

# UNINCORPORATED SAN LUIS OBISPO COUNTY

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	239,000
Annual Single-Family Units Permitted (1996-98, Avg.):	1,349
Annual Multi-Family Units Permitted (1996-98, Avg.):	63
Total Annual Residential Units Permitted (1996-98, Avg.):	1,412

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input type="checkbox"/> 4. Building Department Permit Fees	-	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	Y
Fee Types Reduced or Waived:	-pub. facility fee waiver for aff. hsg. -\$1500 max waiver for beneficial comm. proj's

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-Public Facilities Financing Plan (revised 1998) - pub. facils, fire, parks & rec, sheriff patrol, libraries, affordable housing mitigation

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	Nipomo in the south county area north side of Grand @ Orchard
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-2/3 A-1 County Std Rural Road; project side improvements, incl: curb, gutter, sidewalk, underground utilities; possible - bike & equestrian paths, bus stops, street trees, soundwalls and street lights
-Internal Site Improvements:	-full street improvements, incl: curb, gutter, sidewalk, util. undergrounding, road striping & street signs, street trees and other possible items mentioned above; bus stops typ. only on collectors and arterials
-Common Amenities / Open Space:	-no common amenities req'd; no open space requirements
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association if necessary
-Typical Reporting:	-geological, habitat evaluation, archaeological; others dependent on the site

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	69.56
Private Garage Valuation Price per Sq. Ft.	17.48
Total Valuation per Unit	180,892
Total Valuation per 25 Unit Subdivision Model	4,522,300

### vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee <sup>1</sup>	deposit <sup>2</sup>	4,220
Zone Change Application Fee	included in GPA	-
Planned Unit Development Fee	included in GPA	-
Plot Plan Plan Check Fee	flat per unit 135	3,375
Tentative Map Fee	3276 flat + 100/lot	5,776
Final Map Fee	227 flat + 51/lot	1,502
Environmental Assessment / Neg Dec Fee	included in Tentative Map	-
<b>Subtotal Planning Fees</b>		<b>14,873</b>

### vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Inspection Fee	schedule based on val'n 1300	32,500
Building Plan Check Fee (Model)	65% of Bldg Inspection Fee (3 @ 845 ea.)	2,535
Building Plan Check Fee (Production)	50% of Model Plan Check Fee (22 @ 422.50 ea)	9,295
Improvement Plan Check & Inspection Fee	per hour (10 @ 50/hr.)	500
New Address Fee	33/address	825
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 18.08	452
Combo Permit (Elect, Plumb., Mech)	based on dwelling type 282	7,050
Grading Permit, Inspection, & Plan Check Fee	flat	831
Title XXIV Energy Compliance Fee	10% of Bldg Inspection Fee @ 130/unit	3,250
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>57,238</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Lucia Mar School District Impact Fee	1.93/sf	4,825	120,625
Nipomo Water Dist. - Water Connection Fees <sup>3</sup>	180/meter	180	4,500
Nipomo Sewer Dist. - Sewer District Fee	flat per unit	2030.70	50,768
Nipomo Water Dist. - Water District Fee	flat per unit	3,180	79,500
So. Cal Gas - Gas Connection Fee	25/meter	25	625
County - So. County Road Improvement Fee	per trips/unit	1,875	46,875
County - Quimby Fee	1708/new parcel	1,708	42,700
County - Public Facilities Fee <sup>4</sup>	flat per unit	3,277	81,925
County - Air Quality Mitigation Fee	flat per unit	168	4,200
County - Affordable Housing In-Lieu Fee	flat per unit	113	2,825
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>313,918</b>

**x. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>386,029</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>15,441</b>

**C. SINGLE-FAMILY INFILL UNIT MODEL**

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of Infill Unit in this Jurisdiction:** Nipomo in the south county area  
Grand @ Orchard
- iii. Expected Environmental Assessment Determination:** Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current right of way improvements; utility undergrounding
- Typical Reporting -required dependent on the site

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	69.56
Private Garage Valuation Price per Sq. Ft.	17.48
Total Valuation per Model	180,892

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Plot Plan Plan Check Fee	flat	135	135
<b>Subtotal Planning Fees</b>			<b>135</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Inspection Fee	schedule based on val'n	1300	1,300
Building Plan Check Fee	65% of Bldg Inspection Fee @ 845/unit		845
Drainage Review Fee	flat per unit	90	90
New Address Fee	33/address		33
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.08	18
Combo Permit (Elect, Plumb., Mech)	based on dwelling type	282	282
Grading Permit, Inspection, & Plan Check Fee	flat		831
Title XXIV Energy Compliance Fee	10% of Bldg Inspection F 130		130
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>3,529</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Lucia Mar School District Impact Fee	1.93/sf	4,825	4,825
Nipomo Sewer District - Sewer District Fee	flat per unit	2030.70	2,031
Nipomo Water District - Warer District Fee	flat per unit	3,180	3,180
Nipomo Water District - Connection Fees <sup>3</sup>	180/meter	180	180
So. Cal Gas - Gas Connection Fee	25/meter	25	25
County - So. County Road Improvement Fee	per trips/unit	1,875	1,875
County - Public Facilities Fee <sup>4</sup>	flat per unit	3,277	3,277
County - Air Quality Mitigation Fee	flat per unit	168	168
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>15,561</b>

**x. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>19,225</b>
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**D. 45 UNIT MULTI-FAMILY MODEL**

**i. Project Typical for Jurisdiction?** No- there is more market incentive to build single-family homes and much of the land has already been subdivided.

**ii. Expected Location of 45 Unit Multi-Family Model in this Jurisdiction:** Nipomo in the south county area  
Grand @ Frontage

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

**iv. Typical Jurisdictional Requirements for this Model:**

- |                                   |   |
|-----------------------------------|---|
| -Off-Site Improvements:           | -generally the same as subdivisions   |
| -Internal Site Improvements:      | -dedication of streets and infrastructure not req'd; minimum 18 ft street width,  |
| -Common Amenities / Open Space:   | -picnic area, shaded area, playground, sheltered mail delivery point at vehicle & pedestrian focal point in accordance with Postal Service requirements |
| -Affordable Housing Dedication:   | -none required  |
| -Project Management Requirements: | -Conditions of Approval   |
| -Typical Reporting:               | -geological, habitat evaluation, archaeological; others dependent on the site   |

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	60.06
Private Garage Valuation Price per Sq. Ft.	17.48
Total Valuation per Unit	63,556
Total Valuation per 45 Unit Multi -Family Development Model	2,860,020

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee <sup>1</sup>	deposit <sup>2</sup>		4,220
Zone Change Application Fee	included in GPA		-
PUD Fee (Conditional Use Permit)	deposit <sup>2</sup>		2,677
Plot Plan & Microfiche Fee	6 @ 171/building		1,026
Environmental Assessment / Neg Dec Fee	included in Conditional Use Permit		-
<b>Subtotal Planning Fees</b>			<b>7,923</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Inspection Fee	schedule based on val'n	667.50	30,038
Building Plan Check Fee	65% of Bldg Inspection Fee @ 433.88/unit		19,525
Fire Department Plan Check Fee	flat		145
Improvement Plan Check & Inspection Fee	per hour (10 @ 50/hr.)		500
New Address Fee	6 @ 33/building		198
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.35	601
Combo Permit (Elect, Plumb., Mech)	based on dwelling type	139	6,255
Grading Permit, Inspection, & Plan Check Fee	flat		831
Title XXIV Energy Compliance Fee	10% of Bldg Inspection Fee @ 66.75/unit		3,004
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>61,097</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Lucia Mar School District Impact Fee	1.93/sf	1,930	86,850
Nipomo Sewer District - Sewer District Fee	flat per unit	2030.70	91,382
Nipomo Water District - Water District Fee	flat per unit	3,180	143,100
Nipomo Water District - Water Connection Fees <sup>3</sup>	180/meter	180	8,100
So. Cal Gas - Gas Connection Fee	25/meter	25	1,125
County - So. County Road Improvement Fee	per trips/unit	1,875	84,375
County -Public Facilities Fee <sup>4</sup>	flat per unit	1,871	84,195
County -Air Quality Mitigation Fee	flat per unit	101	4,545
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>503,672</b>

**x. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>572,692</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>12,726</b>

**Notes:** <sup>1</sup> The General Plan Amendment Fee and Zone Change Fee are combined as San Luis Obispo's General Plan is also their zoning code. GPA fee is required only in zoning doesn't allow the use.

<sup>2</sup> Deposit amount represents typical total fee.

<sup>3</sup> Other geographic areas of Uninc. San Luis Obispo County levy different connection fees.

<sup>4</sup> Fee includes Fire Service Fees, Police Service Fees, Library Fees, Park Facilities Fees, and Administrative & General Government Fees. Fee varies based on project location.