

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Modification of Standard Street Improvements – Dry Creek Road
DATE: June 17, 2014

Needs: That the City Council consider alternative design criteria for the re-construction of Dry Creek Road from Airport Road to Aerotech Way and authorize reimbursement of a street improvement deposit.

Facts:

1. In April, 2011, the City Council adopted the updated Circulation Element of the General Plan. The Circulation Element designates Dry Creek Road as an Undivided Two-Lane Arterial Street.
2. In August, 2013, the City Council adopted standard details for the street classifications designated in the Circulation Element.
3. On February 13, 2014, we received a letter from Mike Nunno questioning the purpose of his deposit of street improvement funds related to the development of his industrial condominium Tract 2972.

**Analysis &
Conclusion:**

The Municipal Code requires the completion of curb, gutter and sidewalk with new construction. In 2009, the time of Nunno's development of industrial Tract 2972, no plan for Dry Creek Road had been established. A deposit was required as a contribution to future street improvements.

Since 2009, we have adopted the updated Circulation Element and a standard detail for the street classification associated with Dry Creek Road. The street classifications are generalized with respect to parking, bike lanes, curbs and sidewalks. These details are applied based on the specific circumstances associated with the section of the street in question. Curbs are always included to stabilize the pavement section, regardless of the need for parking and/or bike lanes.

In order to respond to Mr. Nunno's request, the Council must determine how many of these details apply to Dry Creek Road. We have attached the most basic street section that would meet the traffic demand determined by the Circulation Element. The Bicycle Master Plan recommends the installation of Class II bike lanes. No parking is allowed in the clear zone portion of Dry Creek Road. There appears to be little reason to provide parking in any segment of the Road.

Nunno's letter raises the question as to whether sidewalk will be of value as the industrial park grows along the south side of Dry Creek Road. Will there ultimately be uses, i.e.; delis, retail, that would generate foot traffic among the employees working in these industries?

Reconstruction of the street in its basic form, per the attached detail, can be funded by AB 1600, because the bike lanes provide a transportation improvement. Without parking and sidewalk, the basis for requirement of participation in street improvements by developers along the frontage properties is removed. If they were required to participate in the full street improvement or bike lane, it would conflict with their requirement to participate in the AB 1600 transportation fee program.

A parking lane and/or sidewalk, however, can be required with building permits and development entitlements, over and above impact fees. So the Council's direction on inclusion of these design criteria affects the need for Nunno's deposit. If both a parking lane and sidewalk are needed, the current deposit is appropriate. If only sidewalk is necessary, a lesser deposit amount should be determined. If neither a sidewalk or a parking lane is needed on Dry Creek Road, the deposit should be returned.

Policy

Reference: Municipal Code Section 11.12.030; AB 1600

Fiscal

Impact: None

Options:

- a. Accept the Dry Creek Road Plan as attached and direct staff to return the \$39,000 deposit to Michael Nunno originally set aside for curb, gutter and sidewalk improvements to Dry Creek Road.
- b. Add sidewalks to the Dry Creek Road Plan and direct the City Engineer to determine the appropriate deposit to retain for the purpose of future construction of sidewalks.
- c. Amend, modify or reject the above options.

Attachments: (2)

- 1. Letter from Mike Nunno
- 2. Dry Creek Road Street Section Plan



P.O. Box 368, Paso Robles, CA 93447
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(805) 238-6801 (800) 798-6831 FAX (805) 238-0648

February 13, 2014

John Falkenstien
City Engineer
City of Paso Robles
Paso Robles, CA 93446

RE: Dry Creek Road

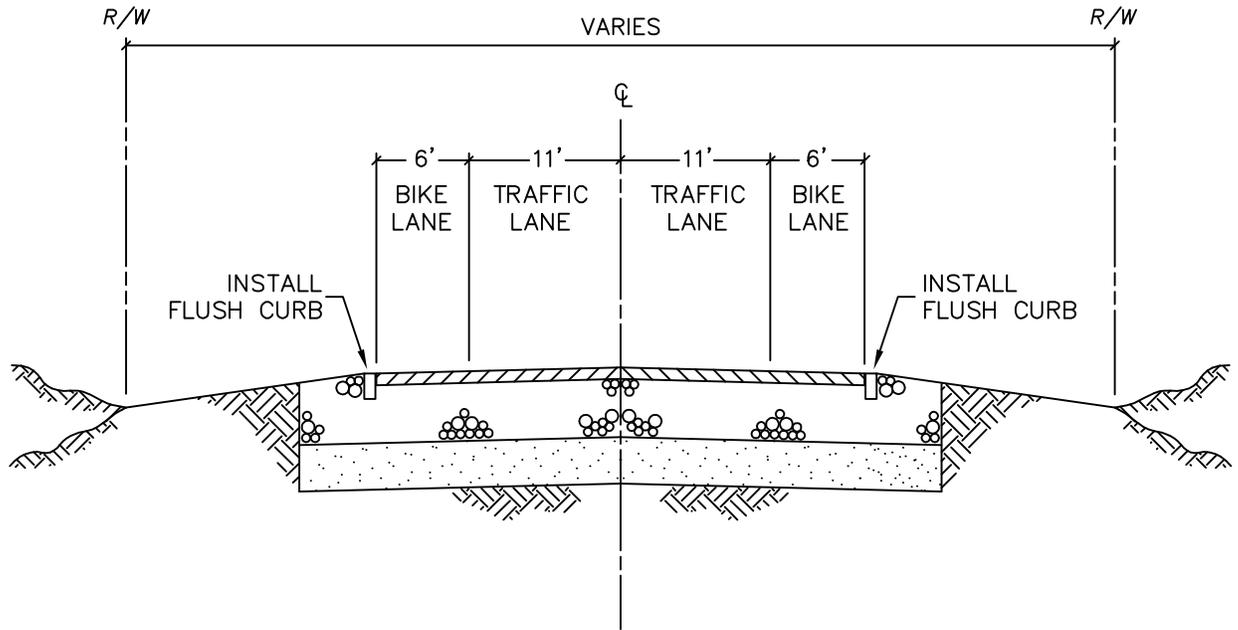
Dear Mr. Falkenstien,

Nunno LLC is contemplating an additional development along Dry Creek Rd. At the time of our last project at 3500 Dry Creek Rd. the City required a \$39,000.00 deposit for road improvements. It appears that no development to the roadway has been completed or is planned at this time. Will additional deposits be required for the new development and what is the status and intent for the money currently on deposit? Your prompt investigation into this issue would be greatly appreciated.

Best Regards,

A handwritten signature in black ink, appearing to read "Michael Nunno", is written over a light blue horizontal line.

Michael Nunno
NUNNOSTEEL
Nunno Corporation, LTD
P.O.B. 368
Paso Robles, CA 93447
805-238-6801 ph.
805-238-0648 fx.



DRY CREEK ROAD

TRAFFIC INDEX: 7.0
 DESIGN SPEED: 35 MPH

DRAWN BY:
KGE
 DESIGNED BY:
JF
 DATE:
06/14
 FILE NAME:
DRYCREEKRD.DWG

CITY OF PASO ROBLES
 ENGINEERING DIVISION

DRAWING NO.

DRY CREEK ROAD