

City of Lompoc

AB 1600 Fees (Impact Fees)

Calculations for 2020-2021 effective July 1, 2021

Inflation Factor Index used:

ENR Construction Cost Index as published for April of each year

Apr-20	11412		
Apr-21	11849	437	3.83%

Factor used to adjust prior year amounts to current: **103.83%**

Summary of Impact Fees Calculated in MAXIMUS Report (Non-Residential Fees Shown per 1,000 Square Feet of Building Area)

Development Type	1	2				2		4		4		3		5
	Dev. Units	Park Imprvmts	Park Land	Rec. Centers	Libraries	Water	Waste-Water	Police Facilities	Fire Facilities	Street Imprvmts	Traffic Signals	Bike-Ways	Refuse Containers	Total
Residential-Single Family	DU	\$ 5,421	\$ 5,196	\$ 1,292	\$ 786	\$ 4,069	\$ 3,850	\$ 291	\$ 263	\$ 3,256	\$ 309	\$ 54	\$ 356	\$ 25,143
Residential-Duplex/Multi	DU	\$ 5,059	\$ 4,849	\$ 1,207	\$ 733	Mtr Size	Mtr Size	\$ 483	\$ 107	\$ 2,279	\$ 215	\$ 50	Varies	14,982
Residential-Mobile Home	DU	\$ 3,794	\$ 3,637	\$ 904	\$ 551	Mtr Size	Mtr Size	\$ 291	\$ 123	\$ 1,953	\$ 185	\$ 38	Varies	11,477
Commercial - General	KSF	No Fee	No Fee	No Fee	No Fee	Mtr Size	Mtr Size	\$ 712	\$ 142	\$ 27,481	\$ 2,604	No Fee	Varies	30,939
Commercial - Service	KSF	No Fee	No Fee	No Fee	No Fee	Mtr Size	Mtr Size	\$ 296	\$ 142	\$ 16,606	\$ 1,573	No Fee	Varies	18,617
Hotel/Motel	KSF	No Fee	No Fee	No Fee	No Fee	Mtr Size	Mtr Size	\$ 185	\$ 88	\$ 6,187	\$ 586	No Fee	Varies	7,046
Industrial - Light	KSF	No Fee	No Fee	No Fee	No Fee	Mtr Size	Mtr Size	\$ 114	\$ 102	\$ 7,815	\$ 740	No Fee	Varies	8,771
Industrial - Heavy	KSF	No Fee	No Fee	No Fee	No Fee	Mtr Size	Mtr Size	\$ 76	\$ 102	\$ 3,907	\$ 370	No Fee	Varies	4,456

1 Development Units: DU = Dwelling Unit KSF = Thousand Square Feet

2 Water and Wastewater impact fees based on meter size. See Tables below. Water & Wastewater impact fees increase each year until a maximum in fiscal year 2033. See below for actual fees for all available meter sizes for all types of development types. Wastewater fees assessed along with Water fees upon the installation of any water meter.

3 Refuse impact fees for each single-family unit are \$110 per container. Each household requires a refuse, greenwaste, and recycling container for a total of three containers multiplied by \$110 per container. The fee for other development units, i.e., commercial and industrial is dependent on the size of the container and the number of containers required for that development.

4 For Street Improvement and Traffic Signal impact fees, costs for Street Improvement impact fees are based on \$3,015 per peak-hour trip (PHT). Costs for Traffic Signal impact fees are based on \$286 per PHT. City staff calculates the two fees based on development specific or industry standard PHT amounts. Non-residential impact fees are based on PM PHT and vary according to the project. Some examples to estimate fees based on land use would be General Office (ITE Code 710) = 1.15 PHT/1000 SF, Hotel (ITE Code 310) = 0.60 PHT/Room and General Light Industrial (ITE Code 110) = 0.63 PHT/1000 SF.

5 Total amount is for illustration purposes only as individual fee components may be based on the individual development's characteristics identified in notes 1 thru 4.

Meter Size	Water	Waste-water	Refuse Containers
5/8"	\$ 4,069	\$ 3,850	\$ 119 95-Gallon Garbage
3/4"	4,069	3,850	\$ 119 95-Gallon Mixed Recycling
1"	6,918	6,545	\$ 119 95-Gallon Green Waste
1 1/2"	13,429	12,706	
2"	21,568	20,406	356
3"	43,542	41,198	\$ 450 300-gallon
4"	67,959	64,299	\$ 520 450-gallon
6"	126,163	119,369	
8"	222,934	210,929	
10"	348,334	329,577	
12"	396,348	375,005	