

**Exhibit B
2011 Update
Los Osos Circulation Study**

On April 5, 1994 the Board of Supervisors approved the Los Osos Circulation Study and adopted a Resolution imposing road improvement fees on new development under the provisions of Ordinance 2379. The Board adopted the most recent update of the Los Osos Circulation Study on January, 2011.

Building Activity

Since the last Update, two building permits were issued for single family residences. The reporting period of this update is from July 1, 2010 through June 30, 2011.

Road Improvement Fund

During the 2010/2011 fiscal year the fund received \$8,606.00 in new fees and \$1,502 in interest. At the end of the 2010/2011 fiscal year there was approximately \$242,162 in the account.

Fee Appeals

There were no Road Improvement Fee appeals during the last fiscal year.

TRANSPORTATION IMPROVEMENTS

The Los Osos Circulation Study contains a list of recommended improvements for several modes of transportation in the community as well as projects from the adopted Capital Improvement Program that are funded through Road Improvement Fees.

PROJECTS RECENTLY COMPLETED

Roadway Flooding on LOVR at Bush

The Public Works Department is working on expanding a drain inlet on the south side of Los Osos Valley Road to collect the water before it crosses the roadway. This project was completed spring of 2011.

PROJECTS UNDER DEVELOPMENT

LOVR Street Improvements Bush to Pine

The Public Works Department has applied for a grant that would provide matching funds to allow for a portion of this project to be completed. This project will construct left turn channelization for driveway access, provide a multiuse path on the north side of the road, complete sidewalks and bike lanes, and address flooding issues.

The County has applied for matching funds from the State-Local Partnership Program (SLPP).

This program provides up to a 50% match for roadway impact fee funded projects from the RIF Program. If this project is awarded grant funding then Public Works would be able to construct the portion of this improvement between Palisades and Broderson Avenues.

Grants will be rewarded December 2011.

LOVR Corridor Study

This study looks at Los Osos Valley Road from the Creek to Bush Street and needed transportation improvements for buildout. These improvements include the final striping plan, median placement, and intersection improvements such as signals. The final plan should be complete by June 2012.

The report is will be complete by June 2012

Funding will be from an Urban Justice Grant and Roadway Impact Fees.

ROAD IMPROVEMENT FEES

Construction costs continue to be low. The lower costs are related to the current economic conditions, and the costs of the labor and materials needed for constructing these projects have not decreased. This leads us to believe that the current low construction costs will not continue for the long run. In addition these costs are only a portion of the total project costs covered by the fee. The other costs include environmental work, permitting, design, right-of-way, and other project development costs. Over the last few years these costs have remained the same or risen.

Staff is recommending continuing the fees at their current schedule for this year and recalculating the fee next year using new cost estimates.

The fees are in the table below:

Land Use	Proposed Fee
Residential	\$4,303/pht
Retail	\$2,120/pht
Other	\$3,261/pht

Attachments

Figure 1 - Map of Study Area

Table A - Capital Improvement Projects Table

Table B - Road Impact Fee Fund Balance

Figure 1 - Study Area and Fee Boundary



**Los Osos Circulation Study
2011 Update
Appendix A - Capital Improvement Projects Table**

Project #	Road	From	To	Improvements	Cost Estimate	Less			Funding From Impact Fees	Percent of Cost Funded From Impact Fees	Actual Construction Cost	Other Funding	Expected Commencement ⁽¹⁾
						Non-qualifying	Other Sources	Through Traffic					
1	N/A	N/A	N/A	Circulation Study Updates Thru 2038	\$600,000				\$600,000	100%			2009
2	LOVR	Bush Drive	Palisades Avenue	Install WB-RT Lane and Upgrade Drainage	\$840,000	\$247,000		\$59,300	\$533,700	90%		USHA/Road Budget	2009
3	LOVR	Palisades Ave	At Intersection	Signalization	\$314,000			\$31,400	\$282,600	90%		USHA	2009
4	LOVR	Palisades Ave	Ravenna Ave	Install TWLTL and Upgrade Drainage	\$1,104,000	\$160,000		\$94,400	\$849,600	90%			2015
5	LOVR	Ravenna Ave	Doris Ave	Install TWLTL and Upgrade Drainage	\$1,345,000			\$134,500	\$1,210,500	90%			2015
6	LOVR	Pine Avenue	At Intersection	Signalization	\$314,000			\$31,400	\$282,600	90%			2015
7	LOVR	Ravenna Ave	At Intersection	Signalization	\$314,000				\$314,000	100%			2015
8	Ramona Ave	9th	11th	Adjust Curve Construct Standard Section	\$439,000				\$439,000	100%			2025
9	Ramona Ave	11th	South Bay	Construct Standard Section	\$1,042,000				\$1,042,000	100%			2025
10	Ramona Ave	4th Street	Ravenna Ave	Intersection Realignment	\$1,569,000				\$1,569,000	100%			2025
11	South Bay Blvd	LOVR	At Intersection	Dual Left Turn Pocket	\$479,000				\$479,000	100%			2025
12	South Bay Blvd	Ramona Ave.	At Intersection	Signalization	\$314,000				\$314,000	100%			2015
13	South Bay Blvd	Santa Ysabel Ave	At Intersection	Intersection Improvements	\$314,000				\$314,000	100%			2015
14	South Bay Blvd	Santa Ysabel Avenue	Urban/Rural Reserve Line	Widen to 4 Lanes	\$1,059,000			\$317,700	\$741,300	70%			2024
15	South Bay Blvd	Nipomo Ave	At Intersection	Signalization	\$314,000				\$314,000	100%			2012
16	South Bay Blvd	El Moro	Santa Ysabel Avenue	Widen to 4 Lanes	\$1,023,000			\$306,900	\$716,100	70%			2013
17	South Bay Blvd	Pismo Avenue	At Intersection	Signalization	\$314,000				\$314,000	100%			2027
18	South Bay Blvd	LOVR	Nipomo Ave	Widen to 4 Lanes	\$1,234,000			\$370,200	\$863,800	70%			2013
19	South Bay Blvd	Nipomo Ave	El Moro	Widen to 4 Lanes	\$1,691,000			\$507,300	\$1,183,700	70%			2013
20	11th Street	El Moro Ave	Santa Ysabel Avenue	Install class II bike lanes	\$100,000				\$0	0%			N/A
21	13th Street	Pismo Ave	Paso Robles	Roadway Extension	\$180,000		\$27,045		\$0	0%	Local		N/A
22	17th/Mtn View	South End	Pismo Avenue	Construct Standard Section	\$120,000				\$0	0%			N/A
23	17th/Mtn View	LOVR	South End	Install class I bike path	\$550,000		\$71,453		\$0	0%	Bikeways		N/A
24	18th Street	Pismo Ave	Santa Maria	Roadway Extension	\$500,000		162382		\$0	0%	Local		N/A
25	18th Street	Ramona Avenue	North End	Install class I bike path	\$200,000		\$15,248		\$0	0%	Bikeways		N/A
26	2nd Street	El Moro Ave	Santa Ysabel Avenue	Parking Upgrade	\$310,000		\$0		\$0	0%	N/A		N/A
27	3rd Street	Ramona Ave.	Pismo Avenue	(Abandoned) Install class I bike path	\$180,000				\$0	0%			N/A
28	3rd Street	Pismo Avenue	El Moro	Install class II bike lanes	\$85,000				\$0	0%			N/A
29	7th Street	Nipomo Ave	San Luis	Roadway Extension	\$240,000		\$27,045		\$0	0%	Local		N/A
30	Binscarth Road	Pecho Road	Broderson	Construct Standard Section	\$390,000		\$0		\$0	0%	N/A		N/A
31	Broderson Ave	LOVR	Binscarth	Install class I bike path	\$21,000		\$81,135		\$0	0%	Bikeways		N/A
32	Broderson Ave	Binscarth	Ramona Ave	Install class I bike path	\$85,000		\$25,375		\$0	0%	Bikeways		N/A
33	Doris Ave	Rosina	South Court	Road Extension with Class I bike path	\$350,000		\$195,953		\$0	0%	USHA		N/A
34	Doris Ave	LOVR	Rosina	Install class II bike lanes	\$100,000				\$0	0%			N/A
35	El Moro Ave	2nd	10th	Install class II bike lanes	\$200,000		\$27,045		\$0	0%	Bikeways		N/A

**Los Osos Circulation Study
2011 Update
Appendix A - Capital Improvement Projects Table**

Project #	Road	From	To	Improvements	Cost Estimate	Less			Funding From Impact Fees	Percent of Cost Funded From Impact Fees	Actual Construction Cost	Other Funding	Expected Commencement ⁽¹⁾
						Non-qualifying	Other Sources	Through Traffic					
36	Fairchild Way	Los Olivos	Santa Ynez	Roadway Extension	\$450,000		\$93,935		\$0	0%		Local	N/A
37	Highland Drive	West End	Pecho Valley	Install class I bike path	\$500,000		\$71,008		\$0	0%		Bikeways	N/A
38	LOVR	Fairchild Avenue	At Intersection	Signalization	\$314,000	\$369,280	\$369,280		\$0	0%		USHA	2012
39	LOVR	10th	Los Osos Creek	Construct Roadway Following Corridor Study	\$2,000,000		\$274,007		\$0	0%			N/A
40	LOVR	9th	10th	Construct Roadway Following Corridor Study	\$400,000		\$0		\$0	0%		N/A	N/A
41	LOVR Access Control Study	9th Street	L.O. Creek	Access Control Along LOVR	\$75,000	\$75,000	\$75,000		\$0	0%		CBTP Grant & Road Fund	2007
42	Nipomo Ave	7th	Mtn View	Install class II bike lanes	\$500,000		\$0		\$0	0%		N/A	N/A
43	Palisades Ave	Highland	Skyline	Construct Calss II Bikeways	\$600,000		\$0		\$0	0%		N/A	N/A
44	Paso Robles Ave	3rd	10th	Roadway Extension	\$620,000		\$31,720		\$0	0%		Parks/Trails	N/A
45	Pecho Road	LOVR	Binscarth	Install class II bike lanes	\$270,000		\$54,090		\$0	0%		Bikeways	N/A
46	Pecho Valley Road	Pecho Road	Montano De Oro	Class I or II TBD	\$1,200,000		\$730,222		\$0	0%		Bikeways	N/A
47	Pismo Avenue	3rd	4th	Install class I bike path	\$150,000		\$15,248		\$0	0%		Bikeways	N/A
48	Pismo Avenue	4th Street	16th	Install class I bike path	\$750,000		\$152,143		\$0	0%		Bikeways	N/A
49	Pismo Avenue	16th	18th	Install class II bike lanes	\$120,000		\$20,256		\$0	0%		Bikeways	N/A
50	Pismo Avenue	18th	South Bay	Install class II bike lanes	\$140,000		\$20,256		\$0	0%		Bikeways	N/A
51	Ramona Ave	4th Street	9th Street	Install class II bike lanes	\$150,000		\$28,938		\$0	0%		Bikeways	N/A
52	Ravenna Ave	LOVR	Ramona Ave	Road Extension and Class I bike path	\$1,000,000				\$0	0%			N/A
53	Rosina Drive	Doris	Pine	Roadway Extension	\$400,000		\$94,714		\$0	0%		Local	N/A
54	San Luis Ave	6th	13th	Roadway Extension	\$800,000		\$243,407		\$0	0%		Local	N/A
55	Santa Maria Ave	12th	18th	Roadway Extension	\$800,000		\$202,895		\$0	0%		Local	N/A
56	Santa Paula	13th	16th	Multi Use Trail	\$150,000		\$38,036		\$0	0%		Parks/Trails	N/A
57	Santa Ynez Ave	9th	South Bay Blvd	Install class II bike lanes	\$300,000		\$60,880		\$0	0%		Bikeways	N/A
58	Skyline Drive	Doris	Palisades Ave	Road Extension and Class I bike path	\$500,000				\$0	0%			N/A
59	Skyline Drive	Palisades Ave	7th	Road Extension and Class II bike lanes	\$180,000				\$0	0%			N/A
60	Skyline Drive	Pecho Road	Doris	Roadway Extension	\$250,000				\$0	0%			N/A
61	South Bay Blvd	LOVR	Pismo Avenue	Install class I bike path	\$400,000				\$0	0%			N/A
complete	El Moro Ave	12th	South Bay	Class I Bikeway	\$173,085		\$173,085		\$0	0%	\$447,000	RSHA	COMPLETE
complete	Santa Maria Ave	8th	9th	Construct Standard Section	\$40,072		\$102,059		\$0	0%	\$73,798	USHA	COMPLETE
complete	South Bay Blvd	El Moro Ave	At Intersection	Signalization	\$154,308				\$183,500	100%	\$183,500		COMPLETE
complete	South Bay Blvd	LOVR	Bay Oaks	Road Extension	\$878,013				\$0	0%			COMPLETE
complete	LOVR Corridor Study	9th Street	Doris Ave	TBD	\$40,000				\$38,330	100%	\$38,330		COMPLETE
abandoned	Ramona Ave	Fearn	Doris	ABANDONED	\$121,684		\$7,012		\$0	0%		Parks/Trails	ABANDONED
abandoned	South Bay Blvd	Bay Oaks	Travis	ABANDONED	\$1,605,285				\$0	0%	disallowed under Estero		ABANDONED
TOTALS					\$31,253,000		\$2,906,905	\$1,853,100	\$12,584,730		\$0		

(1) Expected construction commencement date is the approximate date on which funding is expected to be deposited to complete improvement.

Budgeted Projects Funded from Los Osos RIF			Total As of
			06/30/11
Project #	Description	Budgeted 2010/11	
	Los Osos RIF - Beginning Cash Balance	469,108	234,442.44
	Fees	-	8,606.00
	Interest	1,000	1,052.03
	Subtotal Cash Balance		244,100.47
			Total Spent This Fiscal Year As of
	Project Costs:	Budgeted 2010/11	06/30/11
300157	LOVR Bush to Doris	0.00	0.00
245R12C12	P12C126 Los Osos Traffic Study	6,000.00	1,938.51
	Total Project Costs	6,000	1,938.51
	Total Cash Bal		242,161.96

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