



Mr. Wade Horton
Clerk of the Board of Supervisors
San Luis Obispo County
1055 Monterey Street, Room D430
County Government Center
San Luis Obispo, CA 93408

October 30, 2019

Subject: Request for a waiver of Traffic Impact Fees (TIF)
Bee Sweet Citrus Fruit Washing facility (DRC 2018-00208)
Los Berros Rd, Arroyo Grande/Nipomo

Dear Mr. Horton;

Request:

Recently on May 7, 2019, the Board of Supervisors graciously approved a fee waiver proposed by the Department of Planning and Building for the subject project being constructed on the Bartleson Ranch (owned by Cal Poly). However, it was later learned, that the waiver only pertained to the Department of Planning and Building fees. During the subsequent processing of the building permit, the Department of Public Works has calculated fees that were not included with the previous waiver.

Therefore, it is requested that the Board waive the traffic impact fees (TIF) for this project.

Background:

As can be seen in the attached documents, this project has a very significant environmental benefit to the agricultural industry in San Luis Obispo County as well as to the general public by helping to control the Asian Citrus Psyllid pest which causes extreme damage to citrus crops. State regulations require citrus to be either washed or sprayed with pesticide to prevent this pest from crossing into other, unprotected areas of the state.

By washing citrus rather than being sprayed with pesticide, this Facility will eliminate the use of approximately 700,000 gallons of pesticide per year currently being used to control the pest in order to meet the state requirements for transporting citrus. Also, because this facility is on property owned by Cal Poly, and supported by the University's College of Agriculture, it will provide educational experience and training for the students.

In processing the project, the County staff along with the Agriculture Commissioner's office and Cal Poly have all supported the project, recognized its significant benefits and supported the waiver of the County's processing fees.



Mitigation of Traffic Impacts:

The Public Works Department has calculated that the project will generate only 1.6 peak hour trips per day, which translates into TIF fees of \$8,213 (see memo attached 8-8-19).

Recognizing that a significant portion of the fruit to be processed will come from the Bartleson Ranch's existing production, it is likely that a number of truck trips will remain inside the Ranch where the Wash Line Facility is being located. Also, in providing for fruit grown offsite, truck deliveries can be scheduled, as much as practical, to operate outside of peak hours (TIFs are based on peak hour trips).

Conclusion:

Had it been recognized that the previous approval of a fee waiver granted by the Board on May 7th, 2019 did not include a full waiver of fees, including the Department of Public Works, a clarification would have been requested at that time.

Therefore, the applicant respectfully requests that the Board modify Resolution No. 2019-116 to include the Department of Public Works' fees.

Attached are reference documents including:

- September 4, 2019 memo to John Diodati requesting a fee waiver
- August 8, 2019 Letter from the DPW regarding the TIPF calculation
- May 7, 2019, Memo and Board Resolution 2019-116 waiving the Dept of Planning and Building Fees
- February 8, 2019, letter from Calf Poly College of Agriculture and Environmental Science supporting the fee waiver.
- Location Map and site plan

Sincerely,

Jim Marderosian
President, Bee Sweet Citrus
416 E. South Street
Fowler, CA 93625



COUNTY OF SAN LUIS OBISPO
 Department of Public Works
 John Diodati, *Interim Director*

**CERTIFIED MAIL
 RETURN RECEIPT REQUESTED**

**JEANETTE H. BARTLESON
 1 GRAND AVE.
 SAN LUIS OBISPO, CA 93407**

Dear Building Permit Applicant:

We are writing to notify you that your building permit application (PMTTC2019-00290) is subject to the County's Road Improvement Fee for the South County Area 2. These fees are to be collected from all new development in your subdivision to help fund improvements to the major streets and intersections served by your community. You will be required to pay these fees prior to issuance of your building permits.


Road Fee Improvement Area:	South County Area 2
Current Fee Amount *:	\$8,213 (1.6 PHT x \$5,133)

The fee is determined from information provided in your permit application. If you feel that we may have misrepresented the intended use, or question the total amount of the fee, discussion may be warranted. Development of the fee may require further refinement.

The ordinance provides a mechanism for appealing the Road Improvement Fee, to request that the fee either be modified or waived. If you wish to protest the fee or have it waived or modified, you must submit a written request to the Clerk of the Board of Supervisors, received within 90 days of the date of this letter. See Title 13.01.050 of the County Code for more information. You must also pay the appeal fee to process the request which is currently \$572. Payment may be made by enclosing a check payable to San Luis Obispo County along with the written request, or by submitting both in person to the Clerk of the Board of Supervisors, County Government Center, San Luis Obispo CA., 93408.

If you have any questions about the Road Improvement Fees, please contact the Development Services Division of the Department of Public Works, by email at pwd@co.slo.ca.us or by phone at (805) 781-5252, or toll-free (800) 834-4561.

Sincerely,



Jeff Lambert

August 8, 2019

Development Services
 File: Road Fee Letters (JAL)

*The fees are required by State law to be reviewed and updated annually. During these updates, they most commonly increase, to reflect the rising cost of roadway construction. Although the fee is not due any sooner than you seek to pick up your permit, you may wish to consider paying the fee earlier, to avoid a possible increase from the amount shown above. The fee only needs to be paid one time, and if it is increased after that, you will not be affected.

David Grim

From: David Grim
Sent: Tuesday, December 31, 2019 10:03 AM
To: Jim Marderosian
Cc: JohnW_wallacegroup.us; John Diodati
Subject: Corrected Road Improvement Fee Amount

Mr. Marderosian,

This email is to follow up on our phone conversation today and our previous letter dated 8/8/19.

The Road Improvement Fee amount quoted in that letter was \$8,213 (1.6 peak hour trips and \$5,133 per trip). Regrettably, this amount is not the correct amount for your project. This amount was based on South County RIF Area 1, whereas your project is in South County RIF Area 2. The correct amount is \$11,172 (1.6 peak hour trips and \$6,983).

I sincerely regret our mistake in this matter, and it does not reflect the standard of accuracy we are committed to uphold. However, I am responsible for ensuring project applicants are charged the correct fee in accordance with Chapter 13.01 of the SLO County Code.

In the event the Board of Supervisors does not grant your fee waiver request on January 14, 2020, or adjust the amount, you will be responsible for paying the correct fee amount of \$11,172.

Thank you,



David E. Grim

Development Services Manager

Public Works, County of San Luis Obispo

805-781-5252