



Monthly Newsletter

March 2016

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A total of 873 residential building permits for single and multifamily units were issued in 2015 in San Luis Obispo County, which was a 10.5 percent decrease from 2014.

Local developments in San Luis Obispo County mostly slower in 2015 than in 2014.

According to The Tribune newspaper, a total of 873 residential building permits for single and multifamily units were issued in San Luis Obispo County in 2015, which was a 10.5 percent decrease from 2014. Here is a breakdown by city:

San Luis Obispo – 217 building permits were issued in 2015, the same number as in 2014

Paso Robles – 142 building permits were issued in 2015, nearly four times the number issued in 2014.

Atascadero – 99 building permits were issued in 2015, down from 189 in 2014.

Pismo Beach – 62 building permits were issued in 2015, down from 140 in 2014.

Grover Beach – 29 building permits were issued in 2015, up from 12 in 2014.

Morro Bay – 19 building permits were issued in 2015, down from 28 in 2014.

Arroyo Grande – 13 building permits were issued in 2015, down from 41 in 2014.

Unincorporated areas - 292 building permits were issued in 2015, down from 309 in 2014.

In addition, within the City of San Luis Obispo there are a few major development projects that are working their way through the planning process. These include the Righetti Ranch and Jones Ranch projects, the Dalidio Ranch, and the San Luis Ranch project.

Source: The Tribune Newspaper, March 26, 2016
(<http://www.sanluisobispo.com/news/business/article68438582.html>)

Los Osos sewer: Finally a reality.

On Monday March 28, the Los Osos sewer finally became a reality after four decades of political controversy. That is when the very first sewer connection was made.

The sewer connections will be done in phases and individual home owners in Los Osos will be required to coordinate and pay for the expense of connecting their homes to the new system.

At California West, we are working with our clients to assist them in this process. Our efforts will include, among other things, obtaining bids from local plumbers as necessary. Some of our clients are coordinating these improvements themselves and others are relying on us to help manage the process.

The cost of connecting a home to the new sewer system is likely to range from \$2,500 - \$10,000, depending on exactly how the plumbing is setup at each home. Homeowners should also expect to see a new \$165 per month charge on their property tax bills.

This is certainly an expensive project for homeowners and we will do what we can to help in coordinating the improvements.

California West begins its pre-leasing program in San Luis Obispo on April 1.

On April 1, California West will release its list of available housing for the summer season in San Luis Obispo.

This is an important time of year in San Luis Obispo because the town is so heavily impacted by Cal Poly's academic year.

We have already consulted with our property owner clients to find out their plans for the upcoming year and have informed residents about the rates at which they will be offered renewals. Those residents were asked to respond by no later than March 15 to the renewal offers. Currently, we are putting together the list of available properties based on those responses.

Beginning in the first week of April, we will start showing properties to prospective new tenants who wish to secure housing for next year. Our San Luis Obispo office will also be open from 10am – 2pm on Saturdays beginning on April 9 and continuing until approximately Labor Day weekend.

The cost of connecting a home to the new sewer system in Los Osos is likely to range from \$2,500 - \$10,000 plus \$165 per month in additional property taxes.

San Luis Obispo Office
1380 Broad Street #1
San Luis Obispo, CA 93401
Ph: (805) 543-9119
E-mail: slo@calwest.com

Arroyo Grande Office
145 S. Halcyon #H
Arroyo Grande, CA 93420
Ph: (805) 489-9400
E-mail: ag@calwest.com

www.california-west.com

CalBRE Lic. No. 00528841