



## City Council Agenda Item

**City Council Meeting Date:** August 18, 2020

**TO:** Jim Throop, City Manager

**FROM:** Dean Albro, Management Services Director  
d\_albro@ci.lompoc.ca.us

**SUBJECT:** Public Hearing for Approval of the Development Impact Fee Study Report, Nexus Report, Master Facilities Plan, and Adoption of Resolution No. 6358(20) Approving Revisions to the City's Development Impact Fees

---

### **Recommendation:**

Staff recommends the City Council:

- 1) Hold a public hearing to adopt the Development Impact Fee Study Report, Nexus Report, and Master Facilities Plan; and
- 2) Adopt Resolution No. 6358(20), Approving Revisions to Development Impact Fees for Development within the City (attached).

### **Background:**

Under Assembly Bill 1600 (AB1600), the City Council adopted the City's first Development Impact Fees for Fire Equipment in January 1989. In May 1990, the City Council adopted additional AB1600 Development Impact Fees based on an Ernst & Young Fee Study adding Traffic Signals, Water, Wastewater, Police and Refuse containers.

Additionally, the City Council adopted a Quimby Ordinance for Park Improvement Fees and Dedications in February 1992. The Quimby Park Fees were enabled by the legislature in 1965 under the Subdivision Map Act for the dedication of fees and/or parkland and have separate requirements for their establishment.

On December 2, 2003, the City Council adopted additional AB1600 Development Impacts Fees for Parks, Community and Recreation Centers, Libraries, Water, Wastewater, Police, Fire Streets, Traffic Signals, Bikeways, and Refuse Containers based on a Maximus Study.

The City contracted with Revenue Cost Specialist for a comprehensive evaluation of the City's existing development impact fees and a master facilities plan and to prepare an Impact Fee Study Report (the Study) for the City. Their Study (Exhibit A to attached

Resolution No. 6358(20)) recommends new and revised Development Impact Fees. As required by Government Code section 66001, the Study explains the nexus between the purpose of the fees and the impacts to public services caused by development, and demonstrates that the proposed fees do not exceed the reasonable cost of providing the facilities and infrastructure needed to mitigate the impacts of development on public services. The Study covers the following types of facilities and improvements:

**Law Enforcement Facilities**  
**Fire Protection Facilities**  
**Street Signals and Bridges**  
**Water System Improvements**  
**Sewer Collection Facilities**  
**Solid Waste Collection**  
**General Government Facilities**  
**Libraries Expansion Facilities**  
**Public Meeting Facilities**  
**Aquatic Center Facilities**  
**Parkland Facilities Development**

*Process and Public Notice*

Notice of the August 18, 2020, Public Hearing was published in the Lompoc Record on August 2, and August 16, 2020. The draft Study has been available to the public on the City's website since August 2, 2020. The noticing requirements in the Mitigation Fee Act (Gov. Code, Sec. 66000 et seq) have been complied with.

**Discussion:**

**Effective Date of New Fees**

The new fees will take effect 60 days after they are approved by the City Council. Development projects that have a vesting tentative map for which the application has been deemed complete, will pay the current Development Impact Fees. The current fees will be locked in for those developments even if they make their fee payments after the new fees become effective. The Planning Division makes the determination of when a vesting tentative map application is deemed complete.

Development projects with building permits issued prior to the effective date of the new fees, will pay based on the current Development Impact Fee Schedule. Those projects with building permits issued on or after the effective date for the new fees, will pay based on the new Development Impact Fee Schedule unless they have a vesting tentative map as discussed above. Development Impact Fees are normally paid after the final inspection or when the certificate of occupancy is issued.

**Conclusion:**

The detailed analysis and other information to support the calculation of the proposed Development Impact Fees are included in the Study. Adoption of Resolution No. 6358(20) will establish the new Development Impact Fees in accordance with the Study.

Respectfully submitted,

---

Dean Albro, Management Services Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

---

Jim Throop, City Manager

Attachment: Resolution No. 6358(20)