



city of san luis obispo

Building & Safety Division • 919 Palm Street • San Luis Obispo, CA 93401-3218 • (805) 781-7180

WASTEWATER DEVELOPMENT IMPACT FEE SCHEDULE EFFECTIVE JULY 1 2010

	EDU*	Impact Fee				
		Citywide	Area-Specific "Add-On"			
			Airport/Margarita Edna-Islay	Dalidio/Madonna McBride	Irish Hills	Orcutt
Residential: Per Unit						
Single Family Residential	1.0	\$ 3,953	\$ 1,743	\$ 254	\$ 448	\$ 3,181
Multi-Family Residential	0.8	3,162	1,394	203	358	2,544
Mobile Home	0.7	2,767	1,220	178	313	2,226
Non-Residential: Meter Size**						
¾ Inch	1.0	4,091	1,743	254	448	3,181
1 Inch	2.0	8,181	3,486	507	896	6,361
1½ Inch	4.0	16,362	6,971	1,015	1,791	12,722
2 Inch	6.4	26,179	11,154	1,623	2,866	20,356
3 Inch	14.0	57,268	24,399	3,551	6,269	44,529
4 Inch	22.0	89,992	38,342	5,581	9,851	69,974
6 Inch	45.0	184,074	78,427	11,415	20,150	143,128

* Equivalent dwelling unit

** Citywide non-residential EDU is adjusted upwards by about 3.5% to account for higher discharge strengths

WATER DEVELOPMENT IMPACT FEE SCHEDULE EFFECTIVE JULY 1, 2010

	EDU*	Impact Fee	
		Citywide	Area-Specific "Add-On" Airport Margarita
Residential: Per Unit			
Single Family Residential	1.0	\$ 16,349	\$ 912
Multi-Family Residential	0.8	13,079	730
Mobile Home	0.6	11,444	638
Non-Residential: Meter Size			
¾ Inch	1.0	16,349	912
1 Inch	2.0	32,698	1,824
1½ Inch	4.0	65,395	3,648
2 Inch	6.4	104,632	5,837
3 Inch	14.0	228,883	12,768
4 Inch	22.0	359,674	20,063
6 Inch	45.0	735,697	41,039

* Equivalent Dwelling Unit

WATER METER INSTALLATION FEES— EFFECTIVE JULY 1, 2010

WATER METER SIZE	INSTALLATION FEE
Install water meter - 5/8"	132
Install water meter - 3/4"	167
Install water meter - 1"	193
Install water meter - 1-1/2"	806
Install water meter - 2"	1,151
Install water meter - 3" and up	See Utilities for Time and Materials
Remove water meter - (5/8" - 1")	78
Remove water meter - (1-1/2" - 2")	156
Adaptor - 1" service to 5/8"	18
Adaptor - 1" service to 3/4"	16
Adaptor - 1-1/2" service to 1"	124
Adaptor- 2" service to 1"	128
Adaptor- 2" service to 1-1/2"	184
Customer Valves - 1"	80
Customer Valves - 2"	250



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Citywide Base TIF (except LOVR, Margarita)		
Use Category	TIF	
	Impact Fee Per Unit	
Single Family Residential (DU)	3,307	/DU
Multi-family Residential (DU)	2,935	/DU
Retail (SF)	6,966	/SF
Office/Business Park (SF)	6,650	/SF
Service Commercial (SF)	3,597	/SF
Industrial (SF)	1,915	/SF
Hospital (SF)	5,622	/SF
Motel/Hotel (Room)	1,535	/Room
Service Station (includes 1,000 sq. ft.) (Pump)	7,812	/Fueling Station
Other (ADT Trip)	309	/ADT Trip

Transportation Impact Fees Effective July 1, 2010

Los Osos Valley Road Interchange Base TIF + Sub Area				
Use Category	TIF		Sub-Area Add-On	
	Impact Fee Per Unit			
Single Family Residential (DU)	2,727	/DU	5,634	/DU
Multi-family Residential (DU)	2,420	/DU	3,700	/DU
Retail (SF)	5.74	/SF	13.59	/SF
Office/Business Park (SF)	5.47	/SF	7.13	/SF
Service Commercial (SF)	2.97	/SF	8.27	/SF
Industrial (SF)	1.58	/SF	4.09	/SF
Hospital (SF)	4.64	/SF	9.70	/SF**
Motel/Hotel (Room)	1,266	/Room	3,071	/Room
Service Station (includes 1,000 sq. ft.) (Pump)	6,442	/Fueling Station	13,504	/Fueling Station***
Other (ADT Trip)	255	/ADT Trip	552	/ADT Trip****

Note**: Hospital Fee for LOVR Add-on is calculated at 17.57/ksf from the ITE Trip Generation Manual 7th Edition
 Note***: Service Station Fee for LOVR Add-on is calculated at 163/fueling station and 85% passby rate from the ITE Trip Generation Manual 7th Edition
 Note****: Conversion of PM trip rate to ADT or Sub Area was 10% to ease fee calculations

Margarita Area Base TIF + Sub Area				
Use Category	TIF		Sub-Area Add-On	
	Impact Fee Per Unit			
Single Family Residential (DU)	2,438	/DU	9,136	/DU
Multi-family Residential (DU)	2,162	/DU	5,636	/DU
Retail (SF)	5.12	/SF	41.18	/SF
Office/Business Park (SF)	4.89	/SF	17.11	/SF
Service Commercial	2.65	/SF	8.39	/SF
Industrial	1.41	/SF	1.67	/SF
Hospital	4.14	/SF	14.52	/SF
Motel/Hotel	1,131	/Room	6,752	/Room
Service Station (includes 1,000 sq. ft.)	5,756	/Fueling Station	20,206	/Fueling Station
Other	228	/ADT Trip	826	/ADT Trip

Note: All Sub Area Fee Includes Plan Preparation Charge since this has already been reimbursed to the General Fund
 Note: SUB-Area Fee (Per Trip not adopted as part of fee resolution but is actual used to calculate Fee based upon SFR rate)
 Note*: Service Commercial Rate:10.15/KSF; Industrial/Manufacturing rate 2.02/KSF per MA and AASP
 Note**: Hospital Fee for MA Add-on is calculated at 17.57/ksf from the ITE Trip Generation Manual 7th Edition
 Note***: Service Station Fee for MA Add-on is calculated at 163/fueling station and 85% passby rate from the ITE Trip Generation Manual 7th Edition
 Note****: Conversion of PM trip rate to ADT or Sub Area was 10% to ease fee calculations

Airport Area Base TIF + Sub Area				
Use Category	TIF		Airport Area Sub-Area Add-On	
	Impact Fee Per Unit			
Single Family Residential	3,307	/DU	-	
Multi-family Residential	2,935	/DU	-	
Retail	6,966	/SF	10.82	/SF
Office/Business Park	6,650	/SF	4.42	/SF
Service Commercial (SF)	3,597	/SF	3.39	/SF
Industrial/Manufacturing (SF)	1,915	/SF	0.77	/SF
Hospital	5,622	/SF	5.86	/SF
Motel/Hotel	1,535	/Room	2,727	/Room
Service Station (includes 1,000 sq. ft.)	7,812	/Fueling Station	8,161	/Fueling Station
Other	309	/ADT Trip	334	/ADT Trip

Note: Citywide Fee is Citywide TIF Base since all AASP CIP's are not in that fee pool
 Note: SUB-Area Fee includes Plan Preparation Fee (Per Trip not adopted as part of fee resolution but is actual based upon Service Commercial @ 10.15 ADT/KSF)
 Note*: Service Commercial Rate:10.15/KSF; Industrial/Manufacturing rate 2.02/KSF per MA and AASP
 Note**: Hospital Fee for AA Add-on is calculated at 17.57/ksf from the ITE Trip Generation Manual 7th Edition
 Note***: Service Station Fee for AA Add-on is calculated at 163/fueling station and 85% passby rate from the ITE Trip Generation Manual 7th Edition
 Note****: Conversion of PM trip rate to ADT or Sub Area was 10% to ease fee calculations

LOVR Base TIF + Sub Area + Sub Area (Overlaps)						
Use Category	LOVR Area Base		Sub-Area Add-On		Airport Area Add-On	
	Impact Fee Per Unit					
Single Family Residential	2,727	/DU	5,634	/DU	-	
Multi-family Residential	2,420	/DU	3,700	/DU	-	
Retail	5.74	/SF	13.59	/SF	10.82	/SF
Office/Business Park	5.47	/SF	7.13	/SF	4.42	/SF
Service Commercial (SF)	2.97	/SF	8.27	/SF	3.39	/SF
Industrial/Manufacturing (SF)	1.58	/SF	4.09	/SF	0.77	/SF
Hospital	4.64	/SF	9.70	/SF**	5.86	/SF**
Motel/Hotel	1,266	/Room	3,071	/Room	2,727	/Room
Service Station (includes 1,000 sq. ft.)	6,442	/Pump	13,504	/Fueling Station	8,161	/Fueling Station
Other	255	/ADT Trip	552	/ADT Trip****	334	/ADT Trip

Same notes as above.



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INCLUSIONARY HOUSING REQUIREMENT EFFECTIVE JULY 1, 2004

A program designed to increase the supply of housing affordable to very-low, low- and moderate-income households in the City of San Luis Obispo.

		Type of Development Project ¹	
		Residential	Commercial
Location	In City	Build 3% low or 5% moderate cost Affordable Dwelling Units (ADUs ²), but not less than 1 ADU per project; Or ³ Pay in-lieu fee equal to 5% of building valuation. ⁴	Build 2 ADUs per acre, but not less than 1 ADU per project; Or Pay in-lieu fee equal to 5% of building valuation
	In Expansion Area	Build 5% low- and 10% moderate-cost ADUs, but not less than 1 ADU per project Or Pay in-lieu fee equal to 15% of building valuation.	Build 2 ADUs per acre, but not less than 1 ADU per project Or Pay in-lieu fee equal to 5% of building valuation

- 1) Residential developments of four or less dwellings, and commercial developments of 2,500 gross square feet of floor area or less are exempt from these requirements.
- 2) Affordable Dwelling Units must meet City affordability criteria
- 3) Developer may build affordable housing in the required amounts, pay in-lieu fee based on the above formula, or dedicate real property, or a combination of these, to City approval.
- 4) "Building valuation" shall mean the total value of all construction work for which a permit would be issued, as determined by the Chief Building Official using the Uniform Building Code.

PUBLIC ART IN PRIVATE DEVELOPMENT EFFECTIVE SEPTEMBER 14, 2000

A program designed to provide opportunities for the general public to experience quality works of art by facilitating their acquisition, display and development in places where they may be experienced by large numbers of people.

Applies to all new non-residential development and all expansion of, remodeling of or tenant improvements to existing eligible buildings when any work has a total construction cost of \$100,000 or more.

Options
Propose Public Art to be reviewed and approved by the Architectural Review Committee and the Art Jury for art to be placed in a public place on or in the vicinity of the development project site.
Or
Pay an Art In-Lieu Fee in an amount equal to one-half of one percent (.5%) of that portion of the total construction costs in excess of \$100,000 for each building permit.