



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

CITY COUNCIL AGENDA

ADJOURNED REGULAR MEETING

Thursday, February 23, 2012, 7:00 p.m.

MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET

CALL TO ORDER – Downstairs Conference Center

ROLL CALL Councilmembers Nick Gilman, John Hamon, Ed Steinbeck, Fred Strong, and Mayor Duane Picanco

PUBLIC COMMENTS

This is the time the public may address the Council on items other than those scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Council meeting or referred to committee or staff. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

1. Development Impact Fee Facility Needs List Review

E. Gallagher, Community Development Director

For the City Council to accept testimony and discuss contents of the draft comprehensive AB 1600 impact fee Needs List.

Options:

- a. Authorize staff to continue to refine cost estimates and allow Taussig and Associates to prepare a justification study of impact fees based upon the draft Needs List in accordance with their contract.
- b. Amend, modify, or reject the above option.

ROLL CALL VOTE

ADJOURNMENT:

- PLANNING COMMISSION MEETING – 7:30 PM ON TUESDAY, FEBRUARY 28, 2012 AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.
- THE REGULAR CITY COUNCIL MEETING - 7:30 PM ON TUESDAY, MARCH 6, 2012 AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the City Council after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at <http://www.prcity.com/government/citycouncil/agendas.asp>.

All persons desiring to speak on an agenda item are asked to fill out Speaker Information Cards and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

***THE DEADLINE FOR SUBMITTING ITEMS FOR THE NEXT
REGULAR COUNCIL MEETING IS FEBRUARY 24, 2012***

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Development Impact Fee Facility Needs List Review
DATE: February 23, 2012

Needs: For the City Council to accept testimony and discuss contents of the draft comprehensive AB 1600 impact fee Needs List.

Facts:

1. On December 7, 2010, the Council formed an ad hoc committee to review development impact facility needs.
2. The ad hoc committee met five times over the course of 2011 to discuss various issues related to all public facility categories on the Needs List including transportation, government facilities, parks, recreation and library facilities.
3. Development impact fees are established to assess new development their share of the costs associated with infrastructure needed to serve the community.
4. Projects listed in the impact fee program should be supported by adopted council policy and/or goals. Conversely, goals and projects contained in plans and policies adopted by council should be reflected in the impact fee program.

Analysis &
Conclusion:

The Facility Needs List includes projects that mitigate the impacts of new development and/or are of benefit to the community. Projects listed in the program should be supported by adopted council policy and/or goals. Conversely, all projects conceived through plans and/or goals adopted by Council should be reflected on the Needs List as actions associated with those plans/goals.

Examples of such projects are included in the Uptown-Town Centre Plan (UTTC). The ad hoc committee questions the feasibility of pedestrian bridges over the freeway at 12th Street, and over the railroad at 6th Street; the equestrian path under 101 and the Park Street greenway. The ad hoc committee recommends that these projects be considered for removal from the UTTC during consideration of the next Plan update.

Transportation

Transportation items reflect the goals and policies of the Circulation Element of the General Plan. These projects provide mitigation for the transportation impacts resulting from development conceived in the Land Use Element. Among those projects are bicycle and pedestrian connection improvements. Consistent with Circulation Element policy, bicycle and pedestrian projects are no longer a separate category, but are combined into the transportation section as a whole. The project list from the Bicycle Master Plan has been added to the Needs List by reference.

The environmental impact analysis associated with the Circulation Element assumes implementation of the planned routes and connections and therefore each is fundamental to the operation of the plan. Should any project be subsequently deemed too expensive and/or unrealistic, further traffic analysis must be conducted to determine how the overall plan would operate in its absence.

Drainage Facilities

The drainage facilities included on the Needs List were developed through the 2007 Storm Drain Master Plan and reflected in the Uptown-Town Center Plan. Conventional storm drain pipes and collection devices have been transformed into projects that not only provide the traditional conveniences of storm drains but also improve the quality of storm water run-off and limit storm water rate and volume impacts on the Salinas River. These storm water quality goals are outlined in the UTTC.

We anticipate that these storm water quality improvement projects will serve as an alternative compliance tool to relieve development in the UTTC from private property LID requirements.

Public Safety

These facilities are essentially the same as those established in 2006 with the exception that the 2006 list included two fire trucks; only one of which is required for growth. A ladder truck, inadvertently included in the 2006 list, has been removed.

General Government Facilities

An alternative for new City Hall construction may include leasing space. We have determined that leasing can be partially financed by impact fees. Further research is necessary to determine if a lease is financially advantageous.

The 2003 impact fee program established a specific fee to fund the construction of "public meeting facilities". Having established an independent account it is then necessary to assign those funds to a specific goal/project. It is likely that such facilities will be provided on properties currently owned by the City.

The ad hoc committee suggests that the definition of parking facilities be expanded from a parking structure to include any improvement that augments parking availability in the downtown.

The concept of developing a consolidated corporate yard continues to be a council goal. Properties currently occupied by municipal facilities could be declared surplus and be better utilized through private real estate development.

Parks, Recreation and Library Facilities

The amphitheatre has been identified as the last remaining improvement needed at Centennial Park. It includes terraced seating areas and electrical upgrades.

The purchase of three acres in Montebello Park owned by the School District for joint use play fields and the development of a comprehensive 10-acre park remain on the list.

The 2003 estimate provided for the Sherwood Park Master Plan was \$7.6 million. The \$10 million cost estimate in the current fee program appears appropriate.

UTTC goals include Salinas River trails, a 10-acre park in the Uptown area and downtown park improvements. In 2010, the City purchased 154 acres of Salinas River corridor open space with a state grant supplemented by impact fee funds at a cost of roughly \$13,000 per acre. There are other river properties desired. This item allows the City to pursue grants for purchases of River property by maintaining a balance available for any required matching funds.

The library study center has been relocated to a temporary building at the First Five site at 36th and Oak. The goal of the council is a permanent home and therefore the study center should remain on the Needs List. It may be prudent to include a branch library within the Study Center facility. This building may also provide the opportunity to address the public meeting facility envisioned in the 2003 impact fee program.

Policy

Reference: 2003 General Plan; 2006 Council Goals; AB 1600; 2011 Circulation Element; Uptown-Town Centre Specific Plan

Fiscal

Impact: Development impact fees are a means to offset the cumulative impacts of development. The Needs List is established to inventory those projects required to mitigate the impacts of new development and that reflect council's adopted goals and policies.

- Options:
- a. Authorize staff to continue to refine cost estimates and allow Taussig and Associates to prepare a justification study of impact fees based upon the draft Needs List in accordance with their contract.
 - b. Amend, modify or reject the above option.

Attachments:

- (1) Draft Needs List
- (2) Policy Background

NEEDS LIST WORKING DOCUMENT

Facility Name	*Estimated Cost for Facility	Policy Background or Goal
A. TRANSPORTATION		
City-Wide Facilities		
1 Highway 101/46East-Dual Left- 17th Street Ramps	\$16,139,000	Circulation Element
2 Union Road - Highway 46E Interchange	\$30,000,000	Circulation Element
3 Connection Road 46E to Airport Road, bridge over Huer Huero	\$16,368,160	Circulation Element
4 Airport Road - Dry Creek Road Roundabout	\$2,208,800	Circulation Element
5 Dry Creek Road Airport Road to Aerotech Way	\$4,364,960	Circulation Element
6 Huer Huero Bridge Dry Creek Road to Golden Hill Road	\$11,662,880	Circulation Element
7 River Oaks Drive - N. River Road	\$760,320	Circulation Element
8 Buena Vista Drive Cuesta College Frontage	\$956,016	Circulation Element
9 Creston Road River Road to Rolling Hills Road	\$22,498,995	Circulation Element
10 Creston Road - Lana Street	\$1,824,859	Circulation Element
11 Creston Road Niblick Road to Scott Street	\$2,847,360	Circulation Element
12 Creston Road - Scott Street roundabout	\$2,672,000	Circulation Element
13 Creston Road - Meadowlark Road	\$2,672,000	Circulation Element
14 Charolais Road - S. River Road roundabout	\$4,038,400	Circulation Element
15 Union Road Kleck Road to Golden Hill Road	\$3,274,080	Circulation Element
16 Union Road - Golden Hill Road roundabout	\$6,400,000	Circulation Element
17 Union Road Golden Hill Road to east City limits	\$1,984,960	Circulation Element
18 Spring Street 1st to 36th Street	\$5,310,720	Town Centre-Uptown Plan
19 Spring Street traffic signal coordination	\$250,000	Circulation Element
20 Vine Street - 32nd to 36th Streets	\$372,720	Uptown Plan
21 Riverside Ave 4th Street to Black Oak Drive	\$8,391,888	Town Centre-Uptown Plan
22 Railroad Street 10th Street to 14th Street	\$1,166,016	Town Centre Plan
23 4th Street Pine to Riverside - 101 ramps	\$24,658,538	Circulation Element
24 Paso Robles Street Off-Ramp	\$2,208,800	Circulation Element
25 Paso Robles Street	\$199,728	Town Centre Plan
26 Highway 101/46W Interchange - S. Vine Realignment	\$45,800,000	Circulation Element
27 Theatre Drive to South City Limits	\$2,050,400	Circulation Element
28 Bike Master Plan Facilities	\$16,973,000	Circulation Element
TOTAL TRANSPORTATION	\$238,054,600	
B. DRAINAGE		
1 Fairgrounds Parking Retention Basin	\$3,485,760	Storm Drain Master Plan
2 21st Street Green Street	\$3,638,163	Storm Drain Master Plan
3 19th Street Spring Street to freeway	\$345,600	Storm Drain Master Plan
4 16th Street Park Street to Riverside Avenue	\$125,760	Storm Drain Master Plan
5 15th Street Spring Street to Riverside Avenue	\$964,800	Storm Drain Master Plan
6 13th Street Spring Street-Railroad Street-14th street to railroad	\$1,072,320	Storm Drain Master Plan
7 12th Street Vine Street to Spring Street	\$414,720	Storm Drain Master Plan
8 8th Street Spring Street to Pine Street	\$1,136,000	Storm Drain Master Plan
TOTAL DRAINAGE	\$11,183,123	
C. PUBLIC SAFETY		
Police Facilities		
1 Patrol/Detective/Specialty Vehicles	\$420,900	Council Goal
2 Assigned (Additional) Officer Equipment	\$100,200	Council Goal
3 Computers and Communication Equipment	\$225,000	Council Goal
4 Multi-channel Portable Radios	\$36,000	Council Goal

NEEDS LIST WORKING DOCUMENT

Facility Name	*Estimated Cost for Facility	Policy Background or Goal
5 Shooting Range	\$150,000	Council Goal
Fire Facilities		
1 Station (3,200 SF Apparatus Bay/3,460 SF Living Quarters)	\$4,439,873	Growth Management Plan
2 Type I Fire Engine	\$500,000	Growth Management Plan
3 Miscellaneous Equipment	\$224,000	Growth Management Plan
4 Fire Training Facility - Project No. FD-04	\$3,381,375	Growth Management Plan
TOTAL PUBLIC SAFETY	\$9,477,348	
D. GENERAL GOVERNMENT		
1 Consolidated Corporate Yard	\$8,428,045	Council Goal
2 Public Meeting Facility	\$2,565,000	Council Goal
3 Downtown Parking	\$13,170,240	Council Goal
4 City Hall	\$25,000,000	Council Goal
TOTAL GENERAL GOVERNMENT	\$49,163,285	
E. PARKS, RECREATION AND LIBRARY		
1 Centennial Park Amphitheatre	\$300,000	Parks and Recreation Element
2 Sherwood Park Land Improvements	\$10,009,600	Parks and Recreation Element
3 Salinas River Land Acquisition	\$4,680,000	Parks and Recreation Element
4 Uptown Park Development	\$8,748,495	Uptown Plan, Parks and Recreation Element
5 Montebello Park Acquisition and Development	\$4,750,000	Union-46 Specific Plan, Parks and Recreation
6 Aquatic Facility	\$1,457,509	Council Goal
7 Town Centre Park Improvements	\$4,629,760	Town Centre Plan
8 Remodel Existing Library Upstairs	\$4,200,000	Council Goal
9 Library Resources	\$1,196,000	Council Goal
10 Study Center and Branch Library	\$250,000	Council Goal
TOTAL PARKS, RECREATION AND LIBRARY	\$40,221,364	

*COST ESTIMATES ARE BASED UPON CONCEPTUAL PROJECT DESCRIPTIONS

TO: City Council

FROM: Ed Gallagher, Community Development Director

SUBJECT: Policy Background AB 1600 Impact Fee Needs List

DATE: 2-23-12

Transportation

The Circulation Element of the General Plan is the fundamental policy supporting the transportation infrastructure items on the draft Needs List. The Circulation Element is structured from a computer simulation of traffic generated from development conceived through the Land Use Element of the General Plan. The infrastructure projects, road widths and anticipated intersection improvements are therefore dependent upon one another in an overall circulation model.

If any element of the plan, or specific project be considered too expensive or infeasible for any reason, traffic model analysis must be conducted to determine how the overall plan would operate in its absence. Ultimately, a General Plan Amendment and corresponding environmental analysis is needed to amend the Circulation Element to remove a project and to modify the plan accordingly.

Storm Drain Master Plan

As noted in the City Engineer's memo to Council in January, Low Impact Development standards are needed to address the Water Board's *Maximum Extent Practicable* standard for storm water discharge. Our goal is to establish a master plan of storm water quality improvement projects throughout the Town Center Planning Area as an alternative compliance measure. This is consistent with the storm water goals in the Town Center Plan.

The City has had an impact fee for storm drains on the west side since 1979. This master plan would transform those traditional storm drains into projects that will improve the quality of storm drain run-off prior to its discharge into the Salinas River.

Without this program, we may be subject to Water Board storm water management criteria on private developments in the downtown core where these types of installations are going to be difficult to implement.

Public Safety

Development impact fees can only be used for equipment and infrastructure. They cannot be used to augment personnel; which is the primary need of the Police Department. It is the goal of the council to equip the Police with the most modern technology available. The equipment listed reflects this goal.

Fire Department equipment outlined on the Needs List is a product of the Emergency Services Growth Management Plan. The Growth Management Plan can be evaluated at any time by the Council.

General Government Facilities

General government facilities on the Needs List reflect council goals. In 2003, the Council established special funds for a public meeting facility and an aquatic facility. Both have individual dedicated accounts. Ideas for these facilities may be modified, but each must ultimately be constructed (the aquatics facility appears on the parks-recreation list).

Parks, Recreation and Library

The Parks and Recreation Element of the General Plan includes action items calling for the implementation of development impact fees to fund development's share of new park facilities and for the implementation of improvements at existing parks.

In addition to improving existing parks, identified needed park improvements include a 10-acre park north of 24th Street, 10-acre park in the Union-46 Specific Plan area, Salinas River trail and a master plan of bikeways. A General Plan Amendment of the Parks and Recreation Element would be the process needed to remove any of these items from the Needs List.

A healthy City-owned and operated library remains a goal of the City council. The library is backed by significant community contribution both monetary and in the form of countless volunteer hours.