

Exhibit F 2010 Update Templeton Circulation Study

On July 2, 1991 the Board of Supervisors approved the Templeton 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 Templeton Circulation Study on December 1, 2009.

Building Activity

Since the last update, twelve permits were issued, four for single-family residences, seven for other and one for a retail expansion. The table below shows the number of permits pulled by area and type. The reporting period of this update is from July 1, 2010 through June 30, 2011. No Permits were pulled in Area C.

Permit Type	Area A	Area B
Single Family Residential	3	1
Winery Tasting Rooms and Expansions	0	7
Commercial Retail	1	0

Road Improvement Fund

	Account Balance as of 6/30/10	Fees Collected 2009-2010	Interest Earned 2009-2010	Expenditures 2009-2010
Area A/B	\$324,850	\$194,410	\$2,700	\$569,280
Area C	\$732,730	\$0	\$5,030	\$25,330

Fee Appeals

There were two Road Improvement Fee appeals since the last update. One involved a fee adjustment for a parcel that was on the border of the fee area, this issue was resolved in the last update and the appeal was upheld because the parcel was outside of the fee area. The other was for a leased building in an industrial neighborhood. The final decision for that appeal was that the new tenant was operating an industrial business and the retail fee that had been applied to it was inappropriate. The property owner had paid the industrial fee at the time the permit was issued.

TRANSPORTATION IMPROVEMENTS

The Templeton 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

Vineyard Drive Bennett to Main

This project incorporated roadway and bridge widening as well as installing traffic signals at the freeway ramps. Certificates of Participation (COP) were issued to fund the project in 2008. The Templeton Area A/B Account is paying these certificates back and twice-yearly payments are made. If the Templeton A/B Account is not able to make a payment then the County General fund will make the payment and be reimbursed with interest by the Templeton A/B Account at a later time. The initial payments on the COP were made from the Remaining COP Balance but those funds have been spent and the remaining payments will be made from the Area A/B Account. The Templeton A/B Account has made the August 2010 payment and has sufficient funds to make the February 2011 payment.

The total cost of the Certificate of Participation including interest and fees is \$13,518,532 million dollars if paid back over the 30 year period. If the COP's are paid off early the interest cost would be lower. To date approximately \$1,057,427 has been paid.

The project was completed on September 12, 2009.

Templeton Road Widening

The County had applied for and received a High Risk Rural Roads (HRRR) grant to add shoulders along Templeton Road from South El Pomar to State Highway 41. The project will reduce the number of run off the road collisions along the road and will be built to accommodate the Class II bikeway identified in the Bikeways Plan.

Construction is scheduled for the Spring of 2012.

Main Street Interchange

The Public Works Department is performing preliminary engineering and developing a project scope for modifying the Main Street US 101 interchange to address congestion concerns. The hope is to have a consultant start performing the traffic analysis and preliminary engineering in the next 12 months. After which a PSR would be prepared.

In the meantime the County is preparing an analysis of the intersection using stop signs to help mitigate some of the issues caused by the current congestion. Once this analysis is complete the County will work with CalTrans to implement the proposed plan.

Funding will be from the Roadway Impact Fee Area C Account with the Area A/B share of this phase occurring after the Vineyard Drive COP is paid off. Interim improvement will be funded through a combination of State finds and local gas tax funds.

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. The costs associated with the COP are fixed and would not be reevaluated using this method.

Staff is recommending continuing the fees at their current schedule for this year and

recalculating the fee next year using new cost estimates and the Caltrans Construction Cost Index, (any change based on the index would use the baseline at the time of the 2009 update, which is 253.3 basis points).

The fees are listed in the table below.

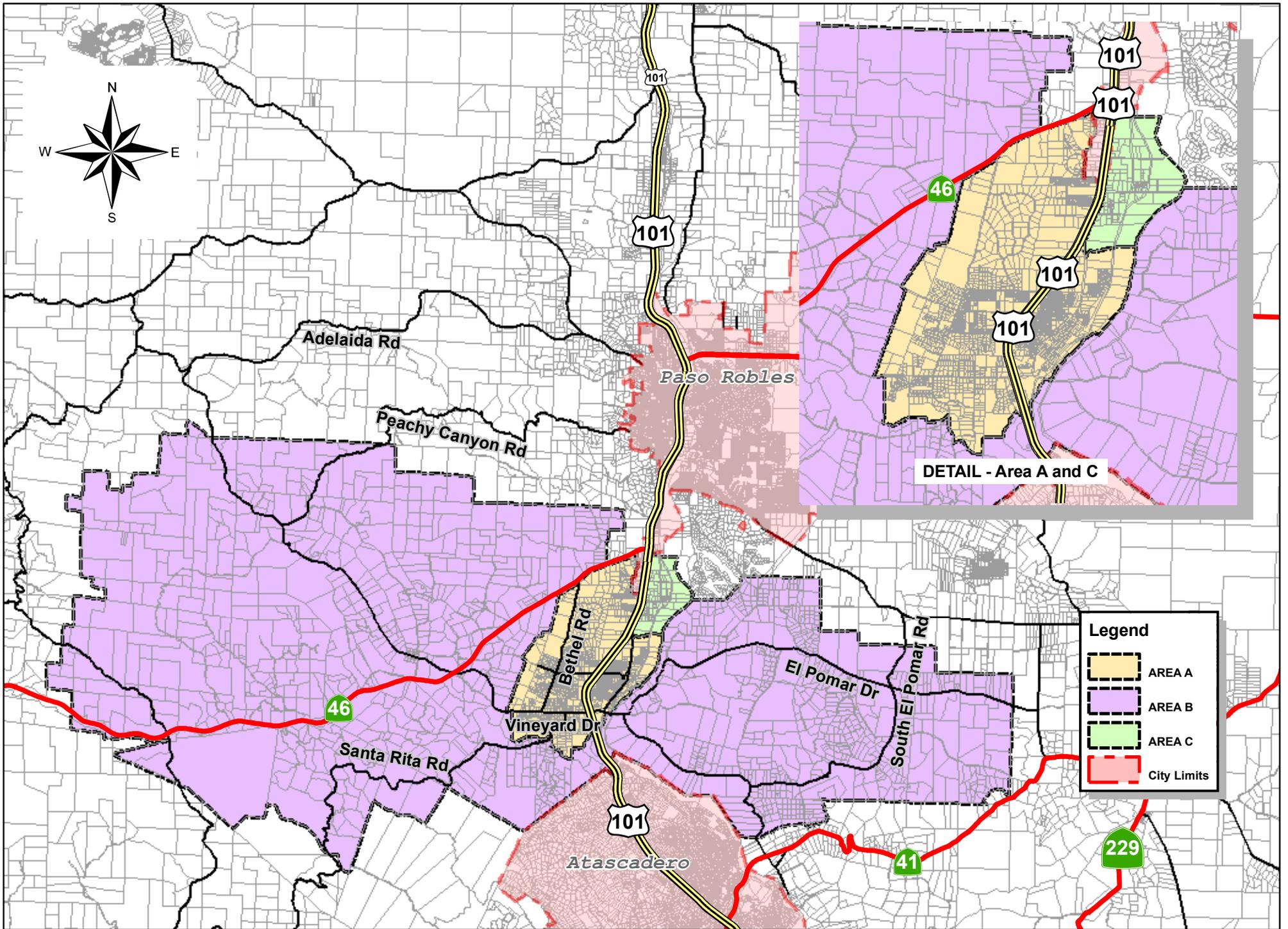
Land Use	Current Fee
Templeton Area A	
Residential	\$13,921/pht
Retail	\$5,061/pht
Other	\$7,786/pht
Templeton Area B	
Residential	\$10,455/pht
Retail	\$4,210/pht
Other	\$6,478/pht
Templeton Area C	
Residential	\$14,121/pht
Retail	\$14,121/pht
Other	\$14,121/pht

Attachments

Figure 1 - Map of Study Area

Table A - Capital Improvement Projects Table

Table B - Road Impact Fee Fund Balance



Templeton Road Improvement Fee Areas

**Templeton Circulation Study
2009 Update
Appendix B - Capital Improvement Projects**

Project Type	Project Type	Location	From	To	Recommended Improvement	Pavement Width	Cost Estimate	Less			Funding From Impact Fees	Actual Project Cost	Area
								Existing Deficiencies	Other Sources	Regional COG			
Road Improvement Fee Projects													
Circulation Study Updates (previous through 2039)						-	\$405,000				\$405,000	-	A, B and C
09-01	Interchange Structures	Vineyard Drive	Phase 1 (Bond \$)		Debt Service on 09-27 (Bond Repayment w/interest& fees)	-	\$13,518,532				\$13,066,235	-	A and B
09-02	Interchange Structures	Main Street	Theater Drive	Ramada Drive	Reconfigure & widen interchange (Install signals and/or roundabouts)	-	\$15,000,000		\$4,185,000	\$1,000,000	\$9,815,000		A, B, and C
09-03	Interchange Structures	Highway 46	Theater Drive	Ramada Drive	Construct New Bridge	-	\$29,600,000		\$13,024,000	\$9,590,400	\$6,985,600		C
09-04	Roadway Extension	Theater Drive	South End	Petersen Ranch Road	3 12' lanes; 2 -5' shoulders	46'	\$5,469,000			\$1,000,000	\$4,469,000		A
09-05	Roadway Extension	"New" Road	Bennett Way	Rossi Rd	Re-route Rossi Road to Bennett Way	40'-46'	\$452,000				\$452,000		A
09-06	Signal Installation	Intersection	Vineyard Drive	46 West	Install traffic signal and left turn lane	N/A	\$802,000		\$304,760		\$497,240		A and B
09-07	Signal Installation	Intersection	Vineyard Drive	Bethel Road	Install traffic signal and ADA ramps. Left turn lane separate.	N/A	\$352,000		\$35,200		\$316,800		A and B
09-08	Signal Installation	Intersection	Vineyard Drive	Bennett Way	Install traffic signal and ADA ramps	N/A	\$338,000				\$338,000		A
09-09	Signal Installation	Intersection	Main Street	Gibson Road	Install traffic signal	N/A	\$333,000				\$333,000		A
09-10	Signal Installation	Intersection	Las Tablas Road	Florence Street	Install traffic signal, ADA ramps, and LTL on Las Tablas	N/A	\$494,000				\$494,000		A
09-11	Left Turn Lane	Vineyard Drive	Bethel Road	Bennett Way	3-12' lanes; 2-5' shoulder	46'	\$791,000		\$644,100		\$146,900		A and B
09-12	Left Turn Lane	Main Street	Creekside Ranch Road	Highway 101	3-12' lanes; 2-5' shoulder; No Parking	46'	\$423,000		\$192,000		\$231,000		A and B
09-13	Left Turn Lane	Ramada Drive	Main Street	Highway 46	3-12' lanes; 2-5' shoulder; No Parking	46'	\$1,798,000				\$1,798,000		C
09-14	Left Turn Lane	Theater Drive	Main Street	Paso Robles City Limits	3-12' lanes; 2-5' shoulder	46'	\$726,000		\$580,000		\$146,000		A
TOTAL							\$70,501,532	\$0	\$18,965,060	\$11,590,400	\$39,493,775		-
Additional Projects													
09-15	Auxiliary Lanes	US 101	Vineyard Drive	Main Street	Construct NB/SB Auxiliary Lanes	-	\$3,000,000		\$3,000,000	?	\$0		-
09-16	Interchange Structures	Las Tablas Road	Phase 2		Reconfigure S/B Ramps & Close Duncan Road	-	\$1,800,000			\$1,800,000	\$0		-
09-17	Interchange Structures	Las Tablas Road	Phase 3		Bridge Removal and replacement. Widening of Las Tablas to 5 lanes	-	\$15,000,000			\$15,000,000	\$0		-
09-18	Roadway Extension	Bennett Way	Vineyard Drive	Las Tablas Road	3 -12' lanes; 2 -5' shoulders.	46'	\$4,444,000			\$4,444,000	\$0		-
09-19	Roadway Realignment	Las Tablas Road	Bend	Main Street	3 12' lanes and 2-5' shoulders extend Las Tablas Road to Main	46'	\$3,478,000		\$3,478,000		\$0		-
09-20	Signal Installation	Intersection	Highway 46	Bethel Road	Install traffic signal and left turn lane	N/A	\$748,000		\$748,000		\$0		-
09-21	Safety Enhancement	Bethel Road	Vineyard Drive	Las Tablas Road	Correct existing deficiency	N/A	\$879,000	\$879,000			\$0		-

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Appendix B - Capital Improvement Projects**

Project Type	Project Type	Location	From	To	Recommended Improvement	Pavement Width	Cost Estimate	Existing Deficiencies	Less		Funding From Impact Fees	Actual Project Cost	Area
									Other Sources	Regional COG			
09-22	Bicycle Enhancements	Various	Bike Lanes per County Bikeways Plan		Class II Bike Lanes	N/A	\$3,000,000		\$3,000,000		\$0		-
09-23	Pedestrian Enhancement	Various	Walkways per Pedestrian Circulation Plan		Concrete or stabilized paths	N/A	\$7,000,000		\$7,000,000		\$0		-
09-24	Trails	Various	per Parks and Recreation Element		Concrete or stabilized paths	N/A	?		?		\$0		-
09-25	Transit Amenities	Vineyard Drive	Park & Ride Lot		Construction of lot and shelters	N/A	\$300,000		\$300,000		\$0		-
09-26	Park & Ride Amenities	Las Tablas Road	Park & Ride Lot		Expand existing facility	N/A	\$200,000		\$200,000		\$0		-
TOTAL							\$39,849,000	\$879,000	\$17,726,000	\$21,244,000	\$0		-
Completed Capital Improvement Projects													
09-27	Interchange Structures	Vineyard Drive	Phase 1 (Other \$)		Widen 3 lanes (Bennett to Main Street) and install signals at ramps. Debt Service 09-01.	48'-60'			\$111,414	\$1,500,000	\$1,037,926	\$9,420,261	A and B
09-28	Roadway Closure	Old County Rd	Main Street	Gibson Rd	Close Road	N/A					\$0	?	-
09-29	Pedestrian Enhancement	Florence Street	Las Tablas Road	Las Tablas Creek	Low Impact Development	N/A			\$688,977		\$0	\$688,977	-
09-30	Interchange Structures	Las Tablas Road	Phase 1		Open Abutments and create a TWLTL. Install signals at Ramps. PSR costs included.	Varies			\$84,000	\$150,000	\$2,457,853	\$2,691,853	A and B
09-31	Roadway Extension	Bennett Way	Las Tablas	Petersen Ranch Road	3 -12' lanes; 2 -5' shoulders. Includes installation of traffic signal at Las Tablas and Bennett Way	46'		\$786,000 (developer \$)			\$1,156,933	\$1,942,933	A
09-32	Left Turn Lane	Las Tablas Road	Hwy 101	Bethel Road	Add Center Turn Lane	48'					\$312,266	\$312,266	A and B
09-33	Pedestrian Enhancement	Las Tablas Road	Pedestrian Crossing		Crosswalk with/median refuge island	10'			\$20,000		\$0	\$20,000	-
09-34	Left Turn Lane	Main Street	Gibson Road	Creekside Ranch Road.	3-12' lanes; 2-5' shoulder; Intermittent Parking;	46'-62'					\$170,618	\$170,618	A
09-35	Signal Installation	Intersection	Main Street	Vineyard Drive	Install traffic signal	N/A					\$105,376	\$105,376	A
09-36	Signal Modification	Intersection	Main Street	Vineyard Drive	Modify Signal	N/A					\$145,207	\$145,207	A
09-37	Transit Amenities	Las Tablas Road	Park & Ride Lot		Construction of lot and shelters	N/A			\$250,000		\$0	\$250,000	-
TOTAL								\$786,000	\$1,154,391	\$1,650,000	\$5,386,179	\$15,747,491	-
Deleted Road Improvement Fee Projects													
deleted	Interchange Structures	Phase 2 Vineyard Drive		Widen Bridge to 6 lanes. Install signals at Ramps.									
deleted	La Cruz Way	South of Cow-Meadow	Calle Propano		3-12' lanes; 2-8' shoulders.								
GRAND TOTAL							\$126,098,023	\$1,665,000	\$37,845,451	\$34,484,400	\$44,879,954		
											Funded from Area A & B		\$20,615,270
											Funded from Area A (additional)		\$7,810,134
											Funded From Area C		\$16,454,550

Area A/B Account Data			
From 7/1/09 to 6/30/10			
Deposits		Budgeted	Actual
Beginning Balance			\$697,028.38
Fees Paid		\$300,000.00	\$194,412.00
Interest Paid		\$20,000.00	\$2,695.78
Subtotal Cash Balance			\$894,136.16
Project #	Description	Budgeted	Actual
300134	Vineyard Drive -Bennett to Main	\$0.00	\$118,069.04
245R12C124	Templeton Traffic Circulation Study	\$6,000.00	\$15,426.52
	Reimbursed from Area C ¹		(\$12,702.04)
300150	Main St Hwy 101 PSR/PDS ²		
-	COP Patments for Vineyard		
	Principal	\$130,000.00	\$130.00
	Interest	\$316,650.00	\$316,650.00
	Management	\$0.00	\$1,858.98
Total Costs Paid by Account		\$452,650.00	\$569,284.50
Ending Cash Balance			\$324,851.66

¹ Includes a \$9,789 payment to the A/B Account for past year study costs.

² This project will ultimately be paid 50% by Area A/B and 50% by Area C. At this time Area C is paying the initial costs and Area A/B will participate/reimburse area C after the COP is paid.

Area C Account Data			
From 7/1/09 to 6/30/10			
Deposits		Budgeted	Actual
Beginning Balance			\$753,026.35
Fees Paid		\$100,000.00	\$0.00
Interest Paid		\$20,000.00	\$5,030.32
Subtotal Cash Balance			\$758,056.67
Project #	Description	Budgeted	Actual
245R12C124	Templeton Traffic Circulation Study		12720.04
	Reimbursed to Area A/B ¹		
300150	Main St Hwy 101 PSR/PDS ²	\$547,042.00	\$12,605.95
Total Costs Paid by Account		\$0.00	\$25,325.99
Ending Cash Balance			\$732,730.68

¹ Includes a \$9,789 payment to the A/B Account for past year study costs.

² This project will ultimately be paid 50% by Area A/B and 50% by Area C. At this time Area C is paying the initial costs and Area A/B will participate/reimburse area C after the COP is paid.