

**CITY OF LOMPOC
FIVE-YEAR FINDINGS COMPLIANCE REPORT FOR
POLICE FACILITIES AND VEHICLES IMPACT FEES
Fiscal Year Ending June 30, 2019**

For the purpose of compliance with Government Code subsection 66001(d)(1), the following information regarding Development Impact Fees is presented:

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended whether committed or uncommitted:

(A) Identify the purpose to which the fee is to be put.

Police Facilities and Vehicles Impact Fees – The purpose of the Police Facilities and Vehicles Impact Fees is to provide police facilities and vehicles needed to serve future development in Lompoc. These fees provide the above described project funding to accommodate additional use generated by future development within the City as identified in the following tables:

Table 21.1
Existing and Planned Police Facilities

Facility	Estimated Bldg Cost ¹	Estimated Land Cost ²	Total Cost
Existing Police Building/Jail	\$ 2,894,776	\$ 300,000	\$ 3,194,776
Planned Police Building Expansion/	\$ 2,445,000	\$ 750,000	\$ 3,195,000
Total	\$ 5,339,776	\$ 1,050,000	\$ 6,389,776

¹ Cost estimates include design, construction, site development, and project administration. Cost of existing buildings is based on replacement cost per insurance appraisal.

² Land cost for new facilities include acquisition of existing buildings to be removed.

[Table 21.1 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The City plans (at the time of preparation of the Impact Fee Study published on November 5, 2003) to expand the existing police building, but that expansion does not correlate directly with the needs of new development. Consequently, the police impact fees were calculated on a “buy-in” basis. The cost of both existing and planned facilities was totaled, and that cost was allocated to both existing and future development, so that new development is charged only for its proportional share of the cost of all police assets. In

addition to facility costs, anticipated one-time costs for additional vehicles are included in the calculations. Costs are allocated based on the number of police “activities” (calls for service plus officer-initiated actions) related to each type of development.

Table 21.2 calculates the cost per “activity,” based on total facility costs and projected “activities” at build-out. That cost per “activity” is the amount that must be charged for each new development, based on the type of development to provide for the facilities and vehicles to support new development.

Table 21.2
Cost per “Activity” at Buildout – Police Facilities

Total Facility Cost ¹	Projected Activities at Buildout ²	Cost per Activity ³
\$ 6,389,776	38,101	\$ 167.71

¹ See Table 21.1

² Projected calls for service at build-out include 34,205 calls for 2002, plus 3,896 calls projected for future development.

³ Cost per activity = total facility cost divided by projected activity.

[Table 21.2 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 21.3 calculates the existing cost per “activity,” based on replacement cost of existing vehicles. The cost per “activity” is the unit of measure necessary to maintain the existing level of police vehicles in the City.

Table 21.3
Existing Cost per “Activity” – City-owned Police Vehicles

Existing Vehicles Repl Cost ¹	Existing Activities ²	Cost per Activity ³
\$ 635,810	34,205	\$ 18.59

¹ Estimated replacement cost of existing City-owned police vehicles

² Actual activities for 2002

³ Cost per “activity” = total replacement cost divided by existing “activities”

(Table 21.3 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.)

Tables 21.2 and 21.3 above show the relationship between costs per “activity” for police facilities and vehicles. The sum of the two is used to determine the impact fee per unit in Table 21.4 below. The impact fee per unit for new development is based on existing levels of service to support the same level of facilities and materials for new development.

Table 21.4
Impact Fees per Unit of Development – Police Facilities and Vehicles

Development Type	Dev Units ¹	Activities per Unit	Cost per Activity ²	Impact Fee per Unit ³
Residential-Single Family	DU	0.90	\$ 186.30	\$ 167.67
Residential-Duplex/Multi	DU	1.50	\$ 186.30	\$ 279.45
Residential-Mobile Home	DU	0.90	\$ 186.30	\$ 167.67
Commercial, General	Acre	24.00	\$ 186.30	\$ 4,471.20
Commercial, Service	Acre	10.00	\$ 186.30	\$ 1,863.00
Hotel/Motel	Acre	10.00	\$ 186.30	\$ 1,863.00
Industrial-Light	Acre	5.40	\$ 186.30	\$ 1,006.02
Industrial-Heavy	Acre	3.60	\$ 186.30	\$ 670.68
Public/Institutional	Acre	6.00	\$ 186.30	\$ 1,117.80

¹ DU = dwelling unit.

² Sum of costs per “activity” from Tables 21.2 and 21.3.

³ Impact fee per unit of development = “activities” per unit multiplied by cost per “activity.”

(Table 21.4 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.)

(C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a).

See below for subdivision (a), paragraph (2).

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged.

Table 21.5
Projected Revenue - Impact Fees for Police Facilities and Vehicles

Development Type	Dev Units ¹	Future Dev Units ²	Impact Fee per Unit ³	Projected Revenue ⁴
Residential-Single Family	DU	1,906	\$ 168	\$ 319,630
Residential-Duplex/Multi	DU	223	\$ 279	\$ 62,236
Residential-Mobile Home	DU	0.0	\$ 168	\$ -
Commercial, General	Acre	56.9	\$ 4,471	\$ 254,181
Commercial, Service	Acre	0.0	\$ 1,863	\$ -
Hotel/Motel	Acre	0.0	\$ 1,863	\$ -
Industrial-Light	Acre	80.5	\$ 1,006	\$ 81,023
Industrial-Heavy	Acre	1.8	\$ 671	\$ 1,180
Public/Institutional	Acre	2.2	\$ 1,118	\$ 2,459
Total				\$ 720,709

¹ DU = dwelling unit

² Future development potentially subject to these fees.

³ See Table 21.4.

⁴ Projected revenue = future development units multiplied by impact fee per unit.

(Table 21.5 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.)

As shown in Tables 21.2 through 21.5, the cost of police facilities and vehicle materials needed to be provided by new development in the City was \$720,709 (unadjusted for inflation) at the time of the City of Lompoc – Impact Fee Study – Final Report’s publication date of November 5, 2003. The City of Lompoc has \$52,588.66 on hand (in current dollars), collected in impact fees and interest income for Police Facility improvements and Vehicle purchases as of June 30, 2019. Table 21.5 identifies the estimated collection of Police Facilities and Vehicle impact fees throughout the entire period of build-out anticipated in the impact fee study dated November 5, 2003.

As the existing police facilities and vehicles are not the entire basis for impact fees for anticipated police facilities and vehicles, new development will provide a portion of the resources necessary to provide for all police facilities and vehicles anticipated by the City. Additional resources will have to be identified to provide the full funding of anticipated police facilities and vehicles at build-out.

(D) Designate the approximate dates on which the funding referred to in paragraph (C) is expected to be deposited into the appropriate account or fund.

Funds for police facilities and vehicles are expected to be deposited into the appropriate accounts between inception in 2003 and the estimated build-out date of the then existing General Plan, adopted in 1997, or approximately 2027-2044.