



## ARE DETERMINING ECONOMIC IMPACTS REQUIRED?

Under this program, the provision of economic information in staff reports for discretionary projects being considered by either the County's Planning Commission and/or County Board of Supervisors will be voluntary. The County has developed a list of qualified consultants available who have been deemed qualified to conduct economic modeling and prepare economic reports that could be included in County staff reports for discretionary land use applications being considered for approval.

Through a pilot project between the County and the Economic Vitality Corporation, a standardized economic analysis model and approach has been developed which provides a uniform format for reporting economic effects of a projects. The cost of such simplified reports is intended to be reasonable and commensurate with the scope of the economic analysis.

## WHO DO I CONTACT FOR MORE INFORMATION?

The County will be responsible for managing this additional information as part of the administrative record. For questions regarding the permit process please contact the Planning and Building Department at (805) 781-5600.

Questions related to the economic analysis, data collection or modeling outputs should be directed to the consultant retained by the project proponent.

## ACKNOWLEDGEMENTS

The EVC has been honored to work with the members of the Building Design & Construction Cluster and the County of San Luis Obispo in developing innovative solutions to achieving a more balanced discussion around land use planning and economic vitality. We wish to thank the following companies for their supporter of the pilot project that lead to development of this resource.



**San Luis Obispo County  
and the  
Economic Vitality Corporation  
Present**

# Economic Analysis Program

*A resource developed in collaboration between the **County of San Luis Obispo** and the **Economic Vitality Corporation**, a countywide economic development non-profit organization. [www.sloevc.org](http://www.sloevc.org)*

## ECONOMIC ANALYSIS PROGRAM

The County Board of Supervisors and the County Planning & Building Department believe that by using well established methods to estimate the economic effects of a proposed project, better land use policies and decisions to address the need for workforce housing, improving infrastructure, job creation, resource protection, and quality of life will occur.

This information can also serve to highlight direct and indirect economic effects, such as an increase in occupations or business types, thereby helping citizens and local policy-makers to better understand the overall benefit to their community of a project.

The County of San Luis Obispo Planning & Building Department have a list of consultants who have been deemed qualified to analyze the potential economic effect of land use projects requiring discretionary approvals. The list of qualified consultants is available on the Department's website as follows:

[http://www.slocounty.ca.gov/planning/environmental/List\\_of\\_Qualified\\_Consultants.htm](http://www.slocounty.ca.gov/planning/environmental/List_of_Qualified_Consultants.htm)

## WHO IS RESPONSIBLE FOR SELECTING AND PAYING CONSULTANTS?

The project applicant, or proponent, is responsible for paying for this optional analysis. The selection of a consultant and depth of analysis to be performed are at the project proponent's discretion.

## WHAT WOULD THE COUNTY DO WITH SUCH INFORMATION?

The economic data provided by such an analysis, if submitted to the County, would be attached to the County staff report for consideration by the County Planning Commission and/or County Board of Supervisors in evaluating the project.

PLEASE NOTE: Such information would NOT be the basis for making findings for approval or denial of a project, but rather credible information relative to the overall economic benefits a project. Nonetheless, the economic analysis document will become a part of the administrative record. It is solely up to the applicant whether to submit such a report.

## WHAT PROJECTS ARE ELIGIBLE?

Eligible projects are defined as residential projects of four or more units; commercial projects exceeding 10,000 square feet; and new policies or modifications that require a discretionary permit.

## WHAT WILL BE MEASURED?

The economic reports will provide an estimate of the initial, direct, indirect, and induced effects from sales, earnings, and job growth as result of the project. The scope of the analysis will be determined by the project proponent and the qualified consultant they retain, based upon data inputs, which may include jobs created, annual revenue, increase in assessed property value, construction cost, etc. The following are the definition of the terms used in the reports:

Initial - Actual impact: one job added, additional sales or earnings to an industry.

Direct - Industry transactions: direct impacts take place only in the industry immediately impacted and consist of permanent jobs, wages and output of the event itself.

Indirect - Inter-Industry transactions: indirect impacts are the jobs, wages and output created by businesses, which provide goods and services essential to the construction of the project, the special event, tourist activity, or to the new company.

Induced - Impacts to household income: induced impacts are the result of spending of the wages and salaries of the direct and indirect employees on items such as food, housing, transportation, etc.