

## EXHIBIT A

### Definitions:

Development Types – Residential and commercial development divided into sub-categories.

Units of Development – A standard measure of the cost to provide services. The acre is the fundamental unit measure, which is divided into a smaller component, the dwelling unit (DU).

Asset Cost Per Acre – The calculated cost to provide additional services/facilities to new development.

Calls Per Unit – The number of yearly additional police calls generated by new development.

Facility Cost Per Call – The cost per call to expand current police facilities to accommodate new development.

Persons Per Unit – The number of persons expected to reside in the unit of development.

Costs Per Capita – The cost of new or additions to the current community center, on a per person basis, to maintain the current level of service of recreation facilities.

Impact Fee Per Unit – The fee to be levied per unit of development in order to recover future cost of new or expanded facilities.

### Fees:

A person seeking to construct a residential or non-residential development project shall pay Development Impact Fees for fire protection, police facilities, traffic signalization, transportation facilities, community centers, park improvements, and water facilities based upon the following schedule:

**CITY OF ARROYO GRANDE  
DEVELOPMENT IMPACT FEES  
EFFECTIVE 03/27/2023**

**Fire Protection**

<b>Development Type</b>	<b>Units</b>	<b>Fee per Acre</b>	<b>Acres Per Unit</b>	<b>Fee Per Unit</b>
Residential - Estate	Dwelling Unit	\$ 2,323.00	2.500	\$ 5,808.00
Residential Rural	Dwelling Unit	\$ 2,323.00	1.000	\$ 2,323.00
Residential - Single-Family	Dwelling Unit	\$ 2,323.00	1.000	\$ 2,323.00
Low- income	Dwelling Unit	\$ 581.00	1.000	\$ 581.00
Very Low-income	Dwelling Unit	-	1.000	
Residential - Multi-Family	Dwelling Unit	\$ 2,323.00	0.090	\$ 209.00
Low- income	Dwelling Unit	\$ 581.00	0.090	\$ 52.00
Very Low-income	Dwelling Unit	-	0.090	
Residential Mobile Home	Dwelling Unit	\$ 2,323.00	0.120	\$ 279.00
Low- income	Dwelling Unit	\$ 581.00	0.120	\$ 70.00
Very Low-income	Dwelling Unit	-	0.120	
Commercial - General	Thousand Square Feet	\$ 2,323.00	0.091	\$ 211.00
Commercial - Service	Thousand Square Feet	\$ 2,323.00	0.091	\$ 211.00
Hotel/Motel	Thousand Square Feet	\$ 2,323.00	0.050	\$ 116.00
Professional Office	Thousand Square Feet	\$ 2,323.00	0.077	\$ 179.00
Industrial	Thousand Square Feet	\$ 2,323.00	0.067	\$ 156.00

**Police Facilities**

<b>Development Type</b>	<b>Units</b>	<b>Fee per Call</b>	<b>Calls Per Unit</b>	<b>Fee Per Unit</b>
Residential - Estate	Dwelling Unit	\$ 194.00	0.250	\$ 49.00
Residential Rural	Dwelling Unit	\$ 194.00	0.250	\$ 49.00
Residential - Single-Family	Dwelling Unit	\$ 194.00	0.750	\$ 146.00
Low- income	Dwelling Unit	\$ 48.00	0.750	\$ 36.00
Very Low-income	Dwelling Unit	-	0.750	
Residential - Multi-Family	Dwelling Unit	\$ 194.00	1.320	\$ 256.00
Low- income	Dwelling Unit	\$ 48.00	1.320	\$ 63.00
Very Low-income	Dwelling Unit	-	1.320	
Residential Mobile Home	Dwelling Unit	\$ 194.00	0.750	\$ 146.00
Low- income	Dwelling Unit	\$ 48.00	0.750	\$ 36.00
Very Low-income	Dwelling Unit	-	0.750	
Commercial - General	Thousand Square Feet	\$ 194.00	3.909	\$ 758.00
Commercial - Service	Thousand Square Feet	\$ 194.00	2.273	\$ 441.00
Hotel/Motel	Thousand Square Feet	\$ 194.00	1.195	\$ 232.00
Professional Office	Thousand Square Feet	\$ 194.00	0.095	\$ 19.00
Industrial	Thousand Square Feet	\$ 194.00	0.045	\$ 9.00

**CITY OF ARROYO GRANDE  
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**Traffic Signalization**

<b>Development Type</b>	<b>Units</b>	<b>Fee per Trip</b>	<b>PeakTrips Per Unit</b>	<b>Fee Per Unit</b>
Residential - Estate	Dwelling Unit	\$ 854.00	1.2	\$ 1,025.00
Residential Rural	Dwelling Unit	\$ 854.00	1.2	\$ 1,025.00
Residential - Single-Family	Dwelling Unit	\$ 854.00	1.0	\$ 854.00
Low- income	Dwelling Unit	\$ 214.00	1.0	\$ 214.00
Very Low-income	Dwelling Unit	-	1.0	
Residential - Multi-Family	Dwelling Unit	\$ 854.00	0.7	\$ 598.00
Low- income	Dwelling Unit	\$ 214.00	0.7	\$ 150.00
Very Low-income	Dwelling Unit	-	0.7	
Residential Mobile Home	Dwelling Unit	\$ 854.00	0.5	\$ 427.00
Low- income	Dwelling Unit	\$ 214.00	0.5	\$ 107.00
Very Low-income	Dwelling Unit	-	0.5	
Commercial - General	Thousand Square Feet	\$ 854.00	7.0	\$ 5,978.00
Commercial - Service	Thousand Square Feet	\$ 854.00	4.0	\$ 3,416.00
Hotel/Motel	Thousand Square Feet	\$ 854.00	1.8	\$ 1,537.00
Professional Office	Thousand Square Feet	\$ 854.00	2.8	\$ 2,391.00
Industrial	Thousand Square Feet	\$ 854.00	0.8	\$ 683.00

**Transportation Facilities**

<b>Development Type</b>	<b>Units</b>	<b>Fee per Trip</b>	<b>PeakTrips Per Unit</b>	<b>Fee Per Unit</b>
Residential - Estate	Dwelling Unit	\$ 2,332.00	1.2	\$ 2,798.00
Residential Rural	Dwelling Unit	\$ 2,332.00	1.2	\$ 2,798.00
Residential - Single-Family	Dwelling Unit	\$ 2,332.00	1.0	\$ 2,332.00
Low- income	Dwelling Unit	\$ 583.00	1.0	\$ 583.00
Very Low-income	Dwelling Unit	-	1.0	
Residential - Multi-Family	Dwelling Unit	\$ 2,332.00	0.7	\$ 1,632.00
Low- income	Dwelling Unit	\$ 583.00	0.7	\$ 408.00
Very Low-income	Dwelling Unit	-	0.7	
Residential Mobile Home	Dwelling Unit	\$ 2,332.00	0.5	\$ 1,166.00
Low- income	Dwelling Unit	\$ 583.00	0.5	\$ 292.00
Very Low-income	Dwelling Unit	-	0.5	
Commercial - General	Thousand Square Feet	\$ 2,332.00	7.0	\$ 16,324.00
Commercial - Service	Thousand Square Feet	\$ 2,332.00	4.0	\$ 9,328.00
Hotel/Motel	Thousand Square Feet	\$ 2,332.00	1.8	\$ 4,198.00
Professional Office	Thousand Square Feet	\$ 2,332.00	2.8	\$ 6,530.00
Industrial	Thousand Square Feet	\$ 2,332.00	0.8	\$ 1,866.00

**CITY OF ARROYO GRANDE  
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**Community Centers**

<b>Development Type</b>	<b>Units</b>	<b>Fee per Capita</b>	<b>Persons Per Unit</b>	<b>Fee Per Unit</b>
Residential - Estate	Dwelling Unit	\$ 64.00	2.7	\$ 173.00
Residential Rural	Dwelling Unit	\$ 64.00	2.7	\$ 173.00
Residential - Single-Family	Dwelling Unit	\$ 64.00	2.7	\$ 173.00
Low- income	Dwelling Unit	\$ 16.00	2.7	\$ 43.00
Very Low-income	Dwelling Unit	-	2.7	
Residential - Multi-Family	Dwelling Unit	\$ 64.00	2.0	\$ 128.00
Low- income	Dwelling Unit	\$ 16.00	2.0	\$ 32.00
Very Low-income	Dwelling Unit	-	2.0	
Residential Mobile Home	Dwelling Unit	\$ 64.00	1.5	\$ 96.00
Low- income	Dwelling Unit	\$ 16.00	1.5	\$ 24.00
Very Low-income	Dwelling Unit	-	1.5	-

**Park Improvements**

<b>Development Type</b>	<b>Units</b>	<b>Fee per Capita</b>	<b>Persons Per Unit</b>	<b>Fee Per Unit</b>
Residential - Estate	Dwelling Unit	\$ 1,099.00	2.7	\$ 2,967.00
Residential Rural	Dwelling Unit	\$ 1,099.00	2.7	\$ 2,967.00
Residential - Single-Family	Dwelling Unit	\$ 1,099.00	2.7	\$ 2,967.00
Low- income	Dwelling Unit	\$ 275.00	2.7	\$ 743.00
Very Low-income	Dwelling Unit	-	2.7	-
Residential - Multi-Family	Dwelling Unit	\$ 1,099.00	2.0	\$ 2,198.00
Low- income	Dwelling Unit	\$ 275.00	2.0	\$ 550.00
Very Low-income	Dwelling Unit	-	2.0	
Residential Mobile Home	Dwelling Unit	\$ 1,099.00	1.5	\$ 1,649.00
Low- income	Dwelling Unit	\$ 275.00	1.5	\$ 413.00
Very Low-income	Dwelling Unit	-	1.5	-

**Water Facilities**

<b>Meter Size</b>	<b>Fee</b>
5/8 inch - 3/4 inch	\$ 1,207.00
1 inch	\$ 2,013.00
1 1/2 inch	\$ 4,027.00
2 inch	\$ 6,440.00
3 inch	\$ 12,078.00
4 inch	\$ 20,129.00
6 inch	\$ 40,278.00
8 inch	\$ 80,555.00