

**Exhibit B  
2010 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 December 1, 2009.

**Building Activity**

Since the last Update, one other building permit was issued for a diagnostic facility, and there were no other residential permits issued. The reporting period of this update is from July 1, 2009 through June 30, 2010.

**Road Improvement Fund**

During the 2009/2010 fiscal year the fund received \$3,360.00 in new fees and \$1,849 in interest. At the end of the 2009/2010 fiscal year there was approximately \$234,440 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**

**Installation of a Traffic Signal at Los Osos Valley Road and Palisades Avenue**

This project installed a traffic signaled at this intersection to assist pedestrian crossings and relieve delays on Palisades Avenue.

**PROJECTS UNDER DEVELOPMENT**

**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 will be complete this summer.

**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 2011.

The report is will be complete by June 2011

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

**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 in the table below:

<b>Land Use</b>	<b>Proposed Fee</b>
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



Budgeted Projects Funded from Los Osos RIF			Total As of
			06/30/10
Project #	Description	Budgeted 2009/10	
<b>Los Osos RIF - Beginning Cash Balance</b>			<b>343,093.02</b>
	<b>Fees</b>	6,000	3,360.00
	<b>Interest</b>	5,000	1,848.77
	<b>Subtotal Cash Balance</b>		<b>348,301.79</b>
	<b>Project Costs:</b>	Budgeted 2009/10	Total Spent This Fiscal Year As of 06/30/10
245R12C126	P12C126	Los Osos Traffic Study	\$6,000 \$11,215
300365	New	Dual LTL So Bay at LOVR	112,675 0
300169	P12A345	LOVR/Palisades Signal	102,644 102,644
		After USHA and PROP 1B funds are exhausted	
		<b>Total Project Costs</b>	<b>221,319 113,859.35</b>
		Ending Cash Balance	<b>234,442.44</b>

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**Los Osos Circulation Study  
2009 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 <sup>(1)</sup>
						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

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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 <sup>(1)</sup>
						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.