

Dalidio Ranch Initiative

City of San Luis Obispo Staff Analysis of Issues and Impacts

Overview Comments

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Focus of Staff Presentation: Seven Areas Identified for Fact Finding By City Council

1. Legal Framework
2. Policy Implications
3. Service Issues
4. Traffic Issues and Absence of Interchange
5. Open Space and Agricultural Land Issues
6. Fiscal Impacts
7. Other Stakeholder Agencies

Legal Framework and Policy Implications (#1 & #2)

- Previously addressed by others
- Summarized in the City staff's written report

Service Issues:

Fire and Paramedic (# 3)

- Emergency services are normally based on the closest resource rather than jurisdictional lines, with protocols established in “mutual or automatic aid” agreements.
- These agreements do not contemplate the day-to-day services demanded by a very large project like the Dalidio Ranch – one with multiple, diverse uses.
- County Fire is simply not organized and staffed to provide proper response times to a project like this, at the proposed location.
- Contracting with the City for these services would impact other City services and raises major policy obstacles, since our General Plan does not support urban-like development adjacent to, but outside, City boundaries.

Service Issues: Police (#3 continued)

- The Sheriff Department does not patrol the area.
- Relying on the City to provide police service poses the same service and policy problems as does the City provision of fire and paramedic service.

Service Issues: Wastewater and Water (#3 continued)

- In urban areas, these services are typically provided by a government agency to assure proper quality, neighborhood compatibility, etc.
- Initiative provides these services privately.
- This approach raises questions about wastewater discharge, water treatment, firefighting suppression, and neighborhood and other issues.

Service Issues:

Street Maintenance and Transportation (#3 continued)

- Initiative relies on City streets to access project, but no funding is identified for maintenance of City streets.
- There is no plan for County transit service and City transit does not serve County areas.

Traffic Issues and Absence of Interchange (#4)

- City staff agrees with the other agencies – mitigations fall far short in both impact and funding.
- Absence of interchange initially – and more likely for many years – will cause traffic failure at several locations.

Absence of Interchange

Proposed funding falls short

- Cost: \$39 million* (2006 Caltrans est.)
- Initiative
 - Design: \$750,000
 - Construction: \$3.25 million (only when construction contract awarded)
 - Land: \$2.8 million (value for Marketplace)
- 10-Year Deadline or funding reverts to County

*Marketplace “fair share” of total 52%, or approximately \$20 million

Absence of Interchange

“The EIR concluded that the project proposed at that time, *without the Prado Road interchange*, would significantly impact five (5) intersections along Madonna Road and LOVR and would *drop speeds of traffic on these roads to less than 10 miles per hour*. Significant delays to side streets and residential streets in the Oceanaire neighborhoods were also forecast.”

(June 22, 2006, City Analysis, based on 1999 Dalidio Project Annexation EIR)

Another Traffic Mitigation Example

LOVR/Madonna Intersection

- \$20,000 in escrow toward intersection and widening improvements – not sufficient and only available at contract award.
- 12-month deadline to complete environmental reviews, design, and construction contract award.
- Not a simple project – e.g. widening not in City plans; involves removal of cypress tree row.
- If project not awarded in 12 months, funding returns to developer.

Another Traffic Mitigation Example

Calle Joaquin Extension

- \$150,000 to extend Calle Joaquin from LOVR to project – not sufficient and only available at contract award.
- 12-month deadline to complete environmental reviews, design, and construction contract award.
- Not a simple project – e.g. runs through existing City owned land dedicated for open space and would require a general plan amendment.
- If project not awarded in 12 months, funding returns to developer

Open Space and Agricultural Land Issues (#5)

- Not consistent with City's General Plan for the area. (One-half to be dedicated in open space).
- Raises questions about County agricultural land policies, which are changed by the initiative.

Fiscal Impacts (#6)

- Added costs to the City for services such as police, fire, and street maintenance – if police and fire roll anyway.
- Net loss of about \$1 million dollars per year comprised of approximately \$700,000 in existing City revenues and \$300,000 in added service/maintenance costs (does not include traffic congestion relief).

Other Stakeholder Agencies (#7)

- Presented separately by other agencies