



## City Manager's Office Memorandum

**DATE:** August 16, 2018

**TO:** Planning Manager, Building Official  
Management Services Director

**FROM:** Jim Throop, City Manager

**SUBJECT:** Development Impact Fees for Accessory Dwelling Units (ADU's)

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The State of California passed SB 1069, approved by the Governor and filed with the Secretary of State on September 27, 2016 regarding Accessory Dwelling Units (ADU's). As a result, ADU's are now being submitted for approval. The City of Lompoc does not have a definitive method of calculating Development Impact Fees for ADUs to encourage building, thereby reducing California's housing shortages.

As a result of a meeting attended by the Economic Development Director/Assistant City Manager, City Attorney, Finance Director, Fire Chief, Planning Manager, and Building and Safety Manager, the following shall be how the City will implement the assessment of Development Impact Fees for ADUs. That implementation process will apply until completion and Council approval implementation of the new Development Impact Fee Study currently being prepared that will address the method of determining Development Impact Fees for ADUs.

The following methodology will be used to implement appropriate Development Impact Fees for ADUs, pending the implementation of the ongoing Development Impact Fee study for approval:

- The calculation of Development Impact Fees for ADU's shall be based on the square footage of the ADU divided by the legally existing square footage of the primary dwelling on the property. That would establish the percentage to use to prorate (reduce) the development impact fees for a new ADU.

*For example: An existing 2,000 square foot single family dwelling with a proposed 1,000 square foot ADU would be prorated to pay 50% of the Development Impact Fees.*

- Sewer and water Development Impact Fees would not be required if an attached ADU would be connected to legally established sewer lines and water meters. The remainder


of the development impact fees are prorated based on a percentage of primary dwelling as discussed above.

- Sewer or water Development Impact Fees, as applicable, would be required if a detached ADU's would require, as determined by the City, or the owner decided to have a new sewer connection or water meter. The remainder of the development impact fees are prorated based on a percentage of primary dwelling as discussed above.
- Solid Waste Impact Fees for solid waste container(s) shall not be assessed, unless solid waste container(s), in addition to those used to service the existing single-family dwelling on the same parcel as the ADU, will be required, as determined by the City, or requested by the owner.

Thank you.

Approved by:

  
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Jim Throop, City Manager

  
\_\_\_\_\_  
Date

City of  
**LOMPOC**

November 16, 2018

[REDACTED]  
Lompoc, CA 93436

Re: Fees for Accessory Dwelling Unit (ADU) at [REDACTED]  
[REDACTED]

Thank you for your letter of November 15, 2018, concerning the above subject. I have reviewed that letter with our City Attorney.

The fees the City charged and you paid for the building permit for the above ADU were not imposed pursuant to the Subdivision Map Act. They are development impact fees imposed pursuant to Government Code section 66000 *et seq.* They were calculated based on the method described in the attached memo. As so imposed, they meet all legal requirements.

Thank you for improving the City's housing stock by the addition of the subject ADU.

Very truly yours,

Al Johnson,  
Building Official

Enclosure

c: Honorable Mayor and Council Members  
Jim Throop, City Manager  
Joseph W. Pannone, City Attorney

**[REDACTED] - ADU IMPACT Fee Calculation**

| ADU   |   | Existing Home | Percent |
|-------|---|---------------|---------|
| 540sf | ÷ | 1696sf        | = 32%   |

**Park Improvements**

\$4885 x 32% = **\$1,563.20**

**Park Land**

\$4682 x 32% = **\$1,498.24**

**Rec Center**

\$1164 x 32% = **\$372.48**

**Libraries**

\$708 x 32% = **\$226.56**

**Police Facilities**

\$262 x 32% = **\$83.84**

**Fire Facilities**

\$237 x 32% = **\$75.84**

**Street Improvements**

\$2934 x 32% = **\$938.88**

**Traffic**

\$278 x 32% = **\$88.96**

**Bikeways**

\$48 x 32% = **\$15.36**

**Refuse**

\$321 x 32% = **\$102.72**

TOTAL FEES \$15,519.00

Total Impact Fees - **\$4,996.08 @ 32%**

Water and Waste Water Fees to be determined by Susan Zavolta Utility Conservation