

**Exhibit B
2013 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 November 20, 2012.

Building Activity

Since the last Update, there were two permits issued in the Los Osos fee area; one was for a single family residence and the other for a non-retail commercial building. The reporting period of this update is from July 1, 2012 through June 30, 2013.

Road Improvement Fund

	FY 2012/2013
Fees Received (+)	\$4,841
Interest (+)	\$584
Expenditures (-)	\$66,088
Ending Cash Balance (06/30/2013)	\$178,076

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 under Development

South Bay Boulevard Bridge, Seismic Retrofit

The bridge has been identified a needing modifications and possibly a complete replacement. Public Works staff is working with a consultant to complete the work and construction will be starting in 2018. Funding is through the Federal Highway Bridge Program.

LOVR Street Improvements Doris to Pine

The Public Works Department has received a grant that provides matching funds to allow for a section of this project to be completed. The funded project will construct left

turn channelization for driveway access, bike lanes, crosswalk upgrades, and address drainage issues.

The County has applied for and received matching funds from the State-Local Partnership Program (SLPP). This program provides up to a 100% match for roadway impact fee funded projects from the RIF Program. Due to this additional funding then Public Works would be able to construct the portion of this improvement between Pine and Doris Avenues.

Construction is anticipated to be complete this winter.

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 existing the fee schedule as shown below:

Land Use	Fee
Residential	\$4,106/pht
Retail	\$2,023/pht
Other	\$3,112/pht

Alternative Modes of Transportation

Pedestrian Circulation Network

Many streets within Los Osos originated as unpaved minor roads without shoulders or sidewalks. In these cases pedestrians must use. Intermittent paths adjacent to the roadways. In some areas along Los Osos Valley Road and Ninth and Tenth Streets, sidewalks are provided. Sidewalks are also provided bordering schools. In addition, sidewalks are available along streets serving new development, in accordance with the applicable design standards.

Bicycle Circulation Network

The County Bicycle Advisory Committee (BAC) is ad hoc advisory committee which provides a recognized formal source of input and perspective for bicycle transportation planning and implementation within the unincorporated areas of the County. The BAC meets quarterly and works together with County staff to prepare and update County Bikeways Plan which was last adopted by the Board of Supervisors in 2010.

The committee has established a class system to designate bikeways within the County as follows:

- Class I Bikeway (Bike Path) provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flow minimized.

- Class II Bikeway (Bike Lane) provides a striped lane for one-way bicycle travel on a street or highway. Class II bikeways are contiguous with the adjacent motor vehicle travel lanes.
- Class III Bikeway (Bike Route) provides for shared use with pedestrian or motor vehicle traffic. Bike route signs designate Class III bikeways.
- Class IV Bikeway (Bike Access) is a roadway which has been identified as a satisfactory place to ride.

The existing and proposed bicycle facilities in Los Osos are in the County Bikeways Plan located at the following website
<http://www.slocounty.ca.gov/Assets/PW/Traffic/BAC/2010+Bikeways+Plan.pdf>.

Trail Network

The Board of Supervisors adopted the County Parks and Recreation Element in December 2006. The Parks and Recreation Element establishes policies and programs to provide and maintain parks, recreation, and natural areas within San Luis Obispo County including trails.

The Parks and Recreation Element is located at the following website
<http://www.slocountyparks.com/information/parkprojects.htm#parksrecreationelement>.

Public Transportation System

The public transportation system in Los Osos refers to a wide variety of services including, fixed time transit services, Dial-A-Ride, and Ridesharing. Transit service in Los Osos is provided by the San Luis Obispo Regional Transit Authority (RTA). RTA provides three routes within the community including, Route 12A, Route 12A Express, and Route 12b. Route 12A provides service between San Luis Obispo, Cuesta College, Morro Bay, and Los Osos on Monday through Friday. Route 12A Express runs directly between Los Osos and San Luis Obispo, one bus travels to San Luis Obispo in the morning and one bus returns in the evening. Route 12B provides service between San Simeon, Cambria, Cayucos, Morro Bay, San Luis Obispo, and Los Osos on weekends. For more information on these services visit www.slorta.org/.

The South Bay Dial-A-Ride is an additional service offered by RTA. Dial-A-Ride is an on-demand door-to-door service within the community of Los Osos. The service runs Monday through Friday from 8 AM to 5 PM. Call 528-7433 for more information or to schedule a ride.

Ridesharing includes carpools, vanpools, and other employer-based services. San Luis Obispo County Regional Rideshare facilitates programs encouraging reduced vehicle miles traveled. Rideshare recently developed Trip Link an on-line commuter resource. Trip Link can find and match carpools (casual and work), vanpools, and bike buddies, track commuter trips, and connect parents of K-12 students for School Pools. Benefits of Trip Link include guaranteed rides home and lucky bucks, more information about Rideshare and Trip Link can be found at <http://rideshare.org>.

Attachments

Figure 1 - Map of Study Area

Table A - Capital Improvement Projects Table

Table B - Road Impact Fee Fund Balance

Notes

Pk Hr Tp: PM peak hour trips, as determined by the Board of Supervisors' Policy

The "Residential" category includes single-family and multi-family dwellings, hotels, motels and camping facilities.

The "Retail" category includes retail merchandise, restaurants, service stations, post offices and financial institutions.

All other types of land use will be charged at the rate listed above as "Other."

List of Acronyms

USHA = Urban State Highway Account

RSHA = Regional State Highway Account

pht = peak hour trip

TBD = To be determined

SHOPP = State Highway Operations Protection Program, Funding for Safety/Maintain

STIP = State Transportation Improvement Program, Funding for Capacity

TEA = Transportation Enhancement Activities, Federal Funding for Enhancements

TDA = Transportation Development Act, Federal Funding for transit

Figure 1 - Study Area and Fee Boundary



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

Los Osos Circulation Study 2013 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					
35	Fairchild Way	Los Olivos	Santa Ynez	Roadway Extension	\$450,000		\$93,935		\$0	0%		Local	N/A
36	Highland Drive	West End	Pecho Valley	Install class I bike path	\$500,000		\$71,008		\$0	0%		Bikeways	N/A
37	LOVR	Fairchild Avenue	At Intersection	Signalization	\$314,000	\$369,280	\$369,280		\$0	0%		USHA	2012
38	LOVR	10th	Los Osos Creek	Construct Roadway Following Corridor Study	\$2,000,000		\$274,007		\$0	0%			N/A
39	LOVR	9th	10th	Construct Roadway Following Corridor Study	\$400,000		\$0		\$0	0%		N/A	N/A
40	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
41	Nipomo Ave	7th	Mtn View	Install class II bike lanes	\$500,000		\$0		\$0	0%		N/A	N/A
42	Palisades Ave	Highland	Skyline	Construct Calss II Bikeways	\$600,000		\$0		\$0	0%		N/A	N/A
43	Paso Robles Ave	3rd	10th	Roadway Extension	\$620,000		\$31,720		\$0	0%		Parks/Trails	N/A
44	Pecho Road	LOVR	Binscarth	Install class II bike lanes	\$270,000		\$54,090		\$0	0%		Bikeways	N/A
45	Pecho Valley Road	Pecho Road	Montano De Oro	Class I or II TBD	\$1,200,000		\$730,222		\$0	0%		Bikeways	N/A
46	Pismo Avenue	3rd	4th	Install class I bike path	\$150,000		\$15,248		\$0	0%		Bikeways	N/A
47	Pismo Avenue	4th Street	16th	Install class I bike path	\$750,000		\$152,143		\$0	0%		Bikeways	N/A
48	Pismo Avenue	16th	18th	Install class II bike lanes	\$120,000		\$20,256		\$0	0%		Bikeways	N/A
49	Pismo Avenue	18th	South Bay	Install class II bike lanes	\$140,000		\$20,256		\$0	0%		Bikeways	N/A
50	Ramona Ave	4th Street	9th Street	Install class II bike lanes	\$150,000		\$28,938		\$0	0%		Bikeways	N/A
51	Ravenna Ave	LOVR	Ramona Ave	Road Extension and Class I bike path	\$1,000,000				\$0	0%			N/A
52	Rosina Drive	Doris	Pine	Roadway Extension	\$400,000		\$94,714		\$0	0%		Local	N/A
53	San Luis Ave	6th	13th	Roadway Extension	\$800,000		\$243,407		\$0	0%		Local	N/A
54	Santa Maria Ave	12th	18th	Roadway Extension	\$800,000		\$202,895		\$0	0%		Local	N/A
55	Santa Paula	13th	16th	Multi Use Trail	\$150,000		\$38,036		\$0	0%		Parks/Trails	N/A
56	Santa Ynez Ave	9th	South Bay Blvd	Install class II bike lanes	\$300,000		\$60,880		\$0	0%		Bikeways	N/A
57	Skyline Drive	Doris	Palisades Ave	Road Extension and Class I bike path	\$500,000				\$0	0%			N/A
58	Skyline Drive	Palisades Ave	7th	Road Extension and Class II bike lanes	\$180,000				\$0	0%			N/A
59	Skyline Drive	Pecho Road	Doris	Roadway Extension	\$250,000				\$0	0%			N/A
60	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
complete	LOVR	Palisades Ave	At Intersection	Signalization	\$354,305		\$71,718		\$282,587	80%		USHA	COMPLETE
complete	LOVR	Bush Drive	Palisades Avenue	Install WB-RT Lane and Upgrade Drainage	\$853,832		\$819,832		\$34,000	4%		USHA/Prop 1B	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					\$34,319,584		\$4,382,422	\$1,762,400	\$12,085,017		\$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
			06/30/13
Project #	Description	Budgeted 2012/13	
	Los Osos RIF - Beginning Cash Balance		238,740.14
	Fees	-	4,841.00
	Interest		583.78
	Adj to fee balance		(0.76)
	Subtotal Cash Balance		244,164.16
	Project Costs:	Budgeted 2012/13	Total Spent This Fiscal Year As of
			06/30/13
300157	**This WBS became 300469** All Prior Yr costs were moved in FY 12/13 from here to 300469, along w/ the RIF \$\$ that covered the cost		(9577.26)
300469	3 Lane LOVR Pine to Doris	235,000	74,914.51
245R12C126	Los Osos Traffic Study	1,000	750.46
	Total Project Costs	236,000	66,087.71
	Total Cash Bal		178,076.45

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