

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 3/19/2013	(3) CONTACT/PHONE Airlin M. Singewald, Planner III / (805) 781-5198	
(4) SUBJECT Request to approve a resolution authorizing the Department of Planning and Building to submit an application to Caltrans for a Community-Based Transportation Planning Grant for a Ramada Drive Corridor Revitalization Plan in the amount of \$200,000. District 1.			
(5) RECOMMENDED ACTION Approve and instruct the Chairman to sign the attached resolution authorizing the Department of Planning and Building to submit an application to the California Department of Transportation (Caltrans) for a Community-Based Transportation Planning Grant to fund the Ramada Drive Corridor Revitalization Plan.			
(6) FUNDING SOURCE(S) Caltrans Community-Based Transportation Planning Grant	(7) CURRENT YEAR FINANCIAL IMPACT \$15,000 match from DPW Road Fund for FY13/14	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? No
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 1 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Airlin Singewald, Planner III

VIA: Nancy Orton, Planning Division Manager

DATE: 3/19/2013

SUBJECT: Request to approve a resolution authorizing the Department of Planning and Building to submit an application to Caltrans for a Community-Based Transportation Planning Grant for a Ramada Drive Corridor Revitalization Plan in the amount of \$200,000. District 1.

RECOMMENDATION

Approve and instruct the Chairman to sign the attached resolution authorizing the Department of Planning and Building to submit an application to the California Department of Transportation (Caltrans) for a Community-Based Transportation Planning Grant to fund the Ramada Drive Corridor Revitalization Plan.

BACKGROUND

Caltrans has released a call for proposals for the next round (2013-14) of Community-Based Transportation Planning (CBTP) and Environmental Justice (EJ) grants. The two grant programs fund a range of planning efforts related to community revitalization, coordination between transportation and land use, livable communities, sustainable transportation systems and public engagement in planning. Applications for the grant are due by April 2, 2013. Staff is seeking authorization at this time to submit an application under the Community-Based Transportation Planning grant category.

DISCUSSION

Proposal

Staff is requesting that your Board approve the submittal of a grant application for an amount not to exceed \$200,000 that will enable the County to commission a revitalization plan for the Ramada Drive Corridor in Templeton. A local match of 10% is required; however, 2.5% may be in the form of an in-kind staff contribution. The matching funds will be provided by the Department of Public Works from transportation planning activities within the Road Fund for Fiscal Year 2013/14.

The Departments of Planning and Building and Public Works have collaborated on preparing the scope of the proposed revitalization plan. If the grant is approved, the County will proceed with a consultant selection process and return to your Board with a consultant contract to prepare the revitalization plan.

Revitalization Plan

The Ramada Drive corridor consists of 600 acres of commercially and industrially-designated land located in the northeastern section of the community of Templeton. It is bordered by the City of Paso Robles and Highway 101 to the west and the Salinas River to the east. The Ramada Drive corridor presents a significant opportunity for economic development and job creation in Templeton. These opportunities include:

- An abundance of vacant land zoned for commercial and industrial use.
- Potential access to a fiber optic cable route that parallels the Union Pacific Railroad along the eastern boundary of the Ramada Drive corridor.
- A strategic location in the North County economic hub, with ready access to labor, supplies, and supportive businesses.
- Access from Highway 101 at the northern and southern ends of Ramada Drive.
- Water availability from the Lake Nacimiento pipeline project.
- Access to existing utility infrastructure.

Despite these ideal conditions, many of the parcels in the Ramada Drive corridor remain vacant or underdeveloped. A key obstacle to development in this area is the cost of necessary road improvements, including the construction of upgrades to two existing state highway interchanges at the north and south ends of Ramada Drive. To help pay for these improvements, new land uses and development projects in the Ramada Drive corridor are required to pay an impact fee of about \$14,000 per peak hour trip. This amounts to approximately \$120,000 in traffic impact fees for a typical 10,000 square foot commercial or industrial building. Other impediments to development include the lack of a well-defined sense of place as a center for commerce parks and the need for some drainage improvements.

The objective of the revitalization plan is to stimulate economic investment, plan for needed infrastructure improvements, and establish a more streamlined and predictable permitting process for future development in the Ramada Drive corridor. The plan will consist of a) an integrated land use and complete streets circulation plan for the entire Ramada Drive corridor, b) conceptual development plans showing building footprints, elevations, and architectural renderings for up to two development opportunity areas in the project area, and c) assessments of land use scenarios which would reduce infrastructure fee assessments to the individual lots. The plan will include infrastructure and streetscape improvements, including a sign program. It will also consider how to provide better connections between the Ramada Drive corridor and downtown Templeton, and will plan for the Salinas River trail. The completed plan will be used to apply for additional funding for the design and construction of planned improvements to leverage private investment within the Ramada Drive corridor.

To address both the challenges and the opportunities in the Ramada Drive corridor, this project will actively and vigorously engage property and business owners, residents, agencies, elected leaders, community service organizations and other stakeholders. The focus of this public engagement will be an intensive and highly participatory public design “charrette” to produce a concise vision and implementation strategy to revitalize the project area. This process was used successfully in the about-to-be-released Oceano Revitalization Plan.

The following is a generalized project scope for preparing the revitalization plan:

- Task 1: Project Start up and Data Collection (months 1 – 3)
- Task 2: Outreach and Publicity (months 2 – 4)
- Task 3: Public Workshop (months 4 – 6)
- Task 4: Plan Development (months 6 – 12)

OTHER AGENCY INVOLVEMENT/IMPACT

The General Services Agency, Public Works Department and other departments will be involved in the planning study, as well as the Templeton Community Services District, the City of Paso Robles, the San Luis Obispo Council of Governments (SLOCOG), and Caltrans. County Counsel reviewed the resolution as to form and legal effect.

FINANCIAL CONSIDERATIONS

This is a reimbursable grant that will require the County to expend project funds up-front and invoice for reimbursement from Caltrans. A local cash match of 10% of the grant amount (\$200,000) is required, although an in-kind staff contribution of 2.5% is permitted. Therefore, of the total required match of \$20,000, \$15,000 cash would be needed. The matching funds will be provided by the Department of Public Works from transportation planning activities within the Road Fund for Fiscal Year 13/14. If the grant application is approved by Caltrans, staff will proceed with a consultant selection process, and when completed, will return to your Board for approval of a contract and finalized scope of work. The results of the grant awards should be available in May or June 2013.

RESULTS

The revitalization plan will include sufficient detail to enable estimates of probable cost for future construction and maintenance of various streetscape and infrastructure improvements. The completed study will be used to apply for additional funding for the design and construction of the planned improvements. Subsequent funding for project development and construction would involve the San Luis Obispo Council of Governments (SLOCOG) through available State Highway Account funds. The plan's recommendations will also enable staff to prepare amendments to Article 9 (Planning Area Standards) in the Land Use Ordinance that will streamline permit requirements for new development in the Ramada Drive corridor.

ATTACHMENTS

1. Resolution of the Board of Supervisors
2. Ramada Drive corridor project area map