

EXAMPLE 1: TCSD Typical Project Developmental Fees & Charges*Fees effective January 1, 2026. Refer to Master Schedule of Fees and Charges for complete list*

	New Residential	New Non-Residential Commercial	Residential Addition	Non-Residential Tenant Improvements
SAMPLE ONLY - SQ FOOTAGE	2000 <i>sf</i> ¹	2500 <i>sf</i> ¹	1250 <i>sf</i> ¹	1250 <i>sf</i> ¹
CATEGORY - FEE/CHARGE				
Fire Development Review Fee	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00
Fire Capital Facilities Charge	\$ 2,360.00	\$ 4,800.00	\$ 1,525.00	\$ 2,400.00
Automatic Fire Sprinkler Review	\$ 140.00	\$ 245.00	\$ 140.00	\$ 245.00
Underground Inspection - On Site Fire Line	\$ -	\$ 280.00	\$ -	\$ -
Monitoring and Alarm Systems	\$ -	\$ 70.00	\$ -	\$ -
Water Will Serve Application Fee	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
Water Impact Fee - 575 gpd	\$ 46,527.00	\$ 46,527.00	\$ -	\$ -
Water Meter Installation	\$ 820.00	\$ 820.00	\$ -	\$ -
Sewer Impact Fee - 176 gpd	\$ 12,055.00	\$ 12,055.00	\$ -	\$ -
Underground Inspection - Water or Sewer	\$ 280.00	\$ 280.00		
Park Facilities Fee	\$ 6,841.00	\$550.00 - \$1325.00	\$ -	\$ -
Total	\$ 69,548.00	\$65,152.00 - \$62,927.00	\$ 2,190.00	\$ 3,170.00

1) For reference only - square footage of project is sample to show what types of fees/charges could occur.

2) Refer to Master Schedule of Fees and Charges for complete list of fees and charges.

3) Fees effective 1/1/2026. All fees are subject to an annual increase.

Based on the current TCSD Fee Schedule (effective January 1, 2026), a new residential water impact fee is **\$46,527 per unit**. Two existing water units represent **\$93,054** in previously purchased water impact fees that transfer with the property. Per TCSD, one existing water unit may potentially be assigned to a newly created parcel if an approved lot split is completed. Buyer to verify all development potential with San Luis Obispo County and TCSD.

From: Lori Azeem <lazeem@templetoncsd.org>

Subject: RE: Water Meters

Cc: Permit Tech <permittech@templetoncsd.org>

John,

Yes, the below details are correct. The new owner would need to transfer the account for the active meter + base fee for 2nd unit into their names upon sale, and then it would be theirs.

Since there is 2 units, one of the units could be assigned to a new lot if they pursued a lot split. We are not the land use authority, they would need to check with SLO County Planning to confirm if that is possible. Additional water (and sewer) units are available for purchase as well if they would like to do additional lots.

Regards,

Lori Azeem, PE

District Engineer

Templeton Community Services District

420 Crocker Street | Templeton, CA 93465

lazeem@templetoncsd.org

O: 805.434.4915 | F: 805.434.4820



From: John Walker <john@w-group.com>
To: Lori Azeem <lazeem@templetoncsd.org>
Cc: Permit Tech <permittech@templetoncsd.org>
Subject: Re: Water Meters

Hi Lori,

Happy Friday! I just wanted to follow up on my previous email regarding APN 041-181-021 when you have a chance.

I'm preparing a market analysis for the owners and was hoping to confirm a few details regarding the water units:

1. The parcel has **two purchased Templeton CSD water units** associated with it.
2. One 1" meter is currently active, while the second service connection remains in place without a meter installed.
3. The second purchased water unit transfers with the property upon sale.
4. Assuming development is otherwise approved, a future owner would not be required to purchase an additional TCSD water impact fee to utilize the second water unit.

Lastly, if the parcel were legally divided in the future (such as through an SB9 urban lot split or other approved subdivision), would those two existing water units potentially be available to serve the resulting lots, subject to District approval?

I appreciate your time and assistance. This information will help me accurately represent the property to potential buyers.

Thank you,

John Walker

Broker / Owner

W Property Group

Cell: 805.610.6943

BRE #: 01879971