

**CITY OF LOMPOC
FIVE-YEAR FINDINGS COMPLIANCE REPORT FOR
LIBRARY FACILITIES AND MATERIALS 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.

Library Facilities and Materials Impact Fees – The purpose of the Library Facilities and Materials Impact Fees is to provide library facilities and materials 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 20.1
Existing Ratio of Library Building Area and Materials to Population

Cost Component	Units	Existing Units¹	Service Area Population²	Units per Capita³
Existing Library Space	Square Feet	20,008	57,075	0.35
Existing Collection	Volumes	89,370	57,075	1.57

In Table 20.1, “Service Area Population” is based on the population of Santa Barbara County Library Zone 2, estimated by the California State Library at the time of the preparation of the Report dated November 5, 2003.

¹ Based on 2002 Library Needs Assessment and Feasibility Study and data from the Library staff

² Population of the Lompoc Public Library service area, estimated by the California State Library

³ Units per capita = existing units divided by service area population

[Table 20.1 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 libraries is typically defined as a function of the population served and this approach is used in the City’s 2003 study. Population is the most appropriate measure

of demand for such facilities and is 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 libraries has been formally adopted by the City. Fees calculated are based on the existing relationship between population and the City's investment in libraries at the time of the impact fee study in 2003.

The existing Lompoc Library consists of 20,008 square-feet, of which 2,916 is in a basement. While the City has not formally adopted space or level-of-service standards for libraries, a Library Needs Assessment and Feasibility Study was prepared by Ravatt, Albrecht & Associates in 2002. That study proposes expansion of the existing library to approximately 30,000 square-feet.

However, for purposes of the adopted impact fee, the existing ratio of building space and library material to population was used as the level of service standard. That approach ensures that impact fees for new development is not based on a level of service higher than the level provided to the existing community.

Table 20.2 calculates the per capita replacement cost of Lompoc's existing library and library materials, 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 library facilities and materials to population.

Table 20.2
Cost per capita – Library Facilities and Materials

Cost Component	Units	Existing Units per Capita ¹	Cost per Unit ²	Cost per Capita ³
Library Space	Square Feet	0.35	\$275.00	\$96.40
Library Materials	Volumes	1.57	\$35.00	\$54.80
Total Cost per Capita				\$151.20

¹ See Table 20.1

² Cost per unit = \$200 per square-foot for construction, \$25 per square-foot for land, \$15 per square-foot for development, and \$35 per square-foot for furniture, fixtures, and equipment. Cost per volume of new materials includes purchase and processing.

³ Cost per capita = cost per unit multiplied by units per capita

[Table 20.2 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Table 20.3 calculates the per unit impact fee necessary to maintain the existing level of library facilities and material assets in the City.

Table 20.3
Impact Fees per Unit of Development – Library Facilities and Materials

Development Type	Dev Units ¹	Population per Unit	Cost per Capita ²	Impact Fee per Unit ³
Residential-Single Family	DU	3.00	\$151.20	\$453.60
Residential-Duplex/Multi	DU	2.80	\$151.20	\$423.36
Residential-Mobile Home	DU	2.10	\$151.20	\$317.52

¹ DU = dwelling unit

² See Table 20.2

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

[Table 20.3 obtained from *City of Lompoc – Impact Fee Study – Final Report* dated November 5, 2003. Dollar amounts identified are unadjusted for inflation.]

Tables 20.2 and 20.3 above show the relationship between costs per unit for new development based on existing levels of library facilities and materials to support the same level of facilities and materials 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 20.4
Projected Revenue - Impact Fees for Library Facilities and Materials

Development Type	Dev Units ¹	Future Units	Impact Fee per Unit ²	Projected Revenue ³
Residential-Single Family	DU	1,906	\$ 453.60	\$ 864,562
Residential-Duplex/Multi	DU	223	\$ 423.36	\$ 94,409
Residential-Mobile Home	DU	0	\$ 317.52	\$ -
Total				\$ 958,971

- ¹ DU = dwelling unit
- ² See Table 20.3
- ³ Projected revenue = future units multiplied by impact fees per unit

[Table 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 20.2 through 20.4, the cost of improvements of library facilities and materials needed to be provided by new development in the City was \$958,971 (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 \$225,568.24 on hand (in current dollars), collected in impact fees and interest income for Library Facility improvements and Material purchases as of June 30, 2019. Table 20.4 identifies the estimated collection of Library Facilities and Materials impact fees throughout the entire period of build-out anticipated in the impact fee study dated November 5, 2003.

As the existing library facilities and materials per capita is the basis for impact fees for library facilities and materials, all new development will provide all the resources necessary to provide for library facilities and materials at the same level as existing to support future development.

(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 library facilities and materials 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.