

# FINAL REPORT

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## 2016 Comprehensive Development Impact Fee Update

Prepared for:

Town of Moraga

Prepared by:

Seifel Consulting, Inc.



Adopted by Town Council May 11, 2016

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## 2016 Comprehensive Development Impact Fee Update

### Town of Moraga

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# I. Executive Summary

The Town of Moraga Development Impact Fee Program requires that new development pay its fair share of the costs to provide public facilities needed to serve new development, and it establishes impact fee levels that new development must pay in order to mitigate its impact on Town facilities. This 2016 Comprehensive Development Impact Fee Update Report (2016 Nexus Study) has been prepared as part of the Town’s comprehensive update process.<sup>1</sup> This report provides the necessary technical documentation and justification to support the update of the Town’s impact fees.

The proposed fees would be adopted under the authority allowed by Assembly Bill 1600 (or AB 1600), contained in Section 66000 and subsequent sections of the California Government Code. AB 1600 established a process for local governments and districts to formulate, adopt, impose, collect and account for impact fees. Chapter I of this report contains additional background on this 2016 Nexus Study, including the legislative basis and requirements for the Town’s impact fee program.

This 2016 Nexus Study updates four of the Town’s five existing fees. In February and March 2016, the Town, along with the Cities of Lafayette and Orinda adopted an update of the regional Lamorinda Fee and Financing Authority fee program. The Town’s Traffic Impact Fee will be eliminated upon effectiveness of the updated sub-regional transportation development impact fee (LFFA Fee) by the three Lamorinda Cities.

Figure ES-1  
Summary of Town and LFFA Fee Programs

|                          |  |
|--------------------------|--|
| <b>Local Fee Program</b> | General Government Fee                           |
|                          | Public Safety Fee                                |
|                          | Park Fee   |
|                          | Park Dedication In Lieu Fee <sup>2</sup>         |
|                          | Park Development Impact Fee                      |
|                          | Storm Drainage Fee                               |
|                          | Traffic Impact Fee [Proposed to be discontinued] |
| <b>LFFA Fee Program</b>  | Sub-Regional Transportation Fee                  |

The 2016 Nexus Study establishes the proportional relationship (the “nexus”) between the impacts stemming from new development and the amount of the fee imposed. The process for determining this nexus and calculating the associated impact fee is based on a series of steps, which are presented in Chapter I. As illustrated in Figure ES-2, the impact fee methodology for each Town fee varies. Each fee methodology is based on the type of public improvements that will be required to meet the Town’s general government, public safety, park and storm drainage needs, and to ensure that the Town’s current service standard is maintained and that new development pays its fair share of future capital improvement costs.

<sup>1</sup> Municipal Code Chapter 17, Development Impact Fees, Section 17.04.030, Town of Moraga. Due to the extended timeframe needed to comprehensively update the Lamorinda Fee and Financing Authority (LFFA) fee program, the Town’s comprehensive update has also been extended.

<sup>2</sup> As further explained in Chapter I Section B, the Park Dedication In Lieu Fee is governed by the California Government Code Section 66477, commonly referred to as the Quimby Act, and it is not considered as an impact fee. However it is a component of the Town’s Park Fee and is included in the 2016 Comprehensive Development Impact Fee Update.

**Figure ES-2  
Summary of 2016 Nexus Study Fee Methodology**

| Development Impact Fees          | General Government   | Public Safety  | Park                                     |  |  | Storm Drainage  |
|----------------------------------|--|--|--|--|--|---|
|                                  |  |  | Park Dedication In Lieu                  | Park Development Impact                          |  |   |
| Key Factors for Fee Calculations | ◆ Existing General Government Facility Standard                  | ◆ Existing Public Safety Facility Standard                     | <b>New Parkland</b>                      | <b>New Parkland Facilities</b>                   | <b>Town-wide Improvements</b>                                  |   |
|                                  | ◆ Cost to Maintain Existing General Government Facility Standard | ◆ Cost to Maintain Existing Public Safety Facility Standard    | ◆ Parkland Acreage per Population Served | ◆ Parkland Acreage per Population Served         | ◆ Town-wide Park, Recreational and Trail Improvements          | ◆ Town-wide Storm Drainage Improvements                         |
|                                  | ◆ New Development's Fair Share (Increase in Population Served)   | ◆ New Development's Fair Share (Increase in Population Served) | ◆ Land Purchase Cost                     | ◆ Cost to Develop Park Facility for New Parkland | ◆ CIP Cost to Upgrade Town-wide System                         | ◆ CIP Cost to Upgrade Town-wide System                          |
|                                  |  |  | ◆ Population Growth                      | ◆ Population Growth                              | ◆ New Development's Fair Share (Increase in Population Served) | ◆ New Development's Fair Share (Increase in Impervious Surface) |
| Administrative Allowance         | 3 Percent of Base Fee  | 3 Percent of Base Fee  | 3 Percent of Base Fee                    | 3 Percent of Base Fee                            | 3 Percent of Base Fee  | 3 Percent of Base Fee   |

The impact fees calculated in the 2016 Nexus Study represent the maximum supportable fee burden on new development (its “fair share”) for which there is a reasonable nexus. Due to economic and/or policy considerations, the Town may elect to adopt fees that are below the maximum supportable level. The impact fees would be charged to new residential and non-residential development based on updated land use categories.<sup>3</sup>

Chapter II of this report provides estimates of existing and new development by land use categories, which are consistently used throughout all of the impact fee calculations. Methodologies specific to each fee are described in Chapters III through VI. The required administrative activities and costs of the impact fee program are presented in Chapter VII, along with the basis for the 3 percent administrative allowance. The report concludes with a summary of the proposed maximum fee levels for each fee category, which are also contained in the following Table ES-1.

<sup>3</sup> Park Fees are charged to residential development land use only. See Chapter V.

**Table ES-1  
Summary of Maximum Fee Levels for Town of Moraga Impact Fee Program**

| Land Use <sup>a</sup>                         | General Government Fee | Public Safety Fee   | Park Fee                    |                             | Storm Drainage Fee  |
|---|------------------------|---------------------|-----------------------------|-----------------------------|---|
|   |                        |                     | Park Dedication In Lieu Fee | Park Development Impact Fee |   |
| <b>Residential</b>                            |                        |                     |                             |                             |   |
| Single Family Detached                        | \$6,870 /unit          | \$758 /unit         | \$13,593 /unit              | \$8,537 /unit               | \$374 /1,000 SF of impervious surface (All Land Use Categories) |
| Single Family Attached/Townhouse <sup>b</sup> | \$6,870 /unit          | \$758 /unit         | \$13,593 /unit              | \$8,537 /unit               |   |
| Multi-Family/Mixed Use <sup>c</sup>           | \$4,445 /unit          | \$490 /unit         | \$8,796 /unit               | \$5,524 /unit               |   |
| Senior Housing                                | \$3,435 /unit          | \$379 /unit         | \$6,797 /unit               | \$4,269 /unit               |   |
| Miscellaneous (Residential) <sup>a</sup>      | \$2,021 /resident      | \$223 /resident     | \$3,998 /resident           | \$2,511 /resident           |   |
| <b>Non-Residential</b>                        |                        |                     |                             |                             |   |
| Retail/Entertainment                          | \$1,061 /1,000 sq.ft.  | \$248 /1,000 sq.ft. | N/A                         | N/A                         | \$374 /1,000 SF of impervious surface (All Land Use Categories) |
| Office  | \$1,591 /1,000 sq.ft.  | \$371 /1,000 sq.ft. | N/A                         | N/A                         |   |
| B&B/Hotel                                     | \$88 /1,000 sq.ft.     | \$20 /1,000 sq.ft.  | N/A                         | N/A                         |   |
| Miscellaneous (Non-Residential) <sup>a</sup>  | \$477 /person          | \$111 /person       | N/A                         | N/A                         |   |

Note: Storm Drainage Fee for the Miscellaneous (Residential) and Miscellaneous (Non-Residential) categories is determined based on the impervious surface increased by new development. Calculated fees for other categories presented in this table are the fee per unit or per sq. ft. of new development.

- a. The Miscellaneous (Residential and Non-Residential) categories are designed to represent a broad variety of potential land uses and will provide flexibility in how fees may be calculated for new development that does not fall within one of the typical land use categories. Miscellaneous (Residential) category includes group quarters, such as assisted living and congregate care, and on-campus student housing. Miscellaneous (Non-Residential) includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses. The fees for the miscellaneous categories would be calculated based on the actual projected increase in resident population, non-resident population, or impervious surface, multiplied by the stated fee shown in the table. For miscellaneous residential land uses, the number of residents will be based on the number of dwelling units, rooms or beds, as appropriate. For miscellaneous non-residential land uses, the number of persons will be based on project gross square footage, divided by employees per square foot (or other metric as appropriate) for similar uses, based on industry standards and/or comparable studies. The number of residents or persons, as applicable, shall be estimated by the applicant and verified by the Planning Director. Net increase in impervious surface shall be based on calculations provided by the applicant's licensed civil engineer, based on project plans, and verified by the Planning Director.
- b. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "Duplex" land use is combined with "Multi-Family" use. Going forward, the "Duplex" land uses are included within this new land use category.
- c. As further described in Chapter II, Section A3, the Town proposes to adopt a maximum size standard for "Multi-Family/Mixed Use." Multi-family housing is defined to include housing developments where 1,500 square feet is the maximum size for any housing unit within a multi-family development and the maximum weighted average bedroom size for all units within the development is 2.0 bedrooms or fewer. (This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California.) Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger household sizes.

Source: Town of Moraga, Seifel Consulting Inc.

## II. Introduction

The Town of Moraga Impact Fee Program—set forth in the Municipal Code Title 17—provides for the imposition of impact fees on development projects for the purpose of mitigating the impact that development projects have on the Town’s ability to provide public facilities.<sup>4</sup> Specifically, the fees defray all or a portion of the cost of public facilities needed to serve new development.

The Town of Moraga currently imposes five local development impact fees, as follows:

- **General Government Fee (Fund 780)** – Funds general government facilities, vehicles and equipment sufficient to enable the Town government to serve new development.
- **Public Safety Fee (Fund 720)** – Funds public safety facilities, vehicles and equipment sufficient to enable the police department to serve new development.
- **Traffic Impact Fee (Fund 760)** – Funds the construction and implementation of improvements to the Town’s circulation system sufficient to accommodate the traffic volumes generated by new development and to preserve acceptable levels of service throughout Town.
- **Park Fee (Fund 790, Park Development Impact Fee component and Fund 250, Park Dedication In Lieu Fee)** – Funds the construction and implementation of improvements to the Town’s park facilities sufficient to accommodate the demand generated by new development and to preserve acceptable levels of service throughout the Town.
- **Storm Drainage Fee (Fund 770)** – Funds the construction and implementation of improvements to the Town’s storm drainage system—such as improvement of drainage facilities, including pipes and culverts—sufficient to accommodate storm drainage needs generated by new development.

Development projects within the Town of Moraga are also subject to a sub-regional transportation mitigation fee assessed by the Lamorinda Fee and Financing Authority (LFFA), as further described in Section C.1 of this chapter. The Town’s current Traffic Impact Fee will remain in effect until the comprehensive impact fee update process for the LFFA fee program is completed, as the Town’s Traffic Impact Fee is proposed to be eliminated upon adoption of the updated LFFA sub-regional transportation mitigation fee.

The Town impact fee program requires that the Town Council review the basis for each impact fee and determine whether the fees continue to be reasonably related to the needs of new development.<sup>5</sup> To meet this requirement, the Town Council has directed the undertaking of a comprehensive update of its development impact fee program.

This 2016 Comprehensive Development Impact Fee Update Report (2016 Nexus Study) has been prepared as part of the 2016 comprehensive update process. It presents an overview of the Town’s impact fee program and includes information that is used in the calculations for each impact fee analyzed as part of this update. This report provides the necessary technical documentation to support the adoption of the 2016 comprehensive update of the Town’s impact fee program to ensure that new development funds its fair share of public facilities and infrastructure.

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<sup>4</sup> The Park Dedication In-Lieu Fee is authorized by the California Government Code Section 66477, commonly referred to as the Quimby Act, and it is not considered as an impact fee. Municipal Code Chapter 8, Sections 140.070 through 140.090 govern the parkland dedication component of the Park Fee program. As it is considered part of the Town’s Park fee, it is included in the 2016 Comprehensive Development Impact Fee Update.

<sup>5</sup> Municipal Code Chapter 17, Development Impact Fees, Section 17.04.030, Town of Moraga. Due to the extended time frame needed to comprehensively update the LFFA fee program, the Town’s comprehensive update has also been extended.

## A. Organization of the Report

This report is organized as follows:

- Chapter I provides an overview of the Town’s impact fee program, the comprehensive update process and the basis for the fee allocation to new development.
- Chapter II presents the demographic, land use and development data used for the fee analysis, including estimates of residential and non-residential development and population served.
- Chapter III presents the General Government Fee.
- Chapter IV presents the Public Safety Fee.
- Chapter V presents the Park Fee.
- Chapter VI presents the Storm Drainage Fee.
- Chapter VII presents the administrative requirements and costs associated with the Development Impact Fee Program.
- Chapter VIII concludes the report and presents the proposed schedule of development impact fees, which represents the maximum supportable fee burden on new development.

## B. Overview of Legislative Requirements

California state law stipulates how development impact fees are determined, executed and accounted for by the Town of Moraga.

### 1. Assembly Bill 1600

The Town of Moraga has the legal authority to impose fees within its jurisdictional limits and will consider the adoption of the comprehensive development impact fee update. Impact fees are governed by the California Government Code Sections 66000-66008, commonly referred to by their 1987 authorizing legislation (Assembly Bill 1600, AB 1600) or by the title provided by the legislature: “Mitigation Fee Act.” AB 1600 established a process for local governments and districts to formulate, adopt, impose, collect and account for impact fees.

Under AB 1600, an “impact fee” means a monetary exaction (other than a tax or assessment) used to defray all or a portion of the cost of public facilities needed to provide service to new development.<sup>6</sup> AB 1600 stipulates that new development may only be charged for public facilities needed to accommodate new development, and the amount of the fee must be in reasonable proportion to that need.

The Town of Moraga must therefore demonstrate a “nexus,” or a reasonable relationship, between the need for additional public facilities in order to serve new development and the type and amount of the fee that may be imposed. The 2016 Nexus Study provides the necessary documentation and analysis for the Town to update its development impact fees. The study includes the following required components:

- Identifies the purpose of the fee.
- Describes the public facilities for which the fee will be used.
- Demonstrates a reasonable relationship between the following:
  - Use and the type of development on which the fee is imposed,
  - Need for the public facilities and the type of new development that will benefit from them, and

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<sup>6</sup> According to AB 1600, public facilities include public improvements, public services and community amenities.

- Amount of the fee and the cost of the public facility attributable to the new development on which the fee is imposed.

## 2. The Quimby Act

Section 66477 of the Government Code (commonly referred to as the Quimby Act) establishes procedures for California local authorities to require the dedication of parkland or payment of fees (in lieu of parkland) from a residential subdivision. The Park Dedication In Lieu Fee portion of the Park Fee program is governed by the Quimby Act and not by AB 1600. Although not technically considered an “impact fee,” the Park Dedication In Lieu Fee is being updated as part of the Town’s Comprehensive Impact Fee Update because it is a critical component of the Town’s Park Fee Program.

The Quimby Act establishes a range of three to five acres of parkland per 1,000 residents as the standard that a local government may require for parkland dedication. The Town has adopted a Level of Service of three acres of parkland per 1,000 residents, which is used as the basis for the Town’s Park Dedication In Lieu Fee and the new parkland facilities component of the Park Fee program.

## C. Overview of Comprehensive Update

The Town of Moraga initiated its impact fee program in 2008, authorizing the establishment of the five local development impact fees to ensure that new development pays its “fair share” of impacts to the Town’s facilities and improvements. The Town of Moraga demonstrated a nexus between the impacts brought on by new development and the type and amount of the development impact fees imposed in its two 2008 Development Impact Fee Studies—the April 2008 General Government, Public Safety, Storm Drainage and Traffic Impact Fees Nexus Study and the March 2008 Park Development Impact Fee Study (the 2008 Nexus Studies). The Town’s impact fees were adopted by Town Council Resolution 13-2008, which references policies within the Town’s General Plan that require that new development mitigate its share of the impacts to the Town.

In 2013, the Town Council directed that a comprehensive update of the Town’s local impact fees be undertaken. This update has been done to determine whether the current development impact fees continue to accurately reflect the cost of needed facilities and improvements and demand from new development, and, if necessary, identify any needed amendments to the fee program.

### 1. Traffic Impact Fee Excluded from 2016 Comprehensive Update

Development projects within the Town of Moraga are also subject to sub-regional traffic mitigation fees assessed by the Lamorinda Fee and Financing Authority (LFFA). In 1998, the Town of Moraga entered into a joint powers agreement with the Cities of Orinda and Lafayette for the purposes of assessing sub-regional transportation impact fees for the Lamorinda region (consisting of the Town of Moraga and Cities of Orinda and Lafayette).

Adopted in 1998, the LFFA fee program identifies a number of transportation projects throughout Lamorinda (including various bicycle, pedestrian, road and signal improvements), assesses a fee on new development in the Lamorinda region, and distributes a share of the LFFA fee revenues to each jurisdiction within Lamorinda. Fees under the LFFA program are similarly subject to the requirements of AB 1600, and therefore must be supported by a nexus study. The 2016 LFFA fee update was completed and adopted by the Town, and the Cities of Lafayette and Orinda in February and March 2016.

Based on the technical analysis conducted for the 2016 LFFA fee comprehensive update, the updated LFFA program incorporates all of the projects that would have been included within Moraga’s local



Traffic Impact Fee program,<sup>7</sup> and the LFFA fee methodology includes a fair share distribution of potential growth in vehicle miles generated by new development in the Lamorinda region, which is then used as the basis for calculating the proportionate share attributable to new development. Because the updated LFFA fee is designed to replace the Town's local Traffic Impact Fee, the Town's Traffic Impact Fee is to be discontinued pending the effectiveness of the LFFA fee program.

The adopted LFFA fee program will enable the Town to receive LFFA fees from new development throughout the Lamorinda region. The Town can continue to negotiate its local share of fees and/or improvements in Moraga through Development Agreements with developers as part of the updated LFFA fee program.

As the Traffic Impact Fee is proposed to be eliminated from the Town's local development impact fee program, it is excluded from the Town's 2016 comprehensive update.

In order to determine the amount of the impact fees to be charged to new development, the Town must first distinguish between the baseline conditions (existing residential and non-residential development) and the total projected foreseeable development and intensification on vacant and underutilized land within the Town boundaries. The difference between the two reflects the potential level of new development across which to allocate the cost of the new public facilities for each fee category.

As part of the 2016 comprehensive update, the Town is evaluating each of the four development impact fees to assure that the methodology and information used in the fee calculations reflect the Town's latest knowledge regarding how new development may affect future demand for public facilities and improvements. Seifel Consulting Inc. (Seifel) has advised the Town on its impact fee program since 2011 and has worked collaboratively with Town staff to perform the 2016 comprehensive update.

To perform the update, Seifel and Town staff reviewed the data and methodologies utilized in the 2008 Nexus Studies to determine which data sources and methods would yield the most accurate development estimates and nexus analysis. In summary, the following information has been reviewed, analyzed and updated as needed:

- Estimates of existing and new development through the foreseeable development horizon.
- Inventory of public facilities and equipment that currently serve existing development and would need to be expanded to serve new development (for General Government and Public Safety Fees only).
- Description of new parkland and associated park facilities that will be needed to accommodate new development (for Park Fee only).
- Description of Town-wide public facilities that will need to be upgraded to accommodate new development as well as to serve existing development (for Park Fee and Storm Drainage Fees only).
- Cost estimates of needed public facilities and related capital improvements.
- Potential impact fee generation from new development by land use.
- Anticipated costs to administer the impact fee program.
- Other updates, such as percent impervious rates, as necessary.

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<sup>7</sup> None of the public facilities under the Town's existing local Traffic Impact Fee program and the LFFA program currently overlap.

The 2016 Nexus Study establishes the proportional relationship or nexus between the impacts stemming from new development and the amount of the fee imposed. The process for determining this differential and calculating the Town's impact fees is based on the following steps:<sup>8</sup>

- **Step 1** – Estimate existing resident and non-resident population, as well as the distribution of developable acreage among residential and non-residential land uses.
- **Step 2** – Project future growth in resident and non-resident population from new development, as well as other relevant measures of new development's impact on Town public facilities.<sup>9</sup>
- **Step 3** – For each impact fee category, identify what types of public facilities are currently needed and will be needed in the future to serve new development.
- **Step 4** – For each impact fee category, identify how best to apportion and measure new development's impact on Town public facilities.
- **Step 5** – Estimate the costs for needed public facilities to serve new development and allocate new development's fair share of these facility costs based on projected growth from new development.<sup>10</sup>
- **Step 6** – Determine the maximum impact fee level based on new development's fair share of the cost of needed facilities and/or improvements.

The impact fees calculated in this study represent the maximum supportable fee burden on new development (the "fair share") for which there is a reasonable nexus and proportional relationship. Due to economic and/or policy considerations, the Town may elect to adopt fees that are below the maximum supportable level.

Chapter II of this report provides estimates of existing and new development that are consistently used throughout all of the impact fee calculations. Updates and/or changes to data sources and methodologies specific to each fee are further described in Chapters III through VI.

## D. Caveats

The data and analysis presented in this study have been gathered from the most reliable sources available to the Town and Seifel. Projections of current and future information and cost estimates assembled and provided herein are intended solely for the purpose of establishing reasonable estimates for use in this report. Some of the numbers presented in tables within this report may not calculate exactly due to rounding.

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<sup>8</sup> This is a general overview of the methodology used to calculate Moraga's impact fees; however, individual fee calculations may be slightly different, as summarized in Figure ES-2, and further described in the following chapters.

<sup>9</sup> The methodology assumes that persons who are employed in Moraga during their work shift will utilize Town facilities and improvements at a rate lower than the rate of use by residents who live in the Town seven days a week. The methodology also accounts for employees who are also residents of the Town.

<sup>10</sup> Since impact fees cannot be used to upgrade existing deficiencies or to improve the level of service for existing residences or businesses, the costs attributable to existing development are subtracted from the total costs of future facilities and improvements.

### III. Existing and Projected Development

As described in Chapter I, the first step in the nexus analysis is to determine the Town's current baseline population and its existing development by residential and non-residential land use category. The second step is to project future growth in resident and non-resident population, as well as other relevant measures of new development's impact on Town public facilities.

The base year for this study is 2015.<sup>11</sup> Growth projections are for a planning horizon from 2015 through 2040, which is the time frame commonly used by Bay Area regional planning and transportation organizations. While the Town does not consider the Town's planning and development horizon to be limited to any particular timeframe, 2015 to 2040 is considered to be a reasonable time frame for this study.<sup>12</sup>

The following sections of this chapter describe the data and methodology used to establish the Town's baseline demographic and land use data as well as the key growth projections used in this nexus study. Table 1 (on the following page) summarizes all of the key land use and demographic data that is used as the basis for the fee calculations, including:

- Existing residential and non-residential development (by land use and acreage), as well as the current resident and non-resident population (based on number of residents and employees in 2015).
- Future growth in new residential and non-residential development, as well as the associated resident and non-resident population growth.
- Forecasted future development based on 2040 planning horizon projections.

The difference between existing development (as of 2015) and forecasted future development represents the total projected growth attributable to new development.

#### A. Land Use and Demographic Data

This nexus analysis relies on the most current demographic and land use data available to the Town of Moraga in order to develop estimates of the Town's current and future population served for each impact fee category. For the purpose of this analysis, existing development is defined as development built by January 1, 2015.<sup>13</sup> Future development is development planned to occur from January 1, 2015 onward.

The Town anticipates new growth within its boundaries, particularly in terms of residential development from projects such as Palos Colorados, Moraga Town Center Homes, Rancho Laguna II, and Camino Ricardo Subdivisions.<sup>14</sup> Furthermore, the Town adopted the Moraga Center Specific Plan (MCSP) in 2010, which allows for increased development from the 2008 Nexus Studies. Saint Mary's College

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<sup>11</sup> The base year residential units and resident population for the Town is based on data available from the Town, California Department of Finance (DOF), Contra Costa Transportation Authority (CCTA) and Saint Mary's College (SMC).

<sup>12</sup> The amount of new development during this period is estimated based on the amount of vacant and underutilized land available in the Town. This methodology is based on the premise that future development is limited by the availability of developable land, rather than by a time horizon.

<sup>13</sup> January 1, 2015 is considered the most recent date that best corresponds with published demographic data and the Town's vacant and underutilized inventory, which is updated periodically.

<sup>14</sup> The previously approved Palos Colorados project (123 units) has an existing agreement with the Town to mitigate its impacts and is included in the existing development figures in Table 1, consistent with 2008 Town Impact Fee study methodology.

(SMC) is also in the process of adopting its Campus Master Plan.<sup>15</sup> New development from a broad range of projects is anticipated to contribute to increased demand on the Town's public facilities.

**Table 1  
Demographic Projections and Land Use Assumptions**

| Land Use Category                            | Existing 2015 (Estimated) <sup>a, b</sup> |                   |              | Projected Growth (Forecasted) <sup>a, c</sup> |                        |                   |              | 2040 (Forecasted) |              |
|--|---|-------------------|--------------|---|------------------------|-------------------|--------------|-------------------|--------------|
|  | Development                               | Pop. <sup>d</sup> | Acreage      | Development                                   | Pop./Unit <sup>e</sup> | Pop. <sup>d</sup> | Acreage      | Pop. <sup>d</sup> | Acreage      |
| <b>Residential</b>                           |   |                   |              |   |                        |                   |              |                   |              |
| Single Family Detached                       | 3,949 units                               |                   |              | 534 units                                     | 3.4                    | 1,816             | 1,704        |                   |              |
| Single Family Attached/Townhouse             | 871 units                                 |                   |              | 50 units                                      | 3.4                    | 170               | 5            |                   |              |
| Multi-Family/Mixed Use                       | 1,066 units                               |                   |              | 177 units                                     | 2.2                    | 389               | 11           |                   |              |
| Senior Housing                               | 0 units                                   |                   |              | 200 units                                     | 1.7                    | 340               | 13           |                   |              |
| <b>Subtotal</b>                              | <b>5,886 units</b>                        | <b>15,043</b>     |              | <b>961 units</b>                              | <b>2.83</b>            | <b>2,715</b>      | <b>1,733</b> | <b>17,758</b>     |              |
| Miscellaneous (Residential) <sup>f</sup>     | N/A                                       | 1,844             |              | N/A   | N/A                    | 333               | N/A          | 2,177             |              |
| <b>Total Residential</b>                     |   | <b>16,887</b>     |              |   |                        | <b>3,048</b>      |              | <b>19,935</b>     |              |
| <b>Non-Residential</b>                       |   |                   |              |   |                        |                   |              |                   |              |
| Retail/Entertainment                         | 405,300 sq.ft.                            |                   |              | 100,000 sq.ft.                                | 2.2                    | 222               | 8            |                   |              |
| Office                                       | 89,500 sq.ft.                             |                   |              | 50,000 sq.ft.                                 | 3.3                    | 167               | 2            |                   |              |
| B&B/Hotel <sup>g</sup>                       | - sq.ft.                                  |                   |              | 122,500 sq.ft.                                | 0.2                    | 45                | 3            |                   |              |
| Miscellaneous (Non-Residential) <sup>h</sup> | 1,419,000 sq.ft.                          |                   |              | 177,500 sq.ft.                                | N/A                    | 588               | N/A          |                   |              |
| <b>Non-Residential Total</b>                 | <b>1,913,800 sq.ft.</b>                   | <b>5,230</b>      |              |   |                        | <b>1,022</b>      | <b>13</b>    | <b>6,252</b>      |              |
| <b>Total</b>                                 |   |                   | <b>4,504</b> |   |                        |                   | <b>1,746</b> |                   | <b>6,250</b> |
| <b>Resident Population</b>                   |   | <b>16,887</b>     |              |   |                        | <b>3,048</b>      |              | <b>19,935</b>     |              |
| <b>Non-Resident Population</b>               |   | <b>5,230</b>      |              |   |                        | <b>1,022</b>      |              | <b>6,252</b>      |              |

- a. Approved project Palos Colorados (123 units) is included in existing 2015 figures and excluded from projected growth.
- b. Residential units and resident population per the California Department of Finance (DOF) "Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2015, with 2010 Benchmark," released May 1, 2015. Retail/Entertainment and Office sq. ft. from "Town of Moraga Market Assessment" (February 2006), and verified with the Town. Number for Miscellaneous (Non-Residential) sq. ft. and non-residential population estimated based on the 2014 non-resident population estimated by Contra Costa Transportation Authority and the "employee/1,000 Sq. Ft." numbers. Acreage per the Town's GIS data, and includes the land preserved to be open space.
- c. Residential units forecasted based on the Town's Vacant Land Database and "Town of Moraga, Moraga Center Specific Plan" (MCSP), adjusted by Town staff. Non-residential sq. ft. forecasted based on MCSP. Residential density represents population per unit estimated by MCSP Final Environmental Impact Report and adjusted by Town staff in 2015. Non-residential density represents industry average of the number of sq. ft. per employee average by land use and verified by the Town. Acreage per the Town's GIS data and Vacant Land Database.
- d. Represents population. Non-resident population represents number of employees, including college faculty, staff and students residing off-campus. Students living on-campus are already accounted under the Miscellaneous (Residential) category listed above. Existing population of college faculty, staff and students based on latest demographic data provided Saint Mary's College (SMC). Projected growth in non-residential population based on projected population provided by the Contra Costa Transportation Authority's development forecast.
- e. Represents population per residential unit. Represents number of employees per 1,000 sq. ft. for non-residential development.
- f. Miscellaneous (Residential) category includes group quarters, such as assisted living and congregate care units, and on-campus student housing.
- g. Projected growth assumes 245 B&B/Hotel rooms and 500 sq. ft. per room.
- h. Includes light industrial and institutional uses, such as medical, educational, religious and other community not-for-profit uses.

Source: California Department of Finance (DOF), Association of Bay Area Government "Projections 2013", Contra Costa Transportation Authority, "Town of Moraga, Moraga Center Specific Plan (MCSP)", "Town of Moraga, Market Assessment", Saint Mary's College (SMC), Town of Moraga, Seifel Consulting Inc.

<sup>15</sup> While SMC's Draft Campus Master Plan is available, it is not anticipated to be adopted until later in 2016, SMC's demographic projections indicated in the Draft Campus Master Plan were not reflected in the 2016 comprehensive update.

## 1. Existing and Future Development Projections

The Town maintains a GIS database that includes all land parcels within the town boundaries and that identifies the acreage and existing zoning category and development status for each parcel. Thus, the GIS database includes land that is currently developed, has the potential to be developed in the future or is designated for preservation as open space. Land designated for preservation as open space is not considered to be part of developable acreage.

The Town also maintains an inventory of parcels that are not yet developed. This parcel inventory was extensively analyzed and updated in order to estimate the Town's new-development potential as part of this comprehensive fee update. The updated developable parcel inventory includes data on each parcel's acreage, zoning category and potential for new development based on land use categories, as of 2015. The resulting updated data projects the amount of development that could occur within the Town based on available land.<sup>16</sup>

In summary, the land use estimates and projections are based on the following:

- Existing development is estimated by summing total developable acreage of land from the GIS database, as of 2015, and then subtracting the total acreage for all parcels in the parcel inventory that are yet to be developed.<sup>17</sup>
- The acreage for new development is estimated for each land use category based on the updated developable parcel inventory, which was informed by the land use data in the MCSP.

The Town's total forecasted residential and non-residential development is based on the Town's developable acreage by land use category.

## 2. Demographic Projections

New housing growth is projected based on the Town's parcel inventory, with estimates of growth from multi-family development supplemented with data from the MCSP.<sup>18</sup> To project resident population growth, each residential land use is multiplied by a corresponding household size factor (persons per residential unit) that was developed by the Moraga Planning Department and Seifel based on information from the Town's General Plan, MCSP and the Association of Bay Area Governments.<sup>19</sup>

The amount of non-residential development was initially projected based on the data from the MCSP and adjusted by Town staff during the 2016 comprehensive update process.<sup>20</sup> Projected non-resident population from new development is estimated using standard factors for employment generation based on typical square feet of space utilized per employee.<sup>21</sup> These figures are generally consistent with the MCSP and were verified by Town staff. The specific factors applied can be found in Table 1 and the accompanying footnotes. The total projected non-resident population in 2040 is based on the number of

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<sup>16</sup> The update included an analysis of developable parcels according to the land use categories applicable to this nexus study. For residential development parcels, the GIS database zoning categories were used, as they generally correspond to the land use categories used in this study. For non-residential development parcels, the MCSP was used as the basis for identifying and categorizing developable parcels by non-residential land use categories.

<sup>17</sup> Parcels designated for open space preservation were excluded.

<sup>18</sup> MCSP modified the prior land use plan within the Plan Area to include higher residential densities along with redevelopment and infill development of underutilized commercial lands. Projections initially developed under the initial General Plan were revised and updated upon adoption of MCSP.

<sup>19</sup> "Persons per dwelling unit" assumptions have been updated from 2008 Nexus Studies.

<sup>20</sup> Currently, anticipated non-residential development within the Town is limited to the MCSP Plan Area.

<sup>21</sup> The projected non-resident population generated by land use type is calculated and then deducted from the total non-resident population forecast from CCTA, with the remainder attributed to the Non-Residential Miscellaneous land use category.

jobs projected by CCTA's development forecast and the projected increase in number of college students residing off-campus, which is considered to represent an additional source of non-resident population served for some of the impact fee categories.<sup>22</sup>

### 3. Land Use Categories

The land use categories for residential and non-residential development have been updated as part of this comprehensive update to take into account the types of new development that are being proposed throughout the Town, including at SMC, as well as the differences in population served that each type of land use may generate:

- Residential<sup>23</sup>
  - Single-Family Detached includes units that do not share walls with any units on either side
  - Single-Family Attached/Townhouse includes duplex units<sup>24</sup>
  - Multi-Family/Mixed Use includes developments with a maximum of 1,500 square feet for any unit and where the maximum weighted average bedroom size is two bedrooms or fewer.<sup>25</sup>
  - Senior Housing typically restricts occupancy to senior individuals and limits household size (they are considered multi-family restricted to this limitation).
  - Miscellaneous (Residential) includes all other residential uses not specifically included within a land use category, including group quarters (such as assisted living and congregate care units) and on-campus student housing.
- Non-Residential
  - Retail/Entertainment
  - Office
  - B&B/Hotel
  - Miscellaneous (Non-Residential) includes all other non-residential uses not specifically included within a land use category, including light industrial and institutional uses (such as medical, educational, religious and other community not-for-profit uses)

The Miscellaneous (Residential and Non-Residential) categories are designed to represent a broad variety of potential land uses and will provide flexibility in how fees may be calculated for new development that does not fall within one of the typical land use categories. The fees for Miscellaneous categories would be calculated based on the actual projected increase in resident population, non-resident population, or impervious surface, multiplied by the stated fee shown in the table. For miscellaneous residential land uses, the number of residents will be based on the number of dwelling units, rooms, or beds, as appropriate. For miscellaneous non-residential land uses, the number of persons will be based on project

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<sup>22</sup> While SMC's Draft Campus Master Plan is available, it is not anticipated to be adopted until later in 2016, SMC's demographic projections indicated in the Draft Campus Master Plan were not reflected in the 2016 comprehensive update. For the purposes of this Nexus Study, the growth in the number of students residing off-campus is assumed to be proportionate to the rest of non-resident population as projected by CCTA.

<sup>23</sup> Secondary units are not currently included in the Town's impact fee program and are not included in this comprehensive update because it is the Town's goal to promote the development of secondary units that might provide additional housing opportunities for residents, as stated in the Town of Moraga 2015-2023 Housing Element, under Policy H2.4. Inclusion of secondary units in the impact fee program will be evaluated during future comprehensive updates should the Town experience a substantial increase in the number of secondary units constructed.

<sup>24</sup> Duplex units are currently combined w/ Multi-Family in the Town's existing development impact fee program.

<sup>25</sup> This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California. Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger household sizes.

gross square footage, divided by employees per square foot (or other metric as appropriate) for similar uses, based on industry standards and/or comparable studies.

The number of residents or persons, as applicable, shall be estimated by the applicant and verified by the Planning Director. Net increase in impervious surface shall be based on calculations provided by the applicant's licensed civil engineer, based on project plans, and verified by the Planning Director.

The increased need for Town facilities resulting from residential development is based on the number of new residents living in new units, as well as increases in impervious surface area that will necessitate future storm drain improvements. As the projections of new residents are based on a typical household size for each residential land use type, the Town proposes to adopt a maximum size standard for the Multi-Family/Mixed Use Residential land use category, given its significantly smaller average household size as compared to the Single-Family attached or detached land use categories.

The increased need for Town facilities resulting from non-residential development is based on the non-resident population served, which includes employees of local businesses and students living off-campus. Non-residential development also increases impervious surface area, which increases the need for storm drain improvements in the Town.

## B. Overview of Calculation Methodology

This section generally describes how the demographic and land use data are used to calculate the impact fees. Chapters III through VI provide specific details regarding how they are used for computation of each particular fee in this analysis. While this chapter does not cover the specific application of demographic and land use data towards the calculation of each impact fee, it is intended to provide a context for understanding the importance of the data presented within this report.

Demographic data is essential in allocating the costs of needed facilities and improvements to existing and future residents (or total population served) for the General Government, Public Safety and Park Fees. Resident population and non-resident population together represent the population served for purposes of estimating future needs.

While resident population is the measure of total residents, non-resident population is a measure of the non-resident user population for Town services, which includes persons employed within the Town, as well as college students commuting into Town. Both resident and non-resident populations are considered part of the Town's "total population served". Population served is calculated by summing Town resident and resident-equivalent populations.<sup>26</sup> The factor applied to the non-resident population (in order to calculate a total population served) can vary by fee.<sup>27</sup>

The General Government and Public Safety Fees are calculated using baseline data for existing population served for 2015 and the projected population served in 2040, which includes a portion of non-resident population. The Park Fee is calculated based on projected growth in the resident population only.

The Storm Drainage Fee is calculated based on land use data (by acreage) multiplied by the average percentage of impervious surface area associated with each land use category (provided by Schaaf &

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<sup>26</sup> For the purpose of having a common measurement of resident and non-resident populations, the term "resident equivalent" is used to reflect the fact that people who do not live in the Town (non-residents who work or visit the town) may utilize public facilities differently than residents, and thus have different proportional impacts. Please refer to further discussion on the measurement of resident equivalents in Chapters III and IV.

<sup>27</sup> The non-resident component of population served is based on the premise that persons who do not live in Moraga utilize Town facilities at a lower rate than Town residents. The ratio of non-resident population applied also accounts for employees who are also residents in the Town. Please see Tables 2 and 5 for population served calculations for the General Government and Public Safety impact fees, respectively. Park fee calculations reflect only resident population.

Wheeler (the Town's consultant for the 2015 Storm Drain Master Plan) and Town staff based on estimates prepared for the Storm Drain Master Plan. The growth in impervious surface area by land use category is used to apportion new development's fair share of the storm drain capital improvements contained within the Storm Drain Master Plan.

To determine the amount of the impact fee to be charged to new development, the Town must first distinguish between the existing development baseline and the forecasted future development conditions. The difference between the two reflects the amount of new development on which an impact fee may be levied. The costs are then extended to new development based on either the population served or impervious surface area, as described above. The specifics for each fee are described in Chapters III-VI.



## IV. General Government Fee

The Town of Moraga must construct and maintain general government facilities in order to provide services to the Town community. General Government Fees are used to fund general government facilities, vehicles and equipment sufficient to enable the Town government to serve new development.

### A. Methodology for General Government Fee Calculation

The amount of the General Government Fee is determined by establishing the population (residents and non-residents) currently served by the Town's general government facilities, and then establishing the current cost to the Town to provide these facilities (referred to as the General Government Facility standard). The resulting cost-per-capita dollar amount is then applied to the projected growth in population served (based on projected residential and/or non-residential development) to determine new development's fair share of the cost to the Town in providing general government facilities.

Town Library facilities are assumed to primarily serve Town residents. Thus, the calculation of population served for the Town's library facilities does not include the non-resident population. However, all other general government facilities (including Town government offices, Town Hall facilities and Town corporation yard) serve both the resident and non-resident populations and are included in population served, with the non-resident population factored in using a "resident equivalent" factor.

#### 1. Growth in Population Served

As discussed in Chapter II, population served is a reasonable indicator of facility demand. This section summarizes the population served within the Town, and provides projections of future growth, as it applies to the General Government Fee calculation.

Table 2 first summarizes the projected growth in resident and non-resident population within the Town between 2015 and 2040. As shown, more than 3,000 additional persons are expected to reside within the Town boundaries during the planning horizon as a result of new residential development. The Town's non-resident population is projected to grow by more than 1,000 persons. Table 2 also presents calculations of the population served for the library facilities (residents only) and for other general government facilities (residents and non-residents).

Service demand by non-residents is considered to be less intensive than by residents because non-residential buildings are typically occupied or used fewer hours of the day as compared to residential dwelling units. Thus, the non-resident population is multiplied by a factor before calculating total population served to represent the less intensive use by non-residents. Based on input from Town staff, the nexus analysis uses a resident equivalency factor of 0.31 for the non-resident population based on a 40-hour average utilization rate per week.<sup>28</sup>

Population and employment growth within the Town will increase the Town's service demand and create a need for capital improvements and facility upgrades to maintain the Town's existing per capita service level.

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<sup>28</sup> Government service demand from a non-resident is less than demand from resident, as non-residential buildings are typically occupied during fewer hours per day than residential units, and have less impact on public facilities. To calculate the resident equivalent of the non-resident population, non-resident population was weighted by 0.31, the ratio of a 40-hour workweek to the "non-working" 128 hours per week ( $40 / 128 = 0.31$ ).

Table 2  
Growth in Population Served - General Government Fee

|   | Existing<br>2015 | 2040          | Projected<br>Growth |
|---|------------------|---------------|---------------------|
| <b>Resident Population<sup>a</sup></b>                  | 16,887           | 19,935        | 3,048               |
| <b>Non-Resident Population<sup>a</sup></b>              | 5,230            | 6,252         | 1,022               |
| <b>Calculation of Population Served</b>                 |                  |               |                     |
| <b><u>Library Facilities</u></b>                        |                  |               |                     |
| <b>Population Served (Resident Population)</b>          | <b>16,887</b>    | <b>19,935</b> | <b>3,048</b>        |
| <i>Allocation</i>                                       | <i>84.7%</i>     | <i>100.0%</i> | <i>15.3%</i>        |
| <b><u>All Other General Government Facilities</u></b>   |                  |               |                     |
| <b>Resident Population</b>                              | <b>16,887</b>    | <b>19,935</b> | <b>3,048</b>        |
| Non-Resident Population                                 | 5,230            | 6,252         | 1,022               |
| Ratio of Non-Resident Persons/Residents <sup>b</sup>    | <u>0.31</u>      | <u>0.31</u>   | <u>0.31</u>         |
| <b>Resident Equivalents for Non-Resident Population</b> | <b>1,634</b>     | <b>1,954</b>  | <b>319</b>          |
| <b>Population Served</b>                                | <b>18,521</b>    | <b>21,888</b> | <b>3,367</b>        |
| <i>Allocation</i>                                       | <i>84.6%</i>     | <i>100.0%</i> | <i>15.4%</i>        |

a. See Table 1.

b. This weighting factor is based on the occupancy of non-residential buildings based on a 40-hour workweek divided by the occupancy of housing units based on the remaining 128 hours in the week (40 / 128 = 0.31).

Source: Town of Moraga, Seifel Consulting Inc.

## 2. Existing General Government Facilities

As of 2015, general government facilities include the Hacienda de las Flores main building and Pavilion, the La Sala Community Center, Casita Art Studio, the Town Library, administrative offices at the 329 Rheem Boulevard Town Facility, and the Town Council Chambers/Community Meeting Room at 335 Rheem Boulevard, which also houses the Town's Public Works and Parks Corporation Yard. The Town also maintains a number of vehicles for general government use. Appendix Tables 1 and 2 present a detailed inventory of the Town's land, buildings, vehicles and equipment on a town-wide basis for both general government and public safety facilities.<sup>29</sup>

## 3. General Government Facility Standard and Cost Per Capita

As shown in Table 2, the population served within the Town boundaries is projected to grow by approximately 3,048 persons for library facilities and 3,367 persons for all other general government facilities between 2015 and 2040. This represents 15.3 percent and 15.4 percent respectively of the 2040 forecasted population. As a result, the cost to provide these facilities at the existing per-capita service level is expected to increase. The increment in this cost increase is considered new development's fair share, and is calculated based on the existing general government facility standard and the projected growth of population served.

The Town-wide investment value of land and buildings and the replacement cost of vehicles are used as the basis for calculating the existing general government facility standard, which is the Town's current

<sup>29</sup> Only the general government facilities, vehicles and equipment are included within the General Government fee calculations.

cost to provide general government facilities to the Town’s resident and non-resident population. Land values and building improvement costs of existing general government facilities are based primarily on the recent land acquisition and construction costs associated with these facilities.<sup>30</sup> The total cost of land and building investment value, plus replacement cost of vehicles, is approximately \$35.6 million.<sup>31</sup>

Table 3 shows the facility standard per capita for residents and for non-residents, based on the existing population served. New development’s fair share of the cost to maintain the Town’s existing level of service is calculated based on the existing facility standard per capita and on the projected growth of the population served. The calculated cost to continue Town government services at existing levels is \$1,962 per resident and \$463 per non-resident person.

**Table 3**  
**Calculation of Cost to Maintain Existing General Government Facility Standard**

|  | Investment Value / Replacement Cost <sup>a</sup> | 2015 Population Served <sup>b</sup> | Facility Standard per Person Served | Cost per Resident | Cost per Non-Resident Person |
|--|--|-------------------------------------|-------------------------------------|-------------------|------------------------------|
| <b>General Government Facilities</b>               |  |                                     |                                     |                   |                              |
| Library Building                                   | \$8,088,000                                      | 16,887 persons                      | \$479                               | \$479             | N/A                          |
| Other General Government Properties                | \$27,063,000                                     | 18,521 persons                      | \$1,461                             | \$1,461           | \$457                        |
| General Government Vehicles                        | \$400,000  | 18,521 persons                      | \$22                                | \$22              | \$7                          |
| <b>Cost to Maintain Existing Facility Standard</b> | <b>\$35,551,000</b>                              |                                     |                                     | <b>\$1,962</b>    | <b>\$463</b>                 |

a. See Appendix Tables 1 and 2. Land value is \$1.3 million per acre, based on recent land acquisition for the Town's corporation yard and other comparable real estate transactions. Building improvement value is \$420 per sq. ft. for the library building and \$550 per sq. ft. for other general government properties. Replacement cost of the General Government vehicles is estimated based on Town's recent vehicle acquisition cost and Kelly Blue Book values. Surplus vehicles are not included in the estimated replacement cost.

b. See Table 2.

Source: Engineering News Record (ENR) Construction Cost Index (CCI), Town of Moraga, Seifel Consulting Inc.

#### 4. Type of Development on which Fee is Imposed

The General Government Fee will be assessed on all types of development (within Town boundaries) that result in the addition of new residents and/or non-resident persons (which includes employees of local businesses, as well as Saint Mary’s College faculty and staff and students who reside off-campus), and which thereby increases demand on the Town’s capital facilities.

#### 5. Cost Allocation and Proposed Fee Schedule

New development will pay its fair share of the cost to continue to maintain the Town’s existing service standard. General Government capital costs to serve new development are allocated to individual development projects based on a fee schedule. The fee is determined by land use category and is based on the cost per population served derived from the facility standards and the associated increase in

<sup>30</sup> Land value is \$1.3 million per acre, based on recent land acquisition for the Town’s corporation yard and other comparable real estate transactions. Building improvement value is \$420 per sq. ft. for the library building and \$550 per sq. ft. for other general government properties.

<sup>31</sup> In order to calculate the cost per capita of the Town’s existing facilities, a comprehensive inventory of Town buildings, land, vehicles and equipment, and their associated values and replacement costs, was prepared as of September 2015. See Appendix Tables 1 and 2 for further information.

population served. The fee is multiplied by the size of a development project to determine the total fee for that project.

Table 4 shows the calculated maximum for each land use, which incorporates a 3 percent administrative allowance to cover the administrative costs of the impact fee program. As these calculations are in FY 2015/16 dollars, the Town should adjust the fee to account for inflation and maintain the fee’s purchasing power over time.

**Table 4  
General Government Fee Schedule**

| Land Use                                     | Base Fee Per Resident            | Persons per Dwelling Unit | Base Fee                      | Administrative Costs (3% of Base Fee) | Total Maximum Fee <sup>a</sup> |
|--|----------------------------------|---------------------------|-------------------------------|---------------------------------------|--------------------------------|
| <b>Residential</b>                           |                                  |                           |                               |                                       |                                |
| Single Family Detached                       | \$1,962                          | 3.4                       | \$6,670 per unit              | \$200 per unit                        | \$6,870 per unit               |
| Single Family Attached/Townhouse             | \$1,962                          | 3.4                       | \$6,670 per unit              | \$200 per unit                        | \$6,870 per unit               |
| Multi-Family/Mixed Use                       | \$1,962                          | 2.2                       | \$4,316 per unit              | \$129 per unit                        | \$4,445 per unit               |
| Senior Housing                               | \$1,962                          | 1.7                       | \$3,335 per unit              | \$100 per unit                        | \$3,435 per unit               |
| Miscellaneous (Residential) <sup>b</sup>     | \$1,962                          | N/A                       | \$1,962 per resident          | \$59 per resident                     | \$2,021 per resident           |
| Land Use                                     | Base Fee Per Person <sup>c</sup> | Persons per 1,000 Sq.Ft.  | Base Fee                      | Administrative Costs (3% of Base Fee) | Total Maximum Fee <sup>a</sup> |
| <b>Non-Residential</b>                       |                                  |                           |                               |                                       |                                |
| Retail/Entertainment                         | \$463                            | 2.2                       | \$1,030 per 1,000 sq.ft       | \$31 per 1,000 sq.ft                  | \$1,061 per 1,000 sq.ft        |
| Office                                       | \$463                            | 3.3                       | \$1,545 per 1,000 sq.ft       | \$46 per 1,000 sq.ft                  | \$1,591 per 1,000 sq.ft        |
| B&B/Hotel                                    | \$463                            | 1.7                       | \$772 per 1,000 sq.ft         | \$23 per 1,000 sq.ft                  | \$795 per 1,000 sq.ft          |
| Miscellaneous (Non-Residential) <sup>d</sup> | \$463                            | N/A                       | \$463 per person <sup>b</sup> | \$14 per person <sup>b</sup>          | \$477 per person <sup>b</sup>  |

Note: Calculated fees presented in this table are the fee per unit, per 1,000 sq. ft., per resident or per person added as a result of new development. Administrative costs cover the cost of annual program administration and five year program updates, and are calculated at 3 percent of the base fee.

- a. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)
- b. Includes group quarters, such as assisted living and congregate care units, and on-campus student housing.
- c. Includes employees and students residing off-campus.
- d. Includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses.

Source: Town of Moraga, Seifel Consulting Inc.

## B. Revenue Estimate

The Town will need additional general government facilities to accommodate new development in order to maintain the Town’s current service level. Based on the proposed fee and the amount of projected new development, the Town would receive approximately \$6.8 million (constant FY 2015/16 dollars) in General Government Fee revenue between 2016 and 2040. This projected fee revenue represents development’s fair share contribution to maintain the Town’s current service level.

## C. Nexus Findings

This section describes the necessary nexus between new development within the Town boundaries and the proposed capital improvements, as required under the Mitigation Fee Act (Government Code Section 66000). The Act requires local governments to document five findings (described in the subsections below) when adopting an impact fee.

## **1. Purpose of Fee**

The purpose of the General Government Fee is to offset the cost of providing general government facilities and vehicles (and the associated administrative costs of the Fee program) to the population served by the Town.

## **2. Use of Fee Revenues**

Revenue from the General Government Fee will be used to fund the acquisition and improvements of general government facilities, vehicles and equipment sufficient to enable the Town government to serve new development. The use of fee revenues will only be used to fund needed capital facilities and equipment to accommodate new development.

Long-term capital improvement projects to which General Government Fee revenue could be applied include the Town Library expansion, electronic community informational signage, Hacienda ADA Accessibility and various other facility improvements.

## **3. Benefit Relationship**

New development and intensification of land use within Town boundaries will increase the demand for capital facilities and vehicles utilized for Town-wide service provision. Revenue from the General Government Fee will be used to finance the acquisition of land, construction of buildings and the purchase of related equipment and vehicles to serve new development. These capital facilities will contribute to Town-wide service provision for new residents and non-residents associated with new development.

## **4. Burden Relationship**

The need for the proposed fee is based on existing facility standards and on projected growth of the Town's population served through 2040. New development will increase the overall demand for the Town's capital facilities and vehicles. The current cost to maintain existing facility standards, as measured by the current investment value of land and buildings and replacement cost of vehicles, is used as the basis to determine how much additional funding would be required to replace and/or expand these facilities in order to determine new development's fair share of these capital facility costs.

## **5. Proportionality**

The costs of facilities and equipment are allocated proportionately between new and existing development based on their relative share of capital facility needs. These costs are similarly allocated between land uses in proportion to their relative demand generation as measured by the population served. Thus, the relationship between the proposed impact fee, new development and the costs of capital facilities is reasonable.

## V. Public Safety Fee

The Town of Moraga must maintain police facilities and equipment in order to provide public safety services to the Town community. The Public Safety Fee funds public safety facilities, vehicles and equipment sufficient to enable the police department to serve new development.

### A. Methodology for Public Safety Fee Calculation

The amount of the Public Safety Fee is determined by establishing the population (residents and non-residents) currently served by the Town's public safety facilities, and then establishing the current cost to the Town to provide these facilities (referred to as the Public Safety Facility standard). The resulting cost-per-capita dollar amount is then applied to projected growth in population served (based on projected residential and non-residential development) to determine new development's fair share of the cost to the Town in providing public safety facilities.

#### 1. Population Served

As discussed in Chapter II, population served is a reasonable indicator of facility demand. Resident and non-resident populations together represent the population served for purposes of estimating future public safety facility needs. This section summarizes the existing population served within the Town, and provides projections of future growth, as it applies to the Public Safety Fee calculation.

Table 5 summarizes the projected growth in population served within the Town between 2015 and 2040. As shown, additional persons are expected to reside within the Town boundaries during the planning horizon as a result of new residential development. The Town's non-resident population is also projected to grow, as a result of non-residential development.

Similar to General Government services, Public Safety service demand by the Town's non-resident population is considered to be less than the demand from the resident population as non-residential buildings are typically occupied less intensively than residential dwelling units. Based on input from Town Public Safety staff regarding the proportion of service calls from non-residents and residents in the Town, the nexus analysis uses a resident equivalency factor of 0.5 for the non-resident population based on public safety service delivery.<sup>32</sup> The calculated resident equivalent population is then added to the resident population to arrive at the total population served by public safety facilities.

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<sup>32</sup> The Public Safety 0.5 resident equivalent factor is consistent with the 2008 Nexus Studies and reflects the Town's need to provide public safety services to non-residents for extended periods of time (as compared to general government facilities), including travel times to and from non-residential development as well as times when non-residential facilities may be closed.

Table 5  
Growth in Population Served – Public Safety Fee

|   | Existing<br>2015    | 2040                | Projected<br>Growth |
|---|---------------------|---------------------|---------------------|
| <b>Resident Population<sup>a</sup></b>                  | 16,887              | 19,935              | 3,048               |
| <b>Non-Resident Population<sup>a</sup></b>              | 5,230               | 6,252               | 1,022               |
| <b>Calculation of Population Served</b>                 |                     |                     |                     |
| <b>Resident Population</b>                              | <b>16,887</b>       | <b>19,935</b>       | <b>3,048</b>        |
| Non-Resident Population                                 | 5,230               | 6,252               | 1,022               |
| Ratio of Non-Resident Persons/Residents <sup>b</sup>    | 0.50                | 0.50                | 0.50                |
| <b>Resident Equivalents for Non-Resident Population</b> | <b><u>2,615</u></b> | <b><u>3,126</u></b> | <b><u>511</u></b>   |
| <b>Population Served</b>                                | <b>19,502</b>       | <b>23,061</b>       | <b>3,559</b>        |
| <b>Allocation</b>                                       | <b>84.6%</b>        | <b>100.0%</b>       | <b>15.4%</b>        |

a. See Table 1.

b. This weighting factor is based on estimated number of service calls from residents and from non-residents.

Source: Town of Moraga, Seifel Consulting Inc.

## 2. Existing Public Safety Facilities

The Town's existing public safety facilities and equipment include the police offices at the Rheem Town Facility and the Town's public safety vehicles, as well as the Town's mobile command unit and duty gear for Town police officers. Appendix Tables 1 and 2 present a detailed inventory of the Town's land, buildings, vehicles and equipment.<sup>33</sup>

## 3. Public Safety Facility Standard and Cost Per Capita

As shown in Table 5, the population served within the Town boundaries is projected to grow by approximately 3,048 persons for public safety facilities between 2015 and 2040. This growth represents 15.4 percent of the 2040 forecasted population. As a result, the cost to provide these public safety facilities and equipment at the existing per-capita service level is expected to increase. The increment in this cost is considered new development's fair share, and is calculated based on the existing public safety facility standard and the projected growth of population served.

The Town-wide investment value of land and buildings and the replacement cost of vehicles are used as the basis for calculating the existing public safety facility standard, which is the Town's current cost to provide public safety facilities to the Town's resident and non-resident populations. Land values and building improvement costs of existing public safety facilities are based primarily on the recent land acquisition and construction costs associated with the facilities.<sup>34</sup> The total cost of land and building investment value, plus replacement cost of vehicles, is \$4.4 million.<sup>35</sup>

Table 6 shows the facility standard per person served for residents and for non-residents, based on the existing population served. The Town's calculated cost to provide public facilities at existing levels is

<sup>33</sup> Only the public safety facilities, vehicles and equipment are included within the Public Safety fee calculations.

<sup>34</sup> Land value is \$1.3 million per acre, based on recent land acquisition for the Town's corporation yard and other comparable real estate transactions. Building improvement value is \$590 per sq. ft.

<sup>35</sup> In order to calculate the cost per capita of the Town's existing facilities, a comprehensive inventory of Town buildings, land, vehicles and equipment, and their associated values and replacement costs, was prepared as of September 2015. See Appendix Tables 1 and 2 for further information.

\$216 per resident and \$108 per non-resident person. New development's fair share of the cost to maintain the Town's existing level of service is calculated based on the existing facility standard per capita and on the projected growth of the population served.

**Table 6**  
Calculation of Cost to Maintain Existing Public Safety Facility Standard

|  | Investment Value / Replacement Cost <sup>a</sup> | 2015 Population Served <sup>b</sup> | Facility Standard per Person Served | Cost per Resident | Cost per Non-Resident Person |
|--|--|-------------------------------------|-------------------------------------|-------------------|------------------------------|
| <b>Public Safety Facilities</b>                    |  |                                     |                                     |                   |                              |
| Public Safety Buildings                            | \$3,799,000                                      | 19,502 persons                      | \$195                               | \$195             | \$97                         |
| Public Safety Vehicles                             | \$420,000  | 19,502 persons                      | \$22                                | \$22              | \$11                         |
| Mobile Command Unit                                | \$140,000  | 19,502 persons                      | \$7                                 | \$7               | \$4                          |
| Misc. Duty Gear for Officers                       | \$100,000  | 19,502 persons                      | \$5                                 | \$5               | \$3                          |
| <b>Cost to Maintain Existing Facility Standard</b> | <b>\$4,459,000</b>                               |                                     |                                     | <b>\$216</b>      | <b>\$108</b>                 |

- a. See Appendix Tables 1 and 2. Land value is \$1.3 million per acre, based on recent land acquisition for the Town's corporation yard and other comparable real estate transactions. Building improvement value is \$590 per sq. ft. Replacement cost of the Public Safety vehicles is estimated based on Town's recent vehicle acquisition cost and Kelly Blue Book values. Surplus vehicles are not included in the estimated replacement cost.
- b. See Table 5.

Source: Engineering News Record (ENR) Construction Cost Index (CCI), Town of Moraga, Seifel Consulting Inc.

#### 4. Type of Development on which the Fee Is Imposed

The Public Safety Fee will be assessed on all types of development (within Town boundaries) that result in the addition of new residents and/or non-resident persons (which includes employees of local businesses, as well as Saint Mary's College faculty and staff and students who reside off-campus), and which thereby increases demand on the Town's public safety facilities.

#### 5. Cost Allocation and Proposed Fee Schedule

New development will pay its fair share of the cost to continue to maintain the Town's existing service standard. Public safety facility and equipment costs are allocated to individual development projects based on a fee schedule. The fee is determined by land use category and is based on the cost per person served derived from the facility standards and the associated increase in population served. The fee is multiplied by the size of a development project to determine the total fee for that project.

Table 7 shows the calculated maximum for each land use, which incorporates a 3 percent administrative allowance to cover the administrative costs of the impact fee program. As these calculations are in FY 2015/16 dollars, the Town should adjust the fee to account for inflation and maintain the fee's purchasing power over time.



**Table 7  
Public Safety Fee Schedule**

| Land Use                                     | Base Fee Per Resident            | Persons per Dwelling Unit | Base Fee                      | Administrative Costs (3% of Base Fee) | Total Maximum Fee <sup>a</sup> |
|--|----------------------------------|---------------------------|-------------------------------|---------------------------------------|--------------------------------|
| <b>Residential</b>                           |                                  |                           |                               |                                       |                                |
| Single Family Detached                       | \$216                            | 3.4                       | \$736 per unit                | \$22 per unit                         | \$758 per unit                 |
| Single Family Attached/Townhouse             | \$216                            | 3.4                       | \$736 per unit                | \$22 per unit                         | \$758 per unit                 |
| Multi-Family/Mixed Use                       | \$216                            | 2.2                       | \$476 per unit                | \$14 per unit                         | \$490 per unit                 |
| Senior Housing                               | \$216                            | 1.7                       | \$368 per unit                | \$11 per unit                         | \$379 per unit                 |
| Miscellaneous (Residential) <sup>b</sup>     | \$216                            | N/A                       | \$216 per resident            | \$6 per resident                      | \$223 per resident             |
| Land Use                                     | Base Fee Per Person <sup>c</sup> | Persons per 1,000 Sq.Ft.  | Base Fee                      | Administrative Costs (3% of Base Fee) | Total Maximum Fee <sup>a</sup> |
| <b>Non-Residential</b>                       |                                  |                           |                               |                                       |                                |
| Retail/Entertainment                         | \$108                            | 2.2                       | \$240 per 1,000 sq.ft.        | \$7 per 1,000 sq.ft.                  | \$248 per 1,000 sq.ft.         |
| Office                                       | \$108                            | 3.3                       | \$361 per 1,000 sq.ft.        | \$11 per 1,000 sq.ft.                 | \$371 per 1,000 sq.ft.         |
| B&B/Hotel                                    | \$108                            | 1.7                       | \$180 per 1,000 sq.ft.        | \$5 per 1,000 sq.ft.                  | \$186 per 1,000 sq.ft.         |
| Miscellaneous (Non-Residential) <sup>d</sup> | \$108                            | N/A                       | \$108 per person <sup>b</sup> | \$3 per person <sup>b</sup>           | \$111 per person <sup>b</sup>  |

Note: Calculated fees presented in this table are the fee per unit, per 1,000 sq. ft., per resident or per person added as a result of new development. Administrative costs cover the cost of annual program administration and five year program updates, and are calculated at 3 percent of the base fee.

- a. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)
- b. Includes group quarters, such as assisted living and congregate care units, and on-campus student housing.
- c. Includes employees and students residing off-campus.
- d. Includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses.

Source: Town of Moraga, Seifel Consulting Inc.

## B. Revenue Estimate

The Town will need additional public safety facilities to accommodate new development in order to maintain the Town’s current service level. Based on the proposed fee and the amount of projected new development, the Town estimates it will receive approximately \$0.8 million (constant FY 2015/16 dollars) in Public Safety Fee revenue between 2016 and 2040. This projected fee revenue represents development’s fair share contribution to maintain the Town’s current service level.

## C. Nexus Findings

This section describes the necessary nexus between new development within the Town boundaries and the proposed capital improvements, as required under the Mitigation Fee Act (Government Code Section 66000). The Act requires local governments to document five findings (described in the subsections below) when adopting an impact fee.

### 1. Purpose of Fee

The purpose of the Public Safety Fee is to offset the cost of providing public safety facilities and vehicles (and the associated administrative costs of the Fee program) to the population served by the Town.

### 2. Use of Fee Revenues

Revenue from the Public Safety Fee will be used to fund the acquisition and improvements of public safety facilities, vehicles and equipment sufficient to enable the Town police department to serve new

development. The use of fee revenues is restricted to only fund expanded public safety facilities and equipment to accommodate new development.

Long-term capital improvement projects to which Public Safety Fee revenue could be applied include expansion/relocation of the Town police department facilities.

### **3. Benefit Relationship**

New development and intensification of land use within Town boundaries will increase the demand for police facilities, vehicles and equipment utilized in the provision of Town-wide public safety. Revenue from the Public Safety Fee will be used to finance the acquisition of land, construction of buildings and the purchase of related equipment and vehicles that serve new development. These public safety facilities, vehicles and equipment will contribute to Town-wide services accessible to additional residents and non-residents associated with new development.

### **4. Burden Relationship**

The need for the proposed fee is based on existing facility standards and on projected growth of the Town's population served through 2040. New development will increase the overall demand for the Town's police facilities, vehicles and equipment. The current cost to maintain existing facility standards, as measured by the current investment value of land and buildings and replacement cost of vehicles, is used as the basis to determine how much additional funding would be required to replace and/or expand these facilities in order to determine new development's fair share of these capital facility costs.

### **5. Proportionality**

The costs of facilities and equipment are allocated proportionately between new and existing development based on their relative share of public safety facility needs. These costs are similarly allocated between land uses in proportion to their relative demand generation as measured by the population served. Thus, the relationship between the proposed impact fee, new development and the costs of police facilities, vehicles and equipment is reasonable.

## VI. Park Fee

Parks, recreational and trail facilities are an important part of community life in Moraga. According to the 2007 Town of Moraga Parks & Recreation Master Plan (2007 Parks Master Plan):

*...The specific role of parks and recreation has evolved, but it has always remained central to the core values of the Town of Moraga. Since much of the Town has remained virtually untouched since incorporation, Moraga has become a hidden jewel tucked within the hills of Lamorinda. As a result, Moraga has established and retained an identity unique within the larger Bay Area and perhaps even rivaling some of the most picturesque towns in the country.*

The Town parks, recreational and trail facilities provide public services and community amenities that enable Town residents to enjoy the beautiful Moraga environment and provide significant health benefits from recreational activities and play.

Revenue from the Park Fee will help fund the construction of new parks as well as improvements to the Town's park, recreational and trail facilities sufficient to accommodate demand generated by new development and to preserve acceptable levels of public service throughout the Town. Fee revenues will help ensure that existing park facilities will not become overburdened by the demand created by future residential development.

### A. Methodology for the Park Fee Calculation

The methodology for calculating the Park Fee has been updated, and is based on new development's fair share of the cost to provide the following parkland and facilities:

- Parkland acquisition to accommodate growth in resident population from new development.
- Park facilities associated with new parkland, (such as playgrounds, gardens, picnic areas and seating),
- Town-wide park/recreational facilities and trail improvements, providing a broad range of community facilities for Town residents.

The Town's need for the Town-wide facilities, as well as planned capital improvement projects, are identified in the 2007 Parks Master Plan and the 2004 Bicycle and Pedestrian Plan. These plans establish the goals, standards and guidelines for implementing these projects.

The Park Fee calculation is based on the land acquisition and capital improvement projects identified in these plans, and it is calculated to ensure that future development will bear its fair share responsibility for creating an integrated park, recreational and trail system. As park, recreational and trail facilities are assumed to primarily serve Town residents, the calculation of population served for these facilities does not include non-resident persons.

The updated Park Fee will include two components—one for parkland acquisition (Park Dedication In Lieu Fee) and the other for park facility improvement (Park Development Impact Fee), consistent with the Town's existing park fee schedule.

The rest of this chapter presents in greater detail the updated methodology and data used to calculate the Park Fee.

## 1. Standard for Parkland

State legislation provides authority for communities across California to require the dedication of parkland or payment of fees (in lieu of parkland) from a residential subdivision, pursuant to Section 66477 of the Government Code (commonly referred to as the Quimby Act). The Quimby Act establishes a range of three to five acres of parkland per 1,000 resident population as the standard a local government may require for parkland dedication. The Town of Moraga has adopted a level of service of three acres of parkland per 1,000 residents.

The need for additional parkland and facilities in the Town will increase based on the growth in resident population served from new development. As Table 8 indicates, the Town projects the addition of 3,048 residents to the Town’s population through the foreseeable residential development horizon.

Based on the Town’s adopted standard (Level of Service) of three acres of parkland per 1,000 residents, new development will generate the need for 9.1 acres of new parkland (3,048 persons multiplied by 0.003 acres/person).

Table 8  
Growth in Population Served – Park Fee

|  | Existing<br>2015 | 2040          | Projected<br>Growth |
|--|------------------|---------------|---------------------|
| <b>Resident Population (Resident Population)<sup>a</sup></b> | <b>16,887</b>    | <b>19,935</b> | <b>3,048</b>        |
| <i>Allocation</i>  | <i>84.7%</i>     | <i>100.0%</i> | <i>15.3%</i>        |

a. See Table 1.

Source: Town of Moraga, Seifel Consulting Inc.

## 2. Park Dedication In Lieu Fee

The Park Dedication In Lieu Fee is the first component of the Park Fee. The Park Dedication In Lieu Fee will generate funds to pay for land acquisition for 9.1 acres of additional parkland.<sup>36</sup>

### a. Parkland Acquisition Cost

Parkland acquisition cost is estimated to be \$1.3 million per acre based on the Town's recent land acquisition costs. The total estimated cost to acquire 9.1 acres of the additional parkland is \$11.8 million, and the estimated cost per resident is \$3,882 as shown in Table 9.

### b. Cost Allocation and Calculations of Park Dedication In Lieu Fee

As shown in Table 10, the total base fee per resident for parkland acquisition is \$3,882. This base fee per resident is multiplied by the average household size for each residential land use, as shown in Table 10. The fee is then multiplied by the size of a development project to determine the total fee for that project.

<sup>36</sup> The estimated cost to acquire land is based on the Town’s recent experience in purchasing land for Town facilities, which is \$1.3 million per acre of land.

**Table 9**  
**Calculation of Parkland Acquisition Cost Per Resident**

|  |                              |                                 |
|--|------------------------------|---------------------------------|
| <b>New Parkland Acreage Needed</b>                   |                              |                                 |
| Projected Growth in Resident Population <sup>a</sup> | 3,048 residents              |                                 |
| Parkland Standard (Level of Service)                 | 3 acres per 1,000 residents  |                                 |
| <b>Additional Parkland Acreage Needed</b>            | <b>9.1 acres</b>             |                                 |
| <b>Parkland Acquisition</b>                          | <b><u>Cost Estimates</u></b> | <b><u>Cost per Resident</u></b> |
| Parkland Acquisition Cost per Acre <sup>b</sup>      | \$1,300,000 per acre         |                                 |
| Additional Park Acreage Needed                       | 9.1 acres                    |                                 |
| <b>Estimated Cost for New Park Acreage</b>           | <b>\$11,830,000</b>          | <b>\$3,882 per resident</b>     |

a. See Table 1.

b. Parkland acquisition cost is estimated to be \$1.3 million per acre based on the Town's recent land acquisition.

Source: Town of Moraga, Park & Recreation Master Plan, Town of Moraga, Seifel Consulting Inc.

**Table 10**  
**Calculation of Park Dedication In Lieu Fee**

| Land Use                                 | Base Fee Per Resident | Persons per Dwelling Unit | Base Fee             | Administrative Costs (3% of Base Fee) | Total Maximum Fee <sup>a</sup> |
|--|-----------------------|---------------------------|----------------------|---------------------------------------|--------------------------------|
| <b>Residential</b>                       |                       |                           |                      |                                       |                                |
| Single Family Detached                   | \$3,882               | 3.4                       | \$13,197 per unit    | \$396 per unit                        | \$13,593 per unit              |
| Single Family Attached/Townhouse         | \$3,882               | 3.4                       | \$13,197 per unit    | \$396 per unit                        | \$13,593 per unit              |
| Multi-Family/Mixed Use                   | \$3,882               | 2.2                       | \$8,539 per unit     | \$256 per unit                        | \$8,796 per unit               |
| Senior Housing                           | \$3,882               | 1.7                       | \$6,599 per unit     | \$198 per unit                        | \$6,797 per unit               |
| Miscellaneous (Residential) <sup>b</sup> | \$3,882               | N/A                       | \$3,882 per resident | \$116 per resident                    | \$3,998 per resident           |

Note: Calculated fees presented in this table represents the Park Dedication In Lieu Fee, the first component of the Park Fee. Calculated fees presented in this table are the fee per unit, or per resident added as a result of new development. Administrative costs cover the cost of annual program administration and five year program updates, and are calculated at 3 percent of the base fee.

a. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)

b. Includes group quarters such as assisted living and congregate care units, and students housing on campus.

Source: Town of Moraga, Seifel Consulting Inc.

### 3. Park Development Impact Fee

The Park Development Impact Fee is the second component of the Park Fee. The Park Development Impact Fee helps pay for the costs of the facility improvements. This includes facility improvement associated with new parkland as well as Town-wide park/recreation facility and trail improvements.

#### a. Facility Improvement Cost for New Parkland

The estimated cost of developing new park facilities for 9.1 acres of the additional parkland is approximately \$3.4 million, and the estimated cost per resident is \$1,106 as shown in Table 11.<sup>37</sup>

<sup>37</sup> The estimated cost to of park facility improvement is \$370,000 per acre, based on the cost estimates contained in the Town's 2007 Parks & Recreation Master Plan, adjusted for inflation using the ENR Construction Cost Index.

Table 11  
Calculation of Park Improvement Cost Per Resident

|  |                                    |                                    |
|--|------------------------------------|------------------------------------|
| <b>New Parkland Acreage Needed</b>                                     |                                    |                                    |
| Projected Growth in Resident Population <sup>a</sup>                   | 3,048 residents                    |                                    |
| <u>Parkland Standard (Level of Service)</u>                            | <u>3 acres per 1,000 residents</u> |                                    |
| <b>Additional Parkland Acreage Needed</b>                              | <b>9.1 acres</b>                   |                                    |
| <b>Park Facility Improvement</b>                                       | <b><u>Cost Estimates</u></b>       | <b><u>Cost per Resident</u></b>    |
| <b>Facility Improvements for New Parkland</b>                          |                                    |                                    |
| Park Facility Improvement Cost per Acre <sup>b</sup>                   | \$370,000 per acre                 |                                    |
| New Park Acreage Needed  | 9.1 acres                          |                                    |
| <b>Estimated Cost of Facility Improvements for New Parkland</b>        | <b>\$3,370,000</b>                 | <b>\$1,106 per resident</b>        |
| <b>Town-Wide Park/Recreation Facility and Trail Improvements</b>       |                                    |                                    |
| Cost for Park/Recreation Facility Improvements (Unfunded) <sup>c</sup> | \$20,570,000                       |                                    |
| <u>Cost for Trail Improvements (Unfunded)<sup>c</sup></u>              | <u>\$5,970,000</u>                 |                                    |
| Total Unfunded CIP Cost  | \$26,540,000                       |                                    |
| New Development's Fair Share (Allocation for Growth) <sup>d</sup>      | 15.3%                              |                                    |
| <b><u>Estimated Cost Allocated for New Development</u></b>             | <b><u>\$4,060,000</u></b>          | <b><u>\$1,332 per resident</u></b> |
| <b>Total Park Facility Improvement Cost</b>                            | <b>\$7,430,000</b>                 | <b>\$2,438 per resident</b>        |

- a. See Table 1.
- b. Estimated facility improvement costs per "Town of Moraga, Park & Recreation Master Plan" (January 2008), adjusted by ENR Construction Cost Index.
- c. See Appendix Table 3. Does not include facility improvement cost associated with new parkland acquisitions, which is separately calculated under "Facility Improvements for New Parkland."
- d. See Table 8.

Source: Town of Moraga, Park & Recreation Master Plan, Town of Moraga, Seifel Consulting Inc.

## b. Town-Wide Park, Recreational and Trail Improvements

In order to most effectively provide park and recreational services to Moraga residents, the 2007 Parks Master Plan identified a number of needed Town-wide park, open space and recreational improvements. The Town has identified specific projects from the 2007 Parks Master Plan that are most critical to serve the needs of new development, as well as existing residents, including: the Multi-Generational Community Center, Community Sports Fields and improvements at Moraga Commons Park.<sup>38</sup> Furthermore, the Town is proposing to improve local trail systems,<sup>39</sup> which would facilitate connections between parks, open space and community facilities and expand recreational opportunities for residents, while providing safer ways for pedestrians and bicyclists to travel, as described in the 2004 Bicycle and Pedestrian Plan.

As these Town-wide park, recreational and trail improvements will serve both new and existing residents, new development's fair share is equal to the proportion (or fair share allocation) that new residents represent out of the total future resident population. As shown in Table 8, the projected growth in new residents from new development represents approximately 15 percent of the total resident population in

<sup>38</sup> Please refer to Appendix Table 3 for a complete listing of these projects and estimated costs. These projects will serve both new and existing residents and provide a more integrated park, open space and recreational system.

<sup>39</sup> Refer to Appendix Table 3 for a listing of the Town-wide Trail Improvement Projects and estimated costs.

the future, thus 15 percent of total costs are allocated to new residential development. This represents \$1,332 per capita in town-wide improvement projects, as shown in Table 11.

**c. Cost Allocation and Calculations of Park Development Impact Fee**

As shown in Table 11, the total park facility improvement cost is estimated to be \$7.4 million and the estimated cost per resident is \$2,438. Thus, the total base fee per resident for park facility improvement is \$2,438 per resident. This base fee per resident is multiplied by the average household size for each residential land use, as shown in Table 12. The fee is then multiplied by the size of a development project to determine the total fee for that project.

**Table 12  
Calculation of Park Development Impact Fee**

| Land Use                                 | Base Fee Per Resident | Persons per Dwelling Unit | Base Fee             | Administrative Costs (3% of Base Fee) | Total Maximum Fee <sup>a</sup> |
|--|-----------------------|---------------------------|----------------------|---------------------------------------|--------------------------------|
| <b>Residential</b>                       |                       |                           |                      |                                       |                                |
| Single Family Detached                   | \$2,438               | 3.4                       | \$8,289 per unit     | \$249 per unit                        | \$8,537 per unit               |
| Single Family Attached/Townhouse         | \$2,438               | 3.4                       | \$8,289 per unit     | \$249 per unit                        | \$8,537 per unit               |
| Multi-Family/Mixed Use                   | \$2,438               | 2.2                       | \$5,363 per unit     | \$161 per unit                        | \$5,524 per unit               |
| Senior Housing                           | \$2,438               | 1.7                       | \$4,144 per unit     | \$124 per unit                        | \$4,269 per unit               |
| Miscellaneous (Residential) <sup>b</sup> | \$2,438               | N/A                       | \$2,438 per resident | \$73 per resident                     | \$2,511 per resident           |

Note: Calculated fees presented in this table represents the Park Development Impact Fee, the second component of the Park Fee. Calculated fees presented in this table are the fee per unit, or per resident added as a result of new development. Administrative costs cover the cost of annual program administration and five year program updates, and are calculated at 3 percent of the base fee.

- a. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)
- b. Includes group quarters such as assisted living and congregate care units, and students housing on campus.

Source: Town of Moraga, Seifel Consulting Inc.

**4. Type of Development on which the Fee Is Imposed**

The Park Fee will be assessed on residential development within Town boundaries that results in the addition of new residents, and which thereby increases demand on the Town’s park facilities. Non-residential development is not assumed to add park users.

**5. Cost Allocation and Proposed Fee Schedule**

Park Fees are allocated to individual development projects based on a fee schedule. The fee is determined by land use category and is based on the base fee per resident derived from calculation of total park improvement cost.

Table 13 shows the calculated fee maximum of the Park Dedication In Lieu Fee, Park Development Impact Fee and overall Park Fee for each land use, which incorporates a 3 percent administrative allowance to cover the administrative costs of the impact fee program. As these calculations are in FY 2015/16 dollars, the Town should adjust the fee to account for inflation and maintain the fee’s purchasing power over time.

**Table 13  
Park Fee Schedule**

| Land Use                                 | Park Fee                                    |   |                             |
|--|---|---|-----------------------------|
|  | Park Dedication<br>In Lieu Fee <sup>a</sup> | Park Development<br>Impact Fee <sup>a</sup> | Total Park Fee <sup>a</sup> |
| <b>Residential</b>                       |   |   |                             |
| Single Family Detached                   | \$13,593 per unit                           | \$8,537 per unit                            | \$22,130 per unit           |
| Single Family Attached/Townhouse         | \$13,593 per unit                           | \$8,537 per unit                            | \$22,130 per unit           |
| Multi-Family/Mixed Use                   | \$8,796 per unit                            | \$5,524 per unit                            | \$14,320 per unit           |
| Senior Housing                           | \$6,797 per unit                            | \$4,269 per unit                            | \$11,066 per unit           |
| Miscellaneous (Residential) <sup>b</sup> | \$3,998 per resident                        | \$2,511 per resident                        | \$6,509 per resident        |

Note: Calculated fees presented in this table are the fee per unit or per resident as a result of new development. Administrative costs cover the cost of annual program administration and five year program updates, and are calculated at 3 percent of the base fee.

a. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)

b. Includes group quarters such as assisted living and congregate care units, and students housing on campus.

Source: Town of Moraga, Seifel Consulting Inc.

## B. Revenue Estimate

Based on the proposed fee and the amount of projected development, the Town projects approximately \$12.1 million in Park Dedication In Lieu Fee revenue and \$7.6 million in Park Development Impact Fee between 2016 and 2040. This projected fee revenue represents the cost to acquire parkland and improve new parks to extend the park service standard to new development, as well as new development's fair share contribution to the Town-wide park improvement projects that benefit new development.

The remaining costs for Town-wide park improvement projects will need to be funded by other revenue sources.

## C. Nexus Findings

This section describes the necessary nexus between new development within the Town boundaries and the proposed parkland acquisition and improvements, as required under the Mitigation Fee Act (Government Code Section 66000). The Act requires local governments to document five findings (described in the subsections below) when adopting an impact fee.

### 1. Purpose of Fee

The purpose of the Park Fee is to ensure that future residential development will bear its fair share responsibility for the park system. The fee also ensures that existing park facilities will not become overburdened by the demand created by future residential development.

### 2. Use of Fee Revenues

Revenue from the Park Development Impact Fee will be used in the acquisition and improvement of new parkland as well as improvements to Town-wide park facilities and trails sufficient to accommodate future demand generated by development, and to preserve acceptable levels of service throughout the Town.

The revenue would also help fund long-term capital improvement projects as well as Town-wide park facility and trail improvement projects that benefit new development.



### **3. Benefit Relationship**

New residential development within Town boundaries will increase the demand for parkland and facilities, and will increase the need for Town-wide park, recreational and trail facilities. Revenue from the Park Fee will be used to finance the acquisition and improvement of parkland as well as Town-wide park, open space, recreational facilities and trails.

### **4. Burden Relationship**

The need for the proposed fee is based on existing facility standards and on projected growth of the Town's resident population through 2040. New development will increase the overall demand on the Town's park system. The estimated parkland acquisition and improvement cost and the unfunded portion of the Town park facilities and trail improvements cost is used as the basis to determine new development's fair share of these costs.

### **5. Proportionality**

The costs of new park development (land and facilities) is proportionate to the increased need for park facilities to serve future residents, and the costs for Town-wide park, recreational and trail improvements are allocated proportionately between new and existing residential development based on their relative share of public need. These costs are similarly allocated between types of residential development in proportion to their relative demand generation, based on the typical number of residents per unit for each land use. Thus, the relationship between the proposed impact fee, new development and the costs of parkland acquisition and improvement and of park facility and trail improvement is reasonable.

## VII. Storm Drainage Fee

The Town of Moraga must maintain storm drainage infrastructure sufficient to meet existing standards and serve new development. The Storm Drainage Fee is designed to help pay for the costs of storm drainage infrastructure upgrades and replacements, including culverts, conduits and appurtenant improvements. The 2015 Storm Drain Master Plan identifies Town-wide improvements and capital improvement costs to address Town storm drainage. The Storm Drainage Fee provides an important source of funding to construct storm drainage facilities to serve new development within the Moraga Creek Watershed and within the Town limits, and to mitigate impacts to existing storm drainage facilities.

### A. Methodology for Storm Drainage Fee Calculation

The amount of the Storm Drainage Fee is determined by establishing the existing impervious surface area within the Town and comparing it to the projected Town-wide impervious surface area based on forecasted development. The difference between the two reflects the amount of impervious surface that is attributable to new development. The total allocated cost to new development is based on its contribution to the growth in impervious surface area throughout the Town (its fair share allocation).<sup>40</sup>

The 2015 Storm Drain Master Plan, prepared by Schaaf and Wheeler identifies Town-wide Storm Drain improvement projects, and this comprehensive fee update allocates these CIP costs to new development according to new development's fair share. The percentages of impervious surface area by land use have also been updated based on information provided by Schaaf & Wheeler and Town staff as part of estimates prepared for the Storm Drain Master Plan.

This chapter examines how this overall methodology is applied to the Storm Drainage Fee calculation.

#### 1. Existing and Projected Impervious Surface

Quantification of existing impervious surface area was developed with Town staff and is based on the 2015 Storm Drain Master Plan ratios of impervious surface by land use type.

The total increase in impervious surface from new development was estimated, based on averages by type of development and experience of the Town staff with current development plans. Each land use type has been assigned the degree to which it increases impervious surface, in order to project the total increase in impervious surface area. Table 14 shows the existing and projected impervious surface area calculations.

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<sup>40</sup> The 2008 Nexus Studies identified capital improvements only to accommodate new development, and allocated those costs entirely to new development. The existing fee is calculated on that basis.

Table 14  
Increase in Impervious Surface - Storm Drainage Fee

|  | Land<br>Estimated<br>Acreage <sup>a</sup> | Average<br>Percent<br>Impervious <sup>b</sup> | Impervious Surface <sup>c</sup> |                     |               |
|--|---|---|---------------------------------|---------------------|---------------|
|  |   |   | Estimated<br>Acreage            | Estimated<br>Sq.Ft. | % of<br>Total |
| <b>Existing 2015 Total<sup>d</sup></b>       | 4,504                                     | 29.4%   | 1,324                           | 57,663,000          | 80.8%         |
| <b>New Development</b>                       |   |   |                                 |                     |               |
| <b>Residential</b>                           |   |   |                                 |                     |               |
| Single Family Detached <sup>e</sup>          | 1,692                                     | 16.8%   | 284                             | 12,380,000          | 17.3%         |
| Single Family Attached/Townhouse             | 5   | 75.0%   | 4                               | 163,000             | 0.2%          |
| Multi-Family/Mixed Use                       | 11  | 75.0%   | 8                               | 359,000             | 0.5%          |
| Senior Housing                               | 13  | 75.0%   | 10                              | 425,000             | 0.6%          |
| Miscellaneous (Residential) <sup>f</sup>     | N/A                                       | TBD   | TBD                             | TBD                 | N/A           |
| <b>Non-Residential</b>                       |   |   |                                 |                     |               |
| Retail/Entertainment                         | 8   | 75.0%   | 6                               | 261,000             | 0.4%          |
| Office                                       | 2   | 75.0%   | 2                               | 65,000              | 0.1%          |
| B&B/Hotel                                    | 3   | 75.0%   | 2                               | 98,000              | 0.1%          |
| Miscellaneous (Non-Residential) <sup>f</sup> | N/A                                       | TBD   | TBD                             | TBD                 | N/A           |
| <b>Total New Development</b>                 | 1,734                                     |   | 316                             | 13,751,000          | 19.3%         |
| <b>2040 Total</b>                            | 6,238                                     |   | 1,639                           | 71,377,000          | 100.0%        |

- a. Land estimated acreage includes land preserved to be open space and undevelopable vacant land as of 2015.
- b. The average percent impervious for existing development (as of 2015) is calculated based on the estimated acreage of impervious surface divided by Town's total land acreage. For new development, the average percent impervious surface was estimated by Schaaf & Wheeler and Town staff for each land use category. The Single Family Detached category includes several zoning categories: OS, OSM DT, 1-3 DU/AC and 6 DU/AC, with varying levels of percent impervious assumptions ranging from 10% to 50%. The average impervious surface is calculated based on the developable acreage and applicable percentage of impervious surface for each category, which is then averaged across all Single Family Detached land uses.
- c. Existing impervious surface (as of 2015) is based on data provided by Schaaf & Wheeler in the Storm Drain Master Plan and the City's GIS database. Impervious surface for new development is estimated by multiplying the average percent impervious surface times developable acreage.
- d. Existing 2015 total includes the vacant land that is anticipated to remain vacant in 2040. Approved project Palos Colorados (123 units) is included in 2015 existing figures and excluded from projected growth.
- e. Impervious surface added by new development area includes allocated share of circulation such as driveways and streets.
- f. Percent impervious for Miscellaneous (Residential) and Miscellaneous (Non-Residential) categories vary by development type and need to be determined for each specific development during development application process for Storm Drainage fee calculations. Thus, this table does not factor in the Miscellaneous (Residential) and Miscellaneous (Non-Residential) categories.

Source: Town of Moraga, Schaaf & Wheeler, Seifel Consulting Inc.

## **2. Town-Wide Storm Drain Improvement Projects / Storm Drain Master Plan**

The technical analysis and supporting calculations for the Town's current Storm Drainage fee were prepared in 2008 based on technical information presented in the "Storm Drainage Needs Study, Updated April 2008" (2008 Needs Study). This study focused on the storm drain system related to various creek drainages throughout the Town and did not analyze the entire storm drain system or locally-needed improvements. These estimated improvements were allocated to projected new development.

The 2015 Storm Drain Master Plan (adopted in July 2015) reassesses the costs of improvements to the entire system, not just incremental costs of additional development. This revised upwards the total costs to be allocated between new and existing development. The proposed Storm Drainage Fee is based on the Capital Improvement Project (CIP) list identified in the 2015 Storm Drain Master Plan as being necessary to address the Town's storm drainage needs.

## **3. New Development's Fair Share of the Costs**

The methodology for fair share allocation considers total costs, and allocates the total costs between the existing impervious surface and the projected impervious surface to be added by new development. Table 15 summarizes the proportion of impervious surface projected from new development, and uses that ratio to allocate the cost of the CIP. This is then translated to the cost of \$363 per 1,000 square feet of impervious surface.

Table 15  
Calculation of Storm Drainage Capital Improvement Program (CIP) Costs

| Impervious Surface <sup>a</sup>                             | Sq.Ft.              | % of Total   |
|---|---------------------|--------------|
| 2015 Existing   | 57,663,000          | 80.7%        |
| <u>Projected Increase from New Development</u>              | <u>13,751,000</u>   | 19.3%        |
| 2040 Total  | 71,414,000          | 100.0%       |
| Storm Drainage CIP <sup>b</sup>                             | Estimated Cost      |              |
| 10-Year Storm Protection Capacity CIP                       | \$10,910,000        |              |
| 10-Year Storm Protection Condition CIP                      | \$2,230,000         |              |
| 2015/2016 Storm Drain Repairs                               | \$530,000           |              |
| 10-Year Storm Protection Nuisance CIP                       | \$150,000           |              |
| <u>10-Year Storm Protection Creek Culvert CIP</u>           | <u>\$12,110,000</u> |              |
| <b>Total</b>  | <b>\$25,930,000</b> |              |
| New Development's Fair Share (Cost Allocation) <sup>c</sup> | CIP Cost            | % Allocation |
| New Development's Fair Share                                | <b>\$4,990,000</b>  | 19.3%        |
| Cost per 1,000 sq.ft. of Impervious Surface <sup>d</sup>    | <b>\$363</b>        |              |

a. See Table 14.

b. Based on "Moraga Storm Drain Master Plan" (July 2015).

c. Calculated based on the estimated CIP cost and impervious surface.

d. New development's fair share of the CIP cost allocated to 1,000 sq. ft of impervious surface.

Source: Town of Moraga, Schaaf & Wheeler, Seifel Consulting Inc.

#### 4. Type of Development on which Fee is Imposed

The Storm Drainage Fee will be assessed on all types of development (within Town boundaries) that results in the addition of impervious surface, and which thereby increases demand on the Town's storm drainage facilities.

#### 5. Cost Allocation and Proposed Fee Schedule

Storm drainage capital costs to serve new development are allocated to individual development projects based on a fee schedule. The fee is determined by land use category and is based on the amount of increased impervious surface generated by the development project, at a cost of \$363 per 1,000 square feet of impervious surface.<sup>41</sup> For all new development land use categories, the Town staff will evaluate the specific development plans and assess the fee based on the actual impervious surface increase of the project.

Table 16 shows the calculated maximum fee for each land use, which incorporates a 3 percent administrative allowance to cover the administrative costs of the impact fee program. As these calculations are in FY 2015/16 dollars, the Town should adjust the fee to account for inflation and maintain the fee's purchasing power over time.

<sup>41</sup> In reviewing impervious surface by development type, it was determined that a new Residential land use category should be used, to better reflect the impervious surface area of land use. The Single Family Attached/Townhouse category is new with this Comprehensive Update.

**Table 16  
Storm Drainage Fee Schedule**

| Land Use                                     | Cost Per 1,000 Sq.Ft. of Impervious Surface <sup>a</sup> | Administrative Costs (3% of Base Fee)       | Total Maximum Fee <sup>b</sup>               |
|--|--|---|--|
| <b>Residential</b>                           |  |   |  |
| Single Family Detached                       | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| Single Family Attached/Townhouse             | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| Multi-Family/Mixed Use                       | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| Senior Housing                               | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| Miscellaneous (Residential) <sup>c</sup>     | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| <b>Non-Residential</b>                       |  |   |  |
| Retail/Entertainment                         | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| Office                                       | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| B&B/Hotel                                    | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |
| Miscellaneous (Non-Residential) <sup>d</sup> | \$363  | \$11 per 1,000 sq.ft. of impervious surface | \$374 per 1,000 sq.ft. of impervious surface |

Note: Storm Drainage fees are determined based on the impervious surface increased by new development. Administrative costs cover the cost of annual program administration and five year program updates and are calculated at 3 percent of the base fee.

- a. See Table 15.
- b. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)
- c. Includes group quarters such as assisted living and congregate care units, and students housing on campus.
- d. Includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses.

Source: Town of Moraga, Seifel Consulting Inc.

## B. Revenue Estimate

Based on the proposed fee and the amount of projected development, the Town projects approximately \$5.2 million in Storm Drainage Fee revenue between 2016 and 2040. This projected fee revenue represents development’s fair share contribution to the Town Storm Drain CIP.

## C. Nexus Findings

This section describes the necessary nexus between new development within the Town boundaries and the proposed capital improvements, as required under the Mitigation Fee Act (Government Code Section 66000). The Act requires local governments to document five findings (described in the subsections below) when adopting an impact fee.

### 1. Purpose of Fee

The purpose of the Storm Drainage Fee is to help pay for the costs of storm drainage infrastructure upgrades and replacements, including culverts, conduits and appurtenant improvements.

### 2. Use of Fee Revenues

Revenue from the Storm Drainage Fee will be used to fund the 2015 Storm Drain Master Plan projects. The use of fee revenues is restricted to only fund expanded capital facilities and equipment to accommodate new development.

### **3. Benefit Relationship**

New development and intensification of land use within Town boundaries will increase the demand for storm drainage for Town-wide service provision. Revenue from the Storm Drainage Fee will be used to finance new development's fair share of the 2015 Storm Drain Master Plan CIP.

### **4. Burden Relationship**

New development will increase the overall demand for storm drainage as it will increase the amount of impervious surface area in the Town. The total cost of the CIP for the Storm Drain Master Plan was allocated between existing and new development based on their proportionate shares of impervious surface area. The total allocated cost to new development for storm drain improvements is based on its contribution to the growth in impervious surface area throughout the Town.

### **5. Proportionality**

The CIP costs are allocated proportionately between new and existing development based on their relative share of impervious surface. The amount of impervious surface generates needs for storm drainage. Thus, the relationship between the proposed impact fee, new development and the costs of capital facilities is reasonable.

## VIII. Development Impact Fee Program Administration

In 2008, the Town Council adopted a comprehensive Development Impact Fee program, which also authorized funding for administration of the fee program. At the time, administrative costs were not separately identified as part of the Development Impact Fee Program. Seifel has advised Town staff to include an appropriate cost increment in the Development Impact Fees going forward.

Administration of the Development Impact Fee Program consists of two basic components:

- Annual administration functions, including annual updates to the fees, financial record keeping and annual reporting requirements.
- Comprehensive updates of the fee program.

As described below, the estimated administrative costs are projected to represent about a 3 percent administrative allowance (add-on to the fees) assessed to new development.

### A. Annual Administration

The Town must pay for the annual administrative costs to implement and administer the fee program, as well as to meet all legal requirements.

#### 1. General Administration

Ongoing efforts necessary to administer the Development Impact Fee program are considered relevant staff activities under the annual administration category. These work efforts include annual reviews and adjustments, staff training, legislative reporting requirements, financial or program monitoring and analysis, and response to requests for and maintenance of information.

General administrative costs will be borne solely by new development since staff work efforts are a direct result of new development activities. Therefore, annual administrative costs will be a straight additional cost in the calculation of each fee. Town estimates indicate that annual administration costs are approximately \$7,000 per year (in FY 2015/16 dollars).

#### 2. Project Specific

Project specific activities relate to a development project in the town planning or building permit review process for which the applicant has requested an adjustment to their impact fee assessment. This request for fee adjustment can either be an informal or formal process for which the applicant pays all associated costs. This review process is cost recoverable and is not included in any Development Impact Fee calculations or administrative fee charges.

### B. Comprehensive Updates

The comprehensive updates of the fee program are periodic reviews that involve in-depth analysis necessary to fairly balance the burden of costs attributable to new and existing development. This detailed analysis and subsequent setting of fee levels maintains equity in the Town fee program. Activities related to the comprehensive updates are described in the beginning of this report and include review of the methodology used to calculate fees, updates of project costs, amendments to the program, forecasts for



land use and financial data, and review of service levels and technical reports. Completion of six comprehensive updates from 2015 through 2040 is estimated to cost \$750,000 (in FY 2015/16 dollars).<sup>42</sup>

Both existing and new development benefit from the review of appropriate levels of cost sharing conducted during the comprehensive update. New development (through revenue collected under the impact fee program) and existing development and residents (through the General Fund) will equally share the costs of comprehensive updates. Therefore, comprehensive update costs will be apportioned 50/50 to new development and to existing development.

Costs of comprehensive updates to the Development Impact Fee Program would include work performed by Town staff and any consultants necessary to complete appropriate analyses and reports. Specifically, these activities may include review of trip generation rates for various land use categories, effects of development patterns on levels of services and updated cost analysis.

## C. Costs

Total costs to administer and comprehensively update the development impact fee program are estimated at \$925,000 (in FY 2015/16 dollars) through the projected development horizon of 2040. This results in a 3 percent increase in the base level for each development fee (administrative allowance). The 3 percent administrative allowance is reflected in the final step of calculation of impact fees in each of the applicable impact fee chapters.

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<sup>42</sup> Because the existing fee program does not include any recovery of administrative costs, the cost of the 2016 Comprehensive Update is included in calculations of the administrative allowance.

## IX. Conclusion

This 2016 Nexus Study is prepared as part of the 2016 comprehensive update process. This report provides the necessary technical documentation to support the adoption of the 2016 comprehensive update of the Town's impact fee program to ensure that new development funds its fair share of public facilities and capital improvements. The impact fees calculated in this study represent the maximum supportable fee burden on new development (the "fair share") for which there is a reasonable nexus and proportional relationship. The Town may elect to adopt fees that are below the maximum supportable level, due to economic and/or policy considerations.

Table 17 presents a summary of the calculated total maximum fees for all impact fees discussed in this report.<sup>43</sup> For a comparison of the Town's FY 2015/16 current fees and calculated total maximum fees for each fee type, see Appendix Tables 4a through 4e.

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<sup>43</sup> Fee amounts are rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)

**Table 17  
Summary of Total Maximum Fees**

| Land Use <sup>a</sup>                         | General Government Fee | Public Safety Fee   | Park Fee                    |                             | Storm Drainage Fee  |
|---|------------------------|---------------------|-----------------------------|-----------------------------|---|
|   |                        |                     | Park Dedication In Lieu Fee | Park Development Impact Fee |   |
| <b>Residential</b>                            |                        |                     |                             |                             |   |
| Single Family Detached                        | \$6,870 /unit          | \$758 /unit         | \$13,593 /unit              | \$8,537 /unit               | \$374 /1,000 SF of impervious surface (All Land Use Categories) |
| Single Family Attached/Townhouse <sup>b</sup> | \$6,870 /unit          | \$758 /unit         | \$13,593 /unit              | \$8,537 /unit               |   |
| Multi-Family/Mixed Use <sup>c</sup>           | \$4,445 /unit          | \$490 /unit         | \$8,796 /unit               | \$5,524 /unit               |   |
| Senior Housing                                | \$3,435 /unit          | \$379 /unit         | \$6,797 /unit               | \$4,269 /unit               |   |
| Miscellaneous (Residential) <sup>a</sup>      | \$2,021 /resident      | \$223 /resident     | \$3,998 /resident           | \$2,511 /resident           |   |
| <b>Non-Residential</b>                        |                        |                     |                             |                             |   |
| Retail/Entertainment                          | \$1,061 /1,000 sq.ft.  | \$248 /1,000 sq.ft. | N/A                         | N/A                         | \$374 /1,000 SF of impervious surface (All Land Use Categories) |
| Office  | \$1,591 /1,000 sq.ft.  | \$371 /1,000 sq.ft. | N/A                         | N/A                         |   |
| B&B/Hotel                                     | \$88 /1,000 sq.ft.     | \$20 /1,000 sq.ft.  | N/A                         | N/A                         |   |
| Miscellaneous (Non-Residential) <sup>a</sup>  | \$477 /person          | \$111 /person       | N/A                         | N/A                         |   |

Note: Storm Drainage Fee for the Miscellaneous (Residential) and Miscellaneous (Non-Residential) categories is determined based on the impervious surface increased by new development. Calculated fees for other categories presented in this table are the fee per unit or per sq. ft. of new development.

- a. The Miscellaneous (Residential and Non-Residential) categories are designed to represent a broad variety of potential land uses and will provide flexibility in how fees may be calculated for new development that does not fall within one of the typical land use categories. Miscellaneous (Residential) category includes group quarters, such as assisted living and congregate care, and on-campus student housing. Miscellaneous (Non-Residential) includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses. The fees for the miscellaneous categories would be calculated based on the actual projected increase in resident population, non-resident population, or impervious surface, multiplied by the stated fee shown in the table. For miscellaneous residential land uses, the number of residents will be based on the number of dwelling units, rooms or beds, as appropriate. For miscellaneous non-residential land uses, the number of persons will be based on project gross square footage, divided by employees per square foot (or other metric as appropriate) for similar uses, based on industry standards and/or comparable studies. The number of residents or persons, as applicable, shall be estimated by the applicant and verified by the Planning Director. Net increase in impervious surface shall be based on calculations provided by the applicant's licensed civil engineer, based on project plans, and verified by the Planning Director.
- b. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "Duplex" land use is combined with "Multi-Family" use. Going forward, the "Duplex" land uses are included within this new land use category.
- c. As further described in Chapter II, Section A3, the Town proposes to adopt a maximum size standard for "Multi-Family/Mixed Use." Multi-family housing is defined to include housing developments where 1,500 square feet is the maximum size for any housing unit within a multi-family development and the maximum weighted average bedroom size for all units within the development is 2.0 bedrooms or fewer. (This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California.) Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger household sizes.

Source: Town of Moraga, Seifel Consulting Inc.

# Appendix Tables

**Appendix Table 1  
General Government and Public Safety Existing Facilities**

| Facilities                                     | Street Address       | Applicable Fee            | Land               | Building             | Investment Value <sup>a</sup><br>(Land + Bldg) |
|--|----------------------|---------------------------|--------------------|----------------------|--|
|  |                      |                           | Area               | Sq. Ft.              |  |
| Library  | 1500 St. Mary's Road | General Government        | 2.58 acres         | 11,009 sq.ft.        | \$8,088,000                                    |
| Rheem Town Facility                            | 329 Rheem Boulevard  | General Government        | 0.52 acres         | 5,120 sq.ft.         | \$3,594,000                                    |
| General Government Offices                     |                      | Public Safety             | 0.52 acres         | 5,120 sq.ft.         | \$3,799,000                                    |
| Police Offices                                 |                      |                           |                    |                      |  |
| <i>Subtotal</i>                                |                      |                           | 1.04 acres         | 10,240 sq.ft.        | \$7,393,600                                    |
| Town Hall at Hacienda                          | 2100 Donald Drive    | General Government        |                    | 9,250 sq.ft.         |  |
| Hacienda de las Flores - Main Building         |                      | General Government        |                    | 1,910 sq.ft.         |  |
| La Sala - Community Center                     |                      | General Government        |                    | 1,612 sq.ft.         |  |
| Casita - Art Studio                            |                      | General Government        |                    | 1,778 sq.ft.         |  |
| Pavilion                                       |                      |                           |                    |                      |  |
| <i>Subtotal</i>                                |                      |                           | 9.60 acres         | 14,550 sq.ft.        | \$20,774,000                                   |
| Public Works, Parks Corp Yard                  | 331 Rheem Boulevard  | General Government        | 0.52 acres         | 3,542 sq.ft.         | \$2,695,000                                    |
| <b>Library Facility</b>                        |                      | <b>General Government</b> | <b>2.58 acres</b>  | <b>11,009 sq.ft.</b> | <b>\$8,088,000</b>                             |
| <b>All Other General Government Facilities</b> |                      | <b>General Government</b> | <b>10.64 acres</b> | <b>23,212 sq.ft.</b> | <b>\$27,063,000</b>                            |
| <b>Public Safety Facilities</b>                |                      | <b>Public Safety</b>      | <b>0.52 acres</b>  | <b>5,120 sq.ft.</b>  | <b>\$3,799,000</b>                             |

a. Land value is \$1.3 million per acre, based on recent land acquisition for the Town's corp yard and other comparable real estate transactions.

Building improvement value is \$430 per sq. ft. for the library building, \$570 per sq. ft. for other general government properties, and \$610 per sq. ft. for the public safety facilities.

Source: Contra Costa County, ENR Construction Cost Index, Town of Moraga, Seifel Consulting Inc.

**Appendix Table 2  
General Government and Public Safety Existing Vehicles**

| <b>General Government Vehicles</b> |            |                                     |                               |         |                    |
|------------------------------------|------------|-------------------------------------|-------------------------------|---------|--------------------|
| Year                               | Make       | Model                               | Replacement Cost <sup>a</sup> | Status  | VIN                |
| 1991                               | Ford       | F-Superduty                         | \$30,000                      | In Use  | 1FDLF47G8MCA84519  |
| 1995                               | Ford       | Aerostar Van                        | \$30,000                      | In Use  | 1FMCA11U9SZC03979  |
| 1997                               | Ford       | F-250                               | \$30,000                      | In Use  | 1FTHF25H1VEB37051  |
| 1997                               | Ford       | Explorer                            | \$30,000                      | In Use  | 1FM DU34E6VUC50335 |
| 1999                               | Jacobsen   | Tilt Trailer 2 - White <sup>b</sup> | \$3,000                       | In Use  | 1J9DE2G22XF015830  |
| 1999                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 2FAFP71W8XX200885  |
| 1999                               | Bobcat     | 763 Skid Steer Loader <sup>b</sup>  | \$10,000                      | In Use  | 512236997          |
| 2001                               | Ford       | Expedition 4WD                      | \$30,000                      | In Use  | 1FM PU16L11LA28069 |
| 2002                               | Ford       | F-350                               | \$30,000                      | In Use  | 1FDWF36S42EC50894  |
| 2002                               | John Deere | 1445 Mower <sup>c</sup>             | \$21,000                      | In Use  | TC1445D021610      |
| 2003                               | Ford       | F-250                               | \$30,000                      | In Use  | 1FTNF20L33EC25594  |
| 2007                               | Ford       | F-250                               | \$30,000                      | In Use  | 1FTSX205X7EA22953  |
| 2007                               | Big Tex    | Trailer 1 - White <sup>c</sup>      | \$7,000                       | In Use  | 16VEX12177ED82918  |
| 2001                               | Dodge      | RAM                                 | \$30,000                      | In Use  | 2B5WB35Z61K523285  |
| 1988                               | Dodge      | Dakota                              | \$30,000                      | In Use  | 1B7GN14X8JS775780  |
| 2014                               | Kubota     | Tractor L3301HST                    | \$27,000                      | In Use  | N/A                |
| <b>Total</b>                       |            |                                     | <b>\$398,000</b>              |         |                    |
| <b>Public Safety Vehicles</b>      |            |                                     |                               |         |                    |
| Year                               | Make       | Model                               | Replacement Cost <sup>a</sup> | Status  | VIN                |
| 1982                               | Ford       | Cube Van                            | N/A                           | Surplus | IFDKE30L9CHB45335  |
| 1991                               | Smart      | Traffic Radar Trailer               | \$30,000                      | In Use  | 1M9BSO810MC325121  |
| 1998                               | Vintage    | Open trailer                        | \$30,000                      | In Use  | 051461             |
| 2002                               | Chevrolet  | Impala                              | \$30,000                      | In Use  | 2G1WH55K529370081  |
| 2003                               | SPPE       | Traffic Radar Trailer               | \$30,000                      | In Use  | 1M9US11132D597131  |
| 2004                               | Ford       | Expedition                          | \$30,000                      | In Use  | 1FM PU16L24LB38648 |
| 2005                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 2FAHP71WX5X124172  |
| 2006                               | Chevrolet  | Malibu                              | \$30,000                      | In Use  | 1G1ZW53126F167031  |
| 2007                               | Carson     | Enclosed trailer                    | \$30,000                      | In Use  | 4HXEN14117C120463  |
| 2007                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 2FAFP71W57X128320  |
| 2007                               | Ford       | Crown Victoria                      | N/A                           | Surplus | 2FAHP71W37X129359  |
| 2010                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 2FABP7BV5AX108662  |
| 2011                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 2FAB7BV8BX109130   |
| 2011                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 2FABP7BV5BX182598  |
| 2014                               | Ford       | Crown Victoria                      | \$30,000                      | In Use  | 1FAHP2MK0EG148949  |
| 2014                               | Ford       | Explorer                            | \$30,000                      | In Use  | 1FM5K8AR4EGB79858  |
| <b>Total</b>                       |            |                                     | <b>\$420,000</b>              |         |                    |

a. Based on the replacement cost of existing vehicles (\$30,000 per vehicle), using actual purchase costs and Kelly Blue Book values. Does not include surplus vehicles.

b. Replacement cost based on research of comparable and saleable equipment meeting same or similar criteria.

Websites used for research on equipment replacement costs include:

<http://www.tractordata.com/>

<http://www.tractorhouse.com/>

<http://www.jacobsentrailer.com/>

<http://www.fastline.com/>

c. Replacement cost based on market cost of latest model.

Source: Town of Moraga

Appendix Table 3  
Representative Long-Term Capital Improvement Projects  
Park

| Item  | Identification | Description  | Estimated Cost <sup>a</sup> | Amount Avail from Other Funds | Amount Unfunded     |
|---|----------------|--|-----------------------------|-------------------------------|---------------------|
| <b>Town-Wide Park Facility Improvements</b>             |                |  |                             |                               |                     |
| Multi-Generational Community Center                     | CIP-19         | Pursue land acquisition and development of a multigenerational community center to meet recreation needs identified in the 2007 Parks & Recreation Master Plan. Includes land purchase cost as the land for this facility is not counted as a part of the Town's parkland.   | \$15,000,000                | \$0                           | \$15,000,000        |
| Commons Park Improvement Program                        | CIP-25         | Provide minor park improvements aimed at improving customer safety and enjoyment.  | \$42,000                    | \$0                           | \$42,000            |
| Commons Park Sand Volleyball Court Renovation           | CIP-27         | Reduce annual maintenance and eliminate ponding of the sand volleyball area.   | \$107,000                   | \$107,000                     | \$0                 |
| Mulholland Open Space Preserve Improvements             | CIP-28         | Implement recommendations from the 2007 Parks & Recreation Master Plan, which include removal of invasive species, restoration of natural areas, and developing trails and amenities as permitted by the Moraga Open Space Ordinance and with consideration of environmental impacts.  | \$347,000                   | \$0                           | \$347,000           |
| Rancho Laguna Park Sewer System Replacement             | CIP-30         | Replace Rancho Laguna Park's sewer system at the end of its lifecycle.   | \$68,000                    | \$0                           | \$68,000            |
| Municipal Parking Lots & Pathways Resurfacing Program   | CIP-39         | Maintain municipal parking lots and pathways with appropriate resurfacing treatments to extend the life of pavement through seal coats, overlays, and reconstruction.  | \$294,000                   | \$37,000                      | \$257,000           |
| Turf Improvements Projects                              | CIP-41         | Improvements to turf at various park facilities.   | \$735,000                   | \$0                           | \$735,000           |
| Community Sports Field                                  | CIP-42         | Pursue development of a 5-acre community sports field. Per 2007 Parks and Recreation Master Plan, provide development of additional sports fields and/or partner with the Moraga School District to consider reconfiguring the Joaquin Moraga Intermediate School fields to increase capacity. Excludes land purchase cost as the land for this facility is counted as a part of the Town's parkland and is calculated separately. | \$3,875,000                 | \$0                           | \$3,875,000         |
| Commons Park Back 40                                    | N/A            | Development of a ballfield/park.   | \$246,000                   | \$0                           | \$246,000           |
| <b>Town-Wide Park Facility Improvements Subtotal</b>    |                |  | <b>\$20,714,000</b>         | <b>\$144,000</b>              | <b>\$20,570,000</b> |
| <b>Town-Wide Trail Improvements</b>                     |                |  |                             |                               |                     |
| Bollinger Canyon Trail (to Las Trampas Wilderness)      | CIP-45         | Develop off-street trail to Las Trampas Wilderness. Approximately 0.3 mile. Alternative: install on-street facilities (sidewalk for pedestrians, widened shoulder for bicycles).   | \$1,740,000                 | \$0                           | \$1,740,000         |
| Buckingham Trail (Moraga Rd to Fayhill)                 | CIP-31         | Develop a trail from Moraga Road, south of homes on south side of Buckingham Drive, easterly to proposed Rheem hiking trail near the EBMUD Fayhill Reservoir, approximately 0.4 mile.  | \$254,000                   | \$0                           | \$254,000           |
| Heritage Trail (Library to Moraga Rd)                   | CIP-32         | Complete trail from Library on St. Mary's Road, through Commons Park, around back of park, past disc golf course, joining paved trail along Moraga Road, approximately 0.2 mile.   | \$87,000                    | \$0                           | \$87,000            |
| Indian Ridge Trail                                      | CIP-33         | Develop trail to connect EBMUD Valle Vista staging area and EBRPD Lafayette-Moraga Trail to trails within Orinda to Gateway Boulevard. Approximately 2.1 miles.  | \$1,191,000                 | \$0                           | \$1,191,000         |
| Indian Valley Trail                                     | CIP-34         | Develop trail to extend EBRPD Lafayette-Moraga Regional Trail west into Canyon, Orinda, eventually meeting EBRPD Huckleberry Botanical Regional Preserve. Approximately 1.6 miles.   | \$906,000                   | \$0                           | \$906,000           |
| Rheem Hiking Trail (Coyote Creek)                       | CIP-35         | Develop hiking trail from southeastern end of proposed Rheem Ridge Trail toward Coyote Creek, continuing southeasterly to connect to the EBRPD Lafayette-Moraga Regional Trail. Approximately 0.3 mile.  | \$180,000                   | \$0                           | \$180,000           |
| Rheem Hiking Trail (Fayhill)                            | CIP-36         | Develop hiking trail from Fayhill Road near EBMUD reservoir to proposed Palos Colorados Trails, linking to end of Buckingham Drive on the west. Approximately 0.3 mile.  | \$180,000                   | \$0                           | \$180,000           |
| Rheem Reservoir Trail (Campolindo Ridge)                | CIP-37         | Implement recommendations from adopted 2004 Moraga Bicycle and Pedestrian Plan: develop off-street trail from Carroll Ranch to Rheem Reservoir.  | \$812,000                   | \$0                           | \$812,000           |
| Utah Easement Trail (Library to Old Moraga Ranch Trail) | CIP-38         | Implement recommendations from adopted 2004 Moraga Bicycle and Pedestrian Plan: develop off-street trail to connect Commons Park to Old Moraga Ranch Trail.  | \$621,000                   | \$0                           | \$621,000           |
| <b>Town-Wide Trail Improvements Subtotal</b>            |                |  | <b>\$5,971,000</b>          | <b>\$0</b>                    | <b>\$5,971,000</b>  |
| <b>Total</b>  |                |  | <b>\$26,685,000</b>         | <b>\$144,000</b>              | <b>\$26,541,000</b> |

a. Excludes the amount already spent.

Source: Town of Moraga 2015/16 Capital Improvement Program, Park & Recreation Master Plan, Town of Moraga, Seifel Consulting Inc.

**Appendix Table 4a**  
**FY 2015/16 Current Impact Fees versus Calculated Maximum Impact Fees**  
**General Government Fee**

| Land Use                                      | FY 2015/16 Current Fee <sup>a</sup>       | Calculated Maximum Fee <sup>b</sup>                    |
|---|---|--|
| <b>Residential</b>                            |   |  |
| Single Family Detached                        | \$5,037 per unit of new development       | \$6,870 per unit of new development                    |
| Single Family Attached/Townhouse <sup>c</sup> | Not Separately Listed                     | \$6,870 per unit of new development                    |
| Multi-Family/Mixed Use <sup>c</sup>           | \$2,341 per unit of new development       | \$4,445 per unit of new development                    |
| Senior Housing                                | \$2,341 per unit of new development       | \$3,435 per unit of new development                    |
| Miscellaneous (Residential)                   | Not Separately Listed                     | \$2,021 per resident added by new development          |
| <b>Non-Residential</b>                        |   |  |
| Retail/Entertainment (Commercial)             | \$496 per 1,000 sq.ft. of new development | \$1,061 per 1,000 sq.ft. of new development            |
| Office  | \$828 per 1,000 sq.ft. of new development | \$1,591 per 1,000 sq.ft. of new development            |
| B&B/Hotel                                     | \$415 per 1,000 sq.ft. of new development | \$88 per 1,000 sq.ft. of new development               |
| Miscellaneous (Non-Residential)               | Not Separately Listed                     | \$477 per person added by new development <sup>d</sup> |

a. Fees as indicated in the Master Fee Schedule Fiscal Year 2015-16 (Effective July 27, 2015).

b. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)

c. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "duplex" land use is combined with "multi-family" use. Going forward, the "duplex" land uses are included within this new land use category.

d. Includes employees and students residing off-campus.

Source: Town of Moraga, Seifel Consulting Inc.



**Appendix Table 4b**  
**FY 2015/16 Current Impact Fees versus Calculated Maximum Impact Fees**  
**Public Safety Fee**

| Land Use                                      | FY 2015/16 Current Fee <sup>a</sup>       | Calculated Maximum Fee <sup>b</sup>                    |
|---|---|--|
| <b>Residential</b>                            |   |  |
| Single Family Detached                        | \$849 per unit of new development         | \$758 per unit of new development                      |
| Single Family Attached/Townhouse <sup>c</sup> | Not Separately Listed                     | \$758 per unit of new development                      |
| Multi-Family/Mixed Use <sup>c</sup>           | \$417 per unit of new development         | \$490 per unit of new development                      |
| Senior Housing                                | \$394 per unit of new development         | \$379 per unit of new development                      |
| Miscellaneous (Residential)                   | Not Separately Listed                     | \$223 per resident added by new development            |
| <b>Non-Residential</b>                        |   |  |
| Retail/Entertainment (Commercial)             | \$250 per 1,000 sq.ft. of new development | \$248 per 1,000 sq.ft. of new development              |
| Office  | \$407 per 1,000 sq.ft. of new development | \$371 per 1,000 sq.ft. of new development              |
| B&B/Hotel                                     | \$207 per 1,000 sq.ft. of new development | \$20 per 1,000 sq.ft. of new development               |
| Miscellaneous (Non-Residential)               | Not Separately Listed                     | \$111 per person added by new development <sup>d</sup> |

a. Fees as indicated in the Master Fee Schedule Fiscal Year 2015-16 (Effective July 27, 2015).

b. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)

c. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "duplex" land use is combined with "multi-family" use. Going forward, the "duplex" land uses are included within this new land use category.

d. Includes employees and students residing off-campus.

Source: Town of Moraga, Seifel Consulting Inc.

**Appendix Table 4c**  
**FY 2015/16 Current Impact Fees versus Calculated Maximum Impact Fees**  
**Park Dedication In Lieu Fee**

| Land Use                                      | FY 2015/16 Current Fee <sup>a</sup>  | Calculated Maximum Fee <sup>b</sup>           |
|---|--------------------------------------|---|
| <b>Residential</b>                            |                                      |   |
| Single Family Detached                        | \$10,200 per unit of new development | \$13,593 per unit of new development          |
| Single Family Attached/Townhouse <sup>c</sup> | \$7,140 per unit of new development  | \$13,593 per unit of new development          |
| Multi-Family/Mixed Use <sup>c,d</sup>         | \$5,100 per unit of new development  | \$8,796 per unit of new development           |
| Senior Housing <sup>d</sup>                   | \$5,100 per unit of new development  | \$6,797 per unit of new development           |
| Miscellaneous (Residential)                   | Not Separately Listed                | \$3,998 per resident added by new development |
| <b>Non-Residential</b>                        |                                      |   |
| Retail/Entertainment (Commercial)             | N/A                                  | N/A   |
| Office  | N/A                                  | N/A   |
| B&B/Hotel                                     | N/A                                  | N/A   |
| Miscellaneous (Non-Residential)               | N/A                                  | N/A   |

Note: Calculated fees presented in this table represents the Park Dedication In Lieu Fee, the first component of the Park Fee.

- a. Fees as indicated in the Master Fee Schedule Fiscal Year 2015-16 (Effective July 27, 2015).
- b. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)
- c. In the Town's existing fee program, the "duplex" land use is combined with "multi-family" use. Going forward, the "duplex" land uses are included within this new land use category.
- d. Parkland dedication component of the Park fee for mixed use and senior housing units are not listed in the Town's 2015 Master Fee Schedule but assumed to be same level as "multi-family" use.

Source: Town of Moraga, Seifel Consulting Inc.

**Appendix Table 4d**  
**FY 2015/16 Current Impact Fees versus Calculated Maximum Impact Fees**  
**Park Development Impact Fee**

| Land Use                                      | FY 2015/16 Current Fee <sup>a</sup> | Calculated Maximum Fee <sup>b</sup>           |
|---|-------------------------------------|---|
| <b>Residential</b>                            |                                     |   |
| Single Family Detached                        | \$3,755 per unit of new development | \$8,537 per unit of new development           |
| Single Family Attached/Townhouse <sup>c</sup> | Not Separately Listed               | \$8,537 per unit of new development           |
| Multi-Family/Mixed Use <sup>c,d</sup>         | \$1,878 per unit of new development | \$5,524 per unit of new development           |
| Senior Housing                                | \$1,878 per unit of new development | \$4,269 per unit of new development           |
| Miscellaneous (Residential)                   | Not Separately Listed               | \$2,511 per resident added by new development |
| <b>Non-Residential</b>                        |                                     |   |
| Retail/Entertainment (Commercial)             | N/A                                 | N/A   |
| Office  | N/A                                 | N/A   |
| B&B/Hotel                                     | N/A                                 | N/A   |
| Miscellaneous (Non-Residential)               | N/A                                 | N/A   |

Note: Calculated fees presented in this table represents the Park Development Impact Fee, the second component of the Park Fee.

- a. Fees as indicated in the Master Fee Schedule Fiscal Year 2015-16 (Effective July 27, 2015).
- b. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.)
- c. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "duplex" land use is combined with "multi-family" use. Going forward, the "duplex" land uses are included within this new land use category.

Source: Town of Moraga, Seifel Consulting Inc.

**Appendix Table 4e**  
**FY 201/16 Current Impact Fees versus Calculated Maximum Impact Fees**  
**Storm Drainage Fee**

| Land Use                                      | FY 2015/16 Current Fee <sup>a</sup>         | Calculated Maximum Fee <sup>b</sup>          |
|---|---|--|
| <b>Residential</b>                            |   |  |
| Single Family Detached                        | \$9,055 per unit of new development         | \$374 per 1,000 sq.ft. of impervious surface |
| Single Family Attached/Townhouse <sup>c</sup> | Not Separately Listed                       | \$374 per 1,000 sq.ft. of impervious surface |
| Multi-Family/Mixed Use <sup>c</sup>           | \$4,528 per unit of new development         | \$374 per 1,000 sq.ft. of impervious surface |
| Senior Housing                                | \$1,080 per unit of new development         | \$374 per 1,000 sq.ft. of impervious surface |
| Miscellaneous (Residential)                   | Not Separately Listed                       | \$374 per 1,000 sq.ft. of impervious surface |
| <b>Non-Residential</b>                        |   |  |
| Retail/Entertainment (Commercial)             | \$46,419 per acre of new development (land) | \$374 per 1,000 sq.ft. of impervious surface |
| Office  | \$46,419 per acre of new development (land) | \$374 per 1,000 sq.ft. of impervious surface |
| B&B/Hotel                                     | \$46,419 per acre of new development (land) | \$374 per 1,000 sq.ft. of impervious surface |
| Miscellaneous (Non-Residential)               | Not Separately Listed                       | \$374 per 1,000 sq.ft. of impervious surface |

a. Fees as indicated in the Master Fee Schedule Fiscal Year 2015-16 (Effective July 27, 2015).

b. Rounded to nearest dollar. Represents the maximum supportable fee burden that could be charged to new development. (The Town may elect to adopt fees below the maximum supportable level based on economic or policy considerations.) Storm Drainage Fee is proposed to be determined based on the impervious surface increased by new development.

c. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "duplex" land use is combined with "multi-family" use. Going forward, the "duplex" land uses are included within this new land use category.

Source: Town of Moraga, Seifel Consulting Inc.

**Appendix Table 5  
Projected Development Impact Fee Revenues**

| Land Use                         | Projected Revenues from Development Impact Fee<br>(Including 3% Admin) |                   |                             |                             |                    |                     | Revenues Available for Administrative Costs |
|----------------------------------|--|-------------------|-----------------------------|-----------------------------|--------------------|---------------------|---|
|                                  | General Government Fee   | Public Safety Fee | Park Fee                    |                             | Storm Drainage Fee | Total               |   |
|                                  |  |                   | Park Dedication In Lieu Fee | Park Development Impact Fee |                    |                     |   |
| <b>Residential</b>               |  |                   |                             |                             |                    |                     |   |
| Single Family Detached           | \$3,669,000  | \$405,000         | \$7,259,000                 | \$4,559,000                 | \$4,629,000        | \$20,520,000        | \$597,700                                   |
| Single Family Attached/Townhouse | \$344,000  | \$38,000          | \$680,000                   | \$427,000                   | \$61,000           | \$1,549,000         | \$45,100                                    |
| Multi-Family/Mixed Use           | \$787,000  | \$87,000          | \$1,557,000                 | \$978,000                   | \$134,000          | \$3,543,000         | \$103,200                                   |
| Senior Housing                   | \$687,000  | \$76,000          | \$1,359,000                 | \$854,000                   | \$159,000          | \$3,135,000         | \$91,300                                    |
| Miscellaneous (Residential)      | \$673,000  | \$72,000          | \$1,292,000                 | \$811,000                   | TBD                | \$2,847,000         | \$82,900                                    |
| <b>Non-Residential</b>           |  |                   |                             |                             |                    |                     |   |
| Retail/Entertainment             | \$106,000  | \$25,000          | N/A                         | N/A                         | \$98,000           | \$229,000           | \$6,700                                     |
| Office                           | \$80,000   | \$19,000          | N/A                         | N/A                         | \$24,000           | \$122,000           | \$3,600                                     |
| B&B/Hotel                        | \$11,000   | \$2,000           | N/A                         | N/A                         | \$37,000           | \$50,000            | \$1,500                                     |
| Miscellaneous (Non-Residential)  | \$281,000  | \$65,000          | N/A                         | N/A                         | TBD                | \$346,000           | \$10,100                                    |
| <b>Total</b>                     | <b>\$6,743,000</b>   | <b>\$813,000</b>  | <b>\$12,146,000</b>         | <b>\$7,628,000</b>          | <b>\$5,168,000</b> | <b>\$32,499,000</b> | <b>\$942,100</b>                            |

Note: Totals may not add due to rounding.

Source: Town of Moraga, Seifel Consulting Inc.