

**CITY OF LOMPOC
 FIVE-YEAR FINDINGS COMPLIANCE REPORT FOR
 COMMUNITY AND RECREATION CENTER FACILITIES 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.

Community and Recreation Center Facilities Impact Fees – The purpose of the Community and Recreation Center Facilities Impact Fees is to provide community and recreation center facilities 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 19.1
 Existing Community and Recreation Center Facilities

Existing Facility	Replacement Cost¹
Anderson Recreation Center	\$ 1,201,502
Lompoc Valley Community	\$ 2,159,136
Lompoc Civic Auditorium	\$ 1,241,937
Lompoc Valley Aquatic Center ^{2*}	\$ 5,200,000
Total	\$ 9,802,575

¹ Replacement cost for existing buildings is based on insurance appraisals.
² Project is fully funded and scheduled for construction. Total estimated cost = \$8.7 million. Amount shown here represents contributions from RDA and Quimby Act fees.
 * As of June 30, 2014, project has been completed for approximately eight years.

[Table 19.1 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 need for community centers is typically defined as a function of the population served

and this approach is used in the City 2003 study. Population is the most appropriate measure of demand for such facilities, and will be used as the demand variable for calculating impact fees. Because the fees are population-related, they apply only to residential development.

No level-of-service standard for community or recreation centers has been formally adopted by the City. Fees calculated are based on the existing relationship between population and the City’s investment in community and recreation facilities at the time of the impact fee study in 2003. Table 19.1 lists the City’s existing community and recreation center assets. All of the facilities listed in Table 19.1 are operational. The Lompoc Valley Aquatic Center, now known as the Lompoc Aquatic Center (LAC) became operational in October, 2006. The Lompoc Valley Community Center was relocated in 2009 and has been operational as the Dick DeWees Community and Senior Center (DDCSC) since 2012.

The purpose of this finding is to demonstrate the calculation of the impact fee and the reasonable relationship between the fee and the purpose for which it is charged. The LAC was completed at a cost of approximately \$13 million in 2006, with the addition of a dehumidification system in 2012 of approximately \$2 million. LAC construction was accomplished using a variety of funding sources, including the contribution from Quimby fees and the former Lompoc Redevelopment Agency of approximately \$10 million. The DDCSC was constructed using a variety of funding sources including funds from the former Lompoc Redevelopment Agency of approximately \$4.4 million. The amounts in Table 19.1 were estimates used at the time the impact fee calculation was published in 2003. Table 19.1 includes only part of the cost of the LAC (and no costs for the DDCSC) corresponding to the estimated share funded by the former Lompoc Redevelopment Agency and previously collected Quimby Act revenue. The portion funded by assessments, grants, CDBG, and the Lompoc Redevelopment Agency’s 2010 Tax Increment Bond is excluded from the amount used as the basis for impact fee calculations.

Table 19.2 calculates the per capita replacement cost of Lompoc’s existing community and recreation center facilities, using the existing population. That per-capita cost is the amount that must be charged for each new resident to maintain the existing ratio of community and recreation center assets to population.

Table 19.2
Cost per capita – Community and Recreation Centers

Existing Facility Replacement Cost ¹	Existing Population	Cost per Capita ²
\$9,802,575	39,401	\$248.79

Note: In Table 19.2, “Existing Population” is as published in the report dated November 5, 2003.

¹ See Table 19.1

² Cost per capita = Total Replacement Cost divided by Existing Population

[Table 19.2 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 19.3 calculates the per unit impact fee necessary to maintain the existing level of community and recreation center assets in the City.

Table 19.3
Impact Fees per Unit of Development – Community and Recreation Centers

Development Type	Dev Units ¹	Population per Unit	Cost per Capita ²	Impact Fee per Unit ³
Residential-Single Family	DU	3.00	\$248.79	\$746.37
Residential-Duplex/Multi	DU	2.80	\$248.79	\$696.61
Residential-Mobile Home	DU	2.10	\$248.79	\$522.46

¹ DU = dwelling unit

² See Table 19.2

³ Impact fee per unit = population per unit multiplied by cost per capita

[Table 19.3 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Tables 19.2 and 19.3 above show the relationship between costs per unit for new development, based on existing levels of community and recreational facilities to support the same level of facilities for 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 19.4
Projected Revenue - Impact Fees for Community and Recreational Centers

Development Type	Dev Units ¹	Future Units	Impact Fee per Unit ²	Projected Revenue ³
Residential-Single Family	DU	1,906	\$ 746.37	\$ 1,422,837
Residential-Duplex/Multi	DU	223	\$ 696.61	\$ 155,145
Residential-Mobile Home	DU	-	\$ 522.46	\$ -
Total				\$ 1,577,982

¹ DU = dwelling unit

² See Table 19.3

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

[Table 19.4 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 19.2 through 19.4, the cost of improvements of community and recreation facilities needed to be provided by new development in the City was \$1,577,982 (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 \$20,958.33 on hand (in current dollars), collected in impact fees and interest income for community and recreation facilities as of June 30, 2019. Table 19.4 identifies the estimated collection of Community and Recreation Facility impact fees throughout the entire period of build-out anticipated in the impact fee study dated November 5, 2003.

As the existing improvements of community and recreation facilities per capita is the basis for impact fees for community and recreation facilities, all new development will provide all the resources necessary to provide for community and recreation facility improvements at the same level as existing to support future development. Resources used to improve existing community and recreation facilities not used in the calculation of the impact fees, will have to be replaced from other sources at the time facilities are replaced.

(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 community and recreation facilities 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.