
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Police and Fire Facilities
Identify Use of Fee	Construction and acquisition of public safety facilities and equipment including fire stations, vehicles, and equipment.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained police and fire personnel. Buildings and vehicles used to provide these services will have to be expanded, constructed or purchased to meet this increased demand. Thus a reasonable relationship exists between the need for public safety facilities and the impact of residential and non-residential development. Fees collected from new development will be used exclusively for public safety purposes, as identified on the Needs List.

2. Apportionment of Public Safety Facilities Costs

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendices A-4, and A-5. Police fees were derived based on the number of calls for police services generated by each of the land use categories (Single Family, Multi-Family, Commercial, and Industrial) during the 2003-2004 calendar year. Since these calls for service by land use are an average, they were used to project number of additional calls that could be expected by multiplying the calls per residential unit or per 1,000 square feet for non-residential development by the number of anticipated new residential dwelling units or non-residential building square footage. As an example, the data collected indicates that on average a Single-Family unit will generate on average per dwelling unit just over 1.40 calls per year, which would generate a total number of 5,170 calls based on development assumptions outlined in Appendix B.

Fee Amounts

Tables 5.15 and 5.16 present a summary of the derivation of EDUs, fee amounts and the costs financed by fees for police and fire facilities on the Needs List. Calculation details are presented in Appendices A-4 and A-5.

**TABLE 5.15
POLICE FACILITIES
FEE DERIVATION SUMMARY**

Land Use Type	Calls per Unit/per 1,000 Non-Res. SF	Total Calls	Percent of Total	Development Impact Fee per Unit or per 1,000 Non-Res. SF	Cost Financed by Fees
Single Family	1.40	5,170	31%	\$61	\$226,466
Multi-Family	1.65	4,690	28%	\$72	\$205,701
Commercial	2.11	5,920	36%	\$92	\$259,080
Industrial	0.52	780	5%	\$23	\$34,074
Total		16,560	100%		\$725,321

Based on the development projections in Appendix B, the fee amounts presented in Table 5.15 are expected to finance 95.76% of the police facilities on the Needs List.

**TABLE 5.16
FIRE FACILITIES
FEE DERIVATION SUMMARY**

Land Use Type	Residents/ Employees per Unit or per 1,000 Non- Res. SF	EDUs per Unit or per 1,000 Non- Res. SF	Number of Future EDUs	Development Impact Fee per Unit or per 1,000 Non- Res. SF	Cost Financed by Fees
Single Family	2.70	1.00	3,698	\$726	\$2,686,158
Multi-Family	2.40	0.89	2,533	\$646	\$1,840,166
Commercial	1.93	0.71	2,003	\$519	\$1,457,473
Industrial	1.05	0.39	582	\$282	\$423,157
Total			8,817		\$6,406,955
Cost Allocated to Existing Development & Funded Through Other Sources					\$3,352,202
Total Cost of Fire Facilities					\$9,759,157

Based on the development projections in Appendix B, the fee amounts presented in Table 5.16 are expected to finance 65.65% of the fire facilities on the Needs List. The remaining 34.35% of the fire facilities will be funded through other sources on behalf of existing development.

E. GENERAL GOVERNMENT FACILITIES

The General Government Facilities includes those facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety services. In order to serve future development through 2025, the City identified the need for new public works and government facilities. The City Hall on the Needs List is a new facility that will replace the existing City Hall. The City has also identified a need for a public use facility (e.g., community center), performing arts center, 300 space parking structure and expansion of the City Yard.

1. Nexus Requirement of AB 1600

**TABLE 5.17
GENERAL GOVERNMENT FACILITIES
AB 1600 NEXUS TEST**

Identify Purpose of Fee	General Government Facilities
Identify Use of Fee	Acquisition and construction of facilities used to provide general government and public maintenance services of City facilities.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for City services including public works and general government functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and the public works/general government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for General Government Facilities on the Needs List.

2. Apportionment of General Government Facilities Costs

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-6. Each land use classification (i.e. SFR, MFR, C and I) was assigned an EDU factor derived from the number of persons per household (for residential units) or from the number of employees per acre of non-residential development as presented in Table 5.18.

Fee Amounts

Table 5.18 represents a summary of the derivation of EDUs, fee amounts and the costs financed by fees for the General Government Facilities. A total of \$42,940,615 is needed to fund new development’s share of a new City Hall, Public Use Facility (e.g., a community center), Performing Arts Center, and expansion of the City Yard, and will be funded through other sources. The details of the fee calculation are presented in Appendix A-6.

**TABLE 5.18
GENERAL GOVERNMENT FACILITIES
FEE DERIVATION SUMMARY**

Land Use Type	Residents/ Employees per Unit or per Non-Res. 1,000 SF	EDUs per Unit or Acre	Number of Future EDUs	Development Impact Fee per Unit or per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	2.70	1.00	3,698	\$4,868	\$18,003,136
Multi-Family	2.40	0.89	2,533	\$4,327	\$12,333,138
Commercial	1.93	0.71	2,003	\$3,480	\$9,768,260
Industrial	1.05	0.39	583	\$1,893	\$2,836,081
Total					\$42,940,615
Cost Allocated to Existing Development & Funded Through Other Sources					\$34,004,375
Total Cost of Government Facilities					\$76,944,990

Based on the development projections in Appendix B, the fee amounts presented in Table 5.18 will finance 55.81% of the costs of the general government facilities identified on the Needs List. The remaining 44.19% of the costs of facilities will be funded through other sources on behalf of existing development.

F. PARK AND RECREATION FACILITIES

Included in the Park and Recreation Facilities are facilities used by City residents for recreational purposes. The Needs List for this element includes 118 acres for new parks and open space, as well as new park facilities including an aquatic facility and a public art to be identified via a separate art ordinance.

Parks and recreation improvements have been divided into two groups. The first group consists solely of the new aquatic facility. As there is no existing facility, and therefore the existing level of service is zero, the new aquatic facility costs will be shared between existing and new development in proportion to the relative number of existing and future residents in the City. New development is assigned 38.39% of this cost, as shown in Appendix A-7.

The second group of parks and recreational facilities are assigned 100% to new development, based on the General Plan’s policy that 7.0 acres of park development be provided for every 1,000 new residents. As demonstrated in Appendix A-7, the additional 118 new acres of parks represents a 7.0 acre per 1,000 capita standard, consistent with this General Plan policy. In fact,

the assignment of both passive and active improvements over the four new park sites and the corresponding acreage required was determined by City staff through the direct application of the 7.0 acre policy. It is important to note that two of the four parks represent expansions of previous City park acquisitions, resulting in zero acquisition costs for those parks being passed on to new development. New development is therefore only actually paying for the acquisition of 4.39 acres per 1,000 new residents.

Four new park facilities are proposed in addition to the new aquatics facility. Centennial Park, Sherwood Park, Salinas Corridor and Montebello Park represent a mix and match of active and passive park usage, of new land acquisition, and expansion of City currently owned park acquisitions. See the table below for specific park data:

**TABLE 5.19
PARK DATA**

	Centennial Park	Sherwood Park	Salinas Corridor	Montebello Park	Totals
Type of Park	passive	active	passive	active	
Size (acres)	16	28	71	3	118
Land Acquisition Cost	\$0	\$0	\$9,700,000	\$750,000	\$10,450,000
Acquisition Cost per Acre	\$0	\$0	\$136,620	\$250,000	\$386,620
Park Improvement Cost	\$1,000,000	\$10,000,000	\$497,370	\$4,250,000	\$15,747,370
Improvement Cost Per Acre	\$62,500	\$357,143	\$7,005	\$1,416,667	\$1,843,315
Total Cost	\$1,000,000	\$10,000,000	\$10,197,370	\$5,000,000	\$26,197,370
Total Cost per Acre	\$62,500	\$357,143	\$143,625	\$1,666,667	\$222,012

Land acquisition costs for Salinas Corridor and Montebello Park are dependent on the real estate market at the time of acquisition. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each park has its own location and improvement requirements. For instance, Centennial Park is an expansion of existing City owned park land and will have passive uses such as paths and open space. It is reasonable that the total cost per acre would be the lower of the four parks. However, Montebello Park, though only 3 acres, will need to be acquired in an area of higher demand for land, and the improvements will be active in nature, such as lighted sports fields, community structures and parking facilities, all contributing to a higher cost per acre of the four parks.

Acquisition costs and improvement cost were provided by City staff. City staff and the City Council are sensitive to the rising cost of both land acquisition and construction costs, supported by recent and ongoing right of way negotiations by the City, as well as construction inflation indices such as the Engineering News Record.

1. NEXUS REQUIREMENT OF AB 1600

**TABLE 5.20
PARK AND RECREATION ELEMENT
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Park and Open Space Facilities
Identify Use of Fee	The construction and acquisition of parkland, open space, and aquatic facility.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents and who will increase the demand for active and passive park and recreation facilities within the City. Land will have to be purchased and improved to meet this increased demand, thus a reasonable relationship exists between the need for park and open space facilities and the impact of residential development. Fees collected from new development will be used exclusively for park and open space facilities identified on the Needs List.

2. APPORTIONMENT OF PARK AND RECREATION FACILITIES COSTS

Calculation Methodology

Since the use of park facilities is generally limited to daytime hours, it is reasonable to assume that a non-working resident has a greater number of available hours for potential use per week than either a working resident or employee. In order to equitably allocate the costs between future residents, availability of use is measured in term of equivalent benefit units or (EBUs) with one (1) EBU representing the potential recreation usage of a single-family residential unit.

Equivalent Benefit Unit (EBU) Determination

As previously stated, EBUs for park and open space facilities are a function of the number of hours potentially available for use of the park facilities. Tables 5.21 through 5.22 present the assumptions used to determine the potential usage for a typical week.

TABLE 5.21
PARK AND RECREATION FACILITIES
TOTAL HOURS OF POTENTIAL PARKS USAGE PER WEEK

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34

Tables 5.21 and 5.22, present the total potential hours available for recreation use for each residential land use classification (i.e. SFR, MFR). Fee amounts for park facilities were calculated for residential land uses as detailed in Appendix A-7.

TABLE 5.22
PARK AND RECREATION FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
SINGLE FAMILY RESIDENTIAL

Type Of Resident	Number Per Single Family Household ³	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Single Family Household
Resident, non-working	1.59	84	134
Resident, working	1.11	34	38
Total	2.70		171

³ Average household sizes derived from the California Department of Finance (2004).

**TABLE 5.23
PARK AND RECREATION FACILITIES
TOTAL POTENTIAL RECREATION HOURS PER WEEK
MULTI-FAMILY**

Type Of Resident	Number Per Apartment Household³	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Apartment Household
Resident, non-working	1.41	84	119
Resident, working	0.99	34	34
Total	2.40		152

Fee Amounts

Table 5.24 presents a summary of the derivation of equivalent benefit units (“EBUs”), fee amounts and costs to be financed by fees for park and recreation facilities. Appendix A-7 contains the fee derivation worksheet for park and recreation facilities (summarized in Table 5.24).

**TABLE 5.24
PARK AND RECREATION FACILITY IMPROVEMENTS
FEE DERIVATION SUMMARY**

Land Use Type	Potential Recreation Hour per Week per Unit	EBUs per Unit	Number of New EBUs	Development Impact Fee Per Unit	Cost Financed by Fees
Single Family	171	1.00	3,698	\$4,895	\$18,102,421
Multi-Family	152	0.89	2,533	\$4,351	\$12,401,153
Total	323				\$30,503,574
Cost Allocated to Existing Development & Funded Through Other Sources					\$7,257,786
Total Cost of Park and Recreation Facilities					\$37,761,360

If development takes place as projected in Appendix B, the fee amounts presented in Table 5.24 are expected to finance 80.78% of the park and recreation facilities on the Needs List.

G. LIBRARY FACILITIES

The Fee Study includes a component for remodeling the existing library, acquiring library books and materials, and constructing a study center.

1. Nexus Requirement of AB 1600

**TABLE 5.25
LIBRARY AMENITIES
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Library Amenities
Identify Use of Fee	Remodeling of existing library, acquisition of books and materials, and construction of a library study center
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents who will become library patrons that will demand increased library services, remodeling of the library and addition of a library study center. Collections will have expanded and additional volumes acquired to meet this increased demand. Fees collected from new development will be used for the remodeling of the existing library, acquisition of books and materials, and construction of a library study center

2. Apportionment of Library Costs

Calculation Methodology

Fee amounts for this element were calculated for residential land uses as detailed in Appendix A-8. Each of the land use categories (Single Family and Multi-Family) is assigned an EDU factor derived from the number of persons per household as presented in Table 5.26.

The existing service standard computes to 1,024 square feet per 1,000 residents, which is greater than the proposed standard of 785 square feet per 1,000 new residents. Therefore, new library facility costs will be apportioned 100% to new development.

**TABLE 5.26
LIBRARY ELEMENT
FEE DERIVATION SUMMARY**

Land Use Type	Residents per Unit	EDUs per Unit	Number of Future EDUs	Development Impact Fee per Unit	Cost Financed by Fees
Single Family	2.70	1.00	3,698	\$948	\$3,504,862
Multi-Family	2.40	0.89	2,533	\$844	\$2,136,630
Total			6,231		\$5,641,492

Based on the development projections in Appendix B, the fee amounts presented in Table 5.26 are expected to finance 100% of the library facilities on the Needs List.

VI. SUMMARY OF FEES

The total fee amounts to finance new development's share of the costs of facilities in the Needs Lists are summarized in Table 6.

**TABLE 6
DEVELOPMENT IMPACT FEE SUMMARY**

Facility	Residential		Non-Residential	
	Single Family (\$ per unit)	Multi-Family (\$ per unit)	Commercial (\$ per 1,000 SF)	Industrial (\$ per 1,000 SF)
A. Transportation Facilities				
East of State Highway 101 Composite Fee	\$8,118	\$6,494	\$14,612	\$9,742
West of State Highway 101 Composite Fee	\$4,042	\$3,233	\$7,275	\$4,850
B. Drainage Facilities – West of Highway 101	\$1,660	\$830	\$1,144	\$762
C. Bike and Pedestrian Path Facilities	\$469	\$417	NA	NA
D. Public Safety Facilities				
Police	\$61	\$72	\$92	\$23
Fire	<u>\$726</u>	<u>\$646</u>	<u>\$519</u>	<u>\$282</u>
Subtotal Public Safety Facilities	\$787	\$718	\$611	\$305
E. General Government Services Facilities	\$4,868	\$4,327	\$3,480	\$1,893
F. Park and Recreation Facilities	\$4,895	\$4,351	NA	NA
G. Library Facilities	\$948	\$844	NA	NA
East of State Highway 101 Total Fees	\$20,085	\$17,150	\$18,702	\$11,939
West of State Highway 101 Total Fees	\$17,669	\$14,721	\$12,511	\$7,811

Appendix A

Fee Derivation Worksheets

APPENDIX A-1.1
City of Paso Robles
Transportation Composite Fees

I. Composite Fees for New Development East of State Highway 101

Land Use Type	East of Salinas River		Composite Fees
	New Development Fees	City-Wide Fees	
Single Family Residential	\$4,398.41	\$3,719.60	\$8,118.01
Multi Family Residential	\$3,518.73	\$2,975.68	\$6,494.41
Commercial	\$7,917.14	\$6,695.27	\$14,612.41
Industrial	\$5,278.09	\$4,463.52	\$9,741.61

II. Composite Fees for New Development West of State Highway 101

Land Use Type	West of Salinas River		Composite Fees
	New Development Fees	City-Wide Fees	
Single Family Residential	\$321.97	\$3,719.60	\$4,041.57
Multi Family Residential	\$257.58	\$2,975.68	\$3,233.25
Commercial	\$579.55	\$6,695.27	\$7,274.82
Industrial	\$386.37	\$4,463.52	\$4,849.88

**APPENDIX A-1.2
City of Paso Robles
Transportation Analysis
City-Wide Shared Facilities**

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate per Unit/ Per		Total ADTs
	Non -Res. 1,000 S.F.	Number of Units /Non-Res. SF	
Single Family Residential	10	6,210	62,100
Multi Family Residential	8	4,263	34,104
Commercial	18	4,170,000	75,060
Industrial	12	2,161,940	25,943
Total			197,207

II. Future EDU Calculation

Land Use Type	Trip Generation Rate per Unit/ Per		Total ADTs
	Non -Res. 1,000 S.F.	Number of Units /Non-Res. SF	
Single Family Residential	10	3,698	36,980
Multi Family Residential	8	2,850	22,800
Commercial	18	2,807,000	50,526
Industrial	12	1,498,000	17,976
Total			128,282

III. Proposed Facilities Cost

Facility	Facility Cost
Roadway Facilities Cost	\$121,068,880
Total Facilities Cost	\$121,068,880

IV. Allocation of Facilities to Existing and New Development (based on total ADTs)

Facility	Total Number of ADTs	Percentage of Cost Allocated	Facility Cost
Existing Development	197,207	60.59%	\$73,353,152
New Development	128,282	39.41%	\$47,715,728
Total Facilities Cost	325,489	100%	\$121,068,880

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of ADTs	Facility Cost Allocated to New Development	Cost Per ADT
Road Facilities Cost	128,282	\$47,715,728	\$371.96
Total Facilities Cost	128,282		\$371.96

VI. Developer Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. SF

Land Use Type	Trip Generation Rate per Unit/ per Non-Res. 1,000 SF	Fee per Unit/ per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	10	\$3,719.60	\$13,755,068
Multi Family Residential	8	\$2,975.68	\$8,480,680
Commercial	18	\$6,695.27	\$18,793,633
Industrial	12	\$4,463.52	\$6,686,347
Total Allocated to New Development			\$47,715,728
Total Allocated to Existing Development			\$73,353,152
Total Facilities Costs			\$121,068,880

[1] Assumes primary trips at 45% of trip generation rate of 40 per 1,000 s.f. No allowance for diverted trips or pass-by.

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APPENDIX A-1.3
City of Paso Robles
Transportation Analysis
Facilities Allocated to New Development East of Salinas River

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per Non-Res. 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	5,448	54,480
Multi Family Residential	8	1,847	14,776
Commercial	18	1,217,750	21,920
Industrial	12	1,601,250	19,215
Total			110,391

II. Future EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per Non-Res. 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	3,473	34,730
Multi Family Residential	8	1,658	13,264
Commercial	18	1,813,000	32,634
Industrial	12	853,000	10,236
Total			90,864

III. Proposed Facilities Cost

Facility	Facility Cost
Roadway Facilities Cost	\$88,520,000
Total Facilities Cost	\$88,520,000

IV. Allocation of Facilities to Existing and New Development (based on total ADTs)

Facility	Total Number of ADTs	Percentage of Cost Allocated	Facility Cost
Existing Development	110,391	54.85%	\$48,554,279
New Development	90,864	45.15%	\$39,965,721
Total Facilities Cost	201,255	100%	\$88,520,000

VI. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of ADTs	Facility Cost Allocated to New Development	Cost Per ADT
Road Facilities Cost	90,864	\$39,965,721	\$439.84
Total Facilities Cost	90,864		\$439.84

VII. Developer Fees and Cost Financed by Fees per Unit/per Non-Res. 1,000 SF

Land Use Type	Trip Generation Rate per Unit/ per Non-Res. 1,000 SF	Fee per Unit/ per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	10	\$4,398.41	\$15,275,681
Multi Family Residential	8	\$3,518.73	\$5,834,052
Commercial	18	\$7,917.14	\$14,353,774
Industrial	12	\$5,278.09	\$4,502,213
Total Allocated to New Development			\$39,965,721
Total Allocated to Existing Development			\$48,554,279
Total Facilities Costs			\$88,520,000

[1] Assumes primary trips at 45% of trip generation rate of 40 per 1,000 sf. No allowance for diverted trips or pass-by.

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APPENDIX A-1.4
City of Paso Robles
Transportation Analysis
Facilities Allocated to New Development West of Salinas River

I. Existing EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	762	7,620
Multi Family Residential	8	2,416	19,328
Commercial	18	2,952,250	53,141
Industrial	12	560,690	6,728
Total			86,817

II. Future EDU Calculation

Land Use Type	Trip Generation Rate Per Unit/ Per 1,000 SF	Number of Units/ Non-Residential S.F.	Total ADTs
Single Family Residential	10	225	2,250
Multi Family Residential	8	1,192	9,536
Commercial	18	994,000	17,892
Industrial	12	645,000	7,740
Total			37,418

III. Proposed Facilities Cost

Facility	Facility Cost
Roadway Facilities Cost	\$4,000,000
Total Facilities Cost	\$4,000,000

IV. Allocation of Facilities to Existing and New Development (based on total ADTs)

Facility	Total Number of ADTs	Percentage of Cost Allocated	Facility Cost
Existing Development	86,817	69.88%	\$2,795,249
New Development	37,418	30.12%	\$1,204,751
Total Facilities Cost	124,235	100%	\$4,000,000

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of ADTs	Facility Cost Allocated to New Development	Cost Per ADT
Road Facilities Cost	37,418	\$1,204,751	\$32.20
Total Facilities Cost	37,418		\$32.20

VII. Developer Fees and Cost Financed by Fees per Unit/per Non-Res. 1,000 SF

Land Use Type	Trip Generation Rate per Unit/ per 1,000 SF	Fee per Unit/ per 1,000 SF	Cost Financed by Fees
Single Family Residential	10	\$321.97	\$72,443
Multi Family Residential	8	\$257.58	\$307,032
Commercial	18	\$579.55	\$576,071
Industrial	12	\$386.37	\$249,206
Total Allocated to New Development			\$1,204,751
Total Allocated to Existing Development			\$2,795,249
Total Facilities Costs			\$4,000,000

[1] Assumes primary trips at 45% of trip generation rate 40 per 1,000 s.f. No allowance for diverted trips or pass-by.

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APPENDIX A-2
City of Paso Robles
Drainage Facilities Fee Calculation
Facilities Allocated to New Development West of Salinas River

I. Existing Runoff Rate Coefficient Calculation

Land Use Type	Run-off Factor	Dwelling Units	Density (DU per Acre)	Acres	Unit Runoff Q/I
Single Family Residential	0.50	762	6	127	64
Multi Family Residential	0.75	2,416	18	134	101
Commercial	1.00	NA	NA	272	272
Industrial	1.00	NA	NA	52	52
Total					488

II. Future Runoff Rate Coefficient Calculation

Land Use Type	Run-off Factor	Dwelling Units	Density (DU per Acre)	Acres	Unit Runoff Q/I
Single Family Residential	0.50	225	6	38	19
Multi Family Residential	0.75	1,192	18	66	50
Commercial	1.00	NA	NA	154	154
Industrial	1.00	NA	NA	60	60
Total			24		282

III. Proposed Facilities Cost

Facility	Facility Cost
Drainage Facilities Cost	\$15,350,000
Total Facilities Cost	\$15,350,000

IV. Allocation of Facilities to Existing and New Development (based on total ADTs)

Facility	Total Runoff	Percentage of Cost Allocated	Facility Cost
Existing Development	488	63.34%	\$9,723,050
New Development	282	36.66%	\$5,626,950
Total Facilities Cost	770	100%	\$15,350,000

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Runoff	Facility Cost Allocated to New Development	Cost Per Unit Runoff
Drainage Facilities Cost	282	\$5,626,950	\$19,924.28
Total Facilities Cost	282		\$19,924.28

VI. Developer Fees and Cost Financed by Fees per Unit/per 1,000 SF Non-Res.

Land Use Type	Runoff Factor	Fee per Unit/per 1,000 SF	Cost Financed by Fees
Single Family Residential	0.50	\$1,660.36	\$373,580
Multi Family Residential	0.75	\$830.18	\$989,573
Commercial	1.00	\$1,143.50	\$3,068,340
Industrial	1.00	\$762.33	\$1,195,457
Total Allocated to New Development			\$5,626,950
Total Allocated to Existing Development			\$9,723,050
Total Facilities Costs			\$15,350,000

[1] Based on the Rational Method for calculating runoff, $Q=CIA$, where Q =run-off in cubic feet per second, C =run-off rate coefficient, I =rainfall intensity in inches per hour and A =drainage area in acres. Unit run-off is defined as run-off per inch of rainfall intensity, or $Q/I=CA$, which is used to determine the relative contribution to total run-off by the various land uses.

**Appendix A-3
City of Paso Robles
Bike and Pedestrian Facilities Fee Calculation**

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Bike/Pedestrian Paths	6.4	Miles

II. Existing EBU Calculation

Land Use Type	[a] Number of Units	[b] Residents Per Unit	[c] Potential Recreation Hours/ Week per Unit	[d] EBU's per Unit	[e] Total Number of EBUs [a]*[d]
Single Family	6,210	2.70	171	1.00	6,210
Multi-Family	3,789	2.40	152	0.89	3,368
Total					9,578

III. Existing Facility Standard

Facility Type	Quantity	Facility Units	Quantity Per 1,000 EBUs
Bike/Pedestrian Paths	6.4	Miles	0.668

IV. Future EBU Calculation

Land Use Type	[a] Number of Units [1]	[b] Residents Per Unit [2]	[c] Potential Recreation Hours/ Week per Unit	[d] EBU's per Unit	[e] Total Number of EBUs [a]*[d]
Single Family	3,698	2.70	171	1.00	3,698
Multi-Family	2,533	2.40	152	0.89	2,252
Total	6,231				5,950

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EBU's
Bike/Pedestrian Paths	18	Miles	\$5,375,500	3.025
Total Bike and Pedestrian Path Facilities			\$5,375,500	

**Appendix A-3
City of Paso Robles
Bike and Pedestrian Facilities Fee Calculation**

VI. Allocation of Bike and Pedestrian Path Facilities to Existing & New Development (based on total EBUs)

A.1 Bike and Pedestrian Paths

[a] Existing Facility Units Per 1,000 EBU's	[b] Total Future EBU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EBU's	[e] Facility Units per EBU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
0.67	5,949.56	3.98	3.03	2.36	14.02	18.00

A.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development

Facility Type	Number of EBU's	Percentage of Total EBU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	9,578	61.68%	8.65	NA	8.65
New Development	5,950	38.32%	5.37	3.98	9.35
Total	15,528	100.00%	14.02		18.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Miles	Percentage of Cost Allocated	Facility Cost
Existing	8.65	48.06%	\$2,583,486
New Development	9.35	51.94%	\$2,792,014
Total	18.00	100.00%	\$5,375,500

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EBU's	Cost Per EBU
A.3	Bike/Pedestrian Paths	\$2,792,014	5,950	\$469.28
Total		\$2,792,014		\$469.28

VIII. Development Impact Fee per Unit

Land Use Type	EBUs Per Unit	Fees Per Unit	Number of Units	Cost Financed by Fees
Single Family	1.00	\$469	3,698	\$1,735,402
Multi-Family	0.89	\$417	2,533	\$1,056,613
Total Allocated to New Development				\$2,792,014
Outside Funding Responsibility				\$2,583,486
Total Cost of Bike/Pedestrian Facilities				\$5,375,500

[1] Expected Housing Units based on City of Paso Robles, General Plan, December 2003

[2] Average Household Size based on information obtained from the California Department of Finance, 2004.

[3] Allocates 100% to new development miles necessary to fund existing service standard for new residents.

[4] Denotes proposed service standard in excess to that currently provided to existing residents.

**APPENDIX A-4
City of Paso Robles
Police Facilities Fee Calculation**

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
Patrol and Specialty Vehicles	21	Each
Assigned Officer Equipment	36	Each
Computers & Comm Equipment	36	Each
Multi-channel Portable Radios	36	Each

II. Existing EDU Calculation

Land Use Type	[a] Number of Units/ Non-Res 1,000 SF	[b] Total Calls [1]	[c] Calls per Unit/ Employees per Non-Res. 1,000 SF [1]	[d] EDU's per Unit/ Non-Res.1,000 SF	[e] Total Number of EDU's [a]*[d]
Single Family	6,210	5,170	1.40	1.00	6,210
Multi-Family	4,263	4,690	1.65	1.18	5,024
Commercial	4,170	5,920	2.11	1.51	6,285
Industrial	2,162	780	0.52	0.37	803
Total					18,322

III. Existing Service Standard

Facility	Quantity	Facility Units	Quantity per 1,000 EDU's
Patrol and Specialty Vehicles	21	Each	1.146
Assigned Officer Equipment	36	Each	1.965
Computers & Comm Equipment	36	Each	1.965
Multi-channel Portable Radios	36	Each	1.965

IV. Future EDU Calculations

Land Use Type	[a] Number of Units/ Non-Res 1,000 SF [2]	[b] Total Calls	[c] Calls per Unit/ Employees per Non-Res. 1,000 SF [2]	[d] EDU's per Unit/ Non-Res.1,000 SF	[e] Total Number of EDU's [a]*[d]
Single Family	3,698	5,170	1.40	1.00	3,698
Multi-Family	2,850	4,690	1.65	1.18	3,359
Commercial	5,920	5,920	2.11	1.51	4,231
Industrial	780	780	0.52	0.37	556
Total					11,844

V. Proposed Inventory, Cost, and Service Standard

Facility	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Patrol and Specialty Vehicles	13	Each	\$420,900	1.098
Assigned Officer Equipment	28	Each	\$100,200	2.364
Computers & Comm Equipment	18	Each	\$225,000	1.520
Multi-channel Portable Radios	8	Each	\$36,000	0.675
Offsetting Revenues			-\$24,667	
Total Cost of Police Facilities			\$757,433	

**APPENDIX A-4
City of Paso Robles
Police Facilities Fee Calculation**

VI. Allocation of Police Facilities to Existing & New Development (based on total EDUs)

A.1 Patrol and Speciality Vehicles						
[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EDU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
1.15	11,843.88	13.57	1.1	0.00	0.00	13.00

A.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development -- Not Applicable

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	13.00	100.00%	\$420,900
Total	13.00	100.00%	\$420,900

B.1 Assigned Officer Equipment

[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EBU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
1.96	11,843.88	23.27	2.36	0.40	4.73	28.00

B.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	18,322	60.74%	2.87	NA	2.87
New Development	11,844	39.26%	1.86	23.27	25.13
Total	30,166	100.00%	14.02		28.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	2.87	10.26%	\$10,278
New Development	25.13	89.74%	\$89,922
Total	28.00	100.00%	\$100,200

**APPENDIX A-4
City of Paso Robles
Police Facilities Fee Calculation**

C.1 Computers and Communication Equipment						
[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EDU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
1.96	11,843.88	23.27	1.52	0.00	0.00	18.00

C.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development -- Not Applicable

C.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	18.00	100.00%	\$225,000
Total	18.00	100.00%	\$225,000

D.1 Multi-Channel Portable Radios						
[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EBU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
0.00	11,843.88	0.00	0.68	0.68	8.00	8.00

D.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development					
Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	18,322	60.74%	4.86	NA	4.86
New Development	11,844	39.26%	3.14	0.00	3.14
	30,166	100.00%	8.00		8.00

D.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	4.86	60.74%	\$21,866
New Development	3.14	39.26%	\$14,134
Total	8.00	100.00%	\$36,000

APPENDIX A-4
City of Paso Robles
Police Facilities Fee Calculation

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Patrol and Specialty Vehicles	\$420,900	11,844	\$35.54
B.3	Assigned Officer Equipment	\$89,922	11,844	\$7.59
C.3	Computers & Comm Equipment	\$225,000	11,844	\$19.00
D.3	Multi-channel Portable Radios	\$14,134	11,844	\$1.19
	Offsetting Revenues	<u>-\$24,667</u>	11,844	<u>-\$2.08</u>
Total		\$725,290		\$61.24

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by DIF
Single Family	1.00	\$61	3,698	\$226,466
Multi-Family	1.18	\$72	2,850	\$205,701
Commercial	1.51	\$92	2,807	\$259,080
Industrial	0.37	\$23	1,498	\$34,074
Total Allocated to New Development				\$725,321
Outside Funding Responsibility				\$32,112
Total Cost of Police Facilities				\$757,433

- [1] City of Paso Robles, 2003-2004 calendar year phone log.
- [2] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
- [3] Allocates 100% to new development square feet/equipment or vehicles necessary to fund existing service standard for new residents.
- [4] Denotes proposed service standard in excess to that currently provided to existing residents.

**APPENDIX A-5
City of Paso Robles
Fire Facilities Fee Calculation**

I. Inventory of Existing Facilities

Facility Type	Quantity	Facility Units
Three Fire Stations	27,500	Square Feet
Ladder Truck	1	Each
Rescue Unit	1	Each
Type I Engine	4	Each
Aircraft Crash Response	1	Each
Staff Vehicle	4	Each

II. Existing EDU Calculation

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF	[b] Residents per Unit/ Employees Per 1,000 Non-Res. SF	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
	Single Family	6,210	2.70	1.00
Multi-Family	4,263	2.40	0.89	3,789
Commercial	4,170	1.93	0.71	2,981
Industrial	2,162	1.05	0.39	841
Total				13,821

III. Existing Facility Standard

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
Three Fire Stations	27,500	Square Feet	1,989.745
Ladder Truck	1	Each	0.072
Rescue Unit	1	Each	0.072
Type I Engine	4	Each	0.289
Aircraft Crash Response	1	Each	0.072
Staff Vehicle	4	Each	0.289

IV. Future EDU Calculation

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF [1]	[b] Residents per Unit/ Employees per Non-Res. 1,000 SF [2]	[c] EDUs per Unit/per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
	Single Family	3,698	2.70	1.00
Multi Family	2,850	2.40	0.89	2,533
Commercial	2,807	1.93	0.71	2,006
Industrial	1,498	1.05	0.39	583
Total				8,820

V. Proposed Inventory, Cost, and Service Standard

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Fire Station	6,660	Square Feet	\$4,422,500	755.070
Rescue Pumper	1	Each	\$350,000	0.113
Type I Engine	1	Each	\$375,000	0.113
Fire Training Facility	2,922	Square Feet	\$5,069,700	331.278
Fire Fighter Equipment	15	Each	\$159,500	1.701
Off-setting Revenues			-\$617,543	
Total Cost of Fire Facilities			\$9,759,157	

**APPENDIX A-5
City of Paso Robles
Fire Facilities Fee Calculation**

VI. Allocation of Fire Facilities to Existing & New Development (based on total EDUs)

A.1 Fire Station

[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EDU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
1989.75	8,820.37	17,550.30	755.07	0.00	0.00	6,660.00

A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development -- Not Applicable

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	6,660.00	100.00%	\$4,422,500
Total	6,660.00	100.00%	\$4,422,500

B.1 Rescue Pumper

[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EBU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
0.07	8,820.37	0.64	0.11	0.04	0.36	1.00

B.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	0.22	NA	0.22
New Development	8,820	38.96%	0.14	0.64	0.78
Total	22,641	100.00%	0.36		1.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.22	22.09%	\$77,300
New Development	0.78	77.91%	\$272,700
Total	1.00	100.00%	\$350,000

**APPENDIX A-5
City of Paso Robles
Fire Facilities Fee Calculation**

C.1 Type I Engine	[a]	[b]	[c]	[d]	[e]	[f]	[g]
Existing Facility Units Per 1,000 EDU's	Total Future EDU's	Facility Units Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	Facility Units per EBU Beyond Existing	Facility Units Beyond Existing Service Standard [4]	Total Proposed New Facility Units	
		[a]*[b]		[d]-[a]	[b]*[e]	[c]+[f]	
	0.07	8,820.37	0.64	0.11	0.04	0.36	1.00

C.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development					
Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	0.22	NA	0.22
New Development	8,820	38.96%	0.14	0.64	0.78
Total	22,641	100.00%	0.36		1.00

C.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of Vehicles	Percentage of Cost Allocated	Facility Cost
Existing	0.22	22.09%	\$82,822
New Development	0.78	77.91%	\$272,700
Total	1.00	100.00%	\$375,000

D.1 Fire Training Facility	[a]	[b]	[c]	[d]	[e]	[f]	[g]
Existing Facility Units Per 1,000 EDU's	Total Future EDU's	Facility Units Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	Facility Units per EBU Beyond Existing	Facility Units Beyond Existing Service Standard [4]	Total Proposed New Facility Units	
		[a]*[b]		[d]-[a]	[b]*[e]	[c]+[f]	
	0.00	8,820.37	0.00	331.28	331.28	2,922.00	2,922.00

D.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development					
Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	1,783.67	NA	1,783.67
New Development	8,820	38.96%	1,138.33	0.00	1,138.33
Total	22,641	100.00%	2,922.00		2,922.00

D.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	1,783.67	61.04%	\$3,094,691
New Development	1,138.33	38.96%	\$1,975,009
Total	2,922.00	100.00%	\$5,069,700

**APPENDIX A-5
City of Paso Robles
Fire Facilities Fee Calculation**

E.1 Fire Fighter Equipment	[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EBU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
	0.00	8,820.37	0.00	1.70	1.70	15.00	15.00

E.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development					
Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	13,821	61.04%	9.16	NA	9.16
New Development	8,820	38.96%	5.84	0.00	5.84
Total	22,641	100.00%	15.00		15.00

E.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	9.16	61.04%	\$97,363
New Development	5.84	38.96%	\$62,137
Total	15.00	100.00%	\$159,500

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Fire Station	\$4,422,500	8,820	\$501.40
B.3	Rescue Pumper	\$272,700	8,820	\$30.92
C.3	Type I Engine	\$292,178	8,820	\$33.13
D.3	Fire Training Facility	\$1,975,009	8,820	\$223.91
E.3	Fire Fighter Equipment	\$62,137	8,820	\$7.04
	Offsetting Revenues	\$617,543	8,820	\$70.02
Total		\$6,406,981		\$726.38

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/ Non-Res. 1,000 SF	Cost Financed by DIF
Single Family	1.00	\$726	3,698	\$2,686,158
Multi-Family	0.89	\$646	2,850	\$1,840,166
Commercial	0.71	\$519	2,807	\$1,457,473
Industrial	0.39	\$282	1,498	\$423,157
Total Allocated to New Development				\$6,406,955
Outside Funding Responsibility				\$3,352,202
Total Cost of Fire Facilities				\$9,759,157

- [1] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
- [2] Average Household Size Based on information obtained from the California Department of Finance, 2004.
- [3] Allocates 100% to new development square feet or vehicles necessary to fund existing service standard for new residents.
- [4] Denotes proposed service standard in excess to that currently provided to existing residents.

**APPENDIX A-6
City of Paso Robles
General Government Analysis**

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
City Hall	11,400	Square Feet
Community Center	0	Square Feet
Performing Arts Center	0	Square Feet
Parking Structure	120,000	Square Feet
City Yard	56,000	Square Feet

II. Existing EDU Calculation

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF	[b] Residents per Unit/ Employees Per 1,000 Non-Res. SF	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	6,210	2.70	1.00	6,210
Multi-Family	4,263	2.40	0.89	3,789
Commercial	4,170	1.93	0.71	2,981
Industrial	2,162	1.05	0.39	841
Total				13,821

III. Existing Service Standard

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
City Hall	11,400	Square Feet	828.840
Community Center	0	Square Feet	0.000
Performing Arts Center	0	Square Feet	0.000
Parking Structure	120,000	Square Feet	8,682.524
City Yard	56,000	Square Feet	4,051.845

IV. Future EDU Calculation

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF [1]	[b] Residents per Unit/ Employees Per 1,000 Non-Res. SF [2]	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Single Family	3,698	2.70	1.00	3,698
Multi Family	2,850	2.40	0.89	2,533
Commercial	2,807	1.93	0.71	2,006
Industrial	1,498	1.05	0.39	583
Total				8,820

V. Proposed Inventory, Cost, and Service Standard

Facility	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
City Hall	35,000	Square Feet	\$26,750,930	3,698.086
Community Center	6,000	Square Feet	\$2,015,460	680.243
Performing Arts Center	54,000	Square Feet	\$32,500,000	6,122.189
Parking Structure	40,000	Square Feet	\$11,044,400	4,534.955
City Yard	25,000	Square Feet	\$4,634,200	2,834.347
Total General Government Facilities Cost			\$76,944,990	

**APPENDIX A-6
City of Paso Robles
General Government Analysis**

VI. Allocation of General Government Facilities to Existing & New Development (based on total EDU's)

A.1 City Hall						
[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EBU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
824.84	8,820.37	7,275.40	3,968.09	3,143.25	27,724.60	35,000.00

A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	SF Split Between New and Existing Development	SF Allocated 100% To New Development	Total SF Allocated
Existing	13,821	61.04%	16,923.90	NA	16,923.90
New Development	8,820	38.96%	10,800.71	7,275.40	18,076.10
Total	22,641	100.00%	27,724.60		35,000.00

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	16,923.90	48.35%	\$12,935,143
New Development	18,076.10	51.65%	\$13,815,787
Total	35,000.00	100.00%	\$26,750,930

B.1 Community Center

[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EBU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
0.00	8,820.37	0.00	680.24	680.24	6,000.00	6,000.00

B.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development

Facility Type	Number of EDU's	Percentage of Total EDU's	SF Split Between New and Existing Development	SF Allocated 100% To New Development	Total SF Allocated
Existing	13,821	61.04%	3,662.57	NA	3,662.57
New Development	8,820	38.96%	2,337.43	0.00	2,337.43
Total	22,641	100.00%	6,000.00		6,000.00

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	3,662.57	61.04%	\$1,230,295
New Development	2,337.43	38.96%	\$785,165
Total	6,000.00	100.00%	\$2,015,460

**APPENDIX A-6
City of Paso Robles
General Government Analysis**

C.1 Performing Arts Center						
[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EBU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
0.00	8,820.37	0.00	6,122.19	6,122.19	54,000.00	54,000.00

C.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development					
Facility Type	Number of EDU's	Percentage of Total EDU's	SF Split Between New and Existing Development	SF Allocated 100% To New Development	Total SF Allocated
Existing	13,821	61.04%	32,963.16	NA	32,963.16
New Development	8,820	38.96%	21,036.84	0.00	21,036.84
	22,641	100.00%	54,000.00		54,000.00

C.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	32,963.16	61.04%	\$19,838,937
New Development	21,036.84	38.96%	\$12,661,063
Total	54,000.00	100.00%	\$32,500,000

**APPENDIX A-6
City of Paso Robles
General Government Analysis**

D.1 Parking Structure						
[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EBU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
8,682.52	8,820.37	76,583.11	4,534.96	0.00	0.00	40,000.00

D.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development -- Not Applicable

D.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	40,000.00	100.00%	\$11,044,400
Total	40,000.00	100.00%	\$11,044,400

E.1 City Yard						
[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EBU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
4,051.84	8,820.37	35,738.79	2,834.35	0.00	0.00	25,000.00

E.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development -- Not Applicable

E.3 Cost Allocated Between Existing and New Development			
Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	25,000.00	100.00%	\$4,634,200
Total	25,000.00	100.00%	\$4,634,200

APPENDIX A-6
City of Paso Robles
General Government Analysis

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	City Hall	\$13,815,787	8,820	\$1,566.35
B.3	Community Center	\$785,165	8,820	\$89.02
C.3	Performing Arts Center	\$12,661,063	8,820	\$1,435.43
D.3	Parking Structure	\$11,044,400	8,820	\$1,252.15
E.3	City Yard	\$4,634,200	8,820	\$525.40
Total		\$42,940,615		\$4,868.34

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/ Non-Res. 1,000 SF	Cost Financed by DIF
Single Family	1.00	\$4,868	3,698	\$18,003,136
Multi-Family	0.89	\$4,327	2,850	\$12,333,138
Commercial	0.71	\$3,480	2,807	\$9,768,260
Industrial	0.39	\$1,893	1,498	\$2,836,081
Total Allocated to New Development				\$42,940,615
Outside Funding Responsibility				\$34,004,375
Total Cost of General Government Facilities				\$76,944,990

- [1] Expected Housing Units based on City of Paso Robles, General Plan, December 2003
- [2] Average Household Size Based on information obtained from the California Department of Finance, 2004.
- [3] Allocates 100% to new development square feet necessary to fund existing service standard for new residents.
- [4] Denotes proposed service standard in excess to that currently provided to existing residents.

APPENDIX A-7
City of Paso Robles
Park and Recreation Facilities Fee Calculation

I. Inventory of Existing Facilities

Facility	Size (Acre)
Parks	
Barney Schwartz Park	36.9
Casa Robles Park	0.36
Centennial Park	17.87
Creston Road Median	1.48
Downtown Civic Center Park	4.27
Mandrella Park	0.65
Oak Creek Park	7.06
Pioneer Park	4.87
Robbins Baseball Field	2.50
Royal Oak Park	7.53
Sherwood Park	11.40
Turtle Creek Park	1.53
Subtotal	92.48
Recreation Amenities	
Aquatic Facility	NA
Total	92.48

II. Existing EBU Calculation

Land Use Type	Number of Residents	Residents Per Unit	Potential Recreation Hours/Week per Unit [1]	EBU per Unit	Number of Units	Total Number of EBUs
Single Family Residential	16,767	2.70	171	1.00	6,210	6,210
Multi Family Residential	10,231	2.40	152	0.89	4,263	3,789
Total	26,998					9,999

III. Existing Facility Standard

Facility Type	Facility Unit	Facility Units Per 1,000 People	Facility Units Per 1,000 EBUs
Parks	Acre	3.43	9.25

IV. Future EBU Calculation

Land Use Type	Number of Residents	Residents Per Unit	Potential Recreation Hours/Week per Unit [1]	EBU per Unit	Number of Units	Total Number of EBUs
Single Family Residential	9,985	2.70	171	1.00	3,698	3,698
Multi Family Residential	6,840	2.40	152	0.89	2,850	2,533
Total	16,825					6,231

APPENDIX A-7
City of Paso Robles
Park and Recreation Facilities Fee Calculation

V (A). Inventory of Proposed Park Facilities (Land Acquisition)

Facility	Total Acres	Facility Cost
Salinas Corridor Open Space Land Acquisition	71	\$9,700,000
Montebello Park Land Acquisition	3	\$750,000
Parks Total	74	\$10,450,000

V (B). Inventory of Proposed Park Facilities (Land Improvements)

Facility	Total Acres	Facility Cost
Centennial Park Improvements	16	\$1,000,000
Sherwood Park Land Improvements	28	\$10,000,000
Salinas Corridor Open Space Land Improvement	NA	\$497,400
Montebello Park Land Improvements	NA	\$4,250,000
Parks Total	44	\$15,747,400
Offsetting Revenues		\$216,696
Parks Total	118	\$25,980,704

VI. Parks Proposed Facility Standard

Facility Type	Facility Unit	Acres per 1,000 Residents	Acres Per 1,000 EBUs
Parks	Acre	7.01	18.94

VII. Inventory of Proposed Recreation Facilities

Facility	Total Acres	Facility Cost
Aquatic Facility	10	\$12,000,000
Offsetting Revenues		\$219,344
Total Recreation Cost		\$11,780,656

VIII. Allocation of Recreation Facilities to Existing and New Development (based on total EBUs)

Facility	Total Acres	Cost Per EBU	Facility Cost	Percentage of Cost Allocated
Existing Development	6	\$725.83	\$7,257,786	61.61%
New Development	4	\$725.83	\$4,522,870	38.39%
Total Parks Cost	10		\$11,780,656	100.00%

IX. Costs allocated to New Development for Parks and Recreation Facilities

Facility	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EBUs	Cost Per EBU
Parks	AC	\$351,091	11.88	\$4,169
Recreation Facilities - (Aquatic Facility)	AC	\$1,178,066	0.62	\$726
Total Facility Cost				\$4,895

X. Developer Fees and Cost Financed by Fees per Unit

Land Use Type	EBUs Per Unit	Fees Per Unit	Cost Financed by Fees
Single Family Residential	1.00	\$4,895.19	\$18,102,421
Multi Family Residential	0.89	\$4,351.28	\$12,401,153
Total Allocated to New Development			\$30,503,574
Total Allocated to Existing Development			\$7,257,786
Total Facilities Costs			\$37,761,360

[1] Please see Appendix B, Table B-4.

APPENDIX A-8
City of Paso Robles
Library Analysis

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
Library Facility/Study Center	28,686	Square Feet
Library Books/Materials	56,228	Each

II. Existing EDU Calculation

	[a] Number of Units/ Non-Res. 1,000 SF	[b] Residents per Unit/ Employees Per 1,000 Non-Res. SF	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Land Use Type				
Single Family	6,210	2.70	1.00	6,210
Multi-Family	4,263	2.40	0.89	3,794
Total				10,004

III. Existing Facility Standard

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
Library Facility/Study Center	28,686	Square Feet	2,867.433
Library Books/Materials	56,228	Each	5,620.512

IV. Future EDU Calculation

	[a] Number of Units/ Non-Res. 1,000 SF [1]	[b] Residents per Unit/ Employees Per 1,000 Non-Res. SF [2]	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
Land Use Type				
Single Family	3,698	2.70	1.00	3,698
Multi-Family	2,533	2.40	0.89	2,254
Total				5,952

V. Proposed Inventory, Cost, and Service Standard

Facility	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Library Facility/Study Center	13,200	Square Feet	\$4,445,492	2,217.604
Library Books/Materials	20,000	Each	\$1,196,000	3,360.006
Total			\$5,641,492	

**APPENDIX A-8
City of Paso Robles
Library Analysis**

VI. Allocation of General Government Facilities to Existing & New Development (based on total EDU's)

A.1 Library Facility (Upstairs) and Study Center						
[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EDU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New SF [c]+[f]
2,867.43	5,952.37	17,068.02	2,217.60	0.00	0.00	13,200.00

A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development - Not Applicable

A.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	13,200.00	100.00%	\$4,445,492
Total	13,200.00	100.00%	\$4,445,492

B.1 Library Books/Materials

[a] Existing Facility Units Per 1,000 EDU's	[b] Total Future EDU's	[c] Facility Units Allocated 100% To New Development [3] [a]*[b]	[d] Proposed Service Standard Per 1,000 EDU's	[e] Facility Units per EDU Beyond Existing [d]-[a]	[f] Facility Units Beyond Existing Service Standard [4] [b]*[e]	[g] Total Proposed New Facility Units [c]+[f]
5,620.51	5,952.37	33,455.37	3,360.01	0.00	0.00	20,000.00

B.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development -- Not Applicable

B.3 Cost Allocated Between Existing and New Development

Facility Type	Total Number of Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	20,000.00	100.00%	\$1,196,000
Total	20,000.00	100.00%	\$1,196,000

APPENDIX A-8
City of Paso Robles
Library Analysis

VII. Summary Cost Data

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Library Facility/Study Center	\$4,445,492	5,952	\$746.84
B.3	Library Books/Materials	\$1,196,000	5,952	\$200.93
Total		\$5,641,492		\$947.77

VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by DIF
Single Family	1.00	\$948	3,698	\$3,504,862
Multi-Family	0.89	\$844	2,850	\$2,136,630
Total Allocated to New Development				\$5,641,492
Outside Funding Responsibility				\$0
Total Cost of Library Facilities				\$5,641,492

[a] Expected Housing Units based on City of Paso Robles, General Plan, December 2003

[b] Average Household Size based on information obtained from the California Department of Finance, 2004.

[c] Allocates 100% to new development square feet or facility units necessary to fund existing service standard for new residents.

[d] Denotes proposed service standard in excess to that currently provided to existing residents.

Appendix B

Population, Housing, and Employment Projections

B. POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the City provided DTA with projections of future population and development within the City through 2025, as described in Section B.1. DTA categorized developable residential land uses as Single Family and Multi-Family. Developable non-residential land uses within the City's commercial and industrial zones are categorized as Commercial or Industrial respectively. The projected residential and non-residential development, as categorized in such way, is the basis for allocating the costs of impacts from new development among different land use categories.

1. HOUSING AND POPULATION PROJECTIONS

The City's 2003 General Plan¹ was used as an estimate of the number of housing units and non-residential Square Feet to be built through 2025. In addition, the General Plan was used to project the additional population generated from new development. The California Department Finance was used as an estimate of the average household size for each residential land use. The expected average household size is 2.70 for single family and 2.40 for multi-family.² The results of the projections through 2025 are presented in Table B-1.

TABLE B-1
TOTAL NUMBER OF FUTURE RESIDENTS PER LAND USE
THROUGH 2025

Residential Land Use	Expected Residents	Expected Housing Units	Average Household Size
Single Family Residential	9,985	3,698	2.70
Multi-Family Residential	6,840	2,850	2.40
Total	16,825	6,548	

2. EMPLOYMENT PROJECTIONS

For non-residential land uses, the General Plan was used to determine the building square footage for Commercial and Industrial areas within the City that will be developed through 2025. DTA then projected the number of future employees in the City by multiplying the expected Commercial and Industrial building square footage by a factor of 1.93 employees per 1,000 SF and 1.05 employees per 1,000 SF, respectively.³ The results of these projections are presented in Table B-2.

¹ City of Paso Robles, General Plan. December 2003. Rincon Consultants, Inc.

² California Department of Finance, 2004.

³ Employees per 1,000 square feet determined by David Taussig & Associates, Inc.

TABLE B-2
PROJECTED NEW COMMERCIAL AND
INDUSTRIAL NET DEVELOPMENT
ESTIMATED FUTURE EMPLOYEES
THROUGH 2025

Non-Residential Land Use	Building SF	Employees per 1,000 SF²	Future Employees
Commercial	2,807,000 SF	1.93	5,408
Industrial	1,498,000 SF	1.05	1,572
Total	4,305,000 SF		6,980

3. SUMMARY OF NEW POPULATION, HOUSING, AND EMPLOYMENT DEVELOPMENT

Table B-3 presents a summary of the population, housing, and employment projections through 2025 used in the Fee Study.

TABLE B-3
PROJECTED NEW RESIDENTIAL, COMMERCIAL,
AND INDUSTRIAL DEVELOPMENT THROUGH 2025

Land Use	Projected Development	Projected Residents/Employees
Single Family Residential	3,698 units	9,985
Multi-Family Residential	2,850 units	6,840
Commercial	2,807,000 SF	5,408
Industrial	1,498,000 SF	1,572
Total	NA	23,805

4. EQUIVALENT DWELLING UNIT (EDU) AND EQUIVALENT BENEFIT UNIT (EBU) PROJECTIONS

Equivalent Dwelling Units (EDU) are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Since the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as potential hours available for recreation, more accurately represent the benefit provided to each land use type, in which case DTA projected the Equivalent Benefit Unit (EBU). Table B-4 on the next page presents the EDU/EBU projections through 2025 as used in the Fee Study.

TABLE B-4
CITY OF PASO ROBLES
EBU & EDU CALCULATION YEAR TO BUILD-OUT

Existing EDU Calculation [1]

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	16,767	2.70	1.00	6,210	6,210
Multi Family Residential	10,231	2.40	0.89	4,263	3,789
Commercial	8,035	1.93	0.71	4,170,000	2,976
Industrial	2,269	1.05	0.39	2,161,940	840
Total	37,301				13,815

Source: David Taussig & Associates; City of Paso Robles General Plan, 2003.

Future EDU Calculation [1]

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	9,985	2.70	1.00	3,698	3,698
Multi Family Residential	6,840	2.40	0.89	2,850	2,533
Commercial	5,408	1.93	0.71	2,807,000	2,003
Industrial	1,572	1.05	0.39	1,498,000	582
Total	23,805				8,817

EBU Calculation

I. Total Hours of Potential Parks Usage per Week.

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34
Employee (commercial or in	2	5	12	0	10

II a. Total Potential Recreation Hours per Week. (Single Family Residential)

Type Of Resident	Number Per Household	Potential Recreation Hours/ Week per Person	Potential Recreation Hours/ Week per Households
Resident, non-working	1.59	84	134
Resident, working	1.11	34	38
Total	2.70		171

II b. Total Potential Recreation Hours per Week. (Multi-Family Residential)

Type Of Resident	Number Per Household	Potential Recreation Hours/ Week per Person	Potential Recreation Hours/ Week per Household
Resident, non-working	1.41	84	119
Resident, working	0.99	34	34
Total	2.40		152

Assume the potential recreation hours per single family residential detached dwelling unit equals 1 EBU

TABLE B-4
CITY OF PASO ROBLES
EBU & EDU CALCULATION YEAR TO BUILD-OUT

III. Total Hours of Potential Bikeways and Pedestrian Paths and Parks Usage per Hours per Week

Existing EBU Calculation

Assume the potential recreation hours per residential dwelling unit equals 1 EBU 171 hours/week
Service Factor (Residents and Employees)
Land Use Type

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	Potential Recreation Hours/ Week per Household	EBU per Unit/ Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EBUs
Single Family Residential	16,767	2.70	171	1.00	6,210	6,210
Multi Family Residential	10,231	2.40	152	0.89	4,263	3,789
Commercial	8,035	1.93	66	0.38	4,170,000	1,595
Industrial	2,269	1.05	36	0.21	2,161,940	450
Total	37,301					12,045

Future EBU Calculation

Service Factor (Residents and Employees)
Land Use Type

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per per Non-Res 1,000 SF	Potential Recreation Hours/ Week per Household	EBU per Unit/ per Non-Res. 1,000 SF	Number of Units/ Non-Res. SF	Total Number of EBUs
Single Family Residential	9,985	2.70	171	1.00	3,698	3,698
Multi Family Residential	6,840	2.40	152	0.89	2,850	2,533
Commercial	5,408,478	1.93	66	0.38	2,807,000	1,074
Industrial	1,571,878	1.05	36	0.21	1,498,000	312
Total	6,997,181					7,617

[1] Applies to Fire, General Government, Park and Recreation, and Library facilities apportionment.

Appendix C

Department Contact List

Department Contact List

Transportation Facilities:

John Falkenstien, City Engineer
Telephone: (805) 237-3970
Email: JFalkenstien@prcity.com

Drainage Facilities:

Doug Monn, Director of Public Works
Telephone: (805) 237-3861
Email: PWdirector@prcity.com

Bike and Pedestrian
Facilities:

John Falkenstien, City Engineer
Telephone: (805) 237-3970
Email: JFalkenstien@prcity.com

Police Facilities:

Dennis Cassidy, Police Chief
Telephone: (805) 237-6464
Email: PDChief@prcity.com

Fire Facilities:

Ken Johnson, Fire Chief
Telephone: (805) 227-7560
Email: KJohnson@prcity.com

General Government
Services Facilities:

Jim App, City Manager
Telephone: (805) 237-3888
Email: JApp@prcity.com

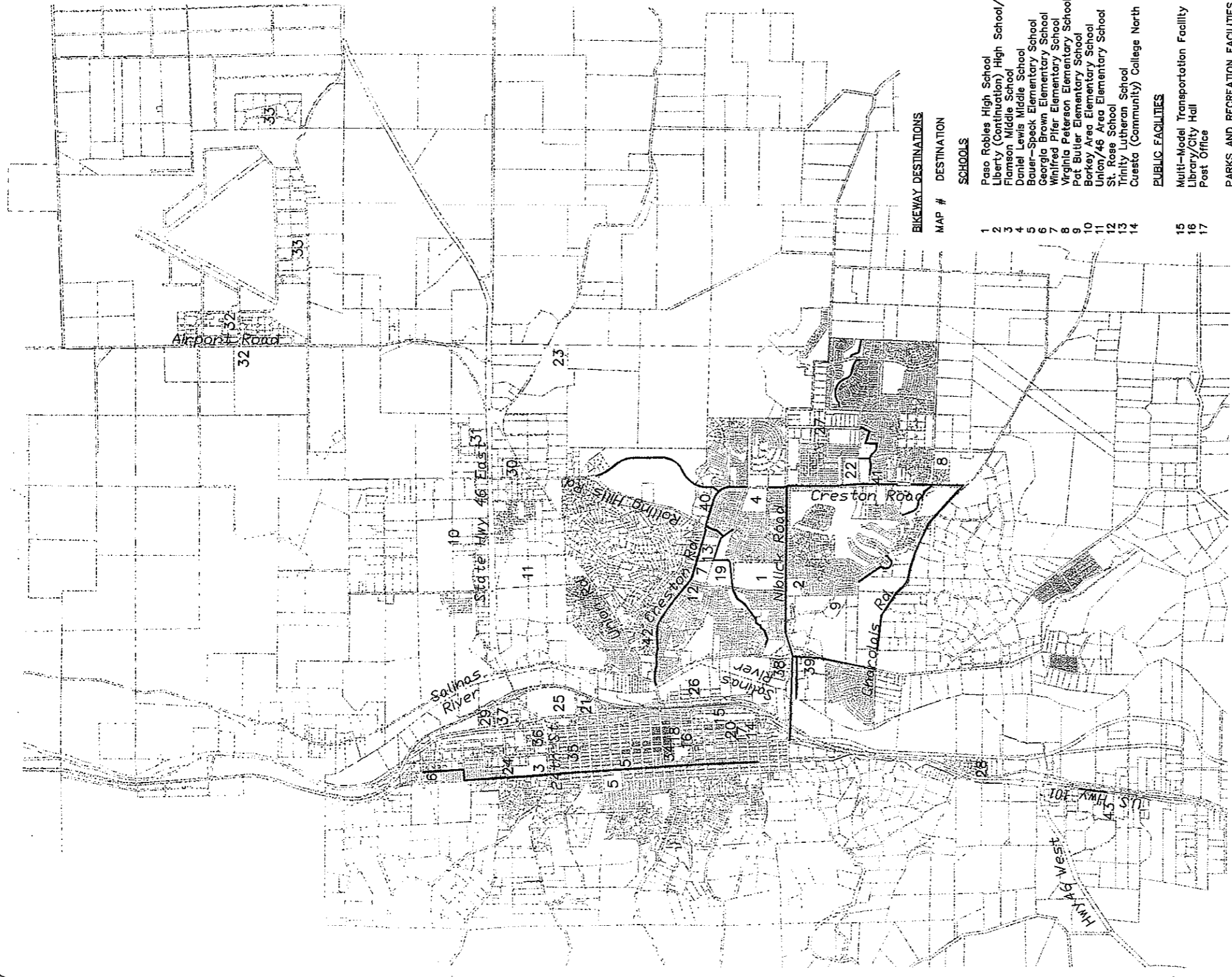
Park and Recreation
Facilities:

Annie Robb, Library and Recreation Director
Telephone: (805) 237-3993
Email: LRSDDirector@prcity.com

Library Facilities:

Annie Robb, Library and Recreation Director
Telephone: (805) 237-3993
Email: LRSDDirector@prcity.com

Appendix D
Bikeway Master Plan Exhibits



BIKEWAY DESTINATIONS

MAP # DESTINATION

SCHOOLS

- 1 Paso Robles High School
- 2 Liberty (Continuation) High School/School District Administration
- 3 Flanigan Middle School
- 4 Daniel Lewis Middle School
- 5 Bauer-Speck Elementary School
- 6 Georgia Brown Elementary School
- 7 Winifred Pifer Elementary School
- 8 Virginia Peterson Elementary School
- 9 Pat Butler Elementary School
- 10 Berkeley Area Elementary School
- 11 Union/46 Area Elementary School
- 12 St. Rose School
- 13 Trinity Lutheran School
- 14 Cuesta (Community) College North County Campus

PUBLIC FACILITIES

- 15 Multi-Modal Transportation Facility
- 16 Library/City Hall
- 17 Post Office

PARKS AND RECREATION FACILITIES

- 18 City Park
- 19 Centennial Park
- 20 Robbins Field
- 21 Pioneer Park
- 22 Sherwood Park
- 23 Barney Schwartz Park
- 24 Municipal Pool
- 25 Mid-State (County) Fairgrounds

EMPLOYMENT CENTERS

- 26 Paso Robles Street
- 27 Commerce Industrial Park
- 28 Ramada Drive
- 29 North Riverside Avenue
- 30 Golden Hill and Union Road Area
- 31 Wallace Industrial Park
- 32 West Airport Industrial Park and California Youth Authority
- 33 South Airport and Aerotech Industrial Park

SHOPPING CENTERS

- 34 Downtown Core
- 35 Lucky Supermarket
- 36 Rite Aid Drugs
- 37 K-Mart/Black Oak/Fast Food
- 38 Woodland Plaza I
- 39 Woodland Plaza II
- 40 Williams Bros. Plaza
- 41 Oak Creek Plaza
- 42 Creston Road between Tanner and Bolen Drives
- 43 Target Shopping Center

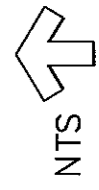
BIKEWAY CLASS	EXISTING
1	_____
2	_____
3	_____

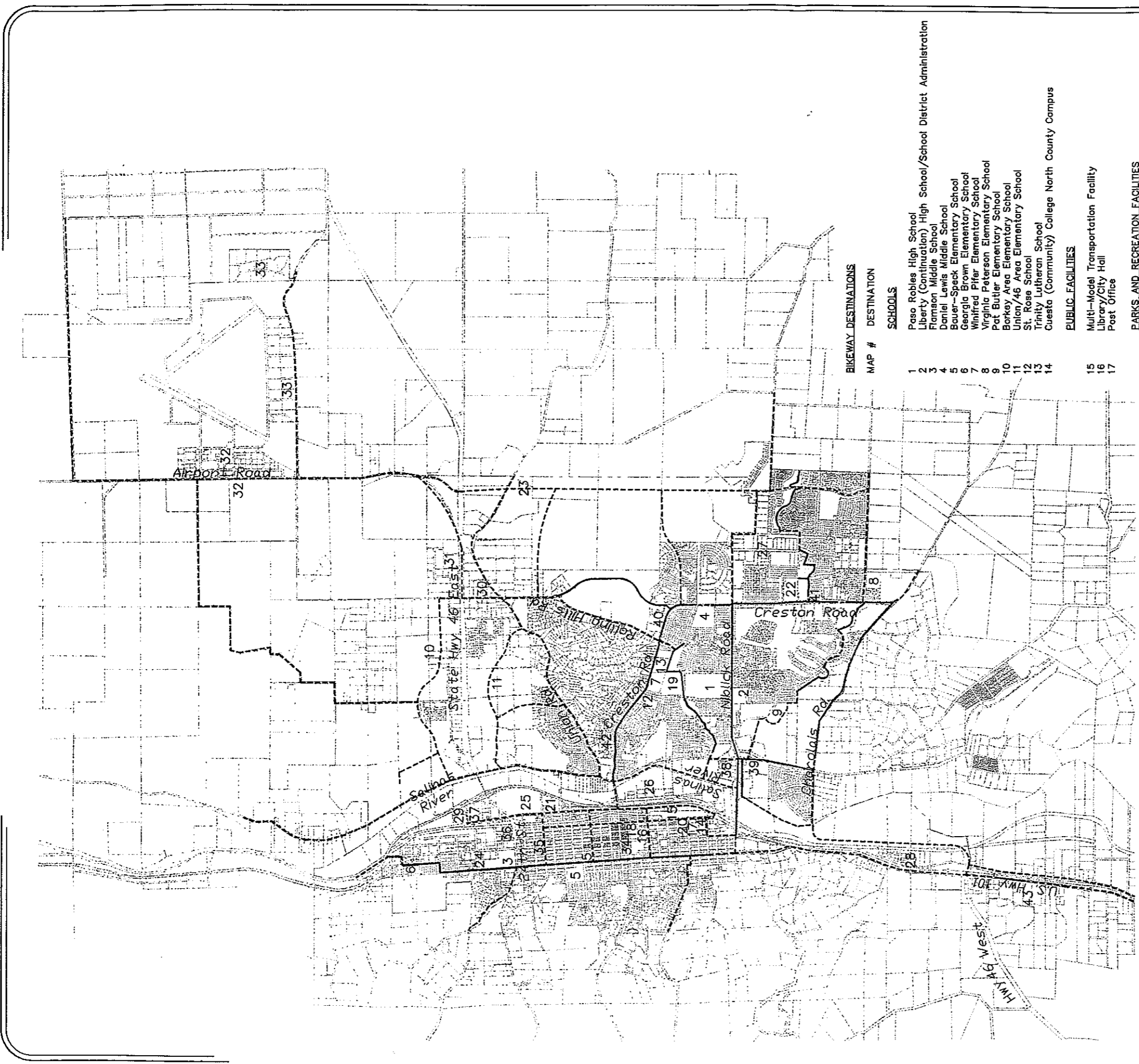
LEGEND
 _____ CITY LIMIT LINE

Paso Robles Bikeway Master Plan

Existing Bikeway System

Figure 2





BIKEWAY CLASS	EXISTING	PROPOSED
1	—————	-----
2	—————	-----
3	—————	-----

LEGEND
 ----- CITY LIMIT LINE

BIKEWAY DESTINATIONS

MAP # DESTINATION

SCHOOLS

- 1 Paso Robles High School
- 2 Liberty (Continuation) High School/School District Administration
- 3 Flammson Middle School
- 4 Daniel Lewis Middle School
- 5 Bauer-Speck Elementary School
- 6 Georgia Brown Elementary School
- 7 Winifred Pifer Elementary School
- 8 Virginia Peterson Elementary School
- 9 Pat Butler Elementary School
- 10 Berkeley Area Elementary School
- 11 Union/46 Area Elementary School
- 12 St. Rose School
- 13 Trinity Lutheran School
- 14 Cuesta (Community) College North County Campus

PUBLIC FACILITIES

- 15 Multi-Modal Transportation Facility
- 16 Library/City Hall
- 17 Post Office

PARKS AND RECREATION FACILITIES

- 18 City Park
- 19 Centennial Park
- 20 Robbins Field
- 21 Pioneer Park
- 22 Sherwood Park
- 23 Barney Schwartz Park
- 24 Municipal Pool
- 25 Mid-State (County) Fairgrounds

EMPLOYMENT CENTERS

- 26 Paso Robles Street
- 27 Commerce Industrial Park
- 28 Ramada Drive
- 29 North Riverside Avenue
- 30 Golden Hill and Union Road Area
- 31 Wallace Industrial Park
- 32 West Airport Industrial Park and California Youth Authority
- 33 South Airport and Aerotech Industrial Park

SHOPPING CENTERS

- 34 Downtown Core
- 35 Lucky Supermarket
- 36 Rite Aid Drugs
- 37 K-Mart/Black Oak/Fast Food
- 38 Woodland Plaza I
- 39 Woodland Plaza II
- 40 Williams Bros. Plaza
- 41 Oak Creek Plaza
- 42 Creston Road between Tenner and Bolen Drives
- 43 Target Shopping Center

Paso Robles Bikeway Master Plan

Future Bikeway System

Figure 3

