

**CITY OF LOMPOC
FIVE-YEAR FINDINGS COMPLIANCE REPORT FOR
FIRE PROTECTION FACILITIES AND EQUIPMENT 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.

Fire Protection Facilities and Equipment Impact Fee – The purpose of the Fire Protection Facilities and Equipment Impact Fee is to offset the cost of acquiring fire protection facilities and equipment in order to provide fire protection services to new developments in the City. 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 16.1
Existing and Future Fire Department Facilities

Existing Fire Stations	Building Value/Cost ¹	Land Value ²	Total Replacement Value ³
Fire Station No. 1	\$ 1,337,000	\$ 180,000	\$ 1,517,000
Fire Station No. 2 (Relocation)	705,000	\$ 100,000	805,000
Total	\$ 2,042,000	\$ 280,000	\$ 2,322,000

¹ Current value of existing buildings (current as of 2003) based on insurance appraisal.

² Land cost based on estimated current value (current as of 2003).

³ Total replacement value = building value/cost + land value.

[Table 16.1 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 16.2
Existing and Future Fire Department Apparatus and Vehicles

Existing Fire Apparatus and Vehicles	Purchase Date	Replacement Cost ¹	Useful Life (in Years) ¹	Depreciated Replacement Value ²
Engine No. 1	2002	\$ 275,000	20	\$ 261,250
Engine No. 2	1998	\$ 275,000	20	\$ 206,250
Truck No. 1	1993	\$ 600,000	20	\$ 300,000
Engine No. 2A	1985	\$ 275,000	20	\$ 27,500
Sedan	1992	\$ 22,000	10	\$ -
SUV 4x4	1990	\$ 33,000	10	\$ -
SUV 4x4	2000	\$ 33,000	10	\$ 23,100
Pickup - 3/4 Ton	2000	\$ 25,000	10	\$ 17,500
Total		\$ 1,538,000		\$ 835,600

¹ Estimated current replacement cost and useful life (current as of the publication of the 2003 Impact Fee Study) provided by Lompoc Finance Department and Fleet Division.

² Depreciated replacement value is based on straight-line method (current as of 2003).

[Table 16.2 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Fire protection impact fees will be used to partially pay for replacing Fire Station No. 1, relocating Fire Station No. 2 and replacing fire equipment. The total cost of these assets is allocated to both existing and future development so the new development would pay only its proportional share of the assets. Costs are allocated based on developed acreage.

Fire protection impact fees are calculated using a version of the plan-based method, described in Chapter 1 of the *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Plan-based fees are closed-ended, meaning they depend on information or assumptions about end-state development in the study area, as well as facilities needed to serve that development. Fire protection impact fees are calculated on a buy-in basis. The buy-in basis provides for the impact fee to include a portion of the replacement cost of existing facilities, as well as a portion of the cost of future facilities. The remaining share of the cost of future facilities and equipment is attributed to existing development, and is excluded from impact fee calculations.

This approach is used because fire service is supported by the entire system of facilities and equipment and it is not possible to identify certain facilities or equipment that serves future development rather than existing development. The buy-in method ensures both existing and future development share in all capital costs for fire protection in proportion to the demand they create.

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

In order to allocate the costs from Table 16.1 and 16.2 to future development in proportion to their impact on the fire protection system, depreciated replacement cost is averaged over existing developable acres. Table 16.3 below shows the calculation of the cost per net acre for existing facilities and equipment. The cost per acre allows new development to share in the cost of future development at the same rate existing development has provided existing fire protection services.

Table 16.3
Facility and Equipment Cost per Acre

Facilities/Equipment Type	Depreciation Replacement Cost ¹	Service Area Developable Acres ²	Cost per Net Acre ³
Fire Stations	\$ 2,322,000	3,538	656.33
Apparatus and Vehicles	\$ 835,600	3,538	236.19
Totals	\$ 3,157,600	3,538	\$ 892.52

¹ See Tables 16.1 and 16.2.

² Estimate of all developable acreage in the study area.

³ Cost per net acre = cost / developable net acres.

[Table 16.3 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 16.4
Fire Department Impact Fee per Unit of Development

Development Type	Development Units ¹	Net Acres per Unit	Cost per Acre ²	Impact Fee per Unit ³
Residential - Single Family	DU	0.17	\$ 892.51	\$ 151.73
Residential - Duplex/Multi	DU	0.07	\$ 892.51	\$ 62.48
Residential - Mobile Home	DU	0.08	\$ 892.51	\$ 71.40
Commercial, General	Acre	1.00	\$ 892.51	\$ 892.51
Commercial, Service	Acre	1.00	\$ 892.51	\$ 892.51
Hotel/Motel	Acre	1.00	\$ 892.51	\$ 892.51
Industrial-Light	Acre	1.00	\$ 892.51	\$ 892.51
Industrial-Heavy	Acre	1.00	\$ 892.51	\$ 892.51
Public/Institutional	Acre	1.00	\$ 892.51	\$ 892.51
Airport	Acre	-	\$ 892.51	\$ -
Parks	Acre	-	\$ 892.51	\$ -

¹ DU = Dwelling Unit.

² See Table 16.3.

³ Impact fee per unit of development = cost per acre divided by unit per acre.

[Table 16.4 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 16.5
Projected Revenue – Fire Department Impact Fees

Development Type	Development Units ¹	Future Development Units	Impact Fee per Unit ²	Projected Revenue ³
Residential - Single Family	DU	1,906	\$ 151.73	\$ 289,246
Residential - Duplex/Multi	DU	223	\$ 62.48	\$ 13,914
Residential - Mobile Home	DU	-	\$ 71.40	\$ -
Commercial, General	Acre	57	\$ 892.51	\$ 50,739
Commercial, Service	Acre	-	\$ 892.51	\$ -
Hotel/Motel	Acre	-	\$ 892.51	\$ -
Industrial-Light	Acre	81	\$ 892.51	\$ 71,883
Industrial-Heavy	Acre	2	\$ 892.51	\$ 1,571
Public/Institutional	Acre	2	\$ 892.51	\$ 1,964
Airport	Acre	-	\$ 892.51	\$ -
Parks	Acre	-	\$ 892.51	\$ -
Total				\$ 429,317

¹ DU = Dwelling Unit.

² See Table 16.4.

³ Projected revenue = future units multiplied by impact fee per unit.

[Table 16.5 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

As shown in Table 16.5 (supported with Tables 16.1 through 16.4), the cost of facilities and equipment needed to be provided by new development in the City was \$429,317 (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 \$41,679.63 on hand (in current dollars) collected in impact fees and interest income for Fire Department facilities and equipment replacement. Table 16.5 identifies the estimated collection of Fire Protection impact fees throughout the entire period of build out anticipated in the impact fee study dated November 5, 2003.

If at the time a fire protection system facility or equipment replacement is deemed necessary, the City will have to identify non-development resources to secure the replacement. Sources can include grants, debt financing, General Fund resources and other eligible funding resources for the portion of the replacement cost not funded with Fire Protection impact fees.

(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 fire department facility and equipment replacements 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.