



## 2007 Community Profile

CALIFORNIA

### Lifestyle Facts

Tourism and agriculture spur the local economy and provide the impetus for a "feast" of yearly festivals and celebrations, each one showcasing local products, local pastimes, and local businesses. The annual Strawberry Festival features this most famous crop. The Harvest Festival celebrates Arroyo Grande's agricultural heritage; a summer car show boasts a display of more than 300 custom and antique vehicles; and Christmas in the Village charms young and old.

Fine homes, fine schools, fine antiques, fine wines, and fine people characterize the area. Civic pride creates a sense of community, and public and private partnerships show progress at a comfortable pace.

### Location

#### Geography

Arroyo Grande is located on the Central Coast of California midway between Los Angeles and San Francisco. The City is 5.45 square miles in area at an elevation of 114 feet.

A perfect climate is one of Arroyo Grande's biggest assets. Fewer than half a dozen nights each winter drop below 32 degrees, and a summer reading of over 83 degrees is a rarity. Sunshine abounds year round, accounting for the area's popularity with tourists who visit local beach towns and world-class wineries.

#### State Highways

U.S. 101 links Arroyo Grande to Los Angeles and San Jose. Highway 1 follows the California coastline. Arroyo Grande is 95 miles from Interstate 5. Nearby State highways 41, 46, 58, 166, and 227 provide access to central and eastern California.

### City Government

Arroyo Grande is a full-service city, organized under the general law/council-city manager form of government.

#### Public Safety

Arroyo Grande has 51 Police Department personnel, including 27 full-time sworn officers, maintaining a high quality of life and sound business environment. The Fire Department has nine paid employees: the Fire Chief, the Battalion Chief, three Captains, three Engineers and an Executive Secretary. The remainder of the fire fighters includes 22 paid/call firefighters (19 active, 3 reserve), one volunteer division chief, one part time office administrator/grants administrator two trainees, two chaplains, and six reserve volunteers.

### Parks

The City has seven parks with picnic, barbecue and playground areas. The newest park is Rancho Grande which opened October 2003. There is also a 26-acre sports complex with playing fields and tennis courts. There are hiking trails along the Arroyo Grande Creek and James Way habitat area, and the Lopez Lake Recreation Area is located nearby.

### Cultural Activities

The Clark Center for the Performing Arts, located at Arroyo Grande High School, opened in the spring of 2002. It has two theaters and features a variety of performances, including classical music, jazz, ballet, modern dance, theater, opera, musicals and more. Both theaters are available to rent for special events.

*Source: [www.clarkcenter.org](http://www.clarkcenter.org)*

There also is a world-class Performing Arts Center, an opera company, symphony orchestra, art galleries,

## City Public Schools

Elementary Schools .....	3
Middle Schools.....	2
High Schools.....	2

In addition, there is an Continuation High School, and Adult Education School.

### Student to Teacher Ratio

Overall in Lucia Mar Unified School District:  
21.1 students per teacher

### Lucia Mar Unified School District

Public School Student Enrollment:..... 10,960

Source: Lucia Mar Unified School District

### Private and Parochial Schools..... 6

Source: County Office of Education

## Institutions of Higher Learning

### Four-Year State-Supported Colleges and Universities (Three in the Central Coast Area)

Enrollment:

California Polytechnic State University  
San Luis Obispo..... 17,400

University of California  
Santa Barbara..... 19,800

California State University  
Monterey.....4,000

### Two-Year Colleges in the Central Coast Area

Enrollment:

Cuesta College..... 11,150

Allan Hancock College ..... 15,000

## Education Attainment of County Residents

Less than 9th Grade.....	5%
Some High School No Degree.....	9%
High School Diploma of GED.....	22%
Some College .....	28%
Associate/ Bachelor's Degree .....	26%
Graduate or Professional Degree .....	10%

Source: San Luis Obispo County Economic Profile 2005

## Population

	AGSLO County		California
1980 Census	11,290	155,435	23,667,764
1990 Census	14,622	216,986	29,760,021
2000 Census	16,741	245,681	34,000,000
Source: San Luis Obispo Economic Outlook 2004			
2007 (Estimates)	16,523	263,242	

Source: San Luis Obispo Economic Outlook 2007

## Median Household Income

Arroyo Grande 2006..... \$56,387

Source: San Luis Obispo County Economic Outlook 2007

California 2006..... \$62,500

United States 2005..... \$46,326

Source: U.S. Census Bureau, San Luis Obispo Economic Profile 2007

## Per Capita Income

Arroyo Grande 2006..... \$30,422

Sources: San Luis Obispo County Economic Profile 2007

## Housing Statistics

Total Residential Units .....7,227

Source: CA Dept of Finance, Jan. 2005

Median Single-Family Selling Price (07 est) ..\$432,000

Median Apartment Rent (2006)..... \$904

Source: San Luis Obispo County Economic Outlook 2007

## Commercial & Industrial Statistics

Average Commercial Rental Rates:

Professional Office

Newer .....\$1.50-\$1.75 per sq ft/month NNN

Older.....\$1.00-\$1.50 per sq/ft month mod gross

Medical Office.....\$1.50-\$2.00 sq ft/month

Warehouse .....\$0.75-\$1.25 sq ft/month

Retail-older Grand Ave.....\$1.00-\$1.50 sq ft/month

Retail-new shopping centers...\$1.50-\$2.25 sq ft/month

### Average Purchase-Capitalization Rates

(based on net operating income)

Professional/Medical .....5.5%

Warehouse .....5.5%

Retail .....7.0%

Source: Allen Real Estate Investments

## Labor Force

### Arroyo Grande (2007 estimates)

Total Labor Force.....	8,600
Employed.....	8,300
Unemployed.....	300
Unemployment Rate.....	3.4%

Sources: California Economic Development  
Department August 2007

### SLO County (2007 estimates)

Total Labor Force.....	132,700
Employed.....	127,500
Unemployed.....	5,200
Unemployment Rate.....	4.0%

Sources: California Economic Development  
Department August 2007

## Average (Mean) Hourly Rates for Selected Occupations

Financial Managers.....	\$39.50
Computer Engineers.....	\$34.49
Registered Nurse.....	\$34.94
Accountants & Auditors.....	\$28.38
General Office Clerks.....	\$12.33
Paralegals.....	\$19.69
Medical Records Technicians.....	\$16.18
Salespersons-Retail.....	\$11.25
Machinist.....	\$20.25

Source: California Economic Development Department  
Occupational Employment Statistics 2007 Statistics

## Freight & Ground Transportation

**Rail Freight Service:** Amtrak Express Shipping Services.

**Truck Service:** 83 companies in the county provide trucking services.

**Package Service:** Several courier, freight, and delivery companies service Arroyo Grande.

**Bus Service:** South County Area Transit (SCAT) provides local bus service, and Regional Transit Authority (RTA) provides services for San Luis Obispo County. Greyhound provides long-distance travel.

## Freight & Ground Transportation

**Rail Service:** There is passenger rail service from the Amtrak station located in nearby Grover Beach. Amtrak also offers bus service/connections from the train station for long-distance travel.

## Air Service

Two airports, San Luis Obispo County and Santa Maria, service the area.

San Luis Obispo County Airport is located at the southern end of San Luis Obispo. Three commuter airlines, American Eagle, Sky West United Express, and America West, offer 44 flights per day (on average). The runway is being extended from 5,300 feet long to 6,100 ft (September 07) and can hold a maximum of 44,500 pounds. The total passenger count at the airport for 2006 was 354,998.

Source: San Luis Obispo County Airport

The Santa Maria Airport is located at the southwestern end of Santa Maria. Flights are offered to Los Angeles and Las Vegas. There are two runways, one 6,304 feet and the other 5,130 feet long, which hold a maximum of 80,000 and 60,000 pounds respectively. The total passenger count for 2006 was 96,000.

Source: Santa Maria Airport

## City Tax Features

Sales and Use Tax.....7.75%

Property Tax Rate..... 1.04% of assessed valuation

Source: Arroyo Grande Financial Services Department

## California Tax Features

### California Income Taxes

Corporate Income Tax..... 8.84%

Personal Income Tax..... 9.3%

Source: California Franchise Tax Board

### State Income Tax Credits

Manufacturing Equipment Credit: ..... 6%

Research and Development Credit: 11% of the excess of qualified research experience (corporate or personal)

## California Tax Features

Childcare Program Tax Credit: 30% of program costs, up to \$50,000 per year

### Sales and Use Tax Exemptions

Food for home consumption; prescription drugs

Source: California Franchise Tax Board

## Water Rates

### Industrial and Residential Users:

Avg. Monthly Customer Charge.....\$22.02/month

Plus Monthly Billing Rates

Residential.....1.25/CCF avg

Commercial.....1.13/CCF avg

Source: Arroyo Grande Public Works Department

## Water Services

Water Treatment Plant Capacity ..... 8 mgd

Current Water Treatment Plant Production...3.5 mgd

Provider: SLO County and City of AG

Source: Arroyo Grande Public Works Department

## Sewer Rates

### Sewer User Permit Fees

Commercial..... \$7.61/month + \$.58/ per 100 ccf

Residential.....\$12.80/month + \$.35/ per 100 ccf

**Sewage treated by South San Luis Obispo County Sanitation District**

Design Average daily flow capacity..... 5 mgd

Source: Arroyo Grande Public Works Department

## Electric Rates

### Commercial – Small:

Customer Charge/meter.....\$7 to \$12 a month

Energy Charge..... \$0.12 to 0.18 kwh

### Commercial – Medium General:

Customer Charge/meter.....\$75/month

Energy Charge.....\$0.09-\$0.13kwh

## Gas Rates

### Commercial:

Service Charge ..... \$13-15.00 per month

Commodity Charge .....varies

### Residential:

Service Charge .....\$5.00 per month

Commodity Charge.....varies

Source: The Gas Company

## Lopez Treatment Rates

Residential.....\$29.46/month

Commercial.....\$26.66/month

## Contact

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