

**Exhibit E**  
**2011 and Fifth Year Update**  
**San Miguel Road Improvement Fee Report**

On April 25th, 2006, the San Luis Obispo County Board of Supervisors adopted the San Miguel Traffic Circulation Study and adopted a resolution imposing road improvement fees on new development under the provisions of Ordinance No. 2379. The last update to the study was approved by the Board of Supervisors in January 2011.

**Building Activity** Since the last update, no building permits were issued.

**Appeals** There were no appeals during FY 2010/2011.

**Road Improvement Fund**

San Miguel Road Improvement Fund	FY 2010/2011
Fees Received (+)	\$0
Interest (+)	\$40
Expenditures (-)	\$2,383
<b>Ending Cash Balance (06/30/2011)</b>	<b>\$8,319</b>

**PROJECTS UNDER DEVELOPMENT**

**Mission Street Enhancement Phase III**

The third phase of the enhancement is to improve the west side of Mission Street from 11<sup>th</sup> to 12<sup>th</sup> Streets. These enhancements include completing and widening sidewalks, adding landscaping and trees, and addressing flooding and drainage concerns. Funding is from a Community Development Block Grant and construction should be complete fall of 2011.

**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.

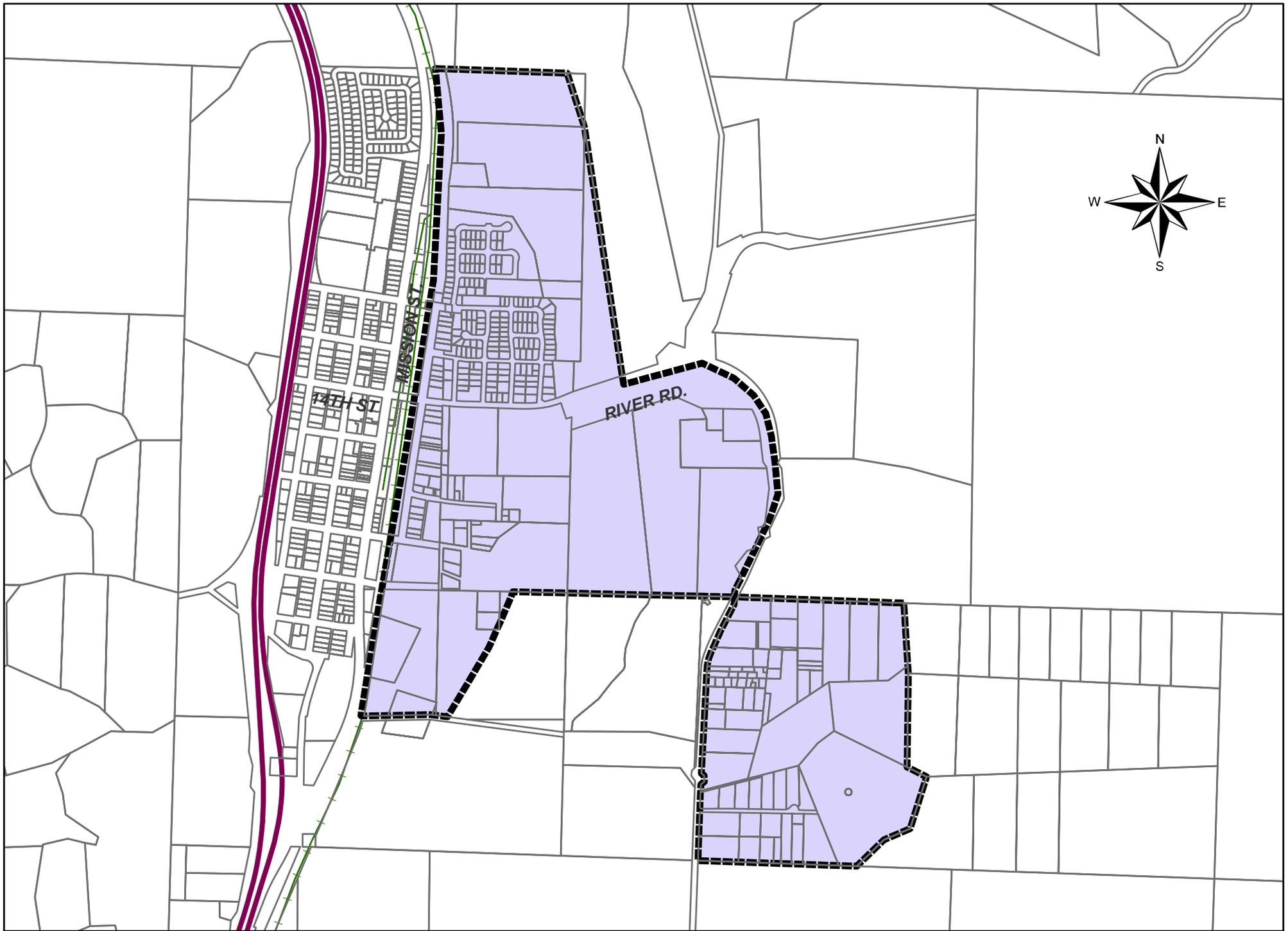
Staff is recommending continuing the fees at their current schedule for this year and recalculating the fee next year using new cost estimates.

The fees are in the table below:

Land Use	Proposed Fee
Residential	\$ 6,148 /pht
Retail	\$ 6,148 /pht
Other	\$ 6,148 /pht

**ATTACHMENTS**

Road Improvement Fee Area  
 Capital Improvement Projects Table  
 Account Balance Information



**SAN MIGUEL ROAD FEE AREA**

**Table 1 - San Miguel Capital Improvement Projects Table (2011)**

Road	From	To	Recommended Improvement	Pavement Width	Cost Estimate	Less			Funding From Impact Fees	Percent From Impact Fees	Expected Construction Commencement
						Existing Deficiencies (Rd. Funds)	Other Sources	Through Traffic (STIP)			
-	-	-	Circulation Study Update	-	\$170,000	\$0	\$0	\$0	\$170,000	100%	NA
Mission St.	14th Street		Install Traffic signal with Rail Road Preemption	-	\$919,000	\$0	\$0	\$0	\$919,000	100%	2025
River Rd.	TR 2647	Magdalena St.	Construct roadway; 2 - 12' lanes, 2 - 5' bike lanes	34'	\$2,096,000	\$922,240	\$0	\$0	\$1,173,760	56%	2010
<b>TOTAL</b>					<b>\$3,185,000</b>	<b>\$922,240</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,262,760</b>		

Budgeted Projects Funded from San Miguel East RIF			Total As of
			6/30/2011
Project #	Description	Budgeted 2010/11	
SAN MIGUEL BEGINNING CASH BAL			10,662.11
	Fees	0.00	0.00
	Interest	25.00	40.18
Subtotal Cash Balance			10,702.29
	Project Costs:	Budgeted 2010/11	Total Spent This Fiscal Year As of 6/30/2011
			6/30/2011
245R12C131	San Mig Traffic Study	6,000	2,383.29
		Balance	8,319.00

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