

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:

To note the City has not collected any low income or very low income residential dwelling unit Development Impact Fees in FY 2017-18, FY 2018-19, FY 2019-20 or FY 2020-21 for low income and very low income residential dwelling units.

**CITY OF ARROYO GRANDE
DEVELOPMENT IMPACT FEES
EFFECTIVE 03/28/2022**

Fire Protection

Development Type	Units	Fee per Acre	Acres Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 2,167.00	2.500	\$ 5,418.00
Residential Rural	Dwelling Unit	\$ 2,167.00	1.000	\$ 2,167.00
Residential - Single-Family	Dwelling Unit	\$ 2,167.00	1.000	\$ 2,167.00
Low- income	Dwelling Unit	\$ 542.00	1.000	\$ 542.00
Very Low-income	Dwelling Unit	-	1.000	
Residential - Multi-Family	Dwelling Unit	\$ 2,167.00	0.090	\$ 195.00
Low- income	Dwelling Unit	\$ 542.00	0.090	\$ 49.00
Very Low-income	Dwelling Unit	-	0.090	
Residential Mobile Home	Dwelling Unit	\$ 2,167.00	0.120	\$ 260.00
Low- income	Dwelling Unit	\$ 542.00	0.120	\$ 65.00
Very Low-income	Dwelling Unit	-	0.120	
Commercial - General	Thousand Square Feet	\$ 2,167.00	0.091	\$ 197.00
Commercial - Service	Thousand Square Feet	\$ 2,167.00	0.091	\$ 197.00
Hotel/Motel	Thousand Square Feet	\$ 2,167.00	0.050	\$ 108.00
Professional Office	Thousand Square Feet	\$ 2,167.00	0.077	\$ 167.00
Industrial	Thousand Square Feet	\$ 2,167.00	0.067	\$ 145.00

Police Facilities

Development Type	Units	Fee per Call	Calls Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 181.00	0.250	\$ 45.00
Residential Rural	Dwelling Unit	\$ 181.00	0.250	\$ 45.00
Residential - Single-Family	Dwelling Unit	\$ 181.00	0.750	\$ 136.00
Low- income	Dwelling Unit	\$ 45.00	0.750	\$ 34.00
Very Low-income	Dwelling Unit	-	0.750	
Residential - Multi-Family	Dwelling Unit	\$ 181.00	1.320	\$ 239.00
Low- income	Dwelling Unit	\$ 45.00	1.320	\$ 59.00
Very Low-income	Dwelling Unit	-	1.320	
Residential Mobile Home	Dwelling Unit	\$ 181.00	0.750	\$ 136.00
Low- income	Dwelling Unit	\$ 45.00	0.750	\$ 34.00
Very Low-income	Dwelling Unit	-	0.750	
Commercial - General	Thousand Square Feet	\$ 181.00	3.909	\$ 708.00
Commercial - Service	Thousand Square Feet	\$ 181.00	2.273	\$ 411.00
Hotel/Motel	Thousand Square Feet	\$ 181.00	1.195	\$ 216.00
Professional Office	Thousand Square Feet	\$ 181.00	0.095	\$ 17.00
Industrial	Thousand Square Feet	\$ 181.00	0.045	\$ 8.00

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Traffic Signalization

Development Type	Units	Fee per Trip	PeakTrips Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 797.00	1.2	\$ 956.00
Residential Rural	Dwelling Unit	\$ 797.00	1.2	\$ 956.00
Residential - Single-Family	Dwelling Unit	\$ 797.00	1.0	\$ 797.00
Low- income	Dwelling Unit	\$ 199.00	1.0	\$ 199.00
Very Low-income	Dwelling Unit	-	1.0	
Residential - Multi-Family	Dwelling Unit	\$ 797.00	0.7	\$ 558.00
Low- income	Dwelling Unit	\$ 199.00	0.7	\$ 139.00
Very Low-income	Dwelling Unit	-	0.7	
Residential Mobile Home	Dwelling Unit	\$ 797.00	0.5	\$ 399.00
Low- income	Dwelling Unit	\$ 199.00	0.5	\$ 100.00
Very Low-income	Dwelling Unit	-	0.5	
Commercial - General	Thousand Square Feet	\$ 797.00	7.0	\$ 5,579.00
Commercial - Service	Thousand Square Feet	\$ 797.00	4.0	\$ 3,188.00
Hotel/Motel	Thousand Square Feet	\$ 797.00	1.8	\$ 1,435.00
Professional Office	Thousand Square Feet	\$ 797.00	2.8	\$ 2,232.00
Industrial	Thousand Square Feet	\$ 797.00	0.8	\$ 638.00

Transportation Facilities

Development Type	Units	Fee per Trip	PeakTrips Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 2,175.00	1.2	\$ 2,610.00
Residential Rural	Dwelling Unit	\$ 2,175.00	1.2	\$ 2,610.00
Residential - Single-Family	Dwelling Unit	\$ 2,175.00	1.0	\$ 2,175.00
Low- income	Dwelling Unit	\$ 544.00	1.0	\$ 544.00
Very Low-income	Dwelling Unit	-	1.0	
Residential - Multi-Family	Dwelling Unit	\$ 2,175.00	0.7	\$ 1,523.00
Low- income	Dwelling Unit	\$ 544.00	0.7	\$ 381.00
Very Low-income	Dwelling Unit	-	0.7	
Residential Mobile Home	Dwelling Unit	\$ 2,175.00	0.5	\$ 1,088.00
Low- income	Dwelling Unit	\$ 544.00	0.5	\$ 272.00
Very Low-income	Dwelling Unit	-	0.5	
Commercial - General	Thousand Square Feet	\$ 2,175.00	7.0	\$ 15,225.00
Commercial - Service	Thousand Square Feet	\$ 2,175.00	4.0	\$ 8,700.00
Hotel/Motel	Thousand Square Feet	\$ 2,175.00	1.8	\$ 3,915.00
Professional Office	Thousand Square Feet	\$ 2,175.00	2.8	\$ 6,090.00
Industrial	Thousand Square Feet	\$ 2,175.00	0.8	\$ 1,740.00

**CITY OF ARROYO GRANDE
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Community Centers

Development Type	Units	Fee per Capita	Persons Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 59.00	2.7	\$ 159.00
Residential Rural	Dwelling Unit	\$ 59.00	2.7	\$ 159.00
Residential - Single-Family	Dwelling Unit	\$ 59.00	2.7	\$ 159.00
Low- income	Dwelling Unit	\$ 15.00	2.7	\$ 41.00
Very Low-income	Dwelling Unit	-	2.7	
Residential - Multi-Family	Dwelling Unit	\$ 59.00	2.0	\$ 118.00
Low- income	Dwelling Unit	\$ 15.00	2.0	\$ 30.00
Very Low-income	Dwelling Unit	-	2.0	
Residential Mobile Home	Dwelling Unit	\$ 59.00	1.5	\$ 89.00
Low- income	Dwelling Unit	\$ 15.00	1.5	\$ 23.00
Very Low-income	Dwelling Unit	-	1.5	-

Park Improvements

Development Type	Units	Fee per Capita	Persons Per Unit	Fee Per Unit
Residential - Estate	Dwelling Unit	\$ 1,025.00	2.7	\$ 2,768.00
Residential Rural	Dwelling Unit	\$ 1,025.00	2.7	\$ 2,768.00
Residential - Single-Family	Dwelling Unit	\$ 1,025.00	2.7	\$ 2,768.00
Low- income	Dwelling Unit	\$ 256.00	2.7	\$ 691.00
Very Low-income	Dwelling Unit	-	2.7	-
Residential - Multi-Family	Dwelling Unit	\$ 1,025.00	2.0	\$ 2,050.00
Low- income	Dwelling Unit	\$ 256.00	2.0	\$ 512.00
Very Low-income	Dwelling Unit	-	2.0	
Residential Mobile Home	Dwelling Unit	\$ 1,025.00	1.5	\$ 1,538.00
Low- income	Dwelling Unit	\$ 256.00	1.5	\$ 384.00
Very Low-income	Dwelling Unit	-	1.5	-

Water Facilities

Meter Size	Fee
5/8 inch - 3/4 inch	\$ 1,126.00
1 inch	\$ 1,878.00
1 1/2 inch	\$ 3,756.00
2 inch	\$ 6,007.00
3 inch	\$ 11,267.00
4 inch	\$ 18,777.00
6 inch	\$ 37,572.00
8 inch	\$ 75,143.00