

Lenzi, Chelsea

From: Sharyne Merritt <pinot@sandpointvineyard.com>
Sent: Friday, February 07, 2014 1:15 PM
To: sbcob
Subject: Mosby Recreation Fields
Attachments: email from Jacoby.png; Attachment 3 Lompoc City Council agenda Nov 16 2004 copy.pdf; Fink commentary sports fields Lompoc Record 10 1 2013.docx; Lompoc agenda AB 1600 fees.pdf; Lompoc Ec Dev Commentary Lomopc Record sports fields 1 19 2014.docx; Lompoc Rec Need 1 31 2014.docx

I sent the attached documents and commentary below individually to each of the supervisors. I am sending it to you to be thorough. Don't know if this is necessary.

I am writing to urge you to take the advice of your Planning Commission and deny 11CUP-00000-00032

1. The Santa Ynez River is a natural green-belt/buffer between urban and agricultural land uses. LAFCO recognized this boundary line when it permitted Lompoc to annex properties up to the River, but not across it. As one of your Planning Commissioners pointed out, approving this project would be “crossing what was and has always been a line of urbancontainment.” Even without permanent structures, bringing active recreation across that line would be growth inducing.

River Park is adjacent to the SYRiver and reinforces that buffer. Mr. Mosby stated at the AAC that this is an active use park and not a buffer, but he is mistaken. It is a passive use park designed to be a green-belt (even if it has an annual wine festival and has a small man-made lake). Please see attached “email from Jacoby.”

2. This project is not consistent with the protection of agricultural resources. Please see letter from Agricultural Advisory Committee (sent to you under separate cover). Presence of bystanders would impact use of material applications. This threatens realistic future agricultural productivity on adjacent properties

3. LAFCO has turned down including this property in Lompoc’s Sphere of Influence. According to a report by one of the LAFCO Commissioners: “that LAFCO agreed to expand Lompoc’s boundaries up to the middle of the Santa Ynez River, but would not approve crossing it.” According to a 2004 City Council Agenda: “LAFCO denied the City’s application to include River Park and the subject parcels [APN 099-141-17 and 099-141-18] in the City’s Sphere of Influence. The decision seemed to be based upon LAFCO’s determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably.” Please see attached "Attachment 3 Lompoc City Council agenda Nov 16 2004."

4. Given the breaching of the natural buffer/green-belt and the potential adverse effects on adjacent agriculture posed by this project, its approval would set a terrible precedent for agriculture in the County. Indeed, in a 2008 report to the Lompoc City Council, Rincon Consultants said: “Previous annexation requests denied by LAFCO due topresence of a natural barrier (the river) and precedent-setting effect.”

5. This project is an urban use and as such is growth inducing. It is not consistent with good planning.

6. Finally, there is no objective need for additional soccer fields in Lompoc. According to a commentary in the Lompoc Record by Planning Commissioner Ron Fink: "Riverbend Park [note Riverbend Park is different from River Park] at the north end of McLaughlin Road was to be a very large recreational development on both sidesof the road . . .but in nearly a decade, very little has been developed." (Please see attached “Fink

commentary sportsfields Lompoc Record 10 1 2013”) Commissioner Fink references \$1,353,268 in AB1600 fees. Please see attached “Lompoc Agenda AB1600 Fees.”

According to a commentary by the Lompoc Economic Development Committee: “Lompoc is blessed with an abundance of sports fields for baseball, softball and soccer.” Please see attached “Lompoc Ec Dev Commentary Lompoc Record 1 19 2014”)

Last, a quantitative analysis of available soccer fields demonstrates that by external standards, Lompoc does NOT have a deficit offields. Please see attached "Lompoc Rec Need 1 31 2014."

Thank you for your consideration.

Sharyne Merritt

From: Jean Jacoby <jjc@hotmail.com>

Date: November 8, 2013 4:37:05 PM PST

To: "mebrooks@sbceo.org" <mebrooks@sbceo.org>

Subject: River Park

I was a member of the Lompoc City Council from 1966 to 1970. During that time there was a move to create a bypass around the city on the east side of the river. In that connection there had been an official survey and appraisal of the land to be acquired for the bypass.

The bypass project was abandoned and at that time there was a federal/state initiative to provide green belts in urban areas. With the surveys and appraisal finished (for the bypass project) we went to Sacramento and applied for funding to acquire the land for a "green belt." That land is now River Park.

It was in furtherance of the Green Belt Initiative that we qualified and were funded for the land acquisition.

I hope this is adequate. If you want more details, let me know.

Thanks for your work on this project.

Dick

Big sports park plans, little execution

 Recommend 0

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October 01, 2013 12:00 am • Ron Fink/Commentary

 (0) Comments

ometimes it's just a couple of sentences that are spoken in hours of City Council discussion that will catch my ear and create fodder for this column. Such words were spoken at the recent council meeting.

The item being discussed was a report

that had been requested by Councilmember Dirk Starbuck concerning developer impact fees. He suggested the council consider waiving the \$4,066-per-unit parkland acquisition fee, because the balance in this account was a half-million dollars.

Mayor John Linn objected, saying he wanted to keep the fees because he wanted to be able to build a "sports complex."

This exchange prompted me to do a little checking. Just such a complex was approved by both the Planning Commission and the City Council in 2005.

Riverbend Park at the north end of McLaughlin Road was to be a very large recreational development on both sides of the road. The North Park Playing Fields included six joint-use soccer/Little League fields and one Babe Ruth-sized field. Parking for up to 580 vehicles was to be installed. On the south side of the road, up to four joint-use soccer/Little League fields and another parking lot for up to 308 cars was planned.

This sounds a lot like a sports complex to me. But in nearly a decade, very little has been developed.

The north side Babe Ruth field had already been constructed before the plan was completed, and several soccer fields have since been installed. The Little League fields never materialized, and neither did the parking. Today, if you go to watch a soccer game, you'll probably have to walk, because most cars are forced to park beside the road.

The condition of these fields is poor. When the volunteer group installed the turf, they didn't have enough money to put in gopher wire, and the little critters have pockmarked the field with hundreds of ankle breaking traps.

On the south side, another volunteer group convinced the City Council it could install a BMX track on several acres that were originally planned for soccer/Little League fields. So far, all that is visible are several piles of dirt and rocks that have been dumped on the land, and several acres of weeds.

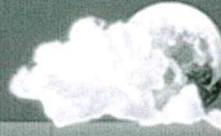
The city currently has considerably more land for parks than is required by state law. The land is underutilized because neither the city nor private groups seem to have the funds necessary to develop and maintain more parks.

But wait a minute. On Sept. 17, the council received a report indicating there was \$1,353,268 available "to offset the cost of constructing park improvements."

The City Council in 2005 wisely chose to designate Riverbend Park as a sports complex, but the councils that followed either didn't know what the plan was, or they knew what it was and just didn't spend the money to implement it.

That's the problem with these grand plans — once the plan is written, everyone claps each other on the back and thinks the job is done. Politicians make points because they solved the problem, but at the end of the day, the original problem still exists.

We don't need more parkland to solve the problem, and the fees Starbuck was referring to can only be used to acquire land, not develop or maintain park facilities. The only way to solve the sports-complex issue is to either come up with public money, or for a large group of interested people to acquire private funding to build the complex that was already approved for Riverbend Park.



How timers, gopher wire equal economic development

Print

January 19, 2014 12:00 am · Lompoc Economic Development Committee/Building the Future Today

[\(0\) Comments](#)

The City of Lompoc is seeking state approval to utilize its Redevelopment Bond proceeds designated for recreation which allow for renovation but not maintenance of the city's parks.

How can swimming pool timers result in economic development? Several years ago, our city leaders had the foresight and wisdom to build the Aquatic Center and include a competitive swimming pool. However, due to adverse economic conditions there were insufficient funds to install electronic timers and a scoreboard. Don Pommerville of the Economic Development Committee (EDC) undertook to remedy this situation and working with the city's Recreation staff secured funding to install modern electronic timers and a scoreboard. This resulted in the scheduling of numerous swim meets in 2012 and contracts have been submitted to the city for 2013-2015. The out-of-town swimmers' parents and others will come to Lompoc, stay in our hotels, eat in our restaurants and frequent our businesses, which will generate sales and bed taxes. Additional funds are needed to complete the snack shop and barbeque area, which will also produce revenue. Generating income from swim meets puts the Aquatic Center closer to its self-sustaining goal.

sustaining goal.

How can gopher wire promote economic development? Lompoc is blessed with an abundance of sports fields for baseball, softball and soccer. As parents whose kids play on those fields know, pesky gophers love to live under the sports fields and their burrows make playing on these fields unsafe. The city purchased equipment to deal with the gophers but we are still left with their holes. By installing gopher wire and resodding the fields, they will become an excellent venue to have league playoffs, which will attract out of town visitors with all the revenue they bring.

Have other cities benefited economically from their sports venues? You bet. Santa Maria's Hagerman Sports Complex had 38 two-day tournaments over 45 weekends in 2013. The visiting players' family and coaches spend \$500 per weekend on hotels, dining, and fuel or about

\$6 million to \$8 million per year. Rental fees and concessions generate another \$60,000-plus. In another example, Traverse City, Mich., (pop. 14,911) predicted that holding two sports tournaments would attract more than 15,000 young athletes with their families, and generate \$3.4 million in direct spending that included 2,000 hotel rooms per night with nearly 100 restaurants visited. The Senior Softball World Championships drew over 6,400 out-of-town players to both Scottsdale and Phoenix, Ariz., bringing an additional \$22.6 million to businesses through 2013.

Many residents remain unaware of park and recreation departments' role in tourism. Having sports tournaments is tourism. The economic return residents receive on their investment multiplies when supporting and subsidizing tournaments by expanding the number of recreational opportunities for local youths through additional programs, better facilities, recruitment exposure, scholarships, bed tax and sales tax revenue. So timers and gopher wire really do equal economic development.

There are many worthy renovations at Ryon Park, Thompson Park, the Civic Auditorium, and the Anderson Recreation Center that we need and should be done but which will not attract out of town visitors and enhance the city's and businesses' revenues as fixing gopher holes. Lompoc's unemployment rate is the highest in the County and we do not like to even mention such an ugly number. Until Lompoc's unemployment is in single digits we urge the city staff and council to use the funding to make our sports' venues visitor magnets and revenue generators.

Lompoc City Council Agenda Item



City Council Meeting Date: November 16, 2004

TO: Gary Keefe, City Administrator

FROM: Peggy Woods, Associate Planner
p_woods@ci.lompoc.ca.us

SUBJECT: REQUEST BY COASTAL VISION INC. FOR CONSIDERATION OF ANNEXATION OF 18 ACRES OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 246/RIVER PARK ROAD (APNS 099-141-17 AND 099-141-18), ANNEXATION NO. 72

RECOMMENDATION:

That the City Council:

1. Take public testimony; and
2. Determine whether to refer the annexation request to the Planning Commission to take public testimony and forward a recommendation to the City Council indicating whether annexation, amending the City's General Plan, and rezoning of the subject property should be studied.

BACKGROUND:

The Community Development Department received a letter dated May 26, 2004, Attachment 1, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 18 acres of property located northwest of the intersection of State Highway 246 and River Park Road, east of the present city limits. The project representative does not have a project planned for these parcels at the present time. The request was placed on hold temporarily until the applicant submitted an application and paid a deposit to cover expenses incurred by staff in researching the property and preparation for public hearing. A deposit was submitted on June 9, 2004.

DISCUSSION:

As shown in the Project Vicinity Map, Attachment 2, the property consists of two parcels, Santa Barbara County Assessor's Parcel Numbers 099-141-17 and 099-141-18. The property is located northwest of the intersection of State Highway 246 and River Park Road, in Santa Barbara County. One parcel is to the west of River Park Road and the second parcel is to the east of River Park Road. The parcels are not contiguous to the present City limit line as the eastern City limits and the parcels are separated by the

Santa Ynez River. The area is not within the City's Sphere of Influence but is within the City's Urban Limit Line. For this area to be annexed the Santa Barbara County Local Agency Formation Commission (LAFCO) would need to expand the City's Sphere of Influence.

In February of 1999, LAFCO denied the City's application to include River Park and the subject parcels in the City's Sphere of Influence. The decision seemed to be based upon LAFCO's determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably.

The property is currently designated as an A-II-40 (Agriculture II) land use under the County of Santa Barbara's Comprehensive Plan. The zoning of the subject site is 40-AG (40 acre minimum parcel size, General Agriculture) under the County's Ordinance 661 zoning district. The properties to the north, west, south, and east are also zoned 40-AG under the County's Ordinance 661 zoning district. The soils underlying the site are Class III soils and not considered prime agricultural land.

The City of Lompoc's Land Use Element Map designates APN 099-141-18 as Open Space and APN 099-141-17 as Agriculture. Both properties have a Park Overlay on the site and are designated in the Parks and Recreation Element as an 18 acre Regional Park. State Highway 246 borders both properties along their southern property lines and the Urban Design Element designates State Highway 246 east of the intersection of State Highways 246 and 1 as a Scenic Road. In addition, the properties are visible as one travels west on State Highway 246 and are located near a designated City Entry (east entrance into the City at State Highways 1 and 246) in the Urban Design Element. As noted in the annexation inquiry, the property owner does not have a project for the site and, therefore, the proposed use is not known at this time.

The annexation application would involve amending the City's General Plan and rezoning the site. As part of a formal request for annexation, environmental review would be required. The site contains potentially significant environmental constraints, and it is likely that a complex environmental impact report would be required.

Based on a cursory review of the City's General Plan and maps available in the Community Development Department, the following constraints apply to the site. The list of constraints included herein is not intended to be an exhaustive list. Should the City Council determine to refer the annexation request to the Planning Commission, a more detailed study would be completed by City staff.

Properties' proximity to the Santa Ynez River a **biologically significant riparian vegetation and stream habitat** (Resource Management Element).

The City of Lompoc's General Plan Safety Element identifies the Santa Ynez River as a **Floodway** and the two properties as being located in the **Floodway Fringe** and **Liquefaction Hazard Area**.

Extension of City utilities and services, such as water, sewer, electric, and fire and police protection, across the Santa Ynez River.

Consistency with policies contained in the General Plan. Briefly, the Land Use Element, Recreation and Parks Element, and Urban Design Element specifies open space with a **Park** overlay and preservation of scenic beauty and natural resources including open space, and scenic roads.

Development of the properties may conflict with policies related to growth toward the east beyond the Santa Ynez River. The Land Use Element specifies maintaining a compact urban form and growth pattern and opposes urbanization of agricultural lands east of the City unless necessary to protect environmental resources. The properties were included within the City's Urban Limit Line to be used for park purposes.

Urban development on the two properties may result in potential inducements to growth to the east of the present City limits across the Santa Ynez River and into prime agricultural land.

Brief Analysis of Consistency with City of Lompoc General Plan

The following goals and policies are examples of the proposal's potential General Plan inconsistencies:

Land Use Element

Goal 1: Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs.

Policy 1.2: The City shall encourage development of underdeveloped and vacant land within its boundaries; and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue, unless necessary to protect environmental resources.

Policy 1.3: The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.

Goal 5: Protect the Lompoc Valley's natural resources.

Policy 5.1: The City shall maintain Open Space designations for areas used for the preservation of scenic beauty, natural resources, or outdoor recreation; or the managed production of resources; or the protection of public health & safety.

Policy 5.4: The City shall minimize conflicts between agricultural and urban uses.

Policy 5.8: Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.

Urban Design Element

Policy 1.3: The City shall protect and enhance the views along the scenic roads noted on the Scenic Ridgelines and Roads map.

Resource Management Element

Goal 2: Protect natural habitats in recognition of their biological, educational, and scientific values.

Policy 2.1: The City shall ensure that the biologically significant areas identified on the Biologically Significant Areas map are preserved.

Policy 2.2: The City shall protect the valuable natural resources of the Santa Ynez River and tributaries which serve as flood channels, wildlife habitats, critical links in Lompoc's water supply, and components of the City's urban form. Watercourses shall be retained in a natural state, rather than be concrete-lined or placed underground, so long as proper flood protection is provided.

Policy 2.3: The City shall encourage the restoration and management of natural habitats for wildlife enhancement and public enjoyment.

Safety Element

Goal 2: Protect the community from loss of life and property resulting from flooding while maintaining protection of natural resources located in flood hazard areas.

Policy 2.1: The City shall designate floodways, as shown on the Flood Hazard Areas Map, for open space land uses. Developments which impair the ability of the floodway to convey floods shall be prohibited.

Policy 2.2: The City may permit development within the floodway fringe provided that: building setback requirements from the Santa Ynez River and other streams are met and finished floor elevations are at least one foot above the 100-year flood elevations.

Policy 2.3: The City shall ensure that all new developments will not compound the potential for flooding.

Policy 2.6 The City shall preclude new developments from compounding the potential for flooding.

Peggy Woods, Associate Planner

Attachments: Attachment 1 – Annexation Inquiry dated May 26, 2004
Attachment 2 – Project Vicinity Map

Attachment 3 – Aerial Photo
Attachment 4 – Topography and Site Plan

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator

Lompoc City Council Agenda Item



City Council Meeting Date: September 17, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Brad Wilkie, Management Services Director
b_wilkie@ci.lompoc.ca.us

SUBJECT: Annual Compliance Report for AB1600 Development Impact Fees

Recommendation:

Staff recommends the City Council:

- 1) Receive this report prepared to satisfy Government Code Subsection 66006(b)(1); and
- 2) Review the Supplemental Information Report and provide direction.

Background:

State of California Assembly Bill 1600 (AB 1600) – the Mitigation Fee Act (Gov. Code, Sections 66000 *et seq.*) sets forth the standards against which monetary exactions on development projects are measured.

On January 3, 1989, the City Council adopted Resolution No. 3795(89), establishing its first AB 1600 development fee for fire impacts. Subsequently, the City Council adopted and updated various other development impact fees applicable to new development within the City. The purpose of development impact fees is to finance the design, construction and acquisition of facilities and equipment necessary to accommodate future development within the City.

Development impact fees that are collected are segregated and placed in special funds or accounts, which earn interest. Those funds are held for the facilities for which the fees are collected, in accordance with Government Code Section 66006.

As of June 30, 2013, the City had 12 separate and distinct fees that are collected, pursuant to AB 1600. Following is a summary listing of the fees, along with the balance for each fee account, as of June 30, 2013:

<u>Fee Type and Description</u>	<u>June 30, 2013</u> <u>Balance</u>
Traffic Signals	\$ 1,451,186.53
Streets	2,003,245.91
Bikeways	19,569.82
Fire Protection Facilities and Equipment	92,936.13
Park Land Acquisition	593,748.11
Park Improvements	1,353,268.93
Community and Recreation Center Facilities	366,021.58
Library Facilities and Materials	245,684.41
Police Facilities and Vehicles	187,476.74
Water Utility System	(3,786,954.79)
Wastewater Utility System	(2,661,071.60)
Refuse Container Costs	-

It should be noted, for the Water System and the Wastewater System fees identified above, the balances are negative. That is due to the assignment of a certain percentage of existing debt to new development. The 1998, 2005, 2007 bonds and State Revolving Fund loan were issued with an expectation a set proportion of the facility improvements constructed with the bond and loan funds would serve new development. As development is cyclical and bond payments are fixed, fluctuations are expected in the balances throughout the term of the bonds and loans. However, as long as the projected growth occurs that was planned for at the time the bonds were incorporated into the AB 1600 plan, developer fees should pay for their share of the debt service costs. At this point in time, the fee balances are negative. That indicates there has been less development than anticipated in the most recent AB 1600 study to date to support the use of the fees for payment of a portion of the debt service outstanding.

Discussion:

Five-Year Findings for Development Impact Fees

If the money in the impact fee funds has not been spent, then the City is required to make findings, regardless of whether those moneys are committed or uncommitted. Those findings need to be made only once every five years.

Government Code Subsection 66001(d) sets forth the five-year findings requirements as:

(d) 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:

- 1) Identify the purpose to which the fee is to be put. [Provide] A brief description of the type of fee in the account or fund;*
- 2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;*
- 3) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a); and*
- 4) Designate the approximate dates on which the funding referred to in paragraph (3) is expected to be deposited into the appropriate account or fund.*

When findings are required, the City must also make them in connection with an annual compliance report (Government Code Subsection 66001 (a)). This report complies with both the required annual and five-year findings.

Annual Compliance Reporting for all Development Impact Fees

Government Code Subsection 66006 (b)(1) sets forth the annual compliance reporting requirements as:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A) A brief description of the type of fee in the account or fund;*
- B) The amount of the fee;*
- C) The beginning and ending balance of the account or fund;*
- D) The amount of the fees collected and the interest earned;*

- E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;*
- F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete; and*
- G) A description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and in the case of an inter-fund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and*
- H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

Compliance Report Format

Attached to this report are Attachments 1 through 12, which are intended to fulfill the annual compliance information requirements of Section 66006. Each attachment represents a separate fund account pursuant to this Section. The required information (Items A through H, listed above) is provided, in full, in each attachment. Each attachment should provide appropriate information to understand the purpose of each fund, the balances in each fund, along with information on the annual activity in the fund. This will help to ensure understanding of the report and provide compliance with the requirements under Section 66006.

The Council should note the City is also required to identify an approximate date for starting construction on a public improvement within 180 days after determining sufficient funds have been collected to complete financing of the improvement. Staff will be sure to track the required timing for that construction. To date, sufficient funds have been collected to complete the financing of some of the traffic signals, and the required disclosure is included in Attachment 1. Some of the fees collected, such as the Water and Wastewater fees, are anticipated to be collected over the course of various debt instruments that have been used to construct public improvements. Fees received for those purposes offset the costs that are being deducted from the fee balance; in some instances, creating a negative balance at the end of year for that fee. None of the other public improvements have collected sufficient funds to complete their financing, except

for the refuse collection containers, which are always completed immediately upon receipt of the fees.

Fiscal Impact:

Tracking of the fund activities, summarizing the activity for this report and preparation of the report requires resources of the Finance Division. No funds were expended on outside sources to comply with this unfunded State mandate. This is a required reporting and compliance report per the California Government Code. Failure to report on activity and account balances per the applicable regulations could allow a successful challenge to the collection of the related fees in the future or repayment of previously collected fees.

Conclusion:

The purpose of the applicable legal requirements, as it applies to findings and compliance reporting, is to provide the community with information as to the status and use of fees collected under the Mitigation Fee Act (Gov. Code Sections 66000 *et seq.*), commonly called Impact Fees.

Respectfully submitted,

Brad Wilkie, Management Services Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

- Attachments:
- 1) Traffic Signals
 - 2) Streets
 - 3) Bikeways
 - 4) Fire Protection Facilities and Equipment
 - 5) Park Land Acquisition
 - 6) Park Improvements
 - 7) Community and Recreation Center Facilities
 - 8) Library Facilities and Materials
 - 9) Police Facilities and Vehicles
 - 10) Water System
 - 11) Wastewater System
 - 12) Refuse Container Costs
 - 13) Supplemental information Report

Analysis of Soccer Fields in the City of Lompoc

Art Hibbits

1/31/2014

Summary

The Lompoc Economic Development Committee recently published a commentary in the Lompoc Record stating, "Lompoc is blessed with an abundance of sports fields for baseball, softball and soccer."¹

A quantitative assessment of the need for sports fields in Lompoc confirms the adequacy of existing services.

Existing full size fields for games

- 10

Fields needed now

- 7 (high estimate)

Demographic Trends:

- 2000 to 2010: school age population decreased
- Forecast: no growth to 2020
- Forecast: slow growth 2020 to 2040.

Fields needed in future:

- 8 (high estimate)

Does Lompoc need more soccer fields?

- No.

Existing soccer fields currently in Lompoc City Parks

**Figure 1
City of Lompoc Sports Facilities²**

	Acres	Soccer/ football	Soccer	Basketball	Ball field	Skate park	Swimming	Tennis court
Developed Parks								
Barton Park	5.1			1				
Beattie Park	50.0	1		2				
Briar Creek				1	1***			
Centennial Park	0.3							
College Park	4.6					1	1	
Johns Manville Park	6.5			1	2***			
Ken Adam Park	42.0							
Pioneer Park	5.0				1***			
River Park Developed*	45.0							
River Bend Park Developed **	30.0		8		1			
Ryon Memorial Park	22.5	1			2			6
Thompson Park	5.0				1***			
Westvale Park	2.4							
Total Developed parks	218.4	2	8	5	7	1	1	6
Undeveloped open space								
River Park open space*	190							
River Bend Park open space	194							
Total Undeveloped open space	384							
Total developed+undeveloped	602							

* The Parks and Recreation web site states River Park has 45 developed acres; a brochure produced by the city states River Park has 60 developed acres and 190 acres of open space.³

**The River Bend Park and Trail Master Plan proposes that 49 out of 224 acres will be developed; the Parks and Recreation web site indicates 30 acres are currently developed..⁴

*** Used for soccer practice in fall; Lompoc Valley Middle School fields also used for practice

Observation:

- Lompoc currently has 8 dedicated soccer fields in River Bend Park plus 2 soccer/football fields. AYSO indicates that they use 14 fields in River Bend Park, not 8. This is probably because full size fields are divided up for younger children. Additional fields beyond these 10 are available for practice.

Number of soccer fields Lompoc currently needs

The National Recreation and Park Association's proposed national standards call for 1 soccer field needed for every 10,000 population.⁵ NRPA has recently recommended local standards. In 2013 Santa Maria hired a consultant to establish its local recreation standards. Given the socio-economic similarity of Lompoc and Santa Maria (see figure 12 in Appendix), these standards can be applied to Lompoc without the cost of an additional study.

Figure 2
Current Surplus/Deficit of Soccer Fields in Lompoc Parks*
Based on NRPA Standards (Lompoc Population 42,434)

	Facility Need Ratio NRPA 1/ 10,000	Current Demand	Existing Facilities*	Current Surplus/ Deficit
Soccer Fields	10,000	4.2	10.0	5.8

* not including additional fields used for practice

Figure 3
Current Surplus/Deficit of Soccer Fields in Lompoc Parks*
Based on Santa Maria Study (Lompoc Population 42,434)

	Facility Need Ratio Santa Maria 1/ 9,400	Current Demand	Existing Facilities*	Current Surplus/ Deficit
Soccer Fields				
Youth	9,400	4.5		
Adult	17,650	2.4		
TOTAL		6.9	10.0	3.1

*not including fields used for practice.

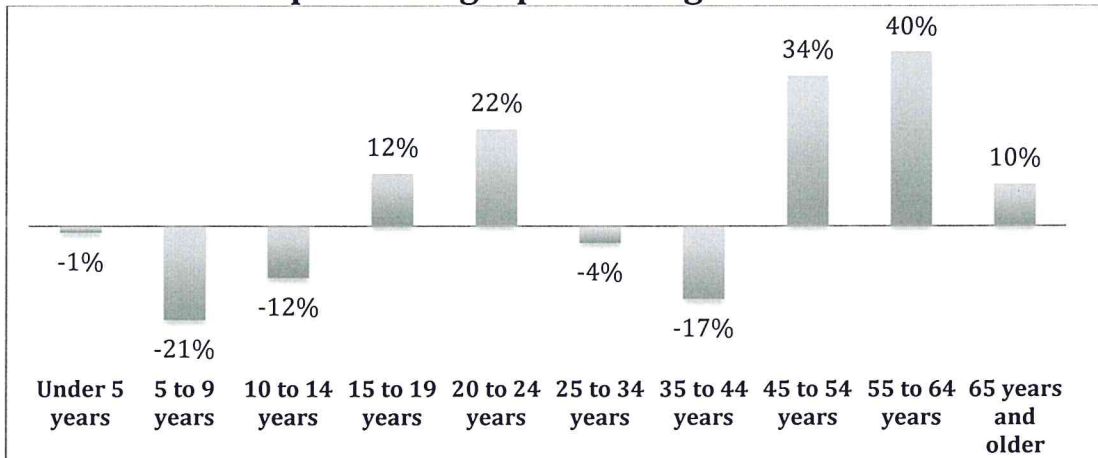
Observation:

- Lompoc does not currently need additional soccer fields.

Demographic trends and population forecast for Lompoc

According to Census data, between 2000 and 2010, the population of Lompoc grew 3%: from 41,103 to 42,431.

Figure 4
Lompoc Demographic Changes 2000-2010⁶

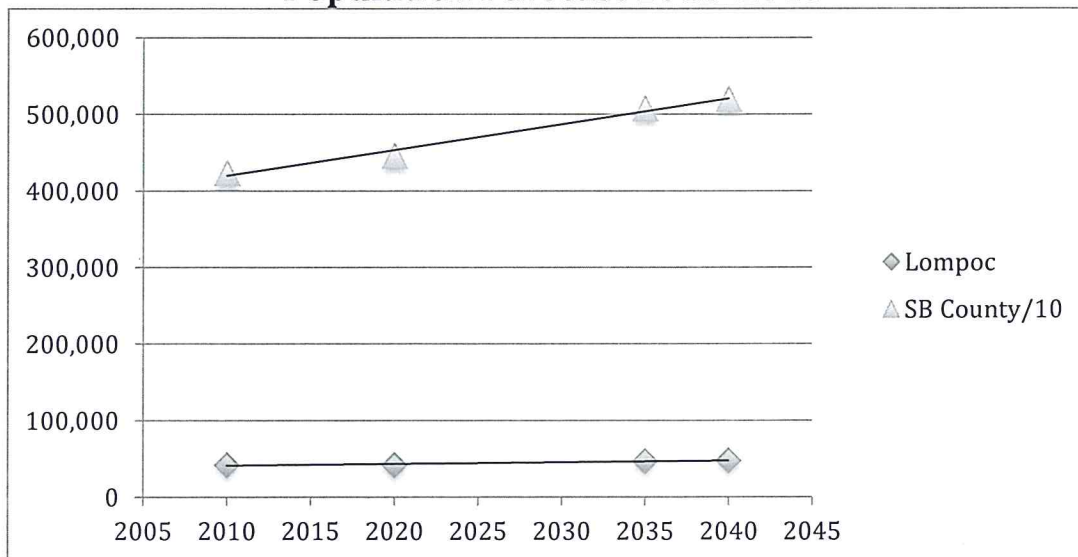


According to SBCAG forecasts, Lompoc will continue to experience slow growth.

Figure 5
Population Forecast 2010-2040⁷

	2010	2020	2035	2040
Lompoc	42,092	42,100	46,975	47,723
SB County	423,885	445,955	507,564	520,011

Figure 6
Population Forecast 2010-2040



Observations:

Recent trends:

- The growth in population of Lompoc between 2000 and 2010 (3%) is considerably lower than the growth rate in California (10%) or Santa Barbara County (6%).
- There was no growth in the pre-school age group and decline in the elementary and junior high age group indicating a declining demand for facilities for school age children in the next few years.
- The growth in the 45 to 64 years group indicates a greater need for passive recreation venues such as walking and swimming.

Forecast future trends:

- Lompoc's population is not expected to grow between 2010 and 2020 and will increase by about 5,000 people between 2020 and 2040.
- Lompoc's flat/slow growth is considerably less than the anticipated growth rate for Santa Barbara County.

Soccer Fields needed in 2040

Figure 7

Estimated Future Surplus/Deficit of Soccer Fields in Lompoc Parks 2040 Based on NRPA Standards & Lompoc Population 47,723

	Facility Need Ratio NRPA 1/	Current Demand	Existing Facilities*	Forecast Surplus/ Deficit
Soccer Fields	10,000	4.7	10.0	5.3

* Includes multi-purpose football/soccer

Figure 8

Estimated Future Surplus/Deficit of Soccer Fields in Lompoc Parks 2040 Based on Santa Maria Study & Lompoc Population 47,723

	Facility Need Ratio Santa Maria 1/	Current Demand	Existing Facilities*	Forecast Surplus/ Deficit
Soccer Fields				
Youth	9,400	5.0		
Adult	17,650	2.7		
TOTAL		7.7	10.0	2.3

* Includes multi-purpose football/soccer

Observations:

- The lack of anticipated growth in the next few years indicates no increase in demand for soccer fields in the next several years.
- The slow growth anticipated between 2020 and 2040 indicates no increase in demand for soccer fields up to 2040.

Conclusion:

Unless one wants to apply the Wallis Simpson rule “you can never be too rich or too thin” to recreation fields, there is **not** an objective need for additional fields in Lompoc. Also, the City has available \$1,353,269 in AB1600 Development Impact fees for Park Improvements.⁸

This is not to say that there is not need for additional activities for the children of Lompoc. They may not have adequate access to science, art, music, or theater activities. If such resources are inadequate, addressing them should be a priority.

END

APPENDIX – Additional Data & Endnotes

Figure 9
Recent Demographic Trends in the City of Lompoc⁹

	2000		2010		% change 2000-2010*
	total	<i>% of total*</i>		<i>% of total*</i>	
Total population	41,103		42,434		3%
Male	21,806	53%	22,684	53%	4%
Female	19,297	47%	19,750	47%	2%
Under 5 years	3,273	8%	3,224	8%	-1%
5 to 9 years	3,715	9%	2,927	7%	-21%
10 to 14 years	3,470	8%	3,063	7%	-12%
15 to 19 years	2,947	7%	3,297	8%	12%
20 to 24 years	2,565	6%	3,129	7%	22%
25 to 34 years	6,408	16%	6,162	15%	-4%
35 to 44 years	7,276	18%	6,071	14%	-17%
45 to 54 years	4,670	11%	6,258	15%	34%
55 to 64 years	2,923	7%	4,080	10%	40%
65 years and older	3,856	9%	4,223	10%	10%

*calculated

Figure 10
Calculated Growth Rates Forecast

	2010-2020	2010-2035	2010-2040
Lompoc	0%	12%	13%
SB County Total	5%	20%	23%

In 2013, the City of Santa Maria undertook a Leisure Needs Assessment to calculate demand for facilities based on data from a telephone survey of 485 households and responses to a User Organization Questionnaire.¹⁰

For each type of facility (i.e., softball field, soccer field), the total population (100,306) was divided by the estimated demand to calculate a Facility Need Ratio in the form of a need for one facility per X population. For example, the study calculated a need for 7.4 youth baseball fields; 100,306/7.4 yields a Facility Need Ratio of 1 field for every 13,550 residents.

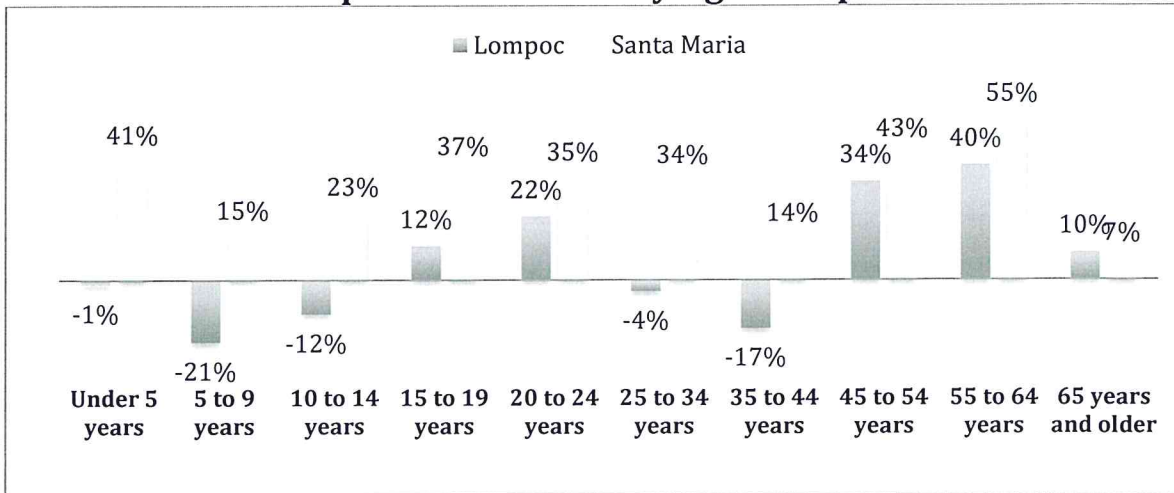
Given the similarity of Lompoc’s and Santa Maria’s climate and geography as well as their similar socio-economic demographics (see below), the Santa Maria standards offer a good guide for Lompoc.

It should be kept in mind, however, that higher historic growth rate in younger age groups (see Figure 12) and a higher future growth trend, most likely make the Santa Maria Need Ratios inflated for Lompoc.

Figure 11
Socio-economic Characteristics¹¹

	Lompoc	Santa Maria
Median income	\$47,144	\$51,675
Median value owner-occupied housing	\$256,700	\$267,200
Home ownership rate	48%	51%
Percent Hispanic	51%	70%
Bachelor’s degree or higher	15%	14%
Language other than English spoken at home	44%	63%
Persons below poverty level	21%	20%

Figure 12
Comparison of City of Lompoc and City of Santa Maria
Population Growth by Age Group:



Endnotes

¹ Lompoc Record. January 19, 2014.

² http://www.cityoflompoc.com/parks_rec/ Click on Divisions, then Parks, then each individual park

³ http://www.cityoflompoc.com/parks_rec/pdf/RiverParkBrochure.pdf

⁴ <http://www1.cityoflompoc.com/departments/comdev/environmental/riverbend/rvrbndeir.pdf> p2

⁵ On July 10, 2013, http://www.prm.nau.edu/prm423/recreation_standards.htm

⁶ <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

⁷ Santa Barbara County Association of Governments. Regional Growth Forecast 2010 - 2040

⁸ <http://www1.cityoflompoc.com/councilagenda/2013/130917/130917n06.pdf>

⁹ <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

¹⁰ Leisure Needs Assessment and Action Plan. October 2013. Prepared by Harrison and Associates Research Network Ltd. http://www.cityofsantamaria.org/209-Final_Leisure_Assessment_and_Action_Plan.pdf

¹¹ <http://quickfacts.census.gov/qfd/states/06/0669196.html>;

<http://quickfacts.census.gov/qfd/states/06/0642524.html>