



Meeting Date: 11 /20 / 07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Lettie De Dios *[Signature]* Agenda Item No. I-5

Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *[Signature]* Other (Specify) _____

DATE: October 25, 2007

TO: City Council

FROM: Susan Winder, Interim Finance Director
Finance Department

SUBJECT: Annual Report for Development, Connection and Improvement Fees for the Year Ended June 30, 2007

RECOMMENDATION

That City Council receive and file the Annual Report for Development, Connection and Improvement Fees for the year ended June 30, 2007 in accordance with Government Code Section 66006.

DISCUSSION

California Government Code Section 66006 requires that an accounting of developer impact fees be made public and the information reviewed in a regularly scheduled public meeting.

The park acquisition and development improvement fee, storm drain facility fee, circulation system improvement fee (traffic impact fee), capital growth fee (residential and non-residential), water system connection fee, wastewater collection connection fee, and wastewater treatment connection fee that the City of Oxnard collects, qualify as development impact fees. Therefore, these fees must comply with the above referenced Government Code section.

Park Acquisition and Development Improvement Fee

Ordinance No. 1421 enables the City to levy a tax which is a prerequisite to the issuance of a building permit per dwelling unit. Every person constructing a new dwelling within the City is taxed a fee for each new dwelling unit. The fee varies from \$150 for one or fewer bedrooms; \$200 for two bedrooms; and \$250 for three or more bedrooms. The fee is set aside for the acquisition of land and improvement of the City's park facilities.

Storm Drain Fees

Resolution No. 10,274 enables the City to charge a storm drain fee for low density residential (single-family detached) and public land at \$10,645 per acre of gross area. All other land uses, including medium and high density residential (over 6 dwelling units per acre of gross area), commercial and

industrial is \$14,637 per acre of gross area. Exemptions from the storm drain fee are Pacific Commerce Center (a.k.a. Northeast Industrial Assessment District), Rose/Santa Clara Specific Plan Area (a.k.a. Auto Center), Oxnard Town Center, and Hueneme Road Assessment District No. 83-1 (Tracts 3406, 3504, 3544). When developers of new subdivisions or other developments are conditioned by the City to build or install master planned storm drain system improvements, the City will provide them full credit toward the Storm Drain Fee. Excess funds due the developer will be reimbursed per City of Oxnard Resolution No. 10,272. The fee is used for the installation of storm drain facilities.

Traffic Impact Fee (Circulation System Improvement Fee)

Resolution No. 13,328 enables the City to charge a traffic impact fee assessed for new development and redevelopment in the City which will generate additional average daily vehicular trips above that which can be reasonably associated with the current use of the property. The total current contribution required for additional average daily trips generated is \$730.00 per trip. The fees vary for residential single-family, \$8,030.00/dwelling unit; condominium, \$6,278.00/dwelling unit; apartment \$4,745.00/dwelling unit; mobile home, \$3,650.00/dwelling unit; commercial for general retail and service, \$19,783.00/1,000 square feet; food service, quality use, \$22,541.00/1,000 square feet; and so on. The fee is used to provide an additional funding source necessary to meet the need for circulation system improvements.

Capital Growth Fee – Residential

Resolution No. 10,996 enables the City to collect a Growth Requirement Capital Fee for residential development projects. A fee of \$1.16 is charged for each square foot of covered space constructed (including garage and accessory structures, but excluding patios); A fee of \$1.75 for each square foot of mobile home park development projects and mobile home pads. The fee is used to defray costs of constructing public facilities required to serve population growth and increased demand for public services attributable to development projects.

Capital Growth Fee – Non Residential

Resolution No. 10,275 enables the City to charge a Growth Requirement Capital Fee for commercial development projects, a fee of \$0.60 for each square foot of covered space constructed. The term "Commercial Development" includes, but is not limited to quasi-public facilities such as hospitals, day care centers, convalescent homes, and cemeteries, etc. For industrial development projects, a fee of \$0.60 for each square foot of office area constructed; and \$0.04 for each square foot of uncovered space provided. The fee is used to account for all development improvement in commercial and industrial areas.

Water System Connection Fee

Resolution No. 10,273 enables the City to collect a water system connection fee for new, expanded or additional service connections, based on the diameter of the meter installation, which is directly related to the volume of water, required for the new, expanded or additional service connection.

Examples of fee:

3/4 inch meter size with an equivalency factor of 1, is \$341 for capital facility charge and \$2,792 for water resource development fee.

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12 inch meter size with an equivalency factor of 180 is \$61,404 and a water resource development fee of \$502,498.

The fees vary by meter sizes from ¾ inch to over 12 inches. The fee is used to pay for the planned water facilities approved by City Council.

Sewer Connection Fee

Ordinance No. 2709 enables the City to collect a treatment facility infrastructure fee based upon the level of wastewater treatment required as represented by the three treatment elements: flow, biochemical oxygen demand (BOD), and suspended solids (SS). All fees shall be based upon a meter equivalency factor which provides an index to identify the service requirements.

A. Treatment Facility Related Infrastructure Fee

The treatment facility related infrastructure fee shall be paid based on the treatment facility.

(1) flow charges to all users meter equivalency factor is \$1,627.

(2) BOD charges for single-family residential is 1 x meter equivalency factor x \$1,235

(3) SS charges for restaurants/food preparation is 3.2 x meter equivalency factor x \$936.

B. The Conveyance System Connection Fee

For all connections to the wastewater conveyance system, the fee shall be determined by the size of the water meter needed to serve the facility, based on a charge of \$1,458 per water meter equivalency factor.

Example of fee:

Single family residence - \$3,798 for treatment fee, \$1,458 for conveyance fee, total fee of \$5,256.

Commercial laundry - \$4,539 for treatment fee, \$1,458 for conveyance fee, total fee of \$5,997.

The fees vary by type of use and water meter size equivalency factor. The fee is used to pay for the wastewater improvement facilities.

FINANCIAL IMPACT

There is no fiscal impact with the filing of this report.

SW:LDD:ct

Attachment #1 - Development, Connection and Improvement Fees, Statement of Revenues,
Expenditures and Changes in Fund Balance for the Year Ended June 30, 2007

CITY OF OXNARD
 PARK ACQUISITION & DEVELOPMENT IMPROVEMENT FEE
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR YEAR ENDED JUNE 30, 2007

	<u>AMOUNT</u>
REVENUES	
Development and connection fees	\$ 65,150
Interest income	<u>25,656</u>
Total revenues	<u>90,806</u>
EXPENDITURES	
Parks capital improvement projects:	
Sports Park	234,775
Sea Park rehabilitation improvement	<u>125,511</u>
Total expenditures	<u>360,286</u>
Excess of revenues over (under) expenditures	<u>(269,480)</u>
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out	
Total other financing sources (uses)	<u>0</u>
Net Change in fund balance	(269,480)
Fund balance, July 1, 2006	<u>742,685</u>
Fund balance, June 30, 2007	<u>\$ 473,205</u>
Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 390,056
Undesignated and available for future operation	<u>83,149</u>
Fund balance unreserved - June 30, 2007	<u>\$ 473,205</u>

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CITY OF OXNARD
 STORM DRAIN FACILITY FEE
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR YEAR ENDED JUNE 30, 2007

	AMOUNT
REVENUES	
Development and connection fees	\$ 780,933
Interest income	337,422
Miscellaneous	32,810
Total revenues	1,151,165
EXPENDITURES	
Storm Drain capital improvement projects:	
Storm drain non program improvement project	274,209
W Hemlock/Paterson storm drain project	14,357
Sanford Street storm drain	129,863
Pleasant Valley widening	(20,084)
Storm drain project - various locations	9,805
Total expenditures	408,150
Excess of revenues over (under) expenditures	743,015
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out	
Total other financing sources (uses)	0
Net Change in fund balance	743,015
Fund balance, July 1, 2006	8,232,735
Fund balance, June 30, 2007	\$ 8,975,750
 Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 4,605,798
Undesignated and available for future operation	4,369,952
Fund balance unreserved - June 30, 2007	\$ 8,975,750

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CITY OF OXNARD
 CIRCULATION SYSTEM IMPROVEMENT FEE
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR YEAR ENDED JUNE 30, 2007

	<u>AMOUNT</u>
REVENUES	
Development and connection fees	\$ 1,406,652
Interest income	238,024
Miscellaneous Income	520
Total revenues	1,645,196
EXPENDITURES	
Circulation System capital improvement projects:	
Traffic signal - Rose	14,894
Hi-way 101/Del Norte interchange	214,345
Traffic signal - Wooley and Offshore	209,883
Traffic signal - C Street	162,884
Traffic signal various locations	148,963
Traffic signal - Fifth and Pacific	21,700
Channel Island/Oxnard Blvd. improvement project	34,015
Traffic signal - Hemlock and Patterson	29,683
Median improvements - FY 2005/06	28,829
Median improvements - citywide	514
Capital improvement projects - non program	641,131
Bard Road and Justin Way transportation improvement	13,203
Vineyard Ramp/Highway 101 improvement project	56,679
Oxnard intelligence transportation system project	69,555
Highway 101/Rice interchange project	24,698
Transportation improvement project	13,549
Pleasant Valley widening project	(124,839)
Oxnard Blvd medians	2,284
Citywide signal synchronization project	55,936
Traffic calming cut-thrus project	3,666
Hueneme Road improvement project	142,213
Oxnard Blvd. corridor improvement project	107
Circulation Element Update	191,713
Saviors Road medians	365
Total expenditures	1,955,970
Excess of revenues over (under) expenditures	(310,774)
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out (to environmental resources fund)	(210,104)
Total other financing sources (uses)	(210,104)
Net Change in fund balance	(520,878)
Fund balance, July 1, 2006	5,832,197
Fund balance, June 30, 2007	\$ 5,311,319
 Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 3,708,149
Undesignated and available for future operation	1,603,170
Fund balance unreserved - June 30, 2007	\$ 5,311,319

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CITY OF OXNARD
 CAPITAL GROWTH FEE - RESIDENTIAL
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR YEAR ENDED JUNE 30, 2007

	AMOUNT
REVENUES	
Development and connection fees	\$ 1,267,885
Interest income	36,481
Total revenues	1,304,366
EXPENDITURES	
Capital Growth - Residential improvements	
Non program capital improvement projects	14,255
Police Annex - Sturgis Road	6,360,000
Public assembly and conference/civic center upgrade	(707,204)
Total expenditures	5,667,051
Excess of revenues over (under) expenditures	(4,362,685)
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out (to debt service fund)	(976,505)
Total other financing sources (uses)	(976,505)
Net Change in fund balance	(5,339,190)
Fund balance, July 1, 2006	5,353,033
Fund balance, June 30, 2007	\$ 13,843
 Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$
Undesignated	13,843
Fund balance unreserved	\$ 13,843

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**CITY OF OXNARD
 CAPITAL GROWTH FEE - NON RESIDENTIAL
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR YEAR ENDED JUNE 30, 2007**

	AMOUNT
REVENUES	
Development and connection fees	\$ 162,422
Interest income	12,955
Miscellaneous	
	175,377
EXPENDITURES	
Capital Growth - Residential improvements	
Police Annex - Sturgis Road	1,605,000
Non-program improvement project	4,544
Public Assembly and Conference - Civic Center upgrade	6,426
	1,615,970
Excess of revenues over (under) expenditures	(1,440,593)
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out (to debt service fund)	(234,000)
Total other financing sources (uses)	(234,000)
Net Change in fund balance	(1,674,593)
Fund balance, July 1, 2006	1,485,991
Fund balance, June 30, 2007	\$ (188,602)
 Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 30,803
Undesignated	(219,405) *
Fund balance unreserved	\$ (188,602)

* Commitment of FY 2007-08 revenues

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CITY OF OXNARD
 WATER SYSTEM CONNECTION FEE
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 FOR THE YEAR YEAR ENDED JUNE 30, 2007

	AMOUNT
REVENUES	
Development and connection fees	\$ <u>3,665,609</u>
Total revenues	<u>3,665,609</u>
EXPENDITURES	
Water System connection improvement projects:	
Developer's reimbursement	378,000
Blending station improvements	53,900
Great recycled water district	<u>93,579</u>
Total expenditures	<u>525,479</u>
Excess of revenues over (under) expenditures	<u>3,140,130</u>
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out	
Total other financing sources (uses)	<u>0</u>
Net Change in fund balance	3,140,130
Fund balance, July 1, 2006	<u>6,176,207</u>
Fund balance, June 30, 2007	\$ <u><u>9,316,337</u></u>
 Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 1,746,089
Designated for debt service payment	<u>7,570,248</u>
Fund balance unreserved - June 30, 2007	\$ <u><u>9,316,337</u></u>

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CITY OF OXNARD
WASTEWATER COLLECTION CONNECTION FEE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR YEAR ENDED JUNE 30, 2007

	<u>AMOUNT</u>
REVENUES	
Development and connection fees	\$ 456,219
Interest income	433,108
Total revenues	889,327
EXPENDITURES	
Wastewater Collection connection improvement project:	
Developer's reimbursement	657,724
Redewood trunk - phase II	927,122
Total expenditures	1,584,846
Excess of revenues over (under) expenditures	(695,519)
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out (to debt service fund)	(2,389,598)
Total other financing sources (uses)	(2,389,598)
Net Change in fund balance	(3,085,117)
Fund balance, July 1, 2006	10,616,348
Fund balance, June 30, 2007	\$ 7,531,231
 Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 1,049,556
Designated for debt service payment	6,481,675
Fund balance unreserved - June 30, 2007	\$ 7,531,231

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CITY OF OXNARD
WASTEWATER TREATMENT CONNECTION FEE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR YEAR ENDED JUNE 30, 2007

	<u>AMOUNT</u>
REVENUES	
Development and connection fees	\$ <u>1,360,576</u>
Total revenues	<u>1,360,576</u>
EXPENDITURES	
Wastewater Collection connection improvement project:	
Total expenditures	<u>0</u>
Excess of revenues over (under) expenditures	<u>1,360,576</u>
OTHER FINANCING SOURCES & (USES)	
Transfers in	
Transfers out (to debt service fund)	<u>(4,109,473)</u>
Total other financing sources (uses)	<u>(4,109,473)</u>
Net Change in fund balance	<u>(2,748,897)</u>
Fund balance, July 1, 2006	<u>10,927,513</u>
Fund balance, June 30, 2007	<u>\$ 8,178,616</u>
Fund balance, June 30, 2007 (per above)	
Unreserved:	
Designated for authorized projects outstanding - June 30, 2007	\$ 707,159
Designated for debt service payment	<u>7,471,457</u>
Fund balance unreserved - June 30, 2007	<u>\$ 8,178,616</u>

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