



city of san luis obispo

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

WATER DEVELOPMENT IMPACT FEE SCHEDULE

EFFECTIVE JULY 1, 2009

	EDU*	Impact Fee	
		Citywide	Area-Specific "Add-On" Airport Margarita
Residential: Per Unit			
Single Family Residential	1.0	\$ 15,919	\$ 888
Multi-Family Residential	0.8	12,735	710
Mobile Home	0.6	11,143	622
Non-Residential: Meter Size			
¾ Inch	1.0	15,919	888
1 Inch	2.0	31,838	1,776
1½ Inch	4.0	63,676	3,552
2 Inch	6.4	101,882	5,683
3 Inch	14.0	222,866	12,432
4 Inch	22.0	350,218	19,536
6 Inch	45.0	716,355	39,960

* Equivalent Dwelling Unit

WASTEWATER DEVELOPMENT IMPACT FEE SCHEDULE

EFFECTIVE JULY 1 2009

	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	\$ 3,849	\$ 1,697	\$ 247	\$ 436	\$ 3,097
Multi-Family Residential	0.8	3,079	1,358	198	349	2,478
Mobile Home	0.7	2,694	1,188	173	305	2,168
Non-Residential: Meter Size **						
¾ Inch	1.0	3,983	1,697	247	436	3,097
1 Inch	2.0	7,966	3,394	494	872	6,194
1½ Inch	4.0	15,932	6,788	988	1,744	12,388
2 Inch	6.4	25,491	10,861	1,581	2,790	19,821
3 Inch	14.0	55,762	23,758	3,458	6,104	43,358
4 Inch	22.0	87,626	37,334	5,434	9,592	68,134
6 Inch	45.0	179,235	76,365	11,115	19,620	139,365

* Equivalent dwelling unit

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



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WATER METER INSTALLATION FEES— *EFFECTIVE JULY 1, 2009*

WATER METER SIZE	INSTALLATION FEE
Install water meter - 5/8"	130
Install water meter - 3/4"	165
Install water meter - 1"	191
Install water meter - 1-1/2"	802
Install water meter - 2"	1147
Install water meter - 3" and up	See Utilities for Time and Materials
Remove water meter - (5/8" - 1")	76
Remove water meter - (1-1/2" - 2")	152
Adaptor - 1" service to 5/8"	14
Adaptor - 1" service to 3/4"	11
Adaptor - 1-1/2" service to 1"	74
Adaptor- 2" service to 1"	75
Adaptor- 2" service to 1-1/2"	108
Customer Valves - 1"	58
Customer Valves - 2"	147



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TRANSPORTATION IMPACT FEE SCHEDULE- EFFECTIVE JULY, 2009

Citywide/Prado Base TIF (except LOVR, Margarita)		
Use Category	TIF	
	Fee Per Unit	
Single Family Residential	3,220	/DU
Multi-family Residential	2,858	/DU
Retail	6,783	/SF
Office/Business Park	6.48	/SF
Service Commercial	3.50	/SF
Industrial	1.87	/SF
Hospital	5.47	/SF
Motel/Hotel	1,495	/Room
Service Station (includes 1,000 sq. ft.)	7,607	/Fueling Station
Other	301	/ADT Trip

Los Osos Valley Road Interchange Base TIF + Sub Area			
Use Category	TIF		Sub-Area Add-On
	Fee Per Unit		
Single Family Residential	2,655	/DU	5,486 /DU
Multi-family Residential	2,356	/DU	3,603 /DU
Retail	5,587	/SF	13.23 /SF
Office/Business Park	5.33	/SF	6.94 /SF
Service Commercial	2.89	/SF	8.05 /SF
Industrial	1.54	/SF	3.98 /SF
Hospital	4.51	/SF	9.45 /SF**
Motel/Hotel	1,233	/Room	2,990 /Room
Service Station (includes 1,000 sq. ft.)	6,273	/Fueling Station	13,149 /Fueling Station**
Other	248	/ADT Trip	538 /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
	Fee Per Unit		
Single Family Residential	2,373	/DU	8,895 /DU
Multi-family Residential	2,105	/DU	5,488 /DU
Retail	4.99	/SF	40.10 /SF
Office/Business Park	4.76	/SF	16.66 /SF
Service Commercial	2.58	/SF	8.17 /SF
Industrial	1.37	/SF	1.63 /SF
Hospital	4.03	/SF	14.14 /SF
Motel/Hotel	1,101	/Room	6,574 /Room
Service Station (includes 1,000 sq. ft.)	5,605	/Fueling Station	19,675 /Fueling Station
Other	222	/ADT Trip	805 /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
	Fee Per Unit		
Single Family Residential	3,220	/DU	-
Multi-family Residential	2,858	/DU	-
Retail	6.78	/SF	10.53 /SF
Office/Business Park	6.48	/SF	4.30 /SF
Service Commercial	3.50	/SF	3.30 /SF
Industrial/Manufacturing	1.87	/SF	0.75 /SF
Hospital	5.47	/SF	5.71 /SF
Motel/Hotel	1,495	/Room	2,655 /Room
Service Station (includes 1,000 sq. ft.)	7,607	/Fueling Station	7,946 /Fueling Station
Other	301	/ADT Trip	325 /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 Area Base TIF + Sub Area + Airport Sub Area (overlaps)					
Use Category	TIF		LOVR Area Sub-Area Add-On		Airport Area Sub-Area Add-On
	Fee Per Unit				
Single Family Residential	2,655	/DU	5,486	/DU	-
Multi-family Residential	2,356	/DU	3,603	/DU	-
Retail	5,587	/SF	13.23	/SF	10.53 /SF
Office/Business Park	5.325	/SF	6.94	/SF	4.30 /SF
Service Commercial	2.888	/SF	8.05	/SF	3.30 /SF
Industrial/Manufacturing	1.538	/SF	3.98	/SF	0.75 /SF
Hospital	4.514	/SF	9.45	/SF**	5.71 /SF**
Motel/Hotel	1,233	/Room	2,990	/Room	2,655 /Room
Service Station (includes 1,000 sq. ft.)	6,273	/Fueling Station	13,149	/Fueling Station	7,946 /Fueling Station
Other	248	/ADT Trip	538	/ADT Trip****	325 /ADT Trip****

Same notes as above.



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.