

**CITY OF LOMPOC  
FIVE-YEAR FINDINGS COMPLIANCE REPORT FOR  
PARK IMPROVEMENT 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 Improvement Impact Fees** – The purpose of the Park Improvement Impact Fees is to offset the cost of constructing park improvements in order to provide adequate parks for future development 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 18.1  
Existing and Future City Parks

<b>Park Type</b>	<b>Park Name</b>	<b>Total Park Acres</b>	<b>Developed Acres</b>
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 18.1 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.*

Virtually all local governments, including Lompoc, define the need for parks as a function of population. Consequently, population is used as the demand variable in calculating impact fees. Because the fees are population driven, they apply only to residential development.

Total acreage and developed acreage of existing parks from Table 18.1, above, are used to calculate the existing ratios of park acreage to population for each park type, as shown in table 18.2, below.

Table 18.2  
Existing Level of Service by Park Type

<b>Park Type</b>	<b>Existing Population</b>	<b>Total Park Acres <sup>1</sup></b>	<b>Total Park Acres/1,000 <sup>2</sup></b>	<b>Developed Acres <sup>1</sup></b>	<b>Developed Acres/1,000 <sup>2</sup></b>
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: As used in Table 18.2, “Existing Population” is as published in the report dated November 5, 2003.

<sup>1</sup> See Table 18.1

<sup>2</sup> Acres per 1,000 population = existing acres / (existing population/1,000)

[Table 18.2 obtained from *City of Lompoc - Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 18.3 calculates the per capita cost of providing future park improvements necessary to maintain the existing level of service in the City.

Table 18.3  
Cost per capita – Park Improvements

Acres per 1,000 <sup>1</sup>	Acres per Capita	Improvement Cost per Acre <sup>2</sup>	Cost per Capita <sup>3</sup>
6.96	0.00696	\$150,000	\$1,043.27

<sup>1</sup> See Table 18.2

<sup>2</sup> Estimated average improvement cost provided by the Lompoc Parks and Recreation Department for the November 5, 2003 report.

<sup>3</sup> Cost per capita = acres per capita multiplied by cost per acre.

[Table 18.3 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 18.4 calculates the development type cost per development unit of providing future park improvements necessary to maintain the existing level of service in the City.

Table 18.4  
Impact Fees per Unit of Development - Park Improvements

Development Type	Dev Units <sup>1</sup>	Population per Unit	Cost per Capita <sup>2</sup>	Impact Fee per Unit <sup>3</sup>
Residential-Single Family	DU	3.00	\$1,043.27	\$3,129.80
Residential-Duplex/Multi	DU	2.80	\$1,043.27	\$2,921.15
Residential-Mobile Home	DU	2.10	\$1,043.27	\$2,190.86

<sup>1</sup> DU = dwelling unit

<sup>2</sup> See Table 18.3

<sup>3</sup> Impact fee per unit = population per unit multiplied by cost per capita

[Table 18.4 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Tables 18.3 and 18.4 above show the relationship between costs per unit for new development based on 6.96 acres per 1,000 population and an estimated \$150,000 cost per acre to improve 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 18.5  
Projected Revenue - Impact Fees for Park Improvements

<b>Development Type</b>	<b>Dev Units <sup>1</sup></b>	<b>Future Units</b>	<b>Total Fees per Unit <sup>2</sup></b>	<b>Projected Revenue <sup>3</sup></b>
Residential-Single Family	DU	1,906	\$3,129.80	\$5,966,509
Residential-Duplex/Multi	DU	223	\$2,921.15	\$ 650,582
Residential-Mobile Home	DU	0	\$2,190.86	\$ -
<b>Total Revenue</b>				<b>\$6,617,091</b>

<sup>1</sup> DU = dwelling unit

<sup>2</sup> See Table 18.4

<sup>3</sup> Projected revenue = future units multiplied by total fees per unit

[Table 18.5 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 18.2 through 18.5, the cost of improvements of parkland needed to be provided by new development in the City was \$6,617,091 (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 \$1,188,318.45 on hand (in current dollars) collected in impact fees and interest income for Park Improvements as of June 30, 2019. Table 18.5 identifies the estimated collection of Park Improvement impact fees (unadjusted for inflation) throughout the entire period of build-out anticipated in the impact fee study dated November 5, 2003.

As the existing improvements of park land inventory in the City equals the 6.96 acres per 1,000 population at the time of the impact fee study of 2003, all new development will provide all the resources necessary to provide for park improvements at the same level of 6.96 acres per 1,000 population 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 improvements 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.