

County of San Luis Obispo

PUBLIC FACILITIES FINANCING PLAN
FOR UNINCORPORATED AREA FACILITIES

Adopted October 15, 1991
Amended December 11, 2007
Amended July 26, 2011
Amended November 5, 2019

County of San Luis Obispo

PUBLIC FACILITIES FINANCING PLAN
FOR UNINCORPORATED AREA FACILITIES

Prepared for:
SAN LUIS OBISPO COUNTY

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October 8, 1991

ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
October 15, 1991 by Res. No. 91-536

Amended November 5, 2019 by Res. No.

2019-307

County of San Luis Obispo

PUBLIC FACILITIES FINANCING PLAN FOR UNINCORPORATED AREA FACILITIES

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Revised October 2019

County of San Luis Obispo

**PUBLIC FACILITIES FINANCING PLAN
FOR UNINCORPORATED AREA FACILITIES**

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County of San Luis Obispo

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FOR UNINCORPORATED AREA FACILITIES**

Adopted

October 15, 1991 by Res. No. 91-536

Amended

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COUNTY OF SAN LUIS OBISPO



DEVELOPMENT IMPACT FEE
JUSTIFICATION STUDY

Prepared for:

The County of San Luis Obispo

1055 Monterey Street, Suite D430, San Luis Obispo, CA 93408

Attention: Wesley Drysdale, Administrative Service Officer

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I INTRODUCTION

The County of San Luis Obispo (the “County”) is located in Central California and covers an area of approximately 3,300 square miles with an estimated population of 285,000 people.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of the anticipated new development, DTA (formerly David Taussig & Associates, Inc.) was retained by the County to prepare an updated AB 1600 Fee Justification Study (the “Fee Study”).

Notably, DTA is updating the Public Facilities Financing Plan prepared by Recht Hausrath & Associates, Inc. in 2006, itself an update of a Public Facilities Financing Plan developed in 1991 by Urban Economics, Inc. For the most part, this Fee Study generally follows similar methodologies used in the 2006 and 1991 reports. Revised impact fees are calculated here using updated information on development and County facilities. Moreover, the methods used to calculate impact fees in this Fee Study are intended to satisfy all legal requirements governing such fees, including provisions of the U.S. Constitution, the California Constitution, and the California Mitigation Fee Act (Government Code Sections 66000 et. seq.). Impact fees calculated in this report are intended to replace the County’s existing impact fees.

More specifically, the Fee Study is intended to comply with Section 66000 et. seq. of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance facilities at levels identified by the various County departments as deemed necessary to meet the needs of new development. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section IV of the Fee Study. All new development may be required to pay its “fair share” of the cost of the new infrastructure through the development fee program.

The steps followed in the Fee Study include:

1. Demographic Assumptions: Identify future growth that represents the increased demand for facilities.
2. Facility Needs and Costs: Identify the amount of public facilities required to support new development and the costs of such facilities. Facilities costs and the Needs List are discussed in Section IV.
3. Cost Allocation: Allocate costs per equivalent dwelling unit.
4. Fee Schedule: Calculate the fee per residential unit or per non-residential square foot.

II LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 et. seq. of the Government Code was enacted by the State of California in 1987.

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but can fund costs used to maintain the existing level of service (“LOS”) or meet an adopted level of service that is consistent with the general plan.

Section 66000 et seq. of the Government Code thus requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

5. Identify the purpose of the fee. [Government Code Section 66001(a)(1)]
6. Identify the use to which the fee will be put. [Government Code Section 66001(a)(2)]
7. Determine that there is a reasonable relationship between the fee’s use and the type of development on which the fee is to be imposed. [Government Code Section 66001(a)(3)]
8. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. [Government Code Section 66001(a)(4)]
9. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

This section presents each of these items as they relate to the imposition of the proposed fees in the County of San Luis Obispo.

A PURPOSE OF THE FEE [GOVERNMENT CODE SECTION 66001(A)(1)]

New residential and non-residential development within the County of San Luis Obispo

will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

The Fee Study has been prepared in response to the projected direct and cumulative effect of future development. Each new development will contribute to the need for new public facilities. Without future development many of the new public facilities on the Needs List would not be necessary as the existing facilities are generally adequate for San Luis Obispo's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact fee will be charged to all future development, irrespective of location, in the County. First, the property owners and/or the tenants associated with any new development in the County can be expected to place additional demands on the County of San Luis Obispo's facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development.

As a result, all development projects in the County of San Luis Obispo contribute to the cumulative impacts of development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists to mitigate the direct and cumulative impacts of new development in the County.

B THE USE TO WHICH THE FEE IS TO BE PUT [GOVERNMENT CODE SECTION 66001(A)(2)]

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in the County. The fee will provide a source of revenue to the County of San Luis Obispo to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in the County and protect the health, safety, and welfare of the existing and future residents and employees.

C DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(3)]

As discussed in Section A above, it is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the County of San Luis Obispo would have no need to construct many of the public facilities on the

Needs List. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Consequently, all new development within the County, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List and other authorized uses, as that is the purpose for which the fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for public facilities created by the future residents and employees that create the impact upon existing facilities.

For the aforementioned reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Needs Lists.

D DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(4)]

As previously stated, all new development within the County, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Needs Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within the County of San Luis Obispo.

E THE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED (“ROUGH PROPORTIONALITY” RELATIONSHIP) [GOVERNMENT CODE 66001(A)]

As set forth above, all new development in the County of San Luis Obispo impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in the County, will adversely impact existing facilities. Thus, imposition of the fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the facilities



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SECTION II LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

on the Needs Lists would not be necessary as existing County of San Luis Obispo facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analyses contained in Section V. Thus, there is a reasonable relationship between the amount of the fee and the cost of the facilities.

III DEMOGRAPHICS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the DTA utilized the projections of future population and development within the County that were prepared by the San Luis Obispo Council of Governments (“SLOCOG”) and Beacon Economics in the 2050 Regional Growth Forecast for San Luis Obispo County (“2050 Regional Growth Forecast”). DTA categorized developable residential land uses as Single Family or Multi-Family. Developable non-residential land uses within the County’s Commercial, Industrial, and Office zones are categorized as Commercial, Industrial, and Office, respectively. Additional details are included in the table below. Based on these designations, DTA established fees for the five (5) land use categories detailed below to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Single Family	Includes single family detached homes
Multi-Family	Includes buildings with attached residential units including apartments, town homes, condominiums, and all other residential units not classified as Single-Family
Commercial	Includes but is not limited to buildings used as the following: Retail; <ul style="list-style-type: none"> ■ Service-oriented business activities; ■ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ■ Entertainment centers; and ■ Sub-regional and regional shopping centers.
Industrial	Includes but is not limited to buildings used as the following: <ul style="list-style-type: none"> ■ Light manufacturing, warehouse/distribution, logistics, wholesaling; ■ Wholesale and warehouse retail; Service-oriented commercial activities; ■ Automobile dealerships; and ■ Support commercial services.
Office	Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> ■ Professional medical offices and hospitals; Business/professional office. ■ Schools; and ■ Public uses, arterial roadways, and freeways providing automobile and public transit access.

The SLOCOG 2050 Regional Growth Forecast demographics were used as estimates for

existing and future population, housing units, and non-residential employees in the unincorporated County.¹ DTA also relied on data from the California Department of Finance to derive estimates for the persons per household for Single Family and Multi-Family, as well as data from CoStar Property to derive employee-per-thousand-square-foot factors based on existing non-residential building square feet in the County.

Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately provide services for. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the County, the facilities on the Needs List (Section IV) will need to be constructed. For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit (see Equivalent Dwelling Unit discussion in Section V).

The following sections summarize the existing and future development figures that were used in calculating the impact fees.

1. Existing Population for Land Use Categories

Based on the SLOCOG 2050 Regional Growth Forecast, there are currently 73,168 Single Family units and 35,000 existing Multi-Family units within the County. Furthermore, the SLOCOG 2050 Regional Growth Forecast estimates that there are 32,944 Single Family units and 9,619 Multi-Family units located in the Unincorporated County.

DTA has used the following demographic information from SLOCOG 2050 Regional Growth Forecast and California Department of Finance, which assumes Countywide and Unincorporated future resident-per-unit factors of 3.20 and 1.87 per Single Family unit and Multi-Family unit, respectively. This results in 286,656 residents living in 108,168 Single Family and Multi-Family homes Countywide. Moreover, the Unincorporated population totals 123,597 residents living in 42,563 Single Family and Multi-Family units.

¹ Beacon Economics and SLOCOG Staff, 2050 Regional Growth Forecast for San Luis Obispo County – Revised: December 2017.

Table 2: Estimated Existing Residential Development

Residential Land Use	Projected Residents	Projected Housing Units	Average Household Size
<i>Countywide</i>			
Single-Family Residential	221,066	73,168	3.20
Multi-Family Residential	65,590	35,000	1.87
Total	286,656	108,168	NA
<i>Unincorporated</i>			
Single-Family Residential	105,571	32,944	3.20
Multi-Family Residential	18,026	9,619	1.87
Total	123,597	42,563	NA

In terms of non-residential property, based on the SLOCOG 2050 Regional Growth Forecast, there are 13,624 existing Commercial employees, 11,824 existing Industrial employees, and 9,777 existing Office employees in the unincorporated County. Additionally, there are 44,715 existing Commercial employees, 38,807 existing Industrial employees, and 32,088 existing Office employees within the entire County.

From this data, DTA estimated County employees using employees per thousand square-foot factors, verified through CoStar Property, of 1.90, 1.35, and 4.21 employees per 1,000 building square feet of Commercial, Industrial and Office, respectively. This resulted in an estimate of approximately 7,173,749 square feet of existing Commercial, 8,727,088 square feet of existing Industrial, and 2,321,082 square feet of existing Office development uses within the unincorporated County. Moreover, the same assumptions resulting in an estimate of approximately 23,544,816 square feet of existing Commercial, 28,642,997 square feet of existing Industrial, and 7,617,976 square feet of existing Office uses Countywide.

Table 3: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Building SF	Employees per 1,000 BSF	Existing Employees
<i>Countywide</i>			
Commercial	23,544,816	1.90	44,715
Industrial	28,642,997	1.35	38,807
Office	7,617,976	4.21	32,088
Total	59,805,789	N/A	115,609
<i>Unincorporated</i>			
Commercial	7,173,749	1.90	13,624
Industrial	8,727,088	1.35	11,824
Office	2,321,082	4.21	9,777
Total	18,221,919	N/A	35,224

2. Future Population for New Land Use Categories (2040)

Based on the SLOCOG 2050 Regional Growth Forecast, there are projected to be 81,611 Single Family units and 38,605 future Multi-Family units Countywide by 2040, the time horizon utilized for this Fee Study. Furthermore, the SLOCOG 2050 Regional Growth Forecast estimates that there will be 36,939 Single Family units and 10,785 Multi-Family units located in Unincorporated County (Year 2040).

DTA has used the following demographic information from SLOCOG 2050 Regional Growth Forecast and California Department of Finance, which assumes Countywide and Unincorporated future resident-per-unit factors of 3.20 and 1.87 per Single Family unit and Multi-Family unit, respectively. This results in a total of 315,922 residents living in 120,216 Single Family and Multi-Family homes Countywide. Moreover, the Unincorporated County population would total 136,539 residents living in 47,724 Single Family and Multi-Family.

Table 4 on the following page summarizes the future demographics for the residential land uses.

Table 4: Future Residential Development

Residential Land Use	Projected Residents	Projected Housing Units	Average Household Size
<i>Countywide</i>			
Single-Family Residential	243,576	81,611	3.20
Multi-Family Residential	72,346	38,605	1.87
Total/Average	315,922	120,216	N/A
<i>Unincorporated</i>			
Single-Family Residential	116,328	36,939	3.20
Multi-Family Residential	20,211	10,785	1.87
Total	136,539	47,724	N/A

Based on the SLOCOG 2050 Regional Growth Forecast, there are projected to be 50,503 employees in Commercial, 43,830 employees in Industrial, and 36,242 employees in Office within the Countywide area by 2040. SLOCOG 2050 Regional Growth Forecast also estimates that there will be a total employee count of 15,386, 13,353, and 11,041 in within Commercial, Industrial, and Office land uses in the Unincorporated County by 2040.

DTA has used the following demographic information from SLOCOG 2050 Regional Growth Forecast, confirmed by CoStar Property, which assumes Countywide and Unincorporated future employees-per-1,000-square-foot factors of 1.90, 1.35, and 4.21 for Commercial, Industrial, and Office, respectively. This results in a projected 26,592,770 square feet of Commercial, 32,350,928 square feet of Industrial, and 8,604,148 square feet of Office within the Countywide area by 2040. Additionally, there will be a total of 8,101,794 square feet of Commercial, 9,856,083 square feet of Industrial, and 2,621,353 square feet of Office in Unincorporated County by 2040.

Non-Residential Land Use	Existing Building SF	Employees per 1,000 BSF	Existing Employees
<i>Countywide</i>			
Commercial	26,592,770	1.90	50,503
Industrial	32,350,928	1.35	43,830
Office	8,604,148	4.21	36,242
Total	67,547,846	N/A	130,575
<i>Unincorporated</i>			
Commercial	8,101,794	1.90	15,386
Industrial	9,856,083	1.35	13,353
Office	2,621,353	4.21	11,041
Total	20,579,230	N/A	39,781

3. Equivalent Dwelling Unit (“EDU”) and Equivalent Benefit Unit (“EBU”) Projections

Equivalent Dwelling Units (“EDU”) are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Since nearly all of the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use type. The EDU projections for each facility are shown in the fee derivation worksheets in Appendix A. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. “Persons Served” equal Residents plus 50% of employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees.



SECTION IV THE NEEDS LIST

IV THE NEEDS LIST

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense, the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. “Public Facilities” per Government Code Section 66000 includes “public improvements, public services, and community amenities.”

Government Code Section 66000 requires the identification of those facilities for which impact fees are going to be used as the key financing mechanism. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (“CIP”).

DTA has worked closely with County staff to develop the list of facilities to be included in the Fee Study (“the Needs List”). For purposes of the County’s fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development impact fee on new development within the County. The Needs List is organized by facility element (or type) and includes a cost section consisting of three (3) columns, which are defined in Table 6 below.

Table 5: Explanation of Cost Section

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including engineering, design, construction, land acquisition, and equipment (as applicable)	County
Offsetting Revenues to New and Existing Development	Share of Total Offsetting Revenues allocated to new and existing development	County
Net Cost to County	The difference between the Total Cost and the Offsetting Revenues (column 1 plus column 2)	Calculated by DTA

DTA surveyed County staff on required facilities needed to serve new development as a starting point for its fee calculations. The survey included the project description, justification, public benefit, estimated costs, and project financing for each proposed facility. Through discussions between DTA and County staff, the Needs List has gone through a series of revisions to fine-tune the needs, costs, and methodologies used in allocating the costs for each facility.

The final Needs List is included in Appendix A-1 below.

V METHODOLOGY USED FOR CALCULATING IMPACT FEES

A. MAIN TYPES OF FEE METHODOLOGIES

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. The three main types of fee methodologies are based on a plan, capacity, or standard.

A.1 PLAN-BASED FEES

The first method of assessing fees is based on a “Plan” which identifies a finite set of improvements. With this plan, improvement costs are known and can be assigned to all land uses planned in the future. Improvement costs are allocated in proportion to the amount of demand caused by each development. This method assumes the entire service capacity of the planned improvements will be absorbed by projected development. This method works well when it is difficult to measure the actual service needed by a particular development, or where capacity cannot be directly related to demand. Roads and flood control improvements are examples where “plan” based fees are often used. These fees typically take the form of a per unit assessment. However, this type of fee is limited because it is based on a specific amount and intensity of land use (i.e., if the land uses change, the future base of revenue upon which the fee is based also changes).

A.2 CAPACITY-BASED FEES

A second method of fee assessment is based on the “capacity” of a service or system. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This type of fee is useful when the costs of the facility or system are unknown, however, it requires that the amount of capacity used by a particular development be measured or estimated. Capacity-based impact fees are assessed per unit of demand rate by dividing the cost of the facility by the facility capacity. This type of fee would most typically be assessed for water or wastewater systems.

A.3 STANDARDS-BASED FEES

A third method of assessing fees is based on “standards” where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to development per unit of demand. Parks are a good example of this type of fee structure. The state Quimby Act allows cities and counties to establish a service standard, typically three acres of parkland per thousand population, that new development must provide. This standard is not based on cost but rather on a standard of service. This method has several advantages including not needing to know the cost of a facility, how much capacity or service is provided by the current

system or having to commit to a specific size of facility.

B BENEFIT ALLOCATION

Each of the fee calculations employs the concept of an Equivalent Dwelling Unit (“EDU”) or Equivalent Benefit Unit (“EBU”) to allocate benefit among the five (5) land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use class. Notably, “Persons Served” equal Residents plus 50% of employees and is a customary industry practice designed to capture the reduced levels of service demanded by employees. Notably, at the direction of the County, DTA assumed a “Person Served” for Library Facilities, equal to Residents plus 14% of employees. This assumption is based on usage factors collected by the County that indicate less proportional usage of Library Facilities by employees.

Table 6: Fee Methodology

Facility Type	Basis	Allocation	Service Area	Existing EDUs/EBUs	Projected EDUs/EBUs
Sheriff Facilities	Plan Based	Persons Served	Unincorporated	141,209	15,220
Fire Facilities	Plan Based				
General Government Facilities	Plan Based				
Park and Recreation	Standard Based			NA	29,266
Library Facilities	Standard Based		Countywide	268,013	26,718

The following sections present the reasonable relationship for benefit, impact, and rough proportionality tests for each fee element (i.e., Sheriff facilities, Fire facilities, park and recreation facilities, etc.) and the analysis undertaken to apportion costs for each type of facility on the Needs List. More detailed fee calculation worksheets for each type of facility are included in Appendix A-1.

C Sheriff Facilities

Sheriff Facilities include those facilities used by the County to protect life and property throughout the unincorporated County. In order to meet the demand for Sheriff services resulting from new development through build out, the County has identified necessary facilities shown in the Needs List.

Table 7: Sheriff Facilities

Identify Purpose of Fee	Sheriff Facilities
Identify Use of Fee	Various Sheriff Facilities including the constructions of new substations, a detective building, and a Sheriff’s office administration building.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility, Use of the Fee, and Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will create service calls increasing the need for trained Sheriff personnel. Thus, there is a relationship between new development and the need for new Sheriff Facilities. Fees collected from new development will be used exclusively for Sheriff Facilities identified on the Needs List.

Table 9 below identifies the facilities proposed to be funded in whole or in part with the fees collected for Sheriff Facilities. Costs are based on estimates provided by the County.

Table 8: Sheriff Facilities

Sheriff Facilities	Facility Cost
Co-located ECC	\$12,000,000
Nipomo Substation	\$6,467,780
Los Osos Substation	\$6,500,000
Cambria Substation	\$6,500,000
Detectives Building	\$5,500,000
Sheriff’s Office Administration Building	\$5,500,000
<i>Revenues Not Yet Committed</i>	<i>(\$2,050,987)</i>
Total	\$40,416,793

C.1 Calculation Methodology

Sheriff Facilities will serve residents and employees throughout the unincorporated County. Based on the proportional existing and future Persons Served in unincorporated County, 90.27% of the costs will be allocated to existing development and 9.73% of the costs will be allocated to new development.

Table 9: Sheriff Facilities Cost Allocation Summary

Development Type	Persons Served	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	141,209	90.27%	\$36,484,283
New Development	15,220	9.73%	\$3,932,510
Total	156,430	100%	\$40,416,793
Fee Per Persons Served			\$257

Fee amounts for Sheriff Facilities were then calculated for both residential and non-residential land uses as detailed in Appendix A-2. Each of the five (5) land use categories (Single Family, Multi-Family, Commercial, Office, and Industrial) is assigned an EDU factor derived from the “Persons Served”, i.e. number of residents (for Single Family and Multi-Family units) or 50% of the employees for non-residential development as presented in Table 11.

Table 11: Sheriff Facilities Fee Derivation Summary

Development Type	Future Persons Served	Total Facilities Cost Allocated	Fee Per Unit/ Per 1,000 Sq. Ft.
Single Family	10,757	\$2,768,779	\$693.06
Multi Family	2,185	\$562,430	\$482.36
Commercial	881	\$226,827	\$244.41
Office	632	\$162,774	\$542.09
Industrial	765	\$196,857	\$174.36
Total	15,220	\$3,917,668	NA

D Fire Facilities

The Fire Facilities element includes those facilities required within the unincorporated County to maintain adequate Fire protection services. In order to serve new development through build out, the County identified the need for an additional fire station, a fire training facility, equipment replacement, an equipment storage facility, and vehicle acquisition.

Table 12: Fire Facilities Element

Identify Purpose of Fee	Fire Facilities
Identify Use of Fee	Construction of a new fire station, a fire training facility, a fire equipment storage facility, and vehicle and equipment acquisition/replacement
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility, Use of the Fee, and Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained fire protection personnel. Equipment and vehicles used to provide these services will have to be purchased or replaced and facilities will need to be constructed to meet this increased demand. Thus, a reasonable relationship exists between the need for fire services facilities and the impact of residential and non-residential development. The Fire Facilities fees collected from new development will be used exclusively for fire protection purposes.

Table 13 below identifies the facilities proposed to be funded in whole or in part with the collection of Fire Facilities fees. Costs are based on estimates provided by the County.

Table 13: Fire Facilities Cost Breakdown

Fire Facilities	Facility Cost
Permanent Housing for Station - Oceano	\$1,080,000
Emergency Generator for Station - Oceano	\$100,000
Type 1 Fire Engine - Oceano	\$600,000
Type IV Fire Engine - Oceano	\$60,000
Fire Station Expansion - San Miguel	\$1,000,000
3000-gal Water Tender	\$150,000
Co-located ECC	\$36,760,926
Station 42 Carizzo Plains Back up Power	\$296,200
Station 22 610 sq. ft.	\$213,500
Station 42 688 sq. ft.	\$240,800
Station 52 700 sq. ft.	\$245,000
14,000 Sq. Ft. of county Fire Facility Space (1 Stations)	\$22,000,000
35,000 sq. ft. North County Training Center/Drill Grounds	\$106,270,300
16 Type I Fire Engines	\$11,200,000
8 Rescues	\$4,080,000
8 Breathing Support Units	\$4,000,000
8 Water Tenders	\$3,600,000
8 Ladder Trucks	\$4,400,000
Equipment	\$5,200,000
Station 16 Cayucos	\$6,000,000
1 Type 1 Fire Engine	\$700,000
1 Rescue	\$510,000
1 Breathing Support Unit	\$500,000
1 Water Tender	\$400,000
Equipment	\$569,700
Station 15,861 sq. ft.	\$301,350
Santa Margarita - New Fire Station	\$2,000,000
<i>Revenues Not Yet Committed</i>	<i>(\$93,618,903)</i>
Total	\$117,640,449

D.1 Calculation Methodology

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 90.27% of the

costs will be allocated to existing development and 9.73% of the costs will be allocated to new development.

Table 14: Fire Facilities Cost Allocation Summary

Development Type	Persons Served	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	141,209	90.27%	\$106,194,161
New Development	15,220	9.73%	\$11,446,288
Total	156,430	100%	\$117,640,449
Facilities Cost per Persons Served			\$752

Similar to the approach for Sheriff Facilities, fee amounts for Fire Facilities were calculated for both residential and non-residential land uses as detailed in Appendix A-3. Each of the five (5) land use categories (Single Family, Multi-Family, Commercial, Office, and Industrial) is assigned an EDU factor derived from the “Persons Served”, i.e. number of residents (for Single Family and Multi-Family units) or 50% of the employees for non-residential development as presented in Table 15.

Table 15: Fire Facilities Fee Derivation Summary

Development Type	Future Persons Served	Total Facilities Cost Allocated	Fee Per Unit/ Per 1,000 Sq. Ft.
Single Family	10,757	\$8,089,569	\$2,024.92
Multi Family	2,185	\$1,643,258	\$1,409.31
Commercial	881	\$662,721	\$714.10
Office	632	\$475,580	\$1,583.84
Industrial	765	\$575,160	\$509.44
Total	15,220	\$11,446,288	NA

E Library Facilities

The Library Facilities Fee is based on the County-Owned Library Facilities including buildings, books, and materials. In order to serve new development through buildout, the County has set an objective to maintain the existing levels of service for future residents through buildout. It should be noted that per the County’s instruction, Library Facilities are expected to serve the Countywide population, except for residents in the City of Paso Robles.

Table 16: Library Facilities Element

Identify Purpose of Fee	Library Facilities
Identify Use of Fee	Finance new library facilities, as well as books and materials
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility, Use of the Fee, and Type of Development Project on Which the Fee is Imposed	New residential and non-residential development will generate additional residents and employees who will require additional Library Facilities and books and materials if the County is to maintain the current standards of Library Services for all residents through buildout.

E.1 Library Facilities

According to the County, it has been determined that facilities will be needed to serve new development at the current level of standards. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at buildout. Consequently, the costs of \$266 per Persons Served (where Persons Served for Library Facilities equals Residents plus 14% of employees – See Section V.B above) will be allocated to new development based on the demographics for each land use class.

Table 17 below identifies the facilities proposed to be funded in whole or in part with the collection of Library Facilities Fees. Costs are based on estimates provided by the County.

Table 17: Library Facilities Cost Breakdown

Library Facility Standards	Quantity	Facility Cost
County Owned Library Facility	103,908	\$63,383,880
Books and Materials	372,000	\$8,742,000
<i>Offsetting Revenues</i>		(\$741,770)
Total Existing Facilities Cost		\$71,384,110
<i>Existing Persons Served</i>		268,013
Total Facilities Cost per Persons Served		\$266

E.2 Calculation Methodology

The “Standards” methodology utilized to determine the cost for Library Facilities required for new development. This methodology establishes a level of service for future development (based on the existing level of service), against which facilities

costs are determined based on the cost of the existing Library Facilities.

Fee amounts for this element are then calculated for both residential and non-residential land uses as detailed in Appendix A-4. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again for Library Facilities, is equal to Residents plus 14% of Employees.

Table 18: Library Facilities Fee Derivation Summary

Development Type	Future Persons Served	Total Facilities Cost Allocated	Fee Per Unit/ Per 1,000 Sq. Ft.
Single Family	19,027	\$5,067,822	\$695.65
Multi Family	5,864	\$1,561,782	\$499.13
Commercial	707	\$188,192	\$70.82
Office	507	\$135,050	\$157.06
Industrial	613	\$163,328	\$50.52
Total	26,718	\$7,116,174	NA

F General Government Facilities

The General Government Facilities Element includes those facilities used by the County to provide basic governmental services and public facilities maintenance services, exclusive of public safety.

Table 19: General Government Facilities

Identify Purpose of Fee	General Government Facilities
Identify Use of Fee	The General Government Facilities fee will finance construction of various general government buildings, equipment, and fixtures.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility, Use of the Fee, and Type of Development Project on Which the Fee is Imposed	New residential and non-residential development in the County will generate additional residents and employees who will increase the demand for Countywide services and general government functions. Population and employment growth have a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Government Service Facilities.

Table 20 below identifies the facilities proposed to be funded in whole or in part with the fees. Notably, the County estimates that over 75% of the cost of such facilities would be funded through other sources including State and Federal Grants. Therefore, only the facilities costs net of such funding would be allocable to new development.

Table 20: General Government Facilities Cost

General Government Facilities	Total Facilities Cost	Net Facilities Cost Allocable to New and Existing Development
Old Court House	\$16,208,753	\$3,826,235
New Government Center	\$8,745,436	\$2,064,446
New Courthouse/Courthouse Annex	\$7,321,595	\$1,728,334
Santa Rosa Central Services	\$912,379	\$215,376
Vets Hall	\$2,717,108	\$641,400
New Kimball Building	\$60,443,053	\$14,268,174
New Public Health Building	\$26,562,037	\$6,270,229
Health Agency	\$4,625,379	\$1,091,866
Health Annex	\$1,475,173	\$348,229
Mental Health	\$1,278,445	\$301,789
New Probation Building	\$18,200,000	\$4,296,288
DSS	\$7,867,709	\$1,857,250
Empleo Drive	\$1,392,779	\$328,779
DSS Overflow	\$23,851,151	\$5,630,297
New AG/UC Building	\$13,923,589	\$3,286,799
New Parks Office Building	\$3,367,000	\$794,813
Ag Commissioner Storage Building	\$1,414,800	\$333,977
Parking, Scale Pit	\$113,400	\$26,769
Animal Services Building	\$14,807,800	\$3,495,526
Central Services Storage Warehouse	\$4,686,570	\$1,106,311
Fleet Services Building	\$7,027,200	\$1,658,839
IT Comm Tower	\$1,232,004	\$290,827
Joint Information. Conference Center Building	\$2,767,500	\$653,295
Parking	\$272,295	\$64,278
Public Works Maintenance, Office, Storage	\$13,539,027	\$3,196,020
Parking and Road Yard	\$2,512,908	\$593,197
Kansas/Oklahoma Avenue General Street and Wayfinding Improvements	\$4,177,085	\$986,042
Health Services (Exc. Maintenance Bldg.)	\$1,931,402	\$455,926
San Miguel Community Center	\$399,260	\$94,249
Santa Margarita Community Center	\$333,704	\$78,774
Community Building	\$583,996	\$137,858

CW Clarke Park Senior Center (Log Cabin)	\$122,178	\$28,841
Veteran's Building	\$525,116	\$123,959
Ag Commissioner Storage Building	\$204,032	\$48,164
Los Osos Road Yard	\$138,182	\$32,619
Morro Bay Clinic (Exc. Modular)	\$363,714	\$85,858
Veteran's Hall	\$428,086	\$101,054
SLORTA & SCT	\$1,585,026	\$374,161
South Co. Regional Center	\$651,986	\$153,908
South Co. Regional Center - Ag. Comm Modular	\$231,436	\$54,633
Nipomo Senior Center	\$511,602	\$120,769
Paso Robles Public Works Modular	\$1,366,942	\$322,680
Total	\$260,818,837	\$61,192,581

F.1 Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-5. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and of the number of employees per 1,000 building square feet of each category of non-residential development.

Table 21: General Government Facilities Cost Allocation Summary

Development Type	Persons Served	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	141,209	90.27%	\$54,449,879
New Development	15,220	9.73%	\$5,868,957
Total	156,430	100%	\$60,318,837
Facilities Cost per Persons Served			\$386

Fee amounts for General Government Facilities were calculated for both residential and non-residential land uses as detailed in Appendix A-5. Again, each of the five (5) land use categories (Single Family, Multi-Family, Commercial, Office, and Industrial) is assigned an EDU factor derived from the “Persons Served”, i.e. number of residents (for Single Family and Multi-Family units) or 50% of the employees for non-residential development as presented in Table 22.

Table 22: General Government Facilities Fee Derivation Summary

Development Type	Future Persons Served	Total Facilities Cost Allocated	Fee Per Unit/ Per 1,000 Sq. Ft.
Single Family	10,757	\$4,147,837	\$1,038.26
Multi Family	2,185	\$842,562	\$722.61
Commercial	881	\$339,803	\$366.15
Office	632	\$243,848	\$812.09
Industrial	765	\$294,907	\$261.21
Total	15,220	\$5,868,957	NA

G Park and Recreation Facilities

The Park and Recreation Facilities will serve the residents of the County by providing facilities for recreation while enhancing the community’s appeal and quality of life. The Fee Study includes a component for the construction of Park and Recreation Facilities to serve new residential development through buildout.

Table 23: Parks and Recreation Facilities

Identify Purpose of Fee	Park and Recreation Facilities
Identify Use of Fee	Construction of Park and Recreation Facilities such as playground structures, ball fields, sports fields, trails, and restroom facilities.
Demonstrate How There is a Reasonable Relationship Between the Need for the Public Facility, Use of the Fee, and Type of Development Project on Which the Fee is Imposed	New residential development will generate an increased demand for Park and Recreation Facilities. Population growth has a direct impact on the need for Park and Recreation Facilities. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Park and Recreation Facilities. Fees collected from new development will be used exclusively for Park and Recreation Facilities in the County.

G.1 Park and Recreation Facilities

DTA utilized the "standard" that was established in the 2006 Parks Element for future development, and estimated facilities costs based on units of demand from future development. This approach establishes a generic unit cost as can be seen in Table 24, which is then applied to each land use type per unit of demand. This standard is not based on the cost of a specific existing or future facility, but rather on the cost of providing a certain standard of service.

Based on the County’s 2006 Parks Element, a standard of 3.0 acres of park 1,000 residents (established in such study) will be utilized in this Fee Study to determine Park and Recreation Facilities needs for new development in the County. Notably,

in establishing the unit cost of Park and Recreation Facilities, DTA assumed (per County’s instructions) a land acquisition cost plus an estimated cost of new park improvements for a standard park facility.

The County provided DTA with a range of average costs to develop a Non-Specialized park (i.e. parks that are made up of neighborhood/community serving components such as play equipment, benches, picnic areas, parking, and bathrooms) of \$310,000 to \$390,000 per acre. The County also provided an average cost range for the construction of Specialized Parks (made up of larger-scale single facilities such as swimming pools, and lighted athletic fields/courts) of \$600,000 to \$800,000 per acre. For purposes of this Study, DTA elected to use an average cost per acre of \$310,000 to account for other potential funding sources that may be available in the future, such as grants and loans, to supplement the impact fee monies. Additionally, based on the fact the Park Standard of 3.0 acres per thousand residents, is expected to also include passive parkland (e.g. open space, trails, etc.). DTA assumed that 70% of the land encompassing mini parks, neighborhood parks, and community parks would be active parkland (e.g. sports fields, playgrounds, benches, etc.) and the remaining 30% of park acreage would be comprised of natural/passive park area. As a result, for purposes of this Fee Study, DTA has assumed that the cost per acre of park improvements provided by the County would only apply to 70% of the total park acreage and that the cost per acre for the remaining acreage within the park (i.e. 30%) would be fully accounted for in the land acquisition cost.

As previously discussed, the Fee Study also accounts for the cost of acquiring land for parks. Based on data published on the CoStar Property platform, the average cost for land was estimated to be \$125,000 per acre. The dataset used to derive this estimate considered current valuation for property located in the Unincorporated County. The table below summarizes the assumptions discussed above.

Table 24: Park and Recreation Facilities Cost Breakdown

Park and Recreation Facilities	Standard Acres/1,000 Residents	Number of Future Residents	Acreage Required for Future Residents	Cost per Acre	Facility Cost
Park and Recreation Improvements	3.00	29,266	87.80	\$217,000	\$19,052,166
Park and Recreation Land	3.00	29,266	87.80	\$125,000	\$10,974,750
<i>Offsetting Revenues</i>					(\$2,673,877)
Total Existing Facilities Cost					\$27,353,039
<i>Future Persons Served</i>					29,266
Total Facilities Cost per Persons Served					\$935

G.2 Calculation Methodology

The “Standards” methodology was utilized to determine the cost for Park and Recreation Facilities required for new development. This methodology establishes a level of service for future development (based on the County’s targeted standard), against which facilities costs are determined based on the cost of Land Acquisition and cost of Park and Recreation improvements. Fee amounts are then calculated for residential land uses as detailed in Appendix A-6. Notably, the County will not impose the Park and Recreation fee on non-residential property. Additionally, in certain cases, the County will impose a Quimby fee for parkland acquisition. In such cases, the Quimby fee would be collected in-lieu of the “Land Acquisition” component of the Park and Recreation Facilities fee, and only the “Improvement” component of the Park and Recreation Facilities fee would be imposed (see Table 25B below). For other residential development for which the Quimby fee is not applicable or imposed, the total Park and Recreation Facilities fee (i.e. Land Acquisition plus Improvements) would be imposed (see Table 25A below).

Table 25A: Park and Recreation Facilities Fee Derivation Summary (Land Acquisition and Park Improvements)

Development Type	Future Persons Served	Total Facilities Cost Allocated	Fee Per Unit/ Per 1,000 Sq. Ft.
Single Family	22,510	\$21,038,857	\$2,491.87
Multi Family	6,756	\$6,314,182	\$1,751.51
Commercial	NA	NA	NA
Office	NA	NA	NA
Industrial	NA	NA	NA
Total	29,266	\$27,353,039	NA

Table 25B: Park and Recreation Facilities Fee Derivation Summary (Park Improvements Only, Excluding Land Acquisition)

Development Type	Future Persons Served	Total Facilities Cost Allocated	Fee Per Unit/ Per 1,000 Sq. Ft. (Excl. Land Acquisition)
Single Family	22,510	\$12,597,521	\$1,492.07
Multi Family Without Land	6,756	\$3,780,768	\$1,048.76
Commercial	NA	NA	NA
Office	NA	NA	NA
Industrial	NA	NA	NA
Total	29,266	\$16,378,289	NA

VI SUMMARY OF FEES

The total fee amounts to finance new development's share of the costs of facilities in the Needs Lists are summarized in Tables 26 below.

Table 26: Development Impact Fee Summary

Facility Type	Residential		Non-Residential		
	Single-Family	Multi-Family	Commercial	Office	Industrial
Sheriff Facilities	\$693	\$482	\$244	\$542	\$174
Fire Facilities	\$2,025	\$1,409	\$714	\$1,584	\$509
Library Facilities	\$696	\$499	\$71	\$157	\$51
General Government Facilities	\$1,038	\$723	\$366	\$812	\$261
Park and Recreation Facilities	\$2,492	\$1,752	NA	NA	NA
Admin Fee 2.0% ¹	\$139	\$97	\$28	\$62	\$20
Total	\$7,083	\$4,962	\$1,423	\$3,157	\$1,016

Note:

1. The Admin Fee of 2.0% is a charge applied by the County of San Luis Obispo and was not included in the study done by DTA.

APPENDIX A

County of San Luis Obispo
Development Impact Fee Justification Study



FEE DERIVATION WORKSHEETS

Appendix A-1
COUNTY OF SAN LUIS OBISPO DEVELOPMENT
IMPACT FEE PROGRAM
PUBLIC FACILITIES NEEDS LIST THROUGH 2040

Facility Name	{1} Facilities Costs to County	{2} Off-Setting Revenues/ Other Sources	{3} Net Cost to County
A. SHERIFF FACILITIES			
1 Co-located ECC	\$12,000,000	(\$1,609,529)	\$10,390,471
2 Nipomo Sheriff Substation	\$6,467,780	(\$441,458)	\$6,026,322
3 Los Osos Substation	\$6,500,000	\$0	\$6,500,000
4 Cambria Substation	\$6,500,000	\$0	\$6,500,000
5 Detectives Building *	\$5,500,000	\$0	\$5,500,000
6 Sheriff's Office Administration Building *	\$5,500,000	\$0	\$5,500,000
TOTAL PUBLIC SAFETY FACILITIES	\$42,467,780	(\$2,050,987)	\$40,416,793

COUNTY OF SAN LUIS OBISPO DEVELOPMENT
IMPACT FEE PROGRAM
PUBLIC FACILITIES NEEDS LIST THROUGH 2040

Facility Name	{1} Facilities Costs to County	{2} Off-Setting Revenues/ Other Sources	{3} Net Cost to County
B. FIRE FACILITIES			
1 Permanent Housing for Station - Oceano	\$1,080,000	\$0	\$1,080,000
2 Emergency Generator for Station - Oceano	\$100,000	\$0	\$100,000
3 Type 1 Fire Engine - Oceano	\$600,000	\$0	\$600,000
4 Type IV Fire Engine - Oceano	\$60,000	\$0	\$60,000
5 Fire Station Expansion - San Miguel	\$1,000,000	\$0	\$1,000,000
6 3000-gal Water Tender	\$150,000	\$0	\$150,000
7 Co-located ECC	\$36,760,926	(\$7,837,327)	\$28,923,599
8 Station 42 Carizzo Plains Back up Power	\$296,200	\$0	\$296,200
9 Station 22 610 sq ft	\$213,500	\$0	\$213,500
10 Station 42 688 sq ft	\$240,800	\$0	\$240,800
11 Station 52 700 sq ft	\$245,000	\$0	\$245,000
12 112,000 Sq. Ft. of county Fire Facility Space (8 Stations)	\$176,000,000	(\$154,000,000)	\$22,000,000
13 35,000 sq. ft. North County Training Center/Drill Grounds	\$106,270,300	(\$87,000,000)	\$19,270,300
14 16 Type I Fire Engines	\$11,200,000	\$0	\$11,200,000
15 8 Rescues	\$4,080,000	\$0	\$4,080,000
16 8 Breathing Support Units	\$4,000,000	\$0	\$4,000,000
17 8 Water Tenders	\$3,600,000	\$0	\$3,600,000
18 8 Ladder Trucks	\$4,400,000	\$0	\$4,400,000
19 Equipment	\$5,200,000	\$0	\$5,200,000
20 Station 16 Cayucos	\$6,000,000	\$0	\$6,000,000
21 1 Type 1 Fire Engine	\$700,000	\$0	\$700,000
22 1 Rescue	\$510,000	\$0	\$510,000
23 1 Breathing Support Unit	\$500,000	\$0	\$500,000
24 1 Water Tender	\$400,000	\$0	\$400,000
25 Equipment	\$569,700	\$0	\$569,700
26 Station 15 861 sq ft	\$301,350	\$0	\$301,350
27 Santa Margarita - New Fire Station	\$2,000,000	\$0	\$2,000,000
TOTAL FIRE FACILITIES	\$355,496,726	(\$248,837,327)	\$117,640,449

COUNTY OF SAN LUIS OBISPO DEVELOPMENT
IMPACT FEE PROGRAM
PUBLIC FACILITIES NEEDS LIST THROUGH 2040

Facility Name	{1} Facilities Costs to County	{2} Off-Setting Revenues/ Other Sources	{3} Net Cost to County
C. GENERAL GOVERNMENT FACILITIES			
1 Old Court House	\$16,208,753	(\$12,460,200)	\$3,748,552
2 New Government Center	\$8,745,436	(\$6,722,904)	\$2,022,532
3 New Courthouse/Courthouse Annex	\$7,321,595	(\$5,628,350)	\$1,693,245
4 Santa Rosa Central Services	\$912,379	(\$701,376)	\$211,003
5 Vets Hall	\$2,717,108	(\$2,088,730)	\$628,378
6 New Kimball Building	\$60,443,053	(\$46,464,559)	\$13,978,494
7 New Public Health Building	\$26,562,037	(\$20,419,110)	\$6,142,927
8 Health Agency	\$4,625,379	(\$3,555,681)	\$1,069,698
9 Health Annex	\$1,475,173	(\$1,134,014)	\$341,159
10 Mental Health	\$1,278,445	(\$982,783)	\$295,662
11 New Probation Building	\$18,200,000	(\$13,990,937)	\$4,209,063
12 DSS	\$7,867,709	(\$6,048,166)	\$1,819,543
13 Empleo Drive	\$1,392,779	(\$1,070,675)	\$322,104
14 DSS Overflow	\$23,851,151	(\$18,335,163)	\$5,515,988
15 New AG/UC Building	\$13,923,589	(\$10,703,520)	\$3,220,069
16 New Parks Office Building	\$3,367,000	(\$2,588,323)	\$778,677
17 Ag Commissioner Storage Building	\$1,414,800	(\$1,087,603)	\$327,197
18 Parking, Scale Pit	\$113,400	(\$87,174)	\$26,226
19 Animal Services Building	\$14,807,800	(\$11,383,242)	\$3,424,558
20 Central Services Storage Warehouse	\$4,686,570	(\$3,602,720)	\$1,083,850
21 Fleet Services Building	\$7,027,200	(\$5,402,039)	\$1,625,161
22 IT Comm Tower	\$1,232,004	(\$947,082)	\$284,922
23 Joint Information. Conference Center Building	\$2,767,500	(\$2,127,468)	\$640,032
24 Parking	\$272,295	(\$209,322)	\$62,973
25 Public Works Maintenance, Office, Storage	\$13,539,027	(\$10,407,894)	\$3,131,133
26 Parking and Road Yard	\$2,512,908	(\$1,931,755)	\$581,153
27 Kansas/Ohklahoma Avenue General Street and Wayfinding Improvements	\$4,177,085	(\$3,211,062)	\$966,023
28 Health Services (Exc. Maintenance Bldg.)	\$1,931,402	(\$1,484,732)	\$446,670
29 San Miguel Community Center	\$399,260	(\$306,924)	\$92,336

COUNTY OF SAN LUIS OBISPO DEVELOPMENT
IMPACT FEE PROGRAM
PUBLIC FACILITIES NEEDS LIST THROUGH 2040

Facility Name	{1} Facilities Costs to County	{2} Off-Setting Revenues/ Other Sources	{3} Net Cost to County
C. GENERAL GOVERNMENT FACILITIES (CONTINUED)			
30 Santa Margarita Community Center	\$333,704	(\$256,529)	\$77,175
31 Community Building	\$583,996	(\$448,937)	\$135,059
32 CW Clarke Park Senior Center (Log Cabin)	\$122,178	(\$93,922)	\$28,256
33 Veteran's Building	\$525,116	(\$403,674)	\$121,442
34 Ag Commissioner Storage Buliding	\$204,032	(\$156,846)	\$47,186
35 Los Osos Road Yard	\$138,182	(\$106,225)	\$31,957
36 Morro Bay Clinic (Exc. Modular)	\$363,714	(\$279,599)	\$84,115
37 Veteran's Hall	\$428,086	(\$329,084)	\$99,002
38 SLORTA & SCT	\$1,585,026	(\$1,218,462)	\$366,564
39 South Co. Regional Center	\$651,986	(\$501,203)	\$150,783
40 South Co. Regional Center - Ag. Comm Modular	\$231,436	(\$177,912)	\$53,524
41 Nipomo Senior Center	\$511,602	(\$393,285)	\$118,317
42 Paso Robles Public Works Modular	\$1,366,942	(\$1,050,813)	\$316,129
TOTAL GENERAL GOVERNMENT FACILITIES	\$260,818,837	(\$200,500,000)	\$60,318,837

Appendix A-2
County of San Luis Obispo
Sheriff Facilities Fee Calculation

I. Existing EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Existing Persons Served
Single Family	105,571	105,571
Multi-Family	18,026	18,026
Commercial	13,624	6,812
Office	9,777	4,888
Industrial	11,824	5,912
Total		141,209

II. Future EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Future Persons Served
Single Family	10,757	10,757
Multi Family	2,185	2,185
Commercial	1,762	881
Office	1,265	632
Industrial	1,530	765
Total		15,220

III. Proposed Sheriff Facilities Costs

Facilities List	Facilities Costs
Co-located ECC	\$10,390,471
Nipomo Sheriff Substation	\$5,873,780
Los Osos Substation	\$6,500,000
Cambria Substation	\$6,500,000
Detectives Building	\$5,500,000
Sheriff's Office Administration Building	\$5,500,000
Sub-Total:	\$40,264,251

Appendix A-2
County of San Luis Obispo
Sheriff Facilities Fee Calculation

IV. Allocation of Sheriff Facilities Costs

Development Description	Total Person Served	Percentage of Costs Allocated	Facilities Costs
Existing Development	141,209	90.27%	\$36,346,583
New Development	15,220	9.73%	\$3,917,668
Total Facilities Costs	156,430	100.00%	\$40,264,251
Total Number of Persons Served			156,429.64
Cost per Persons Served			\$257

V. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	Future Persons Served	Number of Units/ Non-Res. 1,000 SF it/1,000 Non-Res. SF	Fees Per Non-Res. SF	Cost Financed by DIF
Single Family	10,757	3,995	\$693.06	\$2,768,779
Multi Family	2,185	1,166	\$482.36	\$562,430
Commercial	881	928	\$244.41	\$226,827
Office	632	300	\$542.09	\$162,774
Industrial	765	1,129	\$174.36	\$196,857
Total Sheriff Facilities Costs				\$3,917,668

Appendix A-3
County of San Luis Obispo Fire
Facilities Fee Calculation

I. Existing EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Existing Persons Served
Single Family	105,571	105,571
Multi-Family	18,026	18,026
Commercial	13,624	6,812
Office	9,777	4,888
Industrial	11,824	5,912
Total		141,209

II. Future EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Future Persons Served
Single Family	10,757	10,757
Multi Family	2,185	2,185
Commercial	1,762	881
Office	1,265	632
Industrial	1,530	765
Total		15,220

III. Proposed Fire Facilities Costs

Facilities List	Facilities Costs
Permanent Housing for Station - Oceano	\$1,080,000
Emergency Generator for Station - Oceano	\$100,000
Type 1 Fire Engine - Oceano	\$600,000
Type IV Fire Engine - Oceano	\$60,000
Fire Station Expansion - San Miguel	\$1,000,000
3000-gal Water Tender	\$150,000
Co-located ECC	\$28,923,599
Station 42 Carizzo Plains Back up Power	\$296,200
Station 22 610 sq ft	\$213,500
Station 42 688 sq ft	\$240,800
Station 52 700 sq ft	\$245,000
14,000 Sq. Ft. of county Fire Facility Space (1 Stations)	\$22,000,000
35,000 sq. ft. North County Training Center/Drill Grounds	\$19,270,300
16 Type I Fire Engines	\$11,200,000
8 Rescues	\$4,080,000
8 Breathing Support Units	\$4,000,000
8 Water Tenders	\$3,600,000
8 Ladder Trucks	\$4,400,000
Equipment	\$5,200,000
Station 16 Cayucos	\$6,000,000
1 Type 1 Fire Engine	\$700,000
1 Rescue	\$510,000
1 Breathing Support Unit	\$500,000
1 Water Tender	\$400,000
Equipment	\$569,700
Station 15 861 sq ft	\$301,350
Santa Margarita - New Fire Station	\$2,000,000
Sub-Total:	\$117,640,449

Appendix A-3
County of San Luis Obispo Fire
Facilities Fee Calculation

IV. Allocation of Fire Facilities Costs

Development Description	Total Person Served	Percentage of Costs Allocated	Facilities Costs
Existing Development	141,209	90.27%	\$106,194,161
New Development	15,220	9.73%	\$11,446,288
Total Facilities Costs	156,430	100.00%	\$117,640,449
Total Number of Persons Served			\$156,430
Cost per Persons Served			\$752

V. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	Future Persons Served	Number of Units/ Non-Res. 1,000 SF	Fees Per Unit /1,000 Non-Res. SF	Cost Financed by DIF
Single Family	10,757	3,995	\$2,024.92	\$8,089,569
Multi Family	2,185	1,166	\$1,409.31	\$1,643,258
Commercial	881	928	\$714.10	\$662,721
Office	632	300	\$1,583.84	\$475,580
Industrial	765	1,129	\$509.44	\$575,160
Total Fire Facilities Costs				\$11,446,288

Appendix A-4
County of San Luis Obispo
Library Facilities Fee Calculation

I. Inventory of Existing Facilities

Facility	Quantity	Facility Units
County Owned Library Facility	103,908	Square Feet
Books/Materials	372,000	Items

II. Existing EDU Calculation

Land Use Type	Number of Residents/ Number of Employees [1]	Existing Persons Served
Single Family	194,664	194,664
Multi-Family	59,237	59,237
Commercial	38,988	5,458
Office	27,978	3,917
Industrial	33,836	4,737
Total		268,013

[1] Countywide totals, excluding the City of Paso Robles.

III. Future EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Future Persons Served
Single Family	19,027	19,027
Multi Family	5,864	5,864
Commercial	5,047	707
Office	3,622	507
Industrial	4,380	613
Total		26,718

[1] Countywide totals, excluding the City of Paso Robles.

IV. Proposed Inventory, Cost, and Service Standard

Facility	Quantity	Facility Units	Cost per Sq. Ft. □ Cost per item	Facility Cost
County Owned Library Facility	103,908	Square Feet	\$610	\$63,383,880
Books/Materials	372,000	Items	\$24	\$8,742,000
Offsetting Revenues				(\$741,770)
Existing Library Facilities Cost				\$71,384,110
Total Existing Persons Served				268,013
Total Library Facilities Costs per Persons Served				\$266

V. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	Future Persons Served	Number of Units/ Non-Res. 1,000 SFnit / 1,000 Non-Res. SF	Fees Per	Cost Financed by DIF
Single Family	19,027	7,285	\$695.65	\$5,067,822
Multi Family	5,864	3,129	\$499.13	\$1,561,782
Commercial	707	2,658	\$70.82	\$188,192
Office	507	860	\$157.06	\$135,050
Industrial	613	3,233	\$50.52	\$163,328
Total Library Facilities Costs				\$7,116,174

I. Existing EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Existing Persons Served
Single Family	105,571	105,571
Multi-Family	18,026	18,026
Commercial	13,624	6,812
Office	9,777	4,888
Industrial	11,824	5,912
Total		141,209

II. Future EDU Calculation [1]

Land Use Type	Number of Residents/ Number of Employees	Future Persons Served
Single Family	10,757	10,757
Multi Family	2,185	2,185
Commercial	1,762	881
Office	1,265	632
Industrial	1,530	765
Total		15,220

[1] Future development only accounts for future unincorporated County Persons Served.

III. Proposed General Government Facilities Costs

Facilities List	Facilities Costs
Old Court House	\$3,748,552
New Government Center	\$2,022,532
New Courthouse/Courthouse Annex	\$1,693,245
Santa Rosa Central Services	\$211,003
Vets Hall	\$628,378
New Kimball Building	\$13,978,494
New Public Health Building	\$6,142,927
Health Agency	\$1,069,698
Health Annex	\$341,159
Mental Health	\$295,662
New Probation Building	\$4,209,063
DSS	\$1,819,543
Empleo Drive	\$322,104
DSS Overflow	\$5,515,988
New AG/UC Building	\$3,220,069
New Parks Office Building	\$778,677
Ag Commissioner Storage Buliding	\$327,197
Parking, Scale Pit	\$26,226
Animal Services Building	\$3,424,558
Central Services Storage Warehouse	\$1,083,850
Fleet Services Building	\$1,625,161
IT Comm Tower	\$284,922
Joint Information. Conference Center Building	\$640,032
Parking	\$62,973
Public Works Maintenance, Office, Storage	\$3,131,133
Parking and Road Yard	\$581,153
Kansas/Ohklahoma Avenue General Street and Wayfinding Im	\$966,023
Health Services (Exc. Maintenance Bldg.)	\$446,670
San Miguel Community Center	\$92,336
Santa Margarita Community Center	\$77,175
Community Building	\$135,059
CW Clarke Park Senior Center (Log Cabin)	\$28,256
Veteran's Building	\$121,442
Ag Commissioner Storage Buliding	\$47,186
Los Osos Road Yard	\$31,957
Morro Bay Clinic (Exc. Modular)	\$84,115
Veteran's Hall	\$99,002
SLORTA & SCT	\$366,564
South Co. Regional Center	\$150,783
South Co. Regional Center - Ag. Comm Modular	\$53,524
Nipomo Senior Center	\$118,317
Paso Robles Public Works Modular	\$316,129
Sub-Total:	\$60,318,837

IV. Allocation of General Government Facilities Costs

Development Description	Total Person Served	Percentage of Costs Allocated	Facilities Costs
Existing Development	141,209	90.27%	\$54,449,879
New Development	15,220	9.73%	\$5,868,957
Total Facilities Costs	156,430	100.00%	\$60,318,837
Total Number of Persons Served			156,430
Cost per Persons Served			\$386

V. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	Future Persons Served	Number of Units/ Non-Res. 1,000 SF	Fees Per Unit /1,000 Non-Res. SF	Cost Financed by DIF
Single Family	10,757	3,995	\$1,038.26	\$4,147,837
Multi Family	2,185	1,166	\$722.61	\$842,562
Commercial	881	928	\$366.15	\$339,803
Office	632	300	\$812.09	\$243,848
Industrial	765	1,129	\$261.21	\$294,907
Total General Government Facilities Costs				\$5,868,957

Appendix A-6
County of San Luis Obispo
Park Facilities Fee
Calculation

I. Future EDU Calculation

Land Use Type	Number of Residents/ Number of Employees	Future Persons Served
Single Family	22,510	22,510
Multi Family	6,756	6,756
Total	29,266	29,266

II. Proposed Inventory, Cost, for Future Service Standard

Facility	Proposed Standard (Per 1,000 Residents) [1]	Required Park Acres	Cost per Acre	Total Cost
Standard Park	3.00	87.80	\$217,000	\$19,052,166
Land Acquisition	3.00	87.80	\$125,000	\$10,974,750
Offsetting Revenues				(\$2,673,877)
Net Park Facilities Cost				\$27,353,039
Total Existing Persons Served				29,266
Total Park Facilities Costs per Persons Served				\$935

[1] Standard set by 2006 parks element.

III. Development Impact Fee per Unit or per 1,000 Non-Res. SF

Land Use Type	Future Persons Served	Number of Units/ Non-Res. 1,000 SF	Fees Per Unit /1,000 Non-Res. SF	Cost Financed by DIF
Single Family	22,510	8,443	\$2,491.87	\$21,038,857
Multi Family	6,756	3,605	\$1,751.51	\$6,314,182
Total Park Facilities Costs				\$27,353,039