

Exhibit E 2010 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 on December 1st, 2009.

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

Appeals There were no appeals during FY 2009/2010.

Road Improvement Fund

San Miguel Road Improvement Fund	FY 2009/2010
Balance (on 07/01/2009)	\$12,271
Fees Received (+)	\$0
Interest (+)	\$73
Expenditures (-)	\$1,681
Ending Cash Balance (06/30/2010)	\$10,662

PROJECTS UNDER DEVELOPMENT

Mission Street Enhancement Phase III

The third phase of the enhancement is to improve the west side of Mission Street from 11th to 12th 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 expected to be constructed in the Spring of 2011.

ROAD IMPROVEMENT FEES

Since the last update the Caltrans Construction Price index has decreased by 6.8% this decrease is due to lower than anticipated bid openings throughout the state over the summer. The lower bids appear to be 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. Staff is recommending continuing the fees at there current schedule for this year and recalculating the fee next year using new cost estimates and the Caltrans Construction Cost Index basing the cost estimate change on the index rate at the time of the 2009 update of 253.3 basis points.

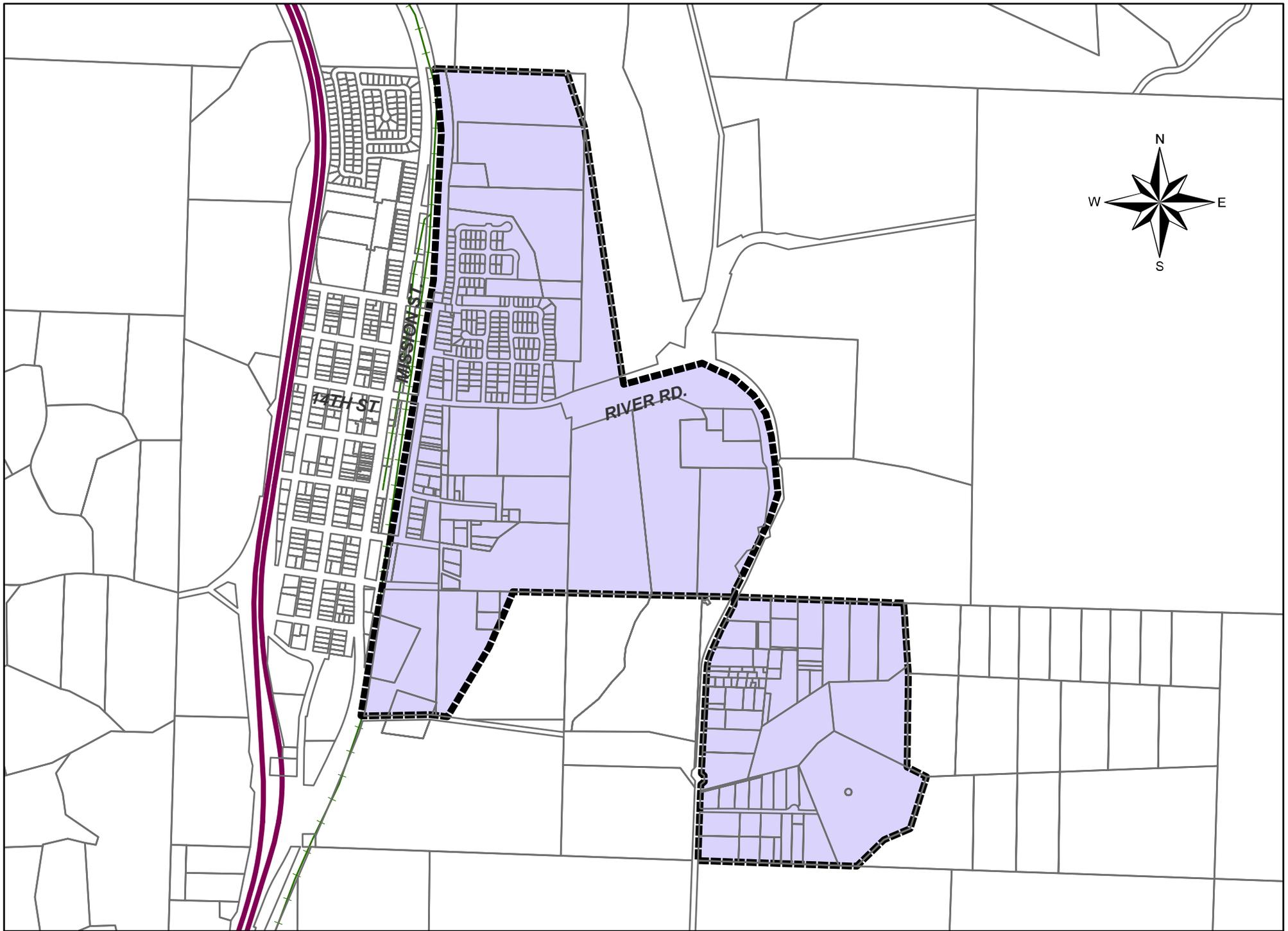
The fees are listed in the table below.

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

ATTACHMENTS

Figure 1 – San Miguel Road Improvement Fee Area

Table 1 - San Miguel Capital Improvement Projects Table (2010)



SAN MIGUEL ROAD FEE AREA

Table 1 - San Miguel Capital Improvement Projects Table (2009)

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
TOTAL					\$3,185,000	\$922,240	\$0	\$0	\$2,262,760		

Budgeted Projects Funded from San Miguel East RIF			Total As of
			6/30/2010
Project #	Description	Budgeted 2009/10	
	SAN MIGUEL BEGINNING CASH BAL		12,270.79
	Fees	10000	0.00
	Interest	1000	72.96
Subtotal Cash Balance			12,343.75
	Project Costs:	Budgeted 2009/10	Total Spent This Fiscal Year As of
			6/30/2010
245R12C131	San Mig Traffic Study	6,000	1,681.64
		Balance	10,662.11

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