

**CITY OF LOMPOC
FIVE-YEAR FINDINGS COMPLIANCE REPORT FOR
PARK LAND ACQUISITION 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.

Park Land Acquisition Impact Fees – The purpose of the Park Land Acquisition Impact Fees is to offset the cost of acquiring park land in order to provide adequate park space for future development in the City. The fee is not applicable to development subject to the Quimby Act (Government Code Section 66477) fees or dedications. 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 17.1
Existing and Future City Parks

Park Type	Park Name	Total Park Acres	Developed Acres
Regional	Ken Adam Park	118.8	42.0
Regional	Santa Ynez River Park	94.0	85.9
Subtotal Regional Parks		212.8	127.9
Community	Ryon Memorial Park	22.5	22.5
Community	Beattie Park	50.6	50.6
Community	Riverbend Park	106.2	45.0
Subtotal Community Parks		179.3	118.1
Neighborhood	Johns-Manville Park	6.5	6.5
Neighborhood	College Park	4.6	4.6
Neighborhood	Thompson Park	4.6	4.6
Neighborhood	Pioneer Park	4.7	4.7
Neighborhood	Westvale Park	2.0	2.0
Neighborhood	Barton Park	5.1	5.1
Subtotal Neighborhood Parks		27.5	27.5
Mini	Centennial Park	0.3	0.3
Mini	Negus-Ballum Park	0.2	0.2
Subtotal Mini Parks		0.5	0.5
Grand Total		420.1	274.0

Source: Lompoc Parks and Recreation Department.

[Table 17.1 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003.]

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

The level of service used to calculate fees in lieu of park land dedication for residential subdivisions is specified in the Quimby Act (Government Code section 66477), which provides that a City may require residential subdividers to dedicate land for future parks or to pay fees in lieu of dedication. Under the Act, requirements for land dedication or in-lieu fees are to be based on a population ratio of 3.0 to 5.0 acres per thousand added residents, depending on the existing ratio.

As shown in Table 17.2, the City's existing ratio of park land to population exceeds the maximum ratio of 5.0 acres per thousand specified in the Quimby Act. Thus, a ratio of 5.0 acres per thousand added residents was used in the November 5, 2003, study as the basis for park land dedication/in-lieu fee calculations.

Because the Quimby Act applies only to subdivisions, acquisition of park land from new residential development that does not involve a subdivision (e.g., apartment projects, single units on existing parcels, and other residential development without a subdivision map) must be handled through an impact fee. The existing ratio of all City-owned park land to population is greater than 5.0 acres per thousand residents. Legally, such a fee would not be subject to the Quimby Act limit of 5.0 acres per thousand residents, and could be based on the higher existing ratio. However, the impact fee study of 2003 assumes the City has chosen to apply the same fee to non-subdivision projects as to subdivision projects, so a ratio of 5.0 acres per thousand is used.

Table 17.2
Existing Level of Service by Park Type

Park Type	Existing Population	Total Park Acres ¹	Total Park Acres/1,000 ²	Developed Acres ¹	Developed Acres/1,000 ²
Regional	39,401	212.8	5.40	127.9	3.25
Community	39,401	179.3	4.55	118.1	3.00
Neighborhood	39,401	27.5	0.70	27.5	0.70
Mini	39,401	0.5	0.01	0.5	0.01
Total	39,401	420.1	10.66	274.0	6.96

Note: The “Existing Population” column is as of the publication of the report dated November 5, 2003.

¹ See Table 17.1.

² Acres per 1,000 population = existing acres / (existing population/1,000).

[Table 17.2 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 17.3
Existing Level of Service by Park Type

Acres per 1,000 ¹	Acres per Capita	Land Cost per Acre ²	Cost per Capita ³
5.00	0.005	\$200,000	\$1,000.00

¹ Ratio used to establish park land dedication requirements and in-lieu fees is limited to 5.0 acres per 1,000 residents by the City to be consistent with the ratio allowed for park land dedications under the Quimby Act.

² Estimated average land cost provided by the Lompoc Parks and Recreation Department for the November 5, 2003 report.

³ Cost per capita = acres per capita multiplied by cost per acre.

[Table 17.3 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated

November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 17.4
In-Lieu/Impact Fees per Unit of Development - Park Land Acquisition

Development Type	Dev Units ¹	Population per Unit	Cost per Capita ²	Impact Fee per Unit ³
Residential-Single Family	DU	3.00	\$1,000.00	\$3,000.00
Residential-Duplex/Multi	DU	2.80	\$1,000.00	\$2,800.00
Residential-Mobile Home	DU	2.10	\$1,000.00	\$2,100.00

¹ DU = dwelling unit

² See Table 17.3

³ Impact/in-lieu fee per unit = population per unit multiplied by cost per capita

[Table 17.4 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Tables 17.3 and 17.4 above show the relationship between costs per unit for new development based on 5.0 acres per 1,000 population and an estimated \$200,000 cost per acre to acquire new parkland to support new development.

(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 17.5
Projected Revenue - In-Lieu/Impact Fees for Park Land

Development Type	Dev Units ¹	Future Units	Total Fees per Unit ²	Projected Revenue ³
Residential-Single Family	DU	1,906	\$3,000.00	\$ 5,719,059
Residential-Duplex/Multi	DU	223	\$2,800.00	\$ 623,600
Residential-Mobile Home	DU	0	\$2,100.00	\$ -
Total Revenue				\$ 6,342,659

¹ DU = dwelling unit

² See Table 17.4

³ Projected revenue = future units multiplied by total fees per unit

[Table 17.5 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 17.2 through 17.5, the cost of acquisition of new park land to be needed to be provided by new development in the City was \$6,342,659 (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 \$627,821.12 on hand (in current dollars) collected in impact fees and interest income for Park Land Acquisition at June 30, 2019. Table 17.5 identifies the estimated collection of Park Land Acquisition impact fees throughout the entire period of build-out anticipated in the impact fee study dated November 5, 2003.

As the existing park land inventory in the City exceeds the 5.0 acre per 1,000 population as specified in the Quimby Act, all new development (subject to the Quimby act or this Park Land Acquisition impact fee) will provide all the resources (whether in fees or dedications) necessary to secure park land to support future development without additional resources.

(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 park land acquisition 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.