

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TRAFFIC IMPACT FEE PROPOSAL FOR  
COUNTY AREA RESIDENTIAL DEVELOPMENT  
DATE: JULY 5, 2005

Needs: For the City Council to consider a proposal from Dan Lloyd with regard to payment of City traffic impact fees for a residential development project in the County unincorporated area.

Facts:

1. Attached is a letter from Dan Lloyd regarding a potential County area development in the vicinity of South Vine Street, north of Highway 46 West.
2. Mr. Lloyd advises that he has a 53 acre property in escrow and is proposing residential development, consistent with the County's General Plan / Zoning for the property.
3. Mr. Lloyd proposes to pay City traffic impact fees in the same manner as were agreed upon for the Santa Ysabel Ranch and the Huer Huero Ranch properties.
4. The purpose of Mr. Lloyd's letter is to seek preliminary feedback from the City with regard to his proposal, particularly regarding whether the payment of the City impact fees would be adequate traffic impact mitigation from the City's perspective.

Analysis  
and

Conclusion: Residential development of the subject property would be consistent with applicable County land use policies.

The proximity of the subject property to the City of Paso Robles creates traffic impacts on City streets, in particular South Vine Street.

In a similar circumstance with regard to the Santa Ysabel Ranch property, the City Council concluded that payment of City traffic impact fees would provide adequate mitigation of traffic impacts on the City of Paso Robles.

With regard to Santa Ysabel Ranch, the City accepted 80 percent of the City traffic impact fee as adequate mitigation, based on the subject property being south of the City and the anticipation that about 80 percent of the traffic would pass through the City.

For the current property, South Vine Street, a City street, would be the primary point of access. Based on this circumstance, it would seem reasonable to call for full

payment of the City traffic impact fee that is in effect at the time that County building permits are obtained for each new home in the subject development.

The Highway 101/46 West interchange is impacted by regional, County and City traffic. A Project Study Report (PSR) has been prepared to examine alternative plans to address future interchange improvement needs. It would seem appropriate for Mr. Lloyd's project to participate in the cost of future improvements to this interchange on a proportionate basis. The form of that requirement could be to agree to not protest inclusion in an assessment district that would allocate financial participation on the basis of proportionate shares determined by a future traffic analysis.

Policy

Reference:

Fiscal Neutrality policy of the City; prior Council positions regarding the Santa Ysabel Ranch and Huer Huero Ranch residential developments in the County Unincorporated Area.

Fiscal

Impact:

Payment of current traffic impact fees for County area development would provide the same traffic impact mitigation as other residential projects within the City; proportionate participation in future interchange improvements would be consistent with the obligations of other projects in the immediate area.

Options:

- a.** (1) Agree in concept to accepting a proposal to pay 100 percent of the City's traffic impact fee at the time of issuance of a Building Permit for the South Vine Street residential property referenced by the June 24, 2005 letter from Dan Lloyd, and
- (2) Direct that the County be requested to require conditions of approval on Mr. Lloyd's development that would cause him to pay City traffic impact fees applicable at the time of issuance of building permits and also to enter into an agreement in a form to be approved by the City Attorney that would obligate the future residents of his development to participate in the improvement costs to the Highway 101/46 West interchange on a proportionate basis.
- b.** Amend, modify or reject the foregoing option.

June 24, 2005

Bob Lata  
Community Development Director  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

**Re: Request to Discuss Payment of Appropriate Traffic Mitigation Fees for Future a Residential Development Project Adjacent to the City**

Dear Bob;

I am currently in escrow to purchase a 53-acre parcel on South Vine Street which is located one-half mile north of the intersection of Hwy 101 and Hwy 46 West. The property fronts on South Vine Street, is located within the urban reserve line, and is zoned Residential Suburban (RS) under the County General Plan. This zoning designation will allow a maximum density of one unit per acre with community water and sewer. In my assessment of the issues facing development of the property, traffic impacts related to a new residential project require appropriate consideration.

Since the property is adjacent to the City and will, for all intents and purposes, be a part of the City, it seems to me that the project would be responsible for contributing fees related to traffic impacts. The future residents of this project would shop in the City, avail themselves of the services provided by businesses within the City, and utilize the cultural amenities/venues found within the City. These new residents will be using the City's transportation system, and their use would appear to have some quantifiable impact to the City's transportation infrastructure.

The City and the County have not yet developed a means to address this obvious relationship. However, as part of the Santa Ysabel Ranch project approval, I supported a proportionate traffic fee for the construction of each new residential unit. Since I will be processing a new residential development adjacent to the City, I would like to discuss the concept of paying a fair and equitable fee to mitigate the impacts associated with my new development.

I would greatly appreciate the opportunity to discuss this issue with staff and the Council at your earliest convenience. Please call me if you have any questions or if I can provide additional information.

Sincerely,

Daniel R. Lloyd