

RESOLUTION NO. 92-27

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PASO ROBLES
ESTABLISHING AND ADOPTING THE SCHEDULE OF FEES
FOR THE UNION/46 SPECIFIC PLAN

WHEREAS, the City of Paso Robles has prepared a specific plan, in accordance with Title 7, Division 1, Chapter 3, Article 8 of the Government Code of the State of California, Section 65450 et seq, for a 527-acre portion of the community referred to as the "Union/46 Area"; and

WHEREAS, the implementation of the subject specific plan and corresponding development of the plan area will necessitate a number of improvements to City public facilities and infrastructure, including but not limited to streets, traffic signals, water, sewer and storm drainage systems, and other public investments necessary for public health, safety, and welfare; and

WHEREAS, it is the policy of the City of Paso Robles to require new development to bear its proportionate share of the costs of providing facilities and services, to avoid the balance of the City's population having to bear the costs of serving and mitigating the impacts of new development; and

WHEREAS, the City Council hereby acknowledges that restrictions being established by the specific plan diagram and text, and costs being established by the specific plan fee schedule, will increase the cost of housing within the Union/46 Specific Plan area but that without the ability to fund needed public improvements there would be an adverse impact on the public health, safety, and welfare, and there would be inadequate infrastructure to serve and mitigate the population growth anticipated within the specific plan area; and

WHEREAS, State law governing municipal planning and finance in California recognizes the validity of, and authorizes, the imposition by cities of specific fees upon new development to finance required public improvements, environmental mitigation programs, and other legitimate public purposes related to the effects of such developments; and

WHEREAS, consistent with City policy and State law, the City intends to collect development fees from development projects in the plan area to offset anticipated public costs from and impacts generated by development in the specific plan area; and

WHEREAS, the existing Union/46 Specific Plan fee schedule was adopted by City Council Resolution No. 88-12, dated March 1, 1988; and

WHEREAS, the City Council has approved an update of the

Union/46 Specific Plan, which authorizes the Council to establish development fees for the plan area by resolution; and

WHEREAS, in order to have adequate facilities and services to meet the needs of future residents in the specific plan area, it is proposed that new specific plan development impact fees be established and collected, to reflect the scope and cost of needed public improvements.

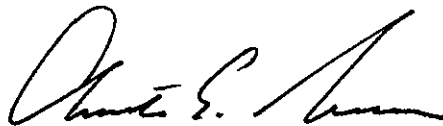
NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that:

1. Resolution No. 88-12, dated March 1, 1988, is hereby rescinded.
2. The City shall collect development impact fees for development of the plan area encompassed by the Union/46 Specific Plan, to offset public improvements costs, necessary to provide for the public health, safety, and welfare, in accordance with the schedule of fees attached hereto as Exhibit A, incorporated herein and made a part hereof by reference. Said fees are effective immediately, and it is hereby found that an immediate effective date is required, under the provisions of Government Code Section 66017, Subsection b, in order to provide adequate funding for the public improvements and facilities addressed in the Union/46 Specific Plan up-date which are necessary to serve the public health, safety, and welfare and mitigate environmental and facility impacts that would otherwise not be adequately addressed. The particular impacts addressed by the specific plan fees are traffic circulation adjacent to and elsewhere in the community that is impacted by traffic generated from development in the specific plan area and which would, in the absence of adequate mitigation, result in lower Level of Service (LOS) standards than are specified in the City's General Plan, plus impacts in terms of adverse air quality resulting from traffic congestion; additional impacts would be on the volume and pressure of City water service which would be inadequate in the absence of an additional well site to serve the specific plan area, fire and police equipment needed to provide emergency service to the specific plan area residents, park and recreation facilities within and of benefit to the specific plan which need to be constructed in conjunction with development occurring within the specific plan area, and the City has already expended the funds necessary to prepare and up-date the specific plan and therefore is in need of timely reimbursement for said expenditures.
3. Development pursuant to Building Permits issued prior to July 24, 1991 is hereby exempt from fee increases adopted under this resolution.

4. Union/46 development fees previously paid for Building Permits issued on or after July 24, 1991 shall be credited against Union/46 Specific Plan development impact fees, the balance of which are due and payable before issuance of Certificates of Occupancy for construction permitted by permits issued on or after July 24, 1991.
5. The City Council shall annually review the fees established by Exhibit A, and shall amend such fees periodically as required to reflect listed project cost increases as reflected by a City approved index such as the Consumer Price Index or Engineering News Record, and such fee amendments shall be made by resolution. Changes to the list of funded projects or the scope of the projects listed may not be made without amending the Union/46 Specific Plan.
6. The fees provided for by this resolution are adopted both as long term and interim fees pursuant to both Government Code Section 66017 (a) & (b). The long term fees adopted pursuant to Section 66017 (a) become effective 60 days from the adoption of this resolution. The interim authorization is adopted pursuant to Section 66017 (b) and becomes effective immediately. The interim authorization shall have no force and effect 30 days after authorization unless such interim authorization is extended an additional 30 days following pursuant to the procedures set forth in Section 66017 (b).

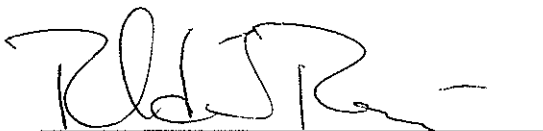
PASSED AND ADOPTED THIS 4th day of February, 1992, by the following roll call vote:

AYES: Martin, Picanco and Iversen
NOES: Russell
ABSENT: None
ABSTAIN: Reneau



MAYOR CHRISTIAN E. IVERSEN

ATTEST:



CITY CLERK , RICHARD J. RAMIREZ

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EXHIBIT A

**DEVELOPMENT FEE SCHEDULE
UNION/46 SPECIFIC PLAN AREA
(1991 DOLLARS)**

<u>Improvement</u>	<u>Est. Cost</u>	<u>Cost/Unit</u>
Police Equipment	\$ 33,000	\$ 34
Fire Equipment	263,000	270
Creston Road/North River Road, Intersection & Signal	387,090	397
Union Road Improvements North River Road Improvements	1,729,500	1,774
Golden Hill Road/Highway 46 Intersection/Signal	1,236,900	1,269
Golden Hill Road/Union Road Signalization	41,200 ⁽¹⁾	42
Park Site Acquis./Devel.	35,000 ⁽²⁾	36
Off-Site Well Acquis./Devel.	982,506 ⁽³⁾	702
Plan Preparation and Admin.	276,000	283
	<u>126,000</u>	<u>129</u>
TOTAL SPECIFIC PLAN FEE:	<u>\$5,110,196</u>	<u>\$ 4,936</u>

This fee schedule is based on a projection of 975 dwelling units. These fees may be modified by inclusion of funding for any listed project in a City-wide development impact fee schedule. If fees for any listed project are reduced after the adoption of this schedule, the City may consider providing credit or refund of fees paid between the adoption of this schedule and the date of fee reduction. These fees will be adjusted annually to reflect the current costs of any listed fee item, including administration.

1) Predicated on 25 percent of total project cost of \$164,800

2) Predicated on 25 percent of total project cost of \$140,000

3) Predicated on Park Development Costs as follows:

Land Value, June 21, 1991: \$335,000

Park Improvement Costs: \$524,000

Basketball Court: \$ 5,000

Perimeter Construction: \$118,506

Park Fee: \$ 982,506

The amount of the Specific Plan Park fee is based on using 60 percent of City Park Fee of \$509 (with 40 percent going to District Parks), with the balance of the park's development costs paid through the Specific Plan park fee. Without a contribution from the City Park Fee, the cost per dwelling unit would be \$1,007.70 (982,506/975). By crediting 60 percent of the City Park fee (509 x .60 = 305.40), the park development cost per dwelling unit is reduced from \$1,007.70 to \$702.40, rounded to \$702., for the Specific Plan.