

SUMMARY DESCRIPTION OF DEVELOPER FEE ACCOUNTS AND FINDINGS**PUBLIC WORKS AGENCY**Purpose and Authorization

The Public Works Agency manages developer fees for transportation projects for road improvements. The total balance at June 30, 2022, is \$17,424,384. The projects, dates approved by the Board of Supervisors at which time a reasonable relationship was established, and five-year balances are as follows:

<u>Purpose/Commitment</u>	<u>Authorization</u>	<u>5-Year Funds</u>
Transportation:		
Traffic Impact Mitigation	August 1994	\$13,478,914
Area Benefit-Highway 33	Est. Mid 1970's	<u>\$83,064</u>
Total Five-Year Funds		<u>\$13,561,978</u>

Five-Year Funds

Remaining balances of \$13,561,978 collected between January 1, 1989 and June 30, 2017, and therefore held five years or more, are committed to the above purposes.

Sources and Amounts of Additional Funding AnticipatedTransportation

Traffic Impact Mitigation Funds

The County Traffic Impact Mitigation Fund is established pursuant to County Ordinance Code Sections 8601-1 through 8601-8, approved by the Board of Supervisors August 30, 1994, and subsequently repealed and re-enacted November 6, 2001. The purpose of the Traffic Impact Mitigation Fee (TIMF) is to fund the pro-rata share of road improvement projects in the unincorporated area required to maintain the level of service (LOS) on the Regional Road Network as identified in the County General Plan Goals, Policies, and Programs, Policy 4.2.2.3(a), and as necessitated by traffic that will be generated at full development countywide as set forth in the General Plan.

The current ordinance established 14 traffic districts in the County. As approximately 90% of development in Ventura County is contained within the ten Ventura County cities, the ordinance encourages cooperative or reciprocal traffic impact agreements between the County and all ten cities. As of this date, all ten cities have entered into reciprocal agreements.

The documentation upon which the Board originally relied to make the findings required by Government Code Section 66001(a) prior to establishment of the TIMF is contained within the Final Engineering Report dated October 2001 (Engineering Report), which is on file with the Public Works Agency, Transportation Department. In January 2013, your Board approved the Revised Transportation Department Strategic Master Plan, which re-confirmed the need for the specific road improvement projects funded by TIMF and which prioritized these and other projects based on criteria adopted by the County.

By their nature, the projects that utilize TIMF are long-term projects that are based on needs at full development. The TIMF is intended to be used only as an offset to the costs that will be incurred to fund the road improvement projects when development is complete and sufficient funds are available and can be dedicated to the completion of the projects. The specific projects for which TIMF will be used, including the scope of the projects and an updated estimate of overall costs, are identified in Exhibit IV. These projects are required to maintain the level of service (LOS) on Regional Road Network as identified in the County General Plan Goals, Policies, and Programs, Policy 4.2.2.3(a), and as necessitated by traffic generated from development countywide.

The collection and availability of TIMF to fund projects is dependent on development in the unincorporated area and the extent to which reciprocal traffic agreements between the County and the various cities are effectuated. Additional funding sources will be required to complete the road improvement projects identified in Exhibit IV, and the specific sources and estimated date of receipt of additional funding are not known at this time.

Highway 33 Benefit Trust

This fund was set up in the mid 1970's for use in mitigating impacts of land development on Highway 33. Funds ceased to be collected after the TIMF ordinance was passed in 1994. Since that time, funds have been used for various projects for bus stop maintenance and improvements that will mitigate traffic impacts. Once these funds are depleted, the account will be closed. Expected projects to deplete the funds will be primarily bus stop improvements.

Approximate Dates on Which the Funding is to be Received and Construction Commenced

Transportation

Transportation Impact Mitigation Funds

Revenue accrues to the fund as a result of development within cities to the extent reciprocal traffic agreements between the County and the various cities are effectuated and development is approved. There are a total of seventeen projects with overall developer fee costs of approximately \$43.9M, to be allocated among projects in amounts ranging between \$.2M and \$11.0M per project. The County has collected approximately \$14.1M towards those projects.

Additional other revenues for each project are received through grant funding or federal programs. We cannot predict when funds will be available.

Highway 33 Benefit Trust

All funds have been received. Remaining funds total approximately \$88,666. We expect that the project to obligate this remaining balance will be completed in the next two years.

FIRE PROTECTION DISTRICT

Purpose and Authorization

Developer fees for cost of construction for improvements to fire stations and/or the need to acquire equipment as a result of new residential, commercial, or industrial development are authorized by Ventura County Ordinance Code Section 3221, et seq., for the unincorporated areas. Each city within the Fire Protection District service area (Camarillo, Moorpark, Santa Paula, Simi Valley and Thousand Oaks) have passed separate resolutions authorizing collection of fire facility fees.

The fees are established by formulae that mathematically establish a reasonable relationship between the amount of the fee and a project's prorated share of the cost of providing the additional fire service needed to provide services to the project. The fees must be used for projects within a specific geographic area comprised of the incorporated and unincorporated areas of the East Valley and Santa Clara Valley, including Somis, and the cities of Camarillo, Moorpark, Santa Paula, Simi Valley and Thousand Oaks. The total balance held by the Fire Protection District at June 30, 2022 is \$5,808,244.

The cities of Camarillo, Moorpark, Santa Paula, and Simi Valley each collect and distribute fire facility fees to the County each year. The City of Thousand Oaks, pursuant to its Resolution No. 93-68 adopted April 27, 1993, specifies that fire protection facilities fees collected, with any interest earned thereon, shall be retained by the City to be used for purposes of acquiring or improving fire stations serving the service area, as determined by the City Council. As of June 30, 2022 the City of Thousand Oaks was holding \$226,903 in developer fees.

Five-Year Funds

A balance of \$354,852 collected prior to June 30, 2017, and therefore, held five years or more, are committed to providing for the replacement of Fire Station 20 in Ojai built in 1959.

The Fire Protection District began construction of Fire Station 20, located in Ojai, in October 2019. The station was completed in spring 2022, with a total estimated construction cost of \$7.5 million. The funding will be transferred from the Fire Protection District's developer fees non-operating fund of \$1.6 million and the balance paid from the Fire Protection District's fund balance, Restricted for Public Protection.

A balance of \$19,350 collected prior to June 30, 2017, and therefore, held five years or more, are committed to providing for the replacement of Fire Station 34 in Thousand Oaks built in 1961.

The Fire Protection District began construction of Fire Station 34, located in Thousand Oaks, in March 2022. The station will be completed in the summer of 2023, with a total estimated construction cost of \$9.7 million. The funding will come from the funds held by the City of Thousand Oaks and the balance from the Fire Protection District's fund balance, Restricted for Public Protection.

SHERIFF'S DEPARTMENT

Purpose and Authorization

Developer fees for costs of construction of sheriff's facilities are authorized by Ventura County Ordinance Code section 3211 et seq. The fees are established by formulae that mathematically establish a reasonable relationship between the amount of the fee and a project's prorated share of the cost of providing the additional sheriff's station capacity needed to provide an adequate level of service to the project. The geographical service area for this fee includes Moorpark and Thousand Oaks. The total balance held at June 30, 2022 is \$69,044.

Five-Year Funds

Remaining balances of \$46,954 collected between July 1, 2009 and June 30, 2017, and therefore held five years or more, are committed to the Sheriff's communication infrastructure build-out.

VENTURA COUNTY LIBRARY

Purpose and Authorization

Developer fees for costs of construction of improvements for physical expansion of the Piru Library are authorized by California Government Code Section 66000(b). The fees are established by formulae that mathematically establish a reasonable relationship between the amount of the fee and a project's prorated share of the cost of providing additional library accommodations needed to provide an adequate level of service to the project. The geographical service area for this fee includes Piru. The total balance held at June 30, 2022 is \$198,418.

Five-Year Funds

Currently no funds collected prior to June 30, 2017, and therefore, held five years or more.

GENERAL SERVICES AGENCY

Purpose and Authorization

The County's Quimby Ordinance "in lieu" fees are authorized by Government Code Section 66477 of the Subdivision Map Act and Ventura County Ordinance Code sections 8209-6

through 8209-6.11. As a condition of approval for a subdivision of land, the subdivider shall dedicate and improve land, or pay a fee in lieu thereof, or a combination of the two, for the purpose of providing park and recreational facilities to serve the future residents of the property being subdivided. The total balance held at June 30, 2022 is \$381,354. These funds were received from the developer of the Crown Pointe Estates at Malibu. On January 31, 2022, the County received funds in the amount of \$347,625 from the developer of the Somis Ranch Farmworkers Housing.

Five-Year Funds

There are no five-year funds because FY 2021-22 is the fourth year of collection.