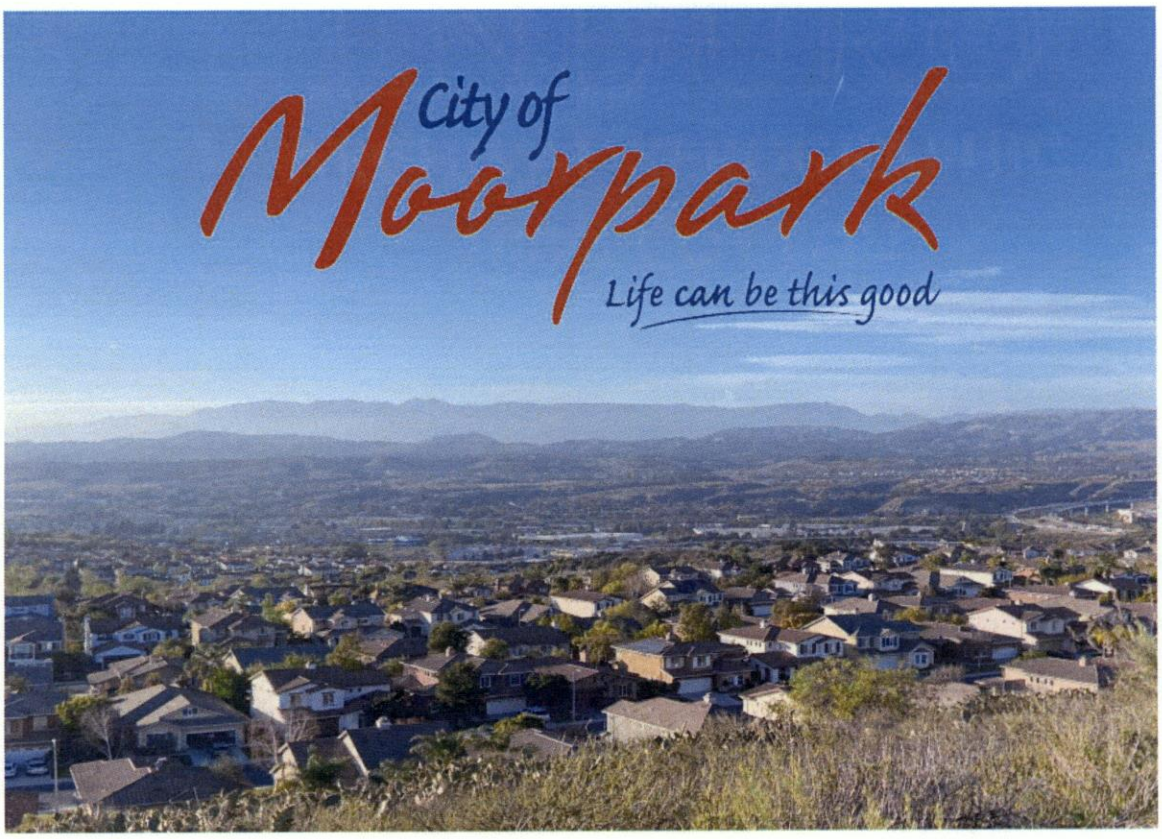
EXHIBIT A



City of Moorpark Development Impact Fee Nexus Study

July 2023

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Table of Contents

Section 1 Executive Summary 1
Introduction 1
Nexus Study 2
Administrative Fee 4
Fee Adjustment Procedures 4
Timing of Fee Payment 5
Section 2 Legal Context and Methodology 6
Nexus Requirement Summary 6
AB602 6
Methodology 8
Section 3 Population and Land Use Assumptions 10
Land Use Types 10
Growth Forecasts 10
Average Unit Sizes 13
Section 4 Library Fee 15
Background 15
Current Facilities 15
Planned Facilities 15
Fee Methodology 15
Fee Summary 16
Revenue Projections 17
Nexus Requirement Summary 17
Section 5 Park & Recreation Fee 19
Background 19
Current Level of Service 20
Planned Level of Service 20
Parkland 20
Service Population 20
Fee Methodology 21
Fee Summary 22
Revenue Projections 22
Nexus Requirement Summary 23
Section 6 City Hall Improvement Fee 26
Background 26
Current Level of Service 26

Planned Level of Service 26
Fee Methodology 27
Fee Summary 27
Revenue Projections 28
Nexus Requirement Summary 28

Section 7 Police Facilities Fee 31

Background 31
Current Level of Service 31
Planned Level of Service 32
Fee Methodology 32
Fee Summary 33
Revenue Projections 33
Nexus Requirement Summary 34

Section 8 Citywide Transportation Fee 36

Background 36
Service Population 39
Cost Summary 39
Fee Methodology 39
Fee Summary 41
Reduced Traffic Fee 41
Revenue Projections 42
Nexus Requirement Summary 43

Section 9 Implementation and Administration 45

Implementation 45
Fee Program Administrative Requirements 45
Fee Adjustment Procedures 46
Timing of Fee Payment 46
Credits and Reimbursement Policies 46
Administrative Fee 47
Programming Revenues with the CIP 47
Fee Reporting 47
Accessory Dwelling Units 48
Specialized Development Projects 48
Rebuild or Expansion Projects 48

Appendix A Capital Improvement Program 50

Tables

Table 1-1: City of Moorpark List of Development Impact Fees 3
Table 1-2: Summary of Maximum Allowable Development Impact Fees 4
Table 3-1: Existing Service Population 11
Table 3-2: Estimated Service Population at Buildout 12
Table 3-3: Estimated Buildout Projected New Growth 12
Table 3-4: Persons per Household & Employment Density 13
Table 3-5: Residential Land Use Average Unit Size 14
Table 4-1: New Library Cost and Size 15
Table 4-2: Cost per SF for Library Space 16
Table 4-3: Cost per Capita for Library Space 16
Table 4-4: Library Fee Summary 16
Table 4-5: Anticipated Library Fee Collection at Buildout 17
Table 5-1: Recreational Facility Inventory 20
Table 5-2: Park Facility Cost per Resident 21
Table 5-3: Existing Recreation Facility Level of Service 22
Table 5-4: Parks Fee Cost Summary 22
Table 5-5: Parks Fee Estimated Revenue at Buildout 23
Table 6-1: City Hall Facility Inventory & Level of Service 27
Table 6-2: City Hall Improvement Fee Summary 28
Table 6-3: Anticipated City Hall Improvement Fee Revenues at Buildout 28
Table 7-1: Existing Police Facilities Level of Service 32
Table 7-2: Police Facilities Fee 33
Table 7-3: Anticipated Police Facilities Fee Collection at Buildout 34
Table 8-1: Transportation Facilities – Planned Facilities 38
Table 8-2: Land Use Trip Generation 39
Table 8-3: New Development Trip Generation 40
Table 8-4: Cost per Trip 41
Table 8-5: Citywide Transportation Fee Summary 41
Table 8-6: Anticipated Citywide Transportation Fee Collection at Buildout 43

Section 1 Executive Summary

Introduction

The City of Moorpark (City) is located in Ventura County (County), California, 50 miles northwest of Los Angeles in a valley created by the Arroyo Simi River. The City is divided by Highway 118, known locally as Los Angeles Avenue. The City was officially incorporated on July 1, 1983. Per the City's recently updated Housing Element, the City's most dramatic period of growth occurred in its early years. This period saw a substantial shift in the City's center of activity, with large-scale development in areas that had been primarily used for agriculture. High Street and the surrounding area remained the social and retail center of Moorpark through the 1980s until commercial activity began to shift to the south, and suburban- style, multi-tenant retail centers grew along Los Angeles Avenue. Home construction significantly accelerated in the community and with the incorporation of Mountain Meadows and Peach Hill, the City's built footprint expanded from the flatlands into the surrounding hillsides. Per the City's General Plan Update (May 3, 2023), the City's 2020 population is 36,284 and is expected to be 54,000 at Buildout of the City. The Total future residents at Buildout used in this Nexus Study are based on future units from the General Plan and persons per household assumptions. The total differs slightly from the General Plan due to the persons per household factor being applied to single-family and multifamily units for purposes of this analysis instead of the overall average of 3.2 persons per household used in the General Plan.

The City consists primarily of single-family homes, which account for approximately 73% of the housing stock in the City, plus rural housing and mobile homes. This is largely the result of how the City was developed with single-family residential subdivisions throughout the City's history, including a period of rapid suburbanization following its incorporation. Approximately 2% of the City' s housing stock is duplexes, triplexes, and quadplexes. Condominiums comprise an additional approximate 7% and townhomes another estimated 6%. The City has five existing townhome developments and six condominium developments, which total approximately 1,500 units. The City has eight apartment properties providing 1,132 housing units or approximately 10% of the City' s housing stock. Four projects are deed restricted and provide 100% affordable housing to lower income residents. Two of the affordable housing properties are age restricted to seniors, and both are disabled friendly. The other four apartment properties are market rate developments. At Buildout, the City anticipates over 600 single-family units and over 4,000 multi-family units will be constructed, including the redevelopment of vacant buildings and underutilized properties that have the potential to be redeveloped.

The last comprehensive update of the City's General Plan was completed in 1986, followed by a limited update in 1992. The City is currently undertaking a comprehensive update to the General Plan (General Plan 2050), the 2021-2029 Housing Element (November 23, 2022), and the Park

and Recreation Master Plan. This Development Impact Fee Nexus Study (Nexus Study or Analysis) is part of the comprehensive update to key planning documents.

Development Impact Fees (DIFs) are one-time fees that are applied to new development or re-development projects for new construction to fund new development's impact on City Infrastructure. The schedule of established fees may be amended from time to time by resolution of the City Council. They can also be updated administratively by an annual inflation factor that is included as part of the adopting resolution. Currently, the City's DIFs are not adjusted annually to keep up with changes in construction costs. As a result, fee collection has not kept pace with rising construction costs over the years, and funds collected may not be sufficient to construct the facilities originally identified when fees were calculated.

The goal of the City is to develop a fee program that achieves the funding objectives laid out in the General Plan, Housing Element, master plans, balances fee levels with desired economic growth, and complies with the legal requirements of the Mitigation Fee Act (AB1600/ Government Code Section 66000 et seq.) and Assembly Bill 602 (AB602).

Nexus Study

Purpose

As development occurs in the City, new backbone infrastructure and capital facilities are required to mitigate the increased demand created by new residents and workers. DIFs fund this impacted backbone infrastructure and capital facilities as well as the related administrative costs through the City's fee program. The fee program contains separate fee categories for each type of infrastructure and capital facilities. Incorporated in this Nexus Study are the following fees:

- Library
- Parks and Recreation
- City Hall Improvements
- Police Facilities
- Citywide Transportation

Table 1-1 lists the fees the City currently collects and accounts for per the City of Moorpark Development Impact Fee Annual Report ("AB1600" Report) for Fiscal Year 2021-2022. The table below also shows which fees are included in the Nexus Study, which fees have been combined, and which fees are excluded. The City Hall Improvements Fee included in this Nexus Study is a new proposed fee and is not included in **Table 1-1**.

Table 1-1: City of Moorpark List of Development Impact Fees

Current Fees	Notes
Traffic System Management	Combined for new Citywide Transportation fee.
Citywide Traffic Mitigation Fee	Combined for new Citywide Transportation fee.
Crossing Guard Fund	No change – not an AB1600 fee.
Library Facilities	Included in Nexus Study.
Open Space Maintenance	No change. Not included as it is for maintenance.
Tree and Landscape Maintenance	No change. Not included as it is for maintenance.
Art in Public Places	No change – not an AB1600 fee.
Park Improvement	No update to Quimby Fee. Updating Park and Recreation Fee.
Los Angeles A.O.C.	Combined for new Citywide Transportation fee.
Tierra Rejada/Spring A.O.C	Combined for new Citywide Transportation fee.
Casey/Gabbert A.O.C	Fee rescinded on 3/15/2017.
Freemont Storm Drain A.O.C	No change. Development Agreement fee.
Walnut Canyon Traffic Noise Attenuation	No change. Development Agreement / Area Specific fee.
Police Facilities Fund	Included in Nexus Study.

Fire protection is provided by Ventura County Fire Protection District. On October 19, 1983 the City Council adopted Resolution 83-47, establishing a Fire Protection Facility Fee schedule. The City's fee schedule must match those of the Fire District. The fees were last updated on October 23, 2007 when the Fire Protection Facility Fee was approved by the Ventura County Board of Supervisors. The City adopted an updated fee in December 2007 that was consistent with County Fees. The Fire Protection Fee will not be updated as part of this Nexus Study since there have not been any updates to the fee adopted by the County.

This report is designed to satisfy the AB1600 Nexus requirements, AB602 requirements, and provide the necessary technical analysis to support the adoption of the updated fees. The fees will be effective 60 days after the City's final action establishing and authorizing the collection of the fees.

Results

Table 1-2 shows a summary of the maximum allowable fees for library, park and recreation, city hall improvements, police facilities, and citywide transportation facilities. Pursuant to AB602,

residential development fees are now assessed on a per square foot basis and non-residential development fees are assessed on a per 1,000 square foot basis. Park and Recreation Fees are not assessed on non-residential development.

Table 1-2: Summary of Maximum Allowable Development Impact Fees

Land Use [1]	Library	Park & Recreation	City Hall	Police	Citywide Transportation
Residential	*(Fee per Building Square Foot)*				
Single Family	$0.73	$4.71	$1.24	$0.57	$8.71
Multi-Family	$1.02	$6.54	$1.72	$0.80	$9.30
Non-Residential	*(Fee per 1,000 Building Square Feet)*				
Commercial	$188	N/A	$319	$147	$20,111
Office	$376	N/A	$637	$295	$15,377
Industrial	$75	N/A	$127	$59	$4,664

1 *An administrative fee of 5% is included in the fees shown for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis. The administration fee is calculated on a fee by fee basis. Please refer to the individual fee calculation tables for a breakdown of the administration fee.*

Administrative Fee

The City oversees the implementation and administration of the DIF Program, consistent with the requirements of the Mitigation Fee Act. A five percent (5%) Administrative Fee is added to fund the costs of the City's management and ongoing fee program administration, collection, and reporting. This includes costs associated with City staff and consultant time, studies, and administration to support the program. Industry standard ranges from three to six percent (3-6%) for the administrative component of a development fee program. The administrative functions includes, but is not limited to, the following:

- Annual fee adjustments
- Annual fee reporting
- Additional fee reporting every five years
- Posting of nexus studies and fee schedules on the City's website
- Periodic nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration

Fee Adjustment Procedures

The DIFs may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In

addition, in July of each calendar year, the fees will automatically be adjusted using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve-month period ending in May or a similar published index if the CCI Index is no longer available. For example, the adjustment for July 2024 will be determined by taking the percentage change of the Los Angeles construction cost index from May 2023 to May 2024.

Timing of Fee Payment

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential unit(s). For high-density residential projects, the fees will be due at the time of the building permit for each building. For high-density residential projects, the non-residential communal portion (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is assumed to be captured in the residential fees. Area that are accessible by the public (i.e., leasing office) will be charged impact fees according to use.

Section 2 Legal Context and Methodology

Nexus Requirement Summary

AB1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that all fee components comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in subsequent sections of this report.

AB602

AB602, which was enacted by the State of California in 2021, amended Sections 65940.1 and 66019 of, and added Section 66016.5 to the Government Code. AB602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow all of the following standards and practices:

1. Before the adoption of an associated development fee, an impact fee nexus study shall be adopted.
2. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
3. A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001 of the Government Code.
4. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

5. A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with the requirements to calculate a fee imposed on a housing development project proportionally to the square footage of the proposed units if the local agency makes the following findings:
   - An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
   - An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
   - That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.
6. Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.
7. All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
8. Studies shall be updated at least every eight years, from the period beginning on January 1, 2022.
9. The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

The purpose of this report is to demonstrate that all fee components comply with the Mitigation Fee Act and AB602. An analysis of level of service for each applicable fee component is summarized in subsequent sections of this report.

Capital Improvement Plan:

AB602 states that large jurisdictions shall adopt a capital improvement plan (CIP) as part of the nexus study. This Nexus Report includes the facilities to be adopted as the City's CIP for the DIF program in **Appendix A**.

Explanation of Level of Service and Fee Increase: AB602 requires that when applicable, the nexus study identifies the existing level of service for each public facility, identifies the proposed new level of service, and includes an explanation of why the new level of service is appropriate. Since the City does not currently have impact fees for city hall improvements and the transportation fee is a new combined fee program, the calculation presented herein for these two

fee programs provide justification for an entirely new fee rather than an increase over an existing amount. This Nexus Report relies on existing level of service standards developed in consultation with City staff and with reference to the existing capital facilities and improvements in the City for the Library Fee, Park & Recreation Fee, and the Police Fee documented herein and is appropriate for new development to pay their fair share.

Methodology

Imposed fees require various findings to ensure that a reasonable relationship exists between the fee amount and the cost of the facility or portion of the facility attributable to the new development. Several methodologies are available to determine fee amounts. Choosing the appropriate methodology depends on the type of facility for which the fee is calculated and the availability of documentation to support the fee calculation. Following is a discussion of the methodologies available to calculate the separate fee components in this report.

Facility Standards Method

The facility standards method determines the facilities and associated costs required to accommodate growth based on adopted City standards. Depending on the fee analysis, the City may or may not currently have sufficient facilities to meet the adopted standard. If the City's existing facilities are below the standards, then a deficiency exists. In this case, the portion of the cost of planned facilities associated with correcting the deficiency must be satisfied with funding sources other than Development Impact Fees. AB1600 fees can only fund facilities needed to accommodate new development at the adopted standard.

Master Plan Method

The master plan method is based on a master facilities plan in situations where the needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of the needed facility. This approach is used when it is not possible to differentiate the benefits of new facilities between existing and new development.

Planned Facilities Method

The planned facilities method calculates the standard based solely on the ratio of planned facilities to the increase in demand associated with new development. This method is appropriate when planned facilities are mostly for the benefit of new development, such as a wastewater trunk line extension to a previously undeveloped area. This method may also be used when there is excess capacity in existing facilities that can accommodate new development.

Existing Inventory Method

The existing inventory method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. This method is often used when a long-range plan for new facilities is not available.

Section 3 Population and Land Use Assumptions

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family Residential (SFR)**: Detached single-family dwelling units. Includes rural, neighborhood very low, neighborhood low, mobile home, and mixed-use district.
- **Multi-Family Residential (MFR):** Attached residential projects. Includes neighborhood medium density (24 units/acre), mixed-use medium, mixed-use district, and neighborhood high density.
- **Accessory Dwelling Unit (ADU)**: A second unit, attached or detached from a single-family home.
- **Commercial**: All commercial, retail, educational, hotel/motel development, and mixed-use development.
- **Office**: All general, professional, and medical office development.
- **Industrial**: All manufacturing and warehouse development.

The revised General Plan incorporates office land uses within the industrial park and industrial flex land use categories. For purposes of the Nexus Study, the office and industrial land uses remain to calculate the fees as different assumptions are used for each land use category (i.e., trip generation rates). Fees are calculated for each land use so they may be correctly charged to future development. The projected growth has been allocated between office and industrial at 20 percent office and 80 percent industrial based on the approximate current distribution, the General Plan, and land use trends.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases, the fees will be calculated separately for each land use type.

Growth Forecasts

Growth projections are used as indicators of demand. The City's existing population and Buildout population projections are critical assumptions used throughout the fee sections that follow in this report. As part of the Moorpark General Plan comprehensive update effort, the City prepared a Buildout Methodology for Calculating Development Capacity document which summarized the methodology used to analyze the potential development capacity of the proposed General Plan Land Use Plan. The Methodology document provided data pertaining to existing conditions,

estimates of future development based on the currently adopted General Plan, and a Proposed Land Use Plan that reflects changes to land use designations in the Preferred Plan approved by Council on February 2, 2022.

This Development Impact Fee Nexus Study relied on the Buildout Methodology document, the General Plan, and the City's Housing Element as an accepted source of data for the following:

- Existing conditions which reflect the current environment as of 2022.
- Estimates of total development through Buildout based on the Land Use Plan projections in the General Plan 2050 (May 3, 2023).
- Existing populations (2022) and population projections at Buildout based on persons per household assumptions.
- Existing non-residential worker populations and projections of non-residential worker populations at Buildout based on employees per 1,000 square feet assumptions.

Table 3-1 identifies the existing service population.

Table 3-1: Existing Service Population

Category	Total Persons[1]	Weighting Factor [2]	Service Population
Residents	36,395	1.00	36,395
Workers	13,128	0.37	4,857
TOTAL	**49,523**		**41,252**

Source: Moorpark Cityw ide Buildout Methodology Memo (April 22, 2022) and Housing Element.

1 Existing residents based on the Moorpark General Plan Methodology for Calculating Development Capacity Memo (April 22, 2022). Existing w orkers are from the Moorpark Draft Housing Element 2021-2029 (November 23, 2022).

2 Workers are w eighted at 0.37 based on a 45 hour w ork w eek (8 hours of w ork and 1 hour for lunch per w ork day) relative to a resident's time of 123 hours (168 hours per w eek less 45 w ork hours).

Table 3-2 shows the estimated service population at Buildout. In calculating the service population, workers are weighted less than residents to reflect lower per capita service demand. Non-residential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.37-weighting factor for workers is based upon a 45-hour work week (40 hours of work plus 1 hour lunch break) relative to a resident's non-working time of 123 hours (168 hours per week less 45 work hours).

Table 3-2: Estimated Service Population at Buildout

Category	Future Persons	Total Persons at Buildout[1]	Weighting Factor[2]	Future Service Population	Service Population at Buildout
Residents	14,326	50,721	1.00	14,326	50,721
Workers	4,315	17,443	0.37	1,597	6,454
Total		**68,164**		**15,923**	**57,175**

Source: Moorpark Citywide Buildout Methodology Memo (April 22, 2022).

1 Total future residents at Buildout based on future units and persons per household assumptions. The total differs slightly from the General Plan due to the persons per household factor being applied to single-family and multifamily units for purposes of this analysis instead of the overall average of 3.2 persons per household used in the General Plan.

2 Workers are weighted at 0.37 based on a 45 hour work week (8 hours of work and 1 hour for lunch per work day) relative to a resident's time of 123 hours (168 hours per week less 45 work hours).

Table 3-3 shows the estimated dwelling units and non-residential square feet, existing and at Buildout.

Table 3-3: Estimated Buildout Projected New Growth

Land Use	Existing Development	Buildout Development	Projected Growth
Residential		Units	
Single Family [1]	8,881	9,498	617
Multi-Family [2]	2,640	6,648	4,008
TOTAL	**11,521**	**16,146**	**4,625**
Non-Residential		Square Feet	
Commercial [3]	1,752,318	3,942,856	2,190,538
Office [4]	723,787	1,313,872	590,085
Industrial [4]	4,277,295	6,637,638	2,360,343
TOTAL	**6,753,400**	**11,894,366**	**5,140,966**

Source: Moorpark Citywide Buildout Methodology Memo (April 22, 2022) and City of Moorpark Draft 2021-2029 Housing Element (November 23, 2022).

1 Single Family includes the following land uses: Rural, Neighborhood Very Low, Neighborhood Low, Mobile Home, and Mixed Use Density (8 units/acre). The projected accounts for redevelopment as vacant buildings and underutilized properties have the potential to be redeveloped. Going forward the City will continue to develop to accommodate residential population and non-resident employment growth to meet the California Regional Housing Needs. The projected growth includes the growth anticipated from redevelopment as well as the anticipated Hitch

2 Multi-Family includes the following land uses: Neighborhood Medium (24 units/acre), Mixed Use Medium (ADUs are not accounted for due to the fact that DIFs are not charged on ADUs less than 750 SF), Mixed Use District, and Neighborhood High.

3 Commercial Buildout Square Footage includes all non-residential square footage proposed in SP1, SP92-1, and SP-

4 The revised General Plan incorporates Office land uses within the Industrial Park and Industrial Flex land use categories. The projected growth has been allocated between Office and Industrial approximately 20 percent office and 80 percent industrial based on the approximate current distribution.

Occupant Density

Occupant densities ensure a reasonable relationship between the increase in service population and the amount of the fee. Developers pay the fee based on the square footage of additional housing units or building square feet of non-residential development, so the fee schedule must convert service population estimates to these measurements of project size. This conversion is done using the average occupant density factors by land use type shown in **Table 3-4**. The residential density factors were derived from the US Census American Community Survey and proportionally updated based on the average persons per household factor of 3.2 in the General Plan. The non-residential densities were derived from the City's Buildout Methodology document with slight adjustments made to office and industrial based on industry standards.

Table 3-4: Persons per Household & Employment Density

Land Use		
Residential [1]		
Single Family	3.60	Residents per dwelling unit
Multi-Family	2.80	Residents per dwelling unit
Non-Residential [2]		
Commercial	1.00	Employees per 1,000 building square feet
Office	2.00	Employees per 1,000 building square feet
Industrial	0.40	Employees per 1,000 building square feet

Source: U.S. Census Bureau, American Community Survey and Moorpark General Plan (May 3, 2023).

1 Extrapolated from American Community Survey 2020 5-Year Estimates: Table B25032 & B25033 and updated based on the average of 3.2 persons per household in the City of Moorpark General Plan 2050 (May 3, 2023).

2 Based on Moorpark General Plan Methodology for Calculating Development Capacity Memo (April 22, 2022) and adjusted based on industry standards.

Average Unit Sizes

To meet AB602 requirement five (5), this Nexus Study calculated the average unit size for single family residential and multifamily units based on the estimated average size of planned new development within each land use category in the City. The average unit size is based on the livable square footage of the residential unit for all residential land uses.

Basing the average unit size on livable square footage for all residential units is not only consistent with industry standard for fee calculations, it provides a strong nexus between the impact of the unit and the fee amount. A good example of this industry standard are school fees in California. In California school fees are based on assessable space, which means a quantity equal to the area (expressed in square feet) within the perimeter of a residential structure, not including the carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar structure.

To accurately capture the impact of a residential project on capital facilities, for the high-density residential projects, the communal spaces (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is assumed to be captured in the residential fees. Areas that contain employees and are accessible by the public (i.e., leasing office) will be charged impact fees according to use. The non-residential area accessible by the public will be based on the useable size. This captures the additional impact these facilities will have on the facilities in the City. **Table 3-5** summarizes the estimated average size of planned new development within each residential land use category utilized for this study, based on the Hitch Ranch Development Project.

Table 3-5: Residential Land Use Average Unit Size

Land Use	Unit Size (SF)
Residential	
Single Family	2,500
Multi-Family	1,400

Note: Densities calculated using the Conceptual Product Breakdown of the Hitch Ranch Planning Design Book and averaging the home sizes within the respective land use categories.

The City will monitor the average size of housing units in the City based on new developments on an annual basis and if the size of units on average are significantly different than anticipated, the fees will be updated as part of the annual update to reflect this change in order to ensure the fee program does not fall short.

Section 4 Library Fee

Background

This section presents an analysis of the City's Library Fee. The City currently has a Library Fee and this Nexus Study presents the methodology to update the Library Fee. The Library Fee covers the costs to mitigate the impacts of new development on the City's library facilities. New development in the fee program area will pay a library impact fee at building permit issuance for the facility project described in this section. The Library Fee is based on the planned facilities associated with new development.

Current Facilities

The City currently operates a 7,800 square feet (SF) library, located at 699 Moorpark Avenue. The library offers a variety of programs for children, youth, and adults, with programs and events planned throughout the week.

Planned Facilities

The City plans to construct a new 17,500 SF library facility on the north side of High Street, as part of the Civic Center Master Plan which includes a new city hall development north of the new library site. The City intends to demolish the existing library once the new library is constructed. The current library standard is 0.5 square feet per capita, which was used as the basis for the size of the new 17,500 SF library facility to serve the existing service population. The City plans to expand the library to 22,000 SF to address the needs of the population at Buildout and serve new development. Therefore, new development must fund the cost for the additional 4,500 SF of library expansion.

Per City Staff, the construction cost for the new 17,500 SF library facility, is estimated to cost $30,000,000. **Table 4-1** presents the new library cost and size.

Table 4-1: New Library Cost and Size

Facility	Amount
Moorpark New Library Cost [1]	$30,000,000
New Library Size (SF)	17,500

[1] Projected cost provided by the City Staff and includes utilities and soft costs, excludes land value.

Fee Methodology

The Library Fee is calculated using the planned facilities method. The planned facilities method calculates the standard based on the planned facilities associated with new development. Because the new library at 17,500 SF is sized to serve the existing population, new development will not contribute to the costs of constructing the 17,500 SF library. New development is responsible for

the costs attributable to the 4,500 SF future library expansion project. Due to the future nature of the expansion project, cost per SF of library space is estimated using the cost estimate per SF for the new library facility as shown in **Table 4-2**.

Table 4-2: Cost per SF for Library Space

Library Facility Cost per SF	Value
New Moorpark Library Cost [1]	$30,000,000
New Moorpark Library Size (SF)	17,500
Cost per SF for Library Space	**$1,714.29**

[1] Projected cost provided by the City Staff and includes utilities and soft costs, excludes land value.

Using the cost per SF of library space and the 4,500 SF needed to serve future population growth, the cost per capita is calculated in **Table 4-3**.

Table 4-3: Cost per Capita for Library Space

Future Users Library Expansion	
Library Expansion Square Feet [1]	**4,500**
Cost per SF for Library Space	$1,714.29
Cost of Library Expansion Attributable to Future Population	**$7,714,305**
Future Service Population Growth (Capita)	15,923
Cost per Capita	**$484.48**

[1] Expanded library square footage needed at buildout provided by City staff.

Fee Summary

The Library Fee per Capita in **Table 4-3** is distributed across the various land uses by multiplying the cost per capita by the average number of residents/workers per unit type (density). The cost per capita for non-residential land uses is weighted using the factors shown in **Table 3-1**. For each residential land use, the fee per unit is then converted to a fee per square foot by dividing the cost per unit by the estimated average unit size for each land use. The total fee includes a five percent (5%) administrative charge to fund fee program administrative costs, including but not limited to preparing annual reports, preparing fee updates, and other administrative tasks related to the fee program administration. **Table 4-4** summarizes this calculation.

Table 4-4: Library Fee Summary

Land Use	Cost Per Capita	Density	Subtotal Fee	Administration Fee	Total Fee	Average Unit Size (SF)	Total Fee per SF (Rounded)
Residential					*(Fee per Unit)*		*(Fee per SF)*
Single Family	$484.48	3.60	$1,744.13	$87.21	$1,831.34	2,500	$0.73
Multi-Family	$484.48	2.80	$1,356.54	$67.83	$1,424.37	1,400	$1.02
Non-Residential					*(Fee per 1,000 SF)*		
Commercial	$179.26	1.00	$179.26	$8.96	$188.22		
Office	$179.26	2.00	$358.52	$17.93	$376.45		
Industrial	$179.26	0.40	$71.70	$3.59	$75.29		

[1] Density factor used for non-residential is based upon number of employees per 1,000 Building SF.

Revenue Projections

Table 4-5 summarizes the anticipated revenue collection from the Library Fee. The revenue will be available to fund the 4,500 SF library expansion.

Table 4-5: Anticipated Library Fee Collection at Buildout

Land Use	Proposed Fee[1]	Anticipated Growth (units)	Anticipated Growth (SF)	Anticipated Fee Collection at Buildout[2]
Residential (Fee per SF)	*(Fee per SF)*			
Single Family	$0.70	569	1,422,500	$995,750
Multi-Family	$0.97	4,385	6,139,000	$5,954,830
Non-Residential (Fee per 1,000 SF)	*(Fee per 1,000 SF)*			
Commercial	$179.26	n/a	2,190,538	$392,676
Office	$358.52	n/a	590,085	$211,557
Industrial	$71.70	n/a	2,360,343	$169,237
Total				**$7,724,050**

[1] Excludes the administrative portion of the fee.

[2] Total fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Library Fee component of the DIF meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Library Fee is to fund new development's share of the future library facility that is needed to serve the new population growth. Each new resident and worker creates a demand for additional library facilities. In order to accommodate these needs, an expansion to the new library will be built as outlined in the Civic Center Master Plan.

Requirement 2: Identify the use of the fee.

The Library Fee will be used to fund the expansion of the library facility in order to meet the needs generated by new development. The City plans to construct a new 17,500 sq ft. library facility on the north side of High Street. As part of the Civic Center Master Plan, the library will be further expanded to 22,000 SF to meet the needs of the population at Buildout.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be used to fund the expansion of the library facility necessary to serve the increased residents and workers generated by new development. The Library Fee is calculated using the planned facilities method and is based on the number of new residents or workers that are generated by each type of new development. New development is responsible for paying its fair share of the new library facility. **Table 4-3** calculates the cost per capita for library facilities. The cost per capita is then allocated to each development type based on the estimated persons per household and employees per 1,000 square feet. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities. **Table 4-4** calculates the cost per square foot for the residential units based on the estimated average unit size and cost per 1,000 square feet for non-residential. Spreading the fee based on the new residents or workers generated by each land use ensures a reasonable relationship between the fees use and the type of development project.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development is anticipated to generate new residents and workers. The addition of new residents and workers creates the need for new library facilities. The Library Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly related to a particular development's impact. New workers generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.37 that of a resident. This relationship is calculated in **Table 4-4**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Library Fee will fund the planned library expansion project that is required to serve the new development in the City. The cost of the planned library expansion has been estimated and apportioned to future users.

The Library Fee is calculated by taking the estimated library cost for the 4,500 SF library expansion project divided by the number of future service population for a future service population growth cost per capita, as shown in **Table 4-3**. The cost is spread to each land use based on the number of new resident equivalents that the land use will generate calculated as a DUE factor as shown in **Table 4-4**. By spreading the fee based on the DUE factor, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and workers.

Section 5 Park & Recreation Fee

Background

This section presents an analysis of the need for additional park and recreation facilities to accommodate new development in the City and the fees that are necessary in order to ensure that new development provides adequate funding to meet those needs. This Nexus Study updates the methodology of the existing Park Facilities Fee.

The City classifies park facilities into six categories per the City's Parks and Recreation Master Plan (Parks Master Plan), prepared by MIG in April 2009: Mini Parks (localized parks with maximum size of 2.5 acres), Neighborhood Parks (range from 2.5 to 16 acres), Community Parks (16 acres or more), Regional Parks (exceeds 50 acres), Special Use Areas (specialized recreation facilities), and Linear Parks (follow linear corridors such as rivers, creeks, abandoned railway right-of-way, canals, power lines). This study will consider Mini Parks, Neighborhood Parks, Community Parks, and Recreational Facilities. Recreation Facilities can include community centers, active adult centers, aquatic facilities, and other recreation facilities. For this Nexus Study, recreation facilities include a community center and active adult center as a component of this fee. City Hall and Library are included under separate fees.

Residential development in the City will pay the Park and Recreation Fee at building permit issuance. The park cost was estimated based on the existing City standard of 5 acres per 1,000 persons. The recreation portion of the fee is based on the existing inventory method. The Park and Recreation Fee is for park and recreation facility development cost only and does not include parkland acquisition costs. Parkland acquisition under the Quimby Act requires developers to either dedicate land to satisfy their parkland requirement or pay an in-lieu fee. The in-lieu fee is dependent upon appraised land cost and thus, the amount should be agreed upon between the City and the developer when the land dedication is triggered. The City has an existing Quimby in-lieu fee.

Table 5-1 identifies the current recreation facilities inventory that serves the existing service population. The existing recreation facilities include the Arroyo Vista Recreation Center and the Active Adult Center. The Arroyo Vista Recreation Center offers a variety of recreational programs for all ages and includes: sports, programs for seniors, community events, teen events, camps and more. The facility can also be rented for private parties. The City's Active Adult Center provides ongoing programs and services, as well as special activities, for individuals 55 years of age or older.

Table 5-1: Recreational Facility Inventory

Recreation Facility	SF	Value
Active Adult Center	12,713	$ 3,779,691
Arroyo Vista Recreation Center	29,546	$ 8,851,861
Total Recreation Facilities	**42,259**	**$ 12,631,552**

Current Level of Service

Per the City's Existing Conditions Report (December 2020), the City has a total of 188 acres of developed parkland and based on a population of approximately 37,000, there are 5.1 acres of existing parkland per 1,000 people. Furthermore, according to the City of Moorpark General Plan 2050 (May 3, 2023), the City has approximately 4.3 acres of park land per 1,000 people. Combined with the Moorpark Golf Course, a private course, the city exceeds its goal of having, in aggregate, 5.0 acres of parkland per 1,000 people citywide. Thus, the current parkland exceeds the standard of 5 acres per 1,000 people on a citywide level.

Planned Level of Service

The City has established a goal for parks at 5 acres of parkland per 1,000 people, per the Parks Master Plan and City General Plan. The City is currently meeting this goal and therefore, this Analysis is based on the existing City standard of 5 acres per 1,000 people. The recreation component of the fee is based on the existing level of service cost per capita for recreation facilities in the City.

Parkland

AB1191, also known as the Quimby Act, was established by the California State Legislature in 1965 and codified as California Government Code Section 66477. The Quimby Act outlines the requirements for imposing fees for park purposes with a minimum of three (3) acres and a maximum of five (5) acres of green space per 1,000 residents. The Quimby Act allows the legislative body of a city or county, by ordinance, to require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative tract map or parcel map. Currently the City imposes a Residential Quimby Park Fee based on 5 acres per 1,000 persons or the payment of an in-lieu fee. The formula is based on a dwelling unit factor (currently 3.22), the parkland dedication requirement (currently 5 acres per 1,000 persons) and the fair market value per acre (varies per development).

Service Population

The Parks and Recreation Fee is not applied to non-residential development because workers typically do not use park and recreation facilities.

Fee Methodology

The park portion of the fee is based on the facility standards method. This method determines the facilities and associated costs required to accommodate growth based on adopted City standards. Using this approach for parks, new development funds the expansion of facilities at the adopted General Plan standard for the City. **Table 5-2** identifies the park cost per capita based on the General Plan standard of 5.0 acres per 1,000 residents. The total park development cost was calculated using the cost per acre of park development for a typical 5-acre neighborhood park estimated in neighboring City of Camarillo's Pleasant Valley Recreation & Park District Impact Fee Nexus Study (April 2021) Appendix A and indexed using ENR CCI for Los Angeles. Fee revenues may be used to construct park improvements and facilities on land dedicated by developers in accordance with the City's Quimby Ordinance or though land purchased through the payment of the in-lieu Quimby Fee.

The recreation portion of the fee is based on the existing inventory method. This method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. **Table 5-3** identifies the existing level of service of recreation facilities for the City's current service population. As described in more detail in Chapter 9, the City may provide fee credits or reimbursements to developers who construct eligible facilities.

Table 5-2: Park Facility Cost per Resident

Park Development Cost	Value
Park Development Cost (per Acre)[1]	$553,001
Required Acres/1,000 Residents[2]	5.00
Park Development Cost per 1,000 Residents	$2,765,005
Total Park Cost per Capita	**$2,765.01**

1 Park Development Cost estimate uses Pleasant Valley Recreation & Park District (City of Camarillo) average development cost per acre amount ($484,000) identified in the Pleasant Valley Recreation and Park District Park Impact Fee Nexus Study, April 2021 (Appendix A). The cost estimate is adjusted to ENR CCI for Los Angeles Region (April 2021 - 12139.56, March 2022 - 13870.23).

2 Based on the General Plan level of service.

Table 5-3: Existing Recreation Facility Level of Service

Recreation Facility	Value
Recreation Square Footage	42,259
Recreation Facility Value	$12,631,552
Existing Service Population	*36,395*
Total Existing Level of Service per 1,000 Residents (SF)	***1,161.12***
Total Existing Level of Service per Capita (Cost)	**$347.07**

1 Recreation Facility size and value based on the CJPIA Property Schedule (prepared by Alliant Insurance Services, Inc.), dated March 24, 2022. Increased to March 2023 dollars by ENR BCI for Los Angeles Region (March 2022 to March 2023).

Fee Summary

The Park and Recreation Fee per unit is calculated by multiplying the cost per capita by the average number of residents per unit type (density). The fee per unit must then be converted to a fee per square foot by taking the cost per unit and dividing by the estimated average unit size for each land use. The total fee includes a five percent (5%) administrative charge to fund fee program administrative costs, including but not limited to preparing annual reports, preparing fee updates, and other administrative tasks related to the fee program administration. These calculations are shown in **Table 5-4.**

Table 5-4: Parks Fee Cost Summary

Land Use	Park Facilities Cost Per Capita	Recreation Cost Per Capita	Density	Park & Recreation Fee Per Unit	Administration Fee Per Unit [1]	Total Fee Per Unit (Rounded)	Average Unit Size (SF)	Total Fee per SF (Rounded)
Residential								
Single Family	$2,765.01	$347.07	3.60	$11,203.48	$560.17	$11,763.65	2,500	$4.71
Multi-Family	$2,765.01	$347.07	2.80	$8,713.82	$435.69	$9,149.51	1,400	$6.54

1 An administrative fee of 5% is included for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

Revenue Projections

Table 5-5 summarizes the anticipated Park & Recreation Fee revenue. The revenue will be available to expand the City's park and recreation facilities to meet the needs of new residents. Based on the population estimates in this Nexus Study and using the City General Plan standard of 5 acres per 1,000 residents parks, it is anticipated that approximately 60 additional acres of parks are needed to meet the needs at Buildout of the City.

The City has recently embarked on a comprehensive update of the 2009 Parks and Recreation Master Plan. When complete, the update will address needs of aging park and recreation infrastructure and new facilities and amenities, including prioritization of needs and estimated costs to implement recommendations.

Table 5-5: Parks Fee Estimated Revenue at Buildout

Land Use	Proposed Fee[1]	Anticipated Growth (units)	Anticipated Growth (SF)	Anticipated Fee Collection at Buildout[2]
Residential (Fee per SF)				
Single Family	$4.49	569	1,422,500	$6,387,025
Multi-Family	$6.23	4,385	6,139,000	$38,245,970
Total		**4,954**	**7,561,500**	**$44,632,995**

[1] Excludes the administrative portion of the fee.

[2] Total fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Park and Recreation Fee component of the DIF meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Park and Recreation Fee is to fund the park and recreation needs generated by new development in the City. Each new resident creates a demand for additional neighborhood parks, mini parks, community parks, and recreation facilities. The City's adopted standard is to provide five acres of parkland for each 1,000 residents. In order to accommodate these needs, new parks and recreation facilities will be built and/or existing parks and recreation facilities will be expanded. **Table 5-2** calculates the parks cost per capita based on the City standard for parks and the estimated construction cost. **Table 5-3** calculates the cost per capita for recreation facilities based on the City's existing level of service. The City is completing an update to their Parks and Recreation Master Plan which will include the parks and recreation facilities needed to meet the needs of the future population.

Requirement 2: Identify the use of the fee.

The Park and Recreation Fee will be used to fund new park development in order to meet the City's General Plan and Park Master Plan standards discussed in this chapter. The Fee will also fund new recreation facilities in order to maintain the City's existing level of service. The anticipated fee revenue at Buildout is shown on **Table 5-5**. It is anticipated that the comprehensive update to the City's Parks and Recreation Master Plan will include recommended capital improvement projects to meet the park and recreation needs of new development.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be used to fund new neighborhood, mini and community parks, as well as, recreation facilities that are necessary to serve the increased residents in the City. New residential development generates additional residents which increases the demand for park and recreation facilities. The parks portion of the Parks and Recreation Fee is calculated using the City's General Plan standard of five (5) acres of park per 1,000 residents. Residential development is responsible for paying its fair share to maintain the City's standard. Non-residential uses do not pay the fee since they do not generate additional residents and workers have minimal impact on the City's park system.

The recreation portion of the fee is based on the existing inventory method. The existing inventory method uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method ensures that no facility deficiencies are spread to future development. **Table 5-3** identifies the existing level of service of recreation facilities for the existing service population in the City.

Table 5-2 and **Table 5-3** calculates the cost per capita for each of the fee components. The cost per capita is then allocated to each development type based on the estimated persons per household. **Table 5-4** then calculates the cost per square foot for the residential units based on the estimated average unit size. By basing the fee on the size of the unit and the estimated number of new residents that is anticipated to be generated by the addition of that square footage, the fee is directly correlated to the increased need for new parks and recreation.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential development is anticipated to generate new residents. The addition of new residents creates the need for new neighborhood, mini and community parks to maintain the City's General Plan park standard of five (5) acres per 1,000 residents and the need for additional recreation facilities to maintain the City's existing level of service. The fee is directly correlated to the number of new residents expected to be generated by each type of development. Non-residential development does not pay for parks as non-residential developments do not generate a significant demand for park facilities. Residential development pays its fair share based on the estimated persons the new unit is expected to generate.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As new residential units are constructed, new park facilities are necessary to maintain the City's General Plan standard of five (5) acres per 1,000 residents and new recreation facilities are needed to meet the City's existing level of service for recreation facilities. The park fee portion is calculated by taking the cost per acre of park times five acres of parks per 1,000 residents and then dividing that by 1,000 to determine the cost per capita, as shown in **Table 5-2. Table 5-3** identifies cost per capita for the recreation portion of the fee using the existing recreation value provided per existing residents. The costs per capita are then spread to each residential land use based on the persons per household each unit is expected to generate, as shown in **Table 5-4**. Since the need for park land is based on the number of new residents, calculating the fee based on the number of persons each unit is expected to generate ensures that each new residential unit is paying only its fair share of the required facilities.

By spreading the fees based on the estimated new residents that would be generated, each new residential unit is paying only its fair share of the facilities required to maintain the City's General Plan Standard and existing level of service. Non-residential land uses do not have a park fee as non-residential development will not generate an increase in park facility demand.

Section 6 City Hall Improvement Fee

Background

This section presents an analysis of the City's City Hall Improvement Fee. The City does not currently collect a City Hall Improvement Fee but is anticipating that a new City Hall and Civic Center Complex project will be constructed in the future. This Nexus Study is providing this analysis as a suggested fee to include with this update to assist with funding the estimated $45 million dollar City Hall and Civic Center Complex Project. The City does currently have a City Improvement Fund and the funds come from developers through agreements. Funds are used for the purpose of building a new Civic Center Complex, this includes acquisition of property and design and construction of a city hall and civic center complex on the northwest corner of Moorpark Avenue and High Street. It also funds design expenses, engineering, construction, and associated administrative expenses. This analysis proposes a City Hall Improvement Fee to define the methodology for new development to mitigate their fair share of the cost of the new city hall.

Per the Civic Center Master Plan, the overall project encompasses approximately 12.9 acres in the central, downtown area of the City. The project site is located west of Moorpark Avenue/Walnut Canyon Road (State Route 23). Portions of the project site are located on the north and south sides of West High Street. The project site currently contains a mix of land uses associated with the existing Civic Center, including city hall, a community center/active adult center, a city library, portable structures, parking areas, and vacant undeveloped areas within the western portion of the project site. During the first phase of the project, the existing community center would remain as an active adult center. The existing library will be removed at the end of this phase once the new library facility is constructed. During the fourth phase, a new 22,000 square feet city hall and mercado would be constructed.

The City Hall Improvement Fee provides the fair-share funding from new development to mitigate the effects of new development on the City's city hall facilities.

Current Level of Service

Currently, the city hall is located at 799 Moorpark Avenue, consisting of a 5,085 square foot building on a shared campus which houses city hall, a community center/active adult center, a city library, portable structures, parking areas, and vacant undeveloped areas.

Planned Level of Service

The proposed city hall will provide 22,000 square feet of new construction for the administration services of the City of Moorpark, including City Council, associated departments, and employees. The city hall portion of the project is estimated to cost $45,000,000 plus $1,899,880 in design cost. **Table 6-1** calculates the fair share allocation of future costs associated with the proposed city hall.

Table 6-1: City Hall Facility Inventory & Level of Service

Facility	Amount
Moorpark Future City Hall Cost [1]	$46,899,880
Fair Share Allocation	
Total Future Service Population Growth	15,923
Total Buildout Service Population	57,175
Future Growth Fair Share Allocation	**28%**
Future Growth Fair Share Cost	**$13,061,422**
Total per Capita (Cost)	**$820.29**

Source:

1 Construction cost estimate is provided by the City based on project cost of the new library (12/8/22). Anticipated construction is still far in advance (20+ years). Includes design cost of $1,899,880.

Fee Methodology

The City Hall Facilities Fee is calculated using the planned facilities methodology. The planned facilities method calculates the standard based on the planned facilities associated with new development. This method may also be used when there is excess capacity in existing facilities that can accommodate new development.

The estimated cost for the new City Hall and Civic Center Complex is $1,899,880 in design cost and $45,000,000 in construction costs. The new complex is still in the planning phase and construction is anticipated to begin in approximately 20 years.

Fee Summary

The City Hall Improvement Fee per capita in **Table 6-1** is distributed across the various land uses by multiplying the cost per capita by the average number of residents/workers per unit type (density). The cost per capita for non-residential land uses is weighted using the factors shown in **Table 3-1**. For each residential land use, the fee per unit is converted to a fee per square foot by dividing the cost per unit by the estimated average unit size for each land use. The total fee includes a five percent (5%) administrative charge to fund fee program administrative costs, including but not limited to preparing annual reports, preparing fee updates, and other administrative tasks related to the fee program administration. **Table 6-2** summarizes this calculation.

Table 6-2: City Hall Improvement Fee Summary

Land Use	Cost Per Capita	Density[1]	Subtotal Fee	Administration Fee	Total Fee (Rounded)	Average Unit Size (SF)	Total Fee per SF (Rounded)
Residential					*(Fee per Unit)*		*(Fee per SF)*
Single Family	$820.29	3.60	$2,953.03	$147.65	$3,100.68	2,500	$1.24
Multi-Family	$820.29	2.80	$2,296.80	$114.84	$2,411.64	1,400	$1.72
Non-Residential					*(Fee per 1,000 SF)*		
Commercial	$303.51	1.00	$303.51	$15.18	$318.69		
Office	$303.51	2.00	$607.01	$30.35	$637.36		
Industrial	$303.51	0.40	$121.40	$6.07	$127.47		

[1] Density factor used for non-residential is based upon number of employees per 1,000 Building SF.

Revenue Projections

Table 6-3 summarizes the anticipated fee revenue. The revenue will be available to expand the City's city hall facilities to meet the needs of new residents in the City.

Table 6-3: Anticipated City Hall Improvement Fee Revenues at Buildout

Land Use	Proposed Fee[1]	Anticipated Growth (units)	Anticipated Growth (SF)	Anticipated Fee Collection at Buildout[2]
Residential (Fee per SF)	*(Fee per SF)*			
Single Family	$1.18	569	1,422,500	$1,678,550
Multi-Family	$1.64	4,385	6,139,000	$10,067,960
Non-Residential (Fee per 1,000 SF)	*(Fee per 1,000 SF)*			
Commercial	$303.51	n/a	2,190,538	$664,841
Office	$607.01	n/a	590,085	$358,189
Industrial	$121.40	n/a	2,360,343	$286,551
Total				**$13,056,091**

[1] Excludes the administrative portion of the fee.

[2] Total fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The City Hall Improvement Fee component of the DIF meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the City Hall Improvement Fee is to fund new development's fair share of the new city hall. Each new resident and worker create a demand for additional city hall facilities.

Requirement 2: Identify the use of the fee.

The City Hall Improvement Fee will be used to fund the new city hall facility that is needed for the administration of the City, including City Council, associated departments, and employees. **Table 6-1** shows the anticipated cost of the new city hall, as well as the fair-share portion attributable to new development. The gap in funding for the new city hall facility will be provided from other funding sources that will be identified by the City as the project moves forward.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be used to fund new city hall facilities that are necessary to serve new development in the City. New residential and non-residential development will generate additional residents and employees who will increase the demand for additional general government services and personnel. The new city hall will replace the existing city hall and accordingly will continue to serve the existing service population. Therefore, the contribution from new development is based on the existing service population compared to the future service population. **Table 6-1** calculates the cost per capita. The cost per capita is then allocated to each development type based on the estimated persons per household and employees per 1,000 square feet. **Table 6-2** calculates the cost per square foot for the residential units based on the estimated average unit size and cost per 1,000 square feet for non-residential. Calculating the fees based on the new residents or employees generated ensures a reasonable relationship between the fees use and the type of development project.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential development is anticipated to generate housing for new residents. Non-residential development is anticipated to create places for new workers to be employed. The addition of these new residents and workers directly creates the need for increased city services which are administered from the city hall. The City Hall Improvement Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly related to a particular development's impact. New workers generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.37 that of a resident. This relationship is calculated in **Table 6-2.**

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The City Hall Improvement Fee will fund the planned city hall that is required to serve the new development in the City. The costs of the planned city hall facility have been apportioned between existing and future users, as shown in **Table 6-1**.

The City Hall Improvement Fee is calculated by taking the total city hall cost and multiplying the percent attributed to the future service population. The cost allocation is divided by the number of future service population for a future service population growth cost per capita. The cost is spread to each land use based on the number of new resident equivalents that the land use will generate calculated as a DUE factor as shown in **Table 6-2.** By spreading the fee based on the DUE factor, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and workers.

Section 7 Police Facilities Fee

Background

This section presents an analysis of the City's Police Facilities Fee. The Police Facilities Fee provides funding for police facilities, equipment, and vehicles as a result of increased demand for police services arising from new development.

The City began collecting a Police Facilities Fee with the adoption of Ordinance No. 9 in October 1983. During April 1995, Ordinance No. 9 was replaced with Ordinance No. 206 which is codified in Moorpark Municipal Code Sections 3.36.080 through 3.36.140. Resolution No. 95-1112, established the Police Facilities Fee. City Council Resolution 2018-3692 updated the Police Facilities Fee. This Nexus Study updates the methodology and amount of the Police Facilities Fee.

In 2005, Moorpark completed the Moorpark Police Service Center (MPSC). Construction costs for the MPSC were paid out of the City's Endowment Fund and a portion of the costs were considered an Interfund Loan from the Endowment Fund, which was to be paid with revenue collected from the Police Facilities Fee. Police Facilities Fee funding has been applied to the outstanding debt service as well as any additional expansions, vehicles and equipment that may be necessary to serve new development.

Current Level of Service

The Police Services Center, completed in 2005, is a 27,600 square feet facility with a 900 square foot wash shelter constructed at a total cost of $18,442,786 in March 2018 dollars. The facility is expected to serve the City's needs at Buildout. The current value is shown below on **Table 7-1**.

Table 7-1 also shows the City's current police inventory of police vehicles and equipment. The current value is divided by the existing service population to establish the existing level of service per capita.

Table 7-1: Existing Police Facilities Level of Service

Facility	SF	Value
Police Services Center [1, 2]	27,600	$21,431,765
Police Services Center Wash Shelter [1]	900	$57,750
Facility Subtotal	**28,500**	**$21,489,515**
Buildout Service Population		57,175
Total Facility Buildout Level of Service per Capita (Cost)		**$375.86**

Equipment[3]	Value
2009 Segway I2 Base Model	$1,950
2009 Segway I2 Base Model	$1,950
2010 Harley Davidson FLHTP Electra Glide	$6,600
2012 BMW R1200TP	$19,500
2016 Harley Davidson FLFLHTP	$22,409
2016 Harley Davidson FLFLHTP	$22,409
2018 Harley Davidson FLFLHTP	$19,276
2019 Chevrolet Equinox	$19,681
2019 Chevrolet Equinox	$19,681
Equipment Subtotal	**$133,456**
Existing Service Population	41,252
Total Existing Equipment Level of Service per Capita (Cost)	**$3.24**

Total Level of Service per Capita (Cost)	**$379.09**

Source:

1 Property size from City of Moorpark CJPIA Property Schedule (March 24, 2022).
2 Value from March 21, 2018 Agenda Report Public Hearing to Consider Resolution Updating the Police Facilities Fee, brought forward to 2023 dollars via ENR CCI.
3 Equipment list from City of Moorpark 2022 0324 Vehicle Schedule, vehicles older than 15 years were excluded. Values increased to March 2023 dollars by ENR BCI for Los Angeles Region (March 2022 to March 2023).

Planned Level of Service

The City plans to maintain the current level of service, as shown on **Table 7-1**, with appropriate participation from new development.

Fee Methodology

The Police Facilities Fee is calculated based on the cost of the existing level of service provided to the current population. The MPSC was sized to serve Buildout development and therefore new development will fund its fair share of the cost of that facility plus funding for future equipment needed. The escalated cost of the MPSC is divided by the Buildout service population and added to the existing equipment value divided by the existing population to calculate the level of service cost per capita. The cost of vehicles and equipment is based on the existing inventory method,

which uses a facility standard based on the ratio of existing facilities to the existing service population on a cost per unit or cost per square foot basis. Under this approach, new development funds the expansion of facilities at the same standard currently serving existing development.

Fee Summary

The Police Facility Fee per unit is calculated by multiplying the cost per capita by the average number of resident equivalents per unit type (density). The cost per capita for non-residential land uses is weighted using the factors shown in **Table 3-1**. For residential uses, the fee per unit must then be converted to a fee per square foot for each unit type by dividing by the average size of each unit. The total fee includes a five percent (5%) administrative charge to fund fee program administrative costs, including but not limited to preparing annual reports, preparing fee updates, and other administrative tasks related to the fee program administration. **Table 7-2** summarizes these calculations.

Table 7-2: Police Facilities Fee

Land Use	Cost Per Capita	Density[1]	Subtotal Fee	Administration Fee	Total Fee (Rounded)	Average Unit Size (SF)	Total Fee per SF (Rounded)
Residential					*(Fee per Unit)*		*(Fee per SF)*
Single Family	$379.09	3.60	$1,364.72	$68.24	$1,432.96	2,500	$0.57
Multi-Family	$379.09	2.80	$1,061.45	$53.07	$1,114.52	1,400	$0.80
Non-Residential					*(Fee per 1,000 SF)*		
Commercial	$140.26	1.00	$140.26	$7.01	$147.27		
Office	$140.26	2.00	$280.53	$14.03	$294.56		
Industrial	$140.26	0.40	$56.11	$2.81	$58.92		

[1] Density factor used for non-residential is based upon number of employees per 1,000 Building SF.

Revenue Projections

Table 7-3 summarizes the anticipated Police Facilities Fees. The revenue will be applied to the outstanding debt for the MPSC and future equipment to meet the needs of new development.

Table 7-3: Anticipated Police Facilities Fee Collection at Buildout

Land Use	Proposed Fee[1]	Anticipated Growth (units)	Anticipated Growth (SF)	Anticipated Fee Collection at Buildout[2]
Residential (Fee per SF)				
Single Family	$0.54	569	1,422,500	$768,150
Multi-Family	$0.76	4,385	6,139,000	$4,665,640
Non-Residential (Fee per 1,000 SF)				
Commercial	$140.26	n/a	2,190,538	$307,252
Office	$280.53	n/a	590,085	$165,535
Industrial	$56.11	n/a	2,360,343	$132,428
Total				**$6,039,005**

[1] Excludes the administrative portion of the fee.

[2] Total fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The Police Facilities Fee component of this DIF Study meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Police Facilities Fee is to fund new development's fair-share portion of new police facilities, such as the outstanding debt incurred when constructing the MPSC and new police vehicles and officer equipment required for the additional police officers that are necessary to mitigate the impacts of new development.

Requirement 2: Identify the use of the fee.

The Police Facilities Fee will be used to fund new development's fair-share portion of the police facilities, which include paying off the debt owed on the MPSC as well as new vehicles and equipment required to serve new development.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

New residential and non-residential development will generate additional residents and employees who will increase the demand for additional police services and personnel and subsequently the need for additional police facilities and equipment required to maintain the existing level of service. The police fees are calculated using the existing inventory method for vehicles and equipment and a buy-in to the existing MPSC facility. The existing inventory method uses the facility standard based on the ratio of existing vehicles and equipment to the existing service population. Under this approach, new development funds the cost of additional facilities or

vehicles and equipment at the same standard currently serving existing development. For the buy-in to the existing MPSC, new development's fair share is calculated based on the current cost of the facility divided by the buildout service population. Under this approach, since the MPSC is sized to serve Buildout, the cost is spread to the Buildout service population. Residential and non-residential development will be responsible for their fair share portion of the total cost based on the weighted service population assigned to each individual land use as shown in **Table 7-2**.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential development is anticipated to generate new residents and workers. The addition of new residents and workers creates the need for new police facilities, vehicles, and equipment. The Police Facilities Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly related to a particular development's impact. The Police Facilities Fee will be used to repay the cost for the existing MPSC, thus ensuring new developments fair share of the facility. New workers generate a smaller demand than a resident, thus one worker is considered, on average, as equivalent to 0.37 that of a resident. This relationship is calculated in **Table 7-2**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Police Facilities Fee funds new development's fair share of the existing MPSC and additional police vehicles and equipment that is required to serve the new development in the City. The current cost of the existing MSPC facility has been apportioned to the buildout service population, as shown in **Table 7-1**. The cost per capita is spread to each land use based on the number of new resident equivalents that the land use will generate calculated as a DUE factor as shown in **Table 7-2**. By spreading the fee based on the DUE factor, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and workers.

Section 8 Citywide Transportation Fee

Background

This section presents an analysis of the Citywide Transportation Fee. The proposed Citywide Transportation Fee covers the costs to mitigate the impacts of new development on the City's traffic facilities. The fees listed below are charged on new development within the City of Moorpark that covers transportation projects that were in part or fully attributable to new development when created:

- Transportation/Traffic System Management
- Citywide Traffic Mitigation
- Los Angeles Avenue Area of Contribution
- Tierra Rejada Road/Spring Road Area of Contribution

The new transportation fee proposes to merge the four fees above into one single fee. The proposed single Citywide Transportation Fee takes into account the full fund balance of the Los Angeles Avenue Area of Contribution (Fund 2014) and the Tierra Rejada Road/Spring Road Area of Contribution (Fund 2015) and a portion of the fund balance from the Transportation/Traffic System Management Fund (Fund 2001) and the Citywide Traffic Mitigation (Fund 2002) that contribute to the identified transportation facility projects identified in **Table 8-1.**

The new Transportation Fee will establish a separate capital facilities fund to avoid any commingling of transportation fees with other revenues and funds. The City is combining several existing Transportation Fees into one new fee as part of this fee update. The Mitigation Fee Act requires that fees are expended solely for the purpose for which the fees were collected. To comply with the Mitigation Fee Act, the existing funds for the Area of Contribution (AOC) Fee (Fund 2014 and Fund 2015), Transportation/Traffic System Management Fee (Fund 2001), and the Citywide Traffic Mitigation Fee (Fund 2002) will be transferred to the new Transportation Fee fund in the amount allocated to the projects designated in the original fee establishment as shown in **Table 8-1**.

The remaining funds within the Transportation/Traffic System Management Fund (Fund 2001) and the Citywide Traffic Mitigation (Fund 2002) may continue to be used on maintenance costs that has historically been drawn from Fund 2002. The proposed Citywide Transportation Fee will be charged Citywide and not have Area of Contribution (AOC) zones.

The transportation improvements listed in **Table 8-1** were compiled from the City of Moorpark's 2022/23 Fiscal Year Budget – CIP Project List with the addition of three (3) projects identified by

the City (North Hills Parkway Overcrossing State Route 23, Realignment Study for Moorpark Ave – Poindexter/First, and Moorpark Ave Sound Walls) from the City's General Plan Update and City discussions.

The County Traffic Impact Mitigation Fee (TIMF) is a separate fee not included in this analysis and charged for regional transportation projects within Ventura County. The TIMF is determined by Ventura County.

Table 8-1: Transportation Facilities – Planned Facilities

CIP	Transportation Facility	Project Status	Total Project Cost [1]	Amount Expended (Estimated as of 6/30/22)	DIF Eligible Funding				Other Funding Sources		Transportation DIF Eligible Project Costs[4]
					LA AOC (Fund 2014)	SP/TR AOC (Fund 2015)	Traffic System Management (Fund 2001)	Citywide Traffic Mitigation (Fund 2002)	Endowment (Fund 2111)	Grants & Other Funds[2]	
C0004	Moorpark Ave Widening Project (Casey to Third) - Includes street realignment at First St and Poindexter Ave (Prior Project 8057) and Rail Crossing Improvements (Prior Project 8038)	Pending Staff Hire	$2,815,620	$2,343,217	$0	$0	$0	$472,403	$0	$0	$472,403
C0021	LA Avenue Widening - Spring Road to Moorpark Ave	Active Redesign	$5,000,681	$3,277,956	$925,955	$0	$0	$0	$0	$796,770	$925,955
C0022	Spring Road Widening	Active Construction	$1,249,934	$475,366	$774,568	$0	$0	$0	$0	$0	$774,568
C0025	Route 23 North Alignment (Study)	Pending	$192,325	$192,325	$0	$0	$0	$0	$0	$0	$0
C0027	Underground Utility District No. 2	Pending	$1,710,240	$240	$1,710,000	$0	$0	$0	$0	$0	$1,710,000
C0030	LA Avenue Widening - Shasta Avenue	Active Construction	$1,688,147	$1,678,147	$10,000	$0	$0	$0	$0	$0	$10,000
C0033	Los Angeles Avenue Undergrounding	Pending	$468,001	$26,694	$441,021	$0	$286	$0	$0	$0	$441,307
C0037	Arroyo Drive Bike/Ped Project	Active Construction	$1,030,000	$158,144	$0	$0	$223,820	$0	$0	$648,036	$223,820
M0040	LA Ave Traffic Signals/Fiber Optic Upgrade	Pending	$950,000	$14,345	$935,655	$0	$0	$0	$0	$0	$935,655
NA	North Hills Parkway Overcrossing State Route 23[3]	Pending	$128,413,129	$0	$0	$0	$0	$0	$0	$0	$128,413,129
NA	Realignment Study for Moorpark Ave - Poindexter/First	See C0004	TBD	$0	$0	$0	$0	$0	$0	$0	
NA	Moorpark Ave Sound Walls	Estimate	$3,168,000	$0	$0	$0	$0	$0	$0	$0	$3,168,000
Total Transporation Facilities Costs			**$146,686,077**	**$8,166,434**	**$4,797,199**	**$0**	**$224,106**	**$472,403**	**$0**	**$1,444,806**	**$137,074,837**

Notes:

1 Total Project Costs with an associated CIP number are identified in the CIP Budget for FY22/23 through 26/27.

2 Other funding sources include: Federal & State Grants, Gas Tax, General Fund, etc.

3 In May 2008, a feasibility study prepared by Parsons estimated the total construction cost to be approximately $85 million. Costs have been escalated using LA ENR CCI (Feb 2008 at 9183.42, February 2023 at 13908.31). Includes the Gabbert Road UPRR crossing cost.

4 DIF Eligible costs are calculated by taking the Total Project cost and subtracting the Amount Expended and Other Funding Sources

Service Population

Demand for services and the associated facilities for transportation are based on the additional trips that will be generated by new development through Buildout conditions. The Citywide Transportation Fee utilizes the land use trip generation assumptions presented in **Table 8-2** for the various residential and non-residential land uses based on the ITE Trip Generation Manual, 11.1 Edition.

Table 8-2: Land Use Trip Generation

Land Use Trip Generation Assumptions	
Residential	
Single Family	9.43
Multi-Family [1]	5.64
Non-Residential (per employee)	
Commercial [2]	8.71
Office	3.33
Industrial	5.05

Source: ITE Trip Generation Manual, 11.1 Edition.

1 Based on the average trips for attached 2-4 and attached 4+ units.

2 ITE 11th Edition notes: All land uses in the retail & services are entitled to a "pass-by" trip reduction of 60% if less than 50,000 SF or a reduction of 40% if equal to or greater than 50,000 SF. This Study assumes an average of 50% "pass-by" trip reduction.

Cost Summary

The Citywide Transportation Fee will fund the expansion of transportation facilities necessary to serve new growth. The transportation facilities listed in **Table 8-1** have total DIF eligible project costs estimated to be approximately $162.6 million.

Fee Methodology

The Transportation Fee uses the planned facilities method to calculate the fee. The planned facilities method calculates the fee based on the planned facilities associated with new development. This method is appropriate when planned facilities are mostly for the benefit of new development, such as a road extension to a previously undeveloped area.

The Transportation Fee is calculated based on the cost per trip generated by new development. The total cost of the facilities identified in **Table 8-1** is spread over the anticipated number of trips that will be generated by future development (as shown in **Table 8-3**) to calculate the cost per trip.

To calculate the total number of new trips attributable to new development through Buildout, the growth projections, detailed within **Table 3-2,** are multiplied by the corresponding trip generation rates identified in **Table 8-2**. **Table 8-2** displays the Institute of Transportation Engineers (ITE) trip generation rates for the land use types within this fee program. The multi-family assumption is an average of the multi-family attached 2-4 rate and multifamily attached 4+ rate. The non-residential land use ITE rates are assessed per employee.

Residential trips were calculated by multiplying the anticipated growth in residential units by the corresponding single family and multi-family trip generation rates. Non-residential trips were calculated by multiplying the anticipated growth in employees by the corresponding trip generation rates for each of the land uses. The ITE Trip Generation Manual, 11th Edition notes all Retail and Services land uses are entitled to a "pass-by" trip reduction between 40%-60%. This study assumes the average with a 50% trip reduction for commercial. **Table 8-3** shows the breakdown of the total trips attributed to new development through Buildout condition.

Table 8-3: New Development Trip Generation

Land Use Category	Projected Growth	Trip Generation Assumption	Total Trip Generation
Residential (Units)			
Single Family	569	9.43	5,366
Multi-Family	4,385	5.64	24,731
Subtotal Residential Trips			**30,097**
Non-Residential (Employees)			
Commercial [1]	2,191	8.71	19,080
Office	1,180	3.33	3,930
Industrial	944	5.05	4,768
Subtotal Non-Residential Trips			**27,777**
Total Additional Trips			**57,875**

Source: ITE Trip Generation Manual, 11.1 Edition.

1 ITE 11th Edition notes: All land uses in the retail & services are entitled to a "pass-by" trip reduction of 60% if less than 50,000 SF or a reduction of 40% if equal to or greater than 50,000 SF. This Study assumes a 50% "pass-by" trip reduction.

The cost per trip is calculated by taking the total cost of the DIF eligible transportation facilities, subtracting the other anticipated funding sources, and the current transportation fund balances attributed to the eligible DIF projects, and then dividing by the trips generated by new development. This calculation is shown in **Table 8-4.**

Table 8-4: Cost per Trip

Cost per Trip	
Total Cost of Transportation Facilities	**$137,074,837**
Less: LA AOC Fund Balance[2]	($8,975,494)
Less: SP/TR AOC Fund Balance[2]	($128,197)
Less: Citywide Traffic Mitigation Con	($472,403)
Less: Traffic System Management Cc	($224,106)
Total Cost of Fee Program Transportation Facilities	**$127,274,637**
Future Trip Generation	57,875
Cost per Trip	**$2,199**

[1] Projected cost based upon CIP 22-23 Budget.

[2] Fund balance as of November 30, 2022.

Fee Summary

The Traffic Fee for new development is calculated by multiplying the cost per trip identified in **Table 8-4** by trip generation rate for each land use. The total fee includes a five percent (5%) administrative charge to fund fee program administrative costs, including but not limited to preparing annual reports, preparing fee updates, and other administrative tasks related to the fee program administration. The residential fee per unit is converted to a fee per square foot by dividing the fee per unit by the unit size estimated in **Table 3-5**. **Table 8-5** shows the proposed new traffic fees for new development.

Table 8-5: Citywide Transportation Fee Summary

Land Use	Cost Per Trip	Trip Generation[1]	Employees per 1,000 SF	Subtotal Fee	Administration Fee	Total Fee (Rounded)	Total Fee
Residential						*(per Unit)*	*(per SF)*
Single Family	$2,199	9.43	NA	$20,737	$1,037	$21,774	$8.71
Multi-Family (2-4 units)	$2,199	5.64	NA	$12,402	$620	$13,022	$9.30
Non-Residential						*(Fee per 1,000 SF)*	
Commercial	$2,199	8.71	1.00	$19,153	$958	$20,111	
Office	$2,199	3.33	2.00	$14,645	$732	$15,377	
Industrial	$2,199	5.05	0.40	$4,442	$222	$4,664	

1 ITE 11.1 Edition Daily Trip Generation Rate. ITE 11th Edition notes: All land uses in the retail & services are entitled to a "pass-by" trip reduction of 60% if less than 50,000 SF or a reduction of 40% if equal to or greater than 50,000 SF. This Study assumes a 50% "pass-by" trip reduction.

Reduced Traffic Fee

Residential developments within one-half mile of transit stations generate fewer trips than traditional land use configurations that rely on vehicles as the primary mode of transportation.

According to various transportation studies, measurable trip reductions result for projects that are near transit stations and where there are a diversity of land uses that promote connectivity and walkability. To account for the reduced trip rates generated by projects meeting the above criteria, an additional trip adjustment factor is applied to new residential land uses meeting the following criteria:

1. The housing development is located within one-half mile of a transit station and there is direct access between the project and the transit station along a barrier-free walkable pathway not exceeding one-half mile in length.
2. Convenience retail uses, including a store that sells food, are located within one-half mile of the housing development.
3. The housing development provides either the minimum number of parking spaces required by the local ordinance, or for residential units, no more than one onsite parking space for zero to two bedroom units, and two onsite parking spaces for three or more bedroom units, whichever is less.

For purposes of this reduction, the definition of transit station shall be defined by California Government Code Section 65460.1, "Transit station" means a rail or light-rail station, ferry terminal, bus hub, or bus transfer station. Also, a "housing development" shall be defined by California Government Code Section 66005.1, which is a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use.

Commercial trips often coincide with other trips (i.e., Person A stops by the store on their way home from work, Person B stops by a restaurant after grocery shopping, etc.) This "pass-by" trip reduction amount is factored into the Commercial trip generation estimates (**Table 8-2**) as well as the fee for commercial land use in **Table 8-5**.

Revenue Projections

Table 8-6 summarizes the anticipated Citywide Transportation Fee revenue collected at Buildout. The revenue will be used to fund the transportation facilities show on **Table 8-1**.

Table 8-6: Anticipated Citywide Transportation Fee Collection at Buildout

Land Use	Proposed Fee[1]	Anticipated Growth (units)	Anticipated Growth (SF)	Anticipated Fee Collection at Buildout[2]
Residential (Fee per Dwelling Unit)				
Single Family	$8.30	569	1,422,500	$11,806,750
Multi-Family	$8.86	4,385	6,139,000	$54,391,540
Non-Residential (Fee per 1,000 SF)				
Commercial	$19,153	n/a	2,190,538	$41,955,374
Office	$14,645	n/a	590,085	$8,641,795
Industrial	$4,442	n/a	2,360,343	$10,484,644
Total				**$127,280,103**

[1] Excludes the administrative portion of the fee.

[2] Total fee revenue may differ slightly from cost attributable to fee program due to rounding.

Nexus Requirement Summary

The proposed Citywide Transportation Fee meets the Mitigation Fee Act Requirements, as described in this section.

Requirement 1: Identify the purpose of the fee.

The purpose of the Citywide Transportation Fee is to fund planned transportation facilities included in **Table 8-1** to serve future development. In order to accommodate this need, new facilities must be built and/or existing facilities expanded.

Requirement 2: Identify the use of the fee.

The fee will be used to fund the planned transportation facilities identified in **Table 8-1**, that are necessary to serve increased transportation demand. The improvements were identified through the current City CIP, City General Plan Update, and City discussions, as the facilities that are required to mitigate the impact of new development in the City.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The Citywide Transportation Fees will be used to fund the new transportation facilities and improvements that are necessary to serve the increase in transportation demand due to new development. The cost of the transportation improvements is spread to each land use based on the number of trips generated by each land use. This correlation to trips ensures that each new development pays their fair share of the transportation costs.

The cost per trip calculations is shown in **Table 8-4**. The fee calculation is shown in **Table 8-5.**

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential and non-residential development within the City will generate additional trips that incrementally adds to the need for new traffic infrastructure and facilities to serve the increased residents and businesses within the City and ensure that traffic facilities can accommodate the increased demand. These facilities are identified in the current City CIP, City General Plan Update, and through City discussions. Each new residential and non-residential development pays an impact fee based on the additional trips that is expected to be generated by the new development. To accommodate these additional trips, new transportation improvements will be needed city-wide. Utilizing trips generated by each development ensures that each type of development pays their fair share of the required new transportation facilities. This calculation is shown in **Table 8-5.**

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The transportation facilities that are necessary for the new development are summarized in the planned improvements presented in **Table 8-1**. Each land use pays their fair share of costs based on the number of trips generated by that land use as shown in **Table 8-3**. Contributions from other fee programs for the same facilities and fund balances are subtracted out from the total costs, as shown in **Table 8-1** and **Table 8-4**, to ensure that future land uses only pays their fair share of the traffic improvements. The cost per trip is then spread to each land use based on the ITE Trip Generation Rates. This calculation is shown in **Table 8-5**. Utilizing trips ensures that each development pays their fair share of the cost.

Section 9 Implementation and Administration

Implementation

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees.

Fee Program Administrative Requirements

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund.
2. The amount of the fee.
3. The beginning and ending balance in the account or fund.
4. The amount of the fee collected and the interest earned.
5. An identification of each public improvement for which fees were expended and the amount of expenditures.
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project.
7. A description of each interfund transfer or loan made from the account and when it will be repaid.
8. Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee related projects.

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

As with the annual disclosure, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting.

Fee Adjustment Procedures

The DIFs may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state, or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In addition, in July of each calendar year, the fees will automatically be adjusted using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve-month period ending in May or a similar published index if the CCI Index is no longer available. For example, the adjustment for July 2024 will be determined by taking the percentage change of the Los Angeles construction cost index from May 2023 to May 2024.

Timing of Fee Payment

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential unit(s). For high-density residential projects, the fee will be due at the time of the building permit for each building. For high-density residential projects, the non-residential communal portion (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is assumed to be captured in the residential fees. Area that are accessible by the public (i.e., leasing office) will be charged impact fees according to use.

Credits and Reimbursement Policies

The City may provide fee credits or reimbursements to developers who dedicate land or construct eligible facilities. Fee credits or reimbursements may be provided up to the cost of the improvement, as shown in this study, subject to periodic inflation adjustments, or the actual cost paid by the developer, whichever is lower. For construction cost overruns, only that amount shown

in the fee study, subject to periodic inflation adjustments, would be credited or reimbursed. The City will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. The City will determine fee credits and reimbursements on a case-by-case basis and possibly through the use of a development agreement.

Administrative Fee

An administrative fee of five (5) percent is included as part of each of the fees and may be used for costs for legal, accounting, and other administrative support and development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis. The administration fee is included within each fee. Please refer to the individual fee calculation tables for a breakdown of the administration fee.

Programming Revenues with the CIP

The City should maintain its CIP to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth as described in this report. The use of the CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a project. In addition, the CIP is required per AB602. This report outlines the projects that are to be funded with the fee program and forms the basis of the CIP, as shown in **Appendix A**.

Fee Reporting

Assembly Bill No. 1483, which became effective January 1, 2020, requires that public agencies make the following information available on their website. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.
4. The current and five previous annual fee reports or the current and five previous annual financial reports, which were required pursuant to subdivision.
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is a second unit that is attached or detached from a single-family home. In accordance with Assembly Bill No. 881 approved on October 9, 2019, fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will be charged proportionately in relation to the square footage of the primary dwelling unit. Since the residential fees are now being charged on a square footage basis, ADU fees will be calculated by multiplying the Single-Family Residential fee by the ADU's square footage.

Specialized Development Projects

The fees in this report may not apply to specialized development projects such as golf courses, cemeteries, sports stadium, or other specialized land uses. For specialized development projects the City will review the development's impacts to determine the applicable fees. The fee rates presented in this Nexus Study may be reduced, exempted, or waived under certain circumstances as determined by the City. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property. In addition, for reuse, density increasing, or rezone projects, the developer shall only be responsible for paying fees for the intensification of the development. In cases of disaster, impact fees will not be charged on the rebuilding of the structures that were affected by the disaster to the extent that the overall size and use of the new structure is similar to the structure destroyed by the disaster. The City will review the development's increased impacts to determine the applicable fees.

Some developments may include more than one land use type. In these cases, the fee is calculated separately for each land use. The City has the discretion to impose the fees based on the specific aspects of a proposed development regardless of zoning. The fee imposed should be based on the land use type that most closely represents the impacts of the development.

Rebuild or Expansion Projects

For reuse, expansions, density increasing, or rezone projects, the developer shall only be responsible for paying fees for the intensification or expansion. For example, if a homeowner wishes to build an addition to their home that is 100 square feet, the homeowner would be responsible for paying fees for the 100 square foot addition. The City will review the new development's impacts to determine the applicable fees on a case by case basis.

In cases of rebuilding a structure after a demolition, impact fees will not be assessed on the rebuild to the extent that the overall size and use of the new structure is similar to the structure prior to demolition. Similarly, in cases of disaster, impact fees will not be charged on the rebuilding of the structures that were affected by the disaster to the extent that the overall size and use of the new structure is the same as the structure destroyed by the disaster. Impact fees will be calculated on

the new rebuilt structure and the previous structure and the difference of fees will be assessed. No refunds will be made for rebuilds that have less impact fees than the previous structure.

Appendix A: Capital Improvement Plan

Table A-1: Capital Improvement Plan

Item	Total Project Cost	Other Funding Sources/ Amount Expended	DIF Project Cost
Library (4,500 SF Expansion)	**$7,714,305**	n/a	**$7,714,305**
Park & Recreation			
Park Facilities (Assumes 59.97 acres)[1]	$39,611,533	n/a	$39,611,533
Recreation Facilities	$4,972,101	n/a	$4,972,101
Total Park & Recreation Costs	**$44,583,634**	**$0**	**$44,583,634**
City Hall (New City Hall Facility)	**$46,899,880**	**$33,838,458**	**$13,061,422**
Police Facilities			
Moorpark Police Services Center Repayment	$21,489,515	$15,504,774	$5,984,741
Patrol Vehicles/Equipment	$51,513	n/a	$51,513
Total Police Facilities Costs	**$21,541,028**	**$15,504,774**	**$6,036,254**
Transportation			
Moorpark Ave Widening Project (Casey to Third) - Includes street realignment at First St and Poindexter Ave (Prior Project 8057) and Rail Crossing Improvements (Prior Project 8038)	$2,815,620	$2,343,217	$472,403
LA Avenue Widening - Spring Road to Moorpark Ave	$5,000,681	$4,074,726	$925,955
Spring Road Widening	$1,249,934	$475,366	$774,568
Route 23 North Alignment (Study)	$192,325	$192,325	$0
Underground Utility District No. 2	$1,710,240	$240	$1,710,000
LA Avenue Widening - Shasta Avenue	$1,688,147	$1,678,147	$10,000
Los Angeles Avenue Undergrounding	$468,001	$26,694	$441,307
Arroyo Drive Bike/Ped Project	$1,030,000	$806,180	$223,820
LA Ave Traffic Signals/Fiber Optic Upgrade	$950,000	$14,345	$935,655
North Hills Parkway Overcrossing State Route 233	$128,413,129	$0	$128,413,129
Realignment Study for Moorpark Ave - Poindexter/First	TBD	$0	$0
Moorpark Ave Sound Walls	$3,168,000	$0	$3,168,000
Total Transportation Facilities Costs	**$146,686,077**	**$9,611,240**	**$137,074,837**

1 The assumed park acerage is based on the General Plan standard for parks. Includes park facilities. Land cost is separate.

City of Moorpark

Schedule of Fees and Service Charges

Effective November 5, 2023

City of Moorpark

Schedule of Fees and Service Charges

Table of Contents

Fees	Page
ADMINISTRATION FEES	1
MOORPARK CITY TRANSIT FARES	2
ANIMAL COMPLIANCE PROGRAM FEES	3
BUSINESS REGISTRATION FEES	4
BUILDING & SAFETY FEES	5
DEVELOPMENT IMPACT FEES	16
PLANNING FEES	17
PUBLIC WORKS ENGINEERING AND ENCROACHMENT PERMIT FEES	22
COMMERCIAL FILMING AND PHOTOGRAPHY PERMIT FEES	26
FACILITY RENTAL FEES	27
ELECTRIC USE FEES - VEHICLE CHARGING AND COURT LIGHTING	34
LIBRARY SERVICES FEES AND FINES	35
POLICE SERVICES FEES	36
PARKING CITATION FINES	37
REAL TIME BILLING RATES	39

City of Moorpark

ADMINISTRATION FEES

	Fee Description	Fee	Charge Basis	Note
1	Returned Check Fee; EFT/ACH Return/Error	$25	each	[a]
2	Wire Transfer Fee			
	a) Outgoing	$25	each	
	b) Incoming	No Charge	each	
3	Postage	Actual Cost	each	
4	Digital Media Device	$10	each	
5	Documents - Hard Copy			
	a) Standard Size - Black and White Up to 11" x 17"	$0.10	per single-sided page	
	b) Standard Size - Color Up to 11" x 17"	$0.25	per single-sided page	
	c) Non-standard Size			
	i) Printed In-House	Actual Cost - See Real Time Billing Rates	per request	
	ii) Printed by Private Company	Direct Cost + 15% Administrative Fee	per request	
6	Agendas, Maps, Recordings	Available Online	each	
7	Copy Retrieval Fee (for copies of reports and statements filed pursuant to the Political Reform Act, which are five or more years	$5	per request	
8	Subpoena Response / Retrieval / Appearance Fees	Max. Authorized by State	per request	
9	Requests Requiring Special Programming or Formatting or Use of Outside Service Providers	Actual Cost Including Cost of Digital Devices	per request	[b];[c]
10	City Overhead - Administrative Fee (Amount Added to Time & Materials and Direct Cost Billings)	15% of Actual Cost	as needed	

[a] California Civil Code Sec. 1719.

[b] This fee applies to the creation of a new document or information not normally prepared, owned, used or retained by the City as part of the conduct of the Public's business. Fee also includes cost of any digital devices used to provide requested information.

[c] See schedule of schedule of City billing rates.

City of Moorpark

CITY TRANSIT FEES

	Fee Description	Fee	Note
	Dial-A-Ride Fares		
1	Persons Aged 65+ and who are registered for the service with the City: one-way paratransit trip with a pick-up and destination within the City	$2	
2	Persons Aged 65+ and who are registered for the service with the City: ECTA InterCity service for a one-way paratransit trip to or from Agoura Hills, Camarillo, Oak Park, Simi Valley, Thousand Oaks, Westlake Village, and surrounding County Unincorporated areas	As established by the ECTA Management Committee	
3	Persons with disabilities who are certified under the Americans with Disabilities Act (ADA) as eligible for complementary paratransit service: one-way paratransit trip with a pick-up and destination within the City	$2	
4	Persons with disabilities who are registered for the service with the City: ECTA InterCity service for a one-way paratransit trip to or from Agoura Hills, Camarillo, Oak Park, Simi Valley, Thousand Oaks, Westlake Village, and surrounding County Unincorporated areas	As established by the ECTA Management Committee	
5	Personal Care Assistants (PCA) for a certified ADA rider: If the PCA's trip origin and destination match the ADA rider's	Free	
	Fixed Route Bus Fares		
6	One-Way Ride	$1	
7	Child (5 or Younger), when accompanied by a parent, guardian, or responsible person aged 16+	Free	
8	Individual Aged 65+	Free	
9	Individual with a Disability	Free	
10	Personal Care Assistants (PCA) for a certified ADA rider: If the PCA's trip origin and destination match the ADA rider's	Free	

Note: The City Manager is authorized to establish special promotional fare offers, discounts, or passes from time to time (such as a Summer Youth Pass or a Rider Appreciation Day fare holiday), for the purpose of promoting public transit ridership and good community relations.

City of Moorpark

ANIMAL COMPLIANCE PROGRAM FEES

	Fee Description	Fee	Charge Basis	Note
	License Fees: Dogs and Cats			
1	Altered, 1 year license	$30	per license	
2	Altered, 2 year license	$60	per license	
3	Altered, 3 year license	$90	per license	
4	Altered, 1 year license - (Owner 55+)	$15	per license	
5	Altered, 2 year license - (Owner 55+)	$30	per license	
6	Altered, 3 year license - (Owner 55+)	$45	per license	
7	Unaltered, 1 year license	$105	per license	
8	Unaltered, 2 year license	$210	per license	
9	Unaltered, 3 year license	$315	per license	
10	Late Penalty - For License Fees 30 Days or More Past Due	100% of License Fee		
	Pick-Up and Disposal: Household Pets			
	(as defined in MMC Chapter 6.04 weighing up to 75 pounds)			
11	Dogs and Cats			
	a) Licensed	$65		
	b) Unlicensed	$90		
12	Fowl, Rodents, Birds, and Other Small Household Pets	$65		
13	Household Pets Owned or Kept by a Person Aged 55+	$25		
	Pick-Up and Disposal: Other Than Household Pets			
14	No Charge for Dead, Wild, or Stray Animals On Private Property Not Owned or Kept by the Property Owner or Occupant	No Charge		
	Humane Trap Rental			
15	Refundable deposit to Moorpark residents for trap use within the City of Moorpark	$40		
	Other Services			
16	Services rendered by City Vector/Animal Control staff not otherwise listed in this document shall be charged pursuant to the current Ventura County Animal Services Fee Schedule.			

City of Moorpark

BUSINESS REGISTRATION FEES

	Fee Description	Fee	Charge Basis	Note
	Business Registration			
1	Initial Business Registrations			
	a) Standard Business Registration	$115	Fixed Fee	
	b) Business Registration for Vendor at City-Permitted Swap Meet/Farmers' Market	$58	Fixed Fee	
	c) Business Registration for Owner Under 18 with Annual Income <$10,000	No Charge	Fixed Fee	
2	Annual Renewal of Business Registration	$40	Fixed Fee	
3	State CASp Fee (Applies to All Business Registrations)	$4	Fixed Fee	
4	Vehicle Stickers for Mobile Businesses	$2	Fixed Fee	

City of Moorpark
BUILDING & SAFETY FEES

	Description	Valuation for Fee Setting	Charge Basis	Note
	Building & Safety Valuations (per sq. ft.)			
1	Balconies and Covered Porches and Remodels One Third of the Dwelling Value	$51.59		
2	Block Walls Over 42" High	$10.15		
3	Decks More Than 30" Above Grade	$27.07		
4	Garages, Private, Attached	$60.31		
5	Garages, Private, Detached	$60.31		
6	Open Trellises and Solid or Lattice Patio Covers, Gazebos	$48.59		
7	Retaining Walls, Caisson and Grade Bm.	$40.60		
8	Retaining Walls, Conventional Footing	$25.38		
9	Re-Roof Residential and Commercial	$3.38		
10	Re-Roof with Engineering Additional for Plan Check	$5.67		
11	Skylights	$40.65	Fee Each	
12	Solatube	$40.65	Fee Each	
13	Window Change Out	$40.65	Fee Each	
14	Other Occupancies - The valuation shall be calculated using the latest version of the International Code Council Valuation Table with the latest edition of Marshall and Swift Construction Cost Handbook Local Multiplier for Ventura County.			
15	Other Work - Shall be valued by the Building Official based upon his or her estimate of the cost of the construction and his or her estimate of the cost of inspection and plan review			
	Note 1: The valuations above shall be modified as indicated for:			
	a) Hillside Foundations	Increase 5-20%		
	b) Shell Only	Decrease 20%		
	c) Tenant Improvement, General	20%		
	d) Tenant Improvement, Restaurants	40%		
	Note 2: The determination of valuation under any of the provisions of the Code shall be made by the Building Official and shall include the value of all construction work, including finish work, roofing, elevators, etc. (See California Building Code).			

City of Moorpark

BUILDING & SAFETY FEES

Building Permit Fees

Total Valuation	Permit Fee			
$1 to $500	$29.93			
$501 to $1,000	$29.93	for the first $500	plus $3.90	for each add'l $100 or fraction thereof, to and including $1,000
$1,001 to $5,000	$49.45	for the first $1,000	plus $16.92	for each add'l $1,000 or fraction thereof, to and including $5,000
$5,001 to $10,000	$117.12	for the first $5,000	plus $15.62	for each add'l $1,000 or fraction thereof, to and including $10,000
$10,001 to $50,000	$195.21	for the first $10,000	plus $15.62	for each add'l $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$819.86	for the first $50,000	plus $10.41	for each add'l $1,000 or fraction thereof, to and including $100,000
$100,001 to $500,000	$1,340.41	for the first $100,000	plus $7.81	for each add'l $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$4,463.70	for the first $500,000	plus $6.95	for each add'l $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and up	$7,938.36	for the first $1,000,000	plus $5.21	for each additional $1,000 or fraction thereof over $1,000,000

City of Moorpark

BUILDING & SAFETY FEES

	Fee Description	Fee	Note
	Building Permit Fees, Continued		
1	Permit Issuance Fee	$35	
2	Minimum Building Permit Fee	$60	
3	Minimum Demolition Permit Fee	$190	
	Building Plan Check Fees		
4	Plan Review Fee	75% of Building Permit Fee	
5	Energy Conservation Fee (where compliance with CA Energy Conservation Law required)	10% of Building Permit Fee	
6	Disabled Access Fee (where compliance with CA Access Law required)	10% of Building Permit Fee	
7	Green Building Mandatory Measures Fee (where compliance with CA Green Building Code required)	8% of Building Permit Fee	
8	Green Building Tier 1 and 2 Fee (where compliance with CA Green Building Code Tier 1 or 2 requested)	10% of Building Permit Fee	
	Other Fees		
9	Strong Motion Instrumentation (SMI) Fee Calculation		
	a) Category 1 Construction (1 to 3 Story Residential)	Greater of $0.50 or valuation x .00013	[a]
	b) Category 2 Construction (Over 3 story Residential and all Commercial)	Greater of $0.50 or valuation x .00028	[b]
10	Building Standards (SB 1473) Fee Calculation (Valuation)		
	a) $1 - $25,000	$1	
	b) $25,001 - $50,000	$2	
	c) $50,001 - $75,000	$3	
	d) $75,001 - $100,000	$4	
	e) Each Add'l $25,000 or fraction thereof	Add $1	
11	Technology Enhancement Fee	6% of Permit Fee	
12	Advance Planning Fee (for Valuations $10,000+)	6% of Building Permit Fee	

[a] Category 1 Construction includes residential buildings 1 to 3 stories in height, excluding hotels and motels. Single family houses, duplexes and quadruplexes are considered Category 1. Condominiums and apartment buildings which are 3 stories or less in height are considered Category 1.

[b] Category 2 Construction includes all buildings not considered Category 1 (i.e. residential buildings over 3 stories, all office buildings, warehouses, factories and other manufacturing or processing facilities, restaurants, and other non-residential buildings).

City of Moorpark
BUILDING & SAFETY FEES

	Fee Description	Fee	Charge Basis	Note
	Electrical Permit Fees			
1	Permit Issuance Fee	$35		
2	Minimum Electrical Permit Fee	$60		
3	Plan Review Fee	50%	Percent of Permit Fee	
	Systems (per sq. ft.)			
4	For One and Two Family Dwellings	$0.10		
5	For Multi Family Residential	$0.10		
6	Manufacturing	$0.10		
7	Commercial	$0.17		
8	Business and Assembly	$0.10		
9	Agricultural	$0.03		
	Unit Fees			
10	Temp. Service Up to 200A	$47		
11	Temp. Service Over 200A	$61		
12	Sub-Panels	$47	Each	
13	Services			
	a) For 600V up to 200A	$47		
	b) For 200A to 1,000A	$190		
	c) For over 600V or Over 1,000A	$338		
14	Annual Electrical Maintenance	$118		
15	Busways (Each 100 ft. or Fraction Thereof)	$23		
16	Lighting Outlet or Fixture	$1.17	Each	
17	Light Poles	$10	Each	
18	Misc. Apparatus, Conduits, and Conductors	$23	Each	
19	Non-Residential Appliance	$25	Each	
20	Power Apparatus Rated in JP, KW, KVA, or KVAR			
	a) Up to 1 HP	$23	Each	
	b) Over 1 HP	$72	Each	
21	Receptacle Switch or Outlet	$1.17	Each	
22	Residential Appliance	$9	Each	
23	Signs and Marquees	$14	Each	

City of Moorpark
BUILDING & SAFETY FEES

Fee Description	Fee	Charge Basis	Note
24 Photovoltaic Systems			
a) Residential			
i) Up to 15kW DC	$190		
ii) Greater than 15kW DC	$380		
b) Non-Residential			
i) 0 - 100kW DC	$380		
ii) 101 - 500kW DC			
a) For the First 100kW DC	$380		
b) Each Additional kW up to 500kW	$1.30		
iii) Greater than 500kW DC			
a) For the First 500kW DC	$900		
b) Each Additional kW DC	$1.00		
25 Energy Storage System Batteries	$23	Each	
26 Transfer Switches	$47	Each	
27 Load Centers	$47	Each	
28 Combiner Boxes	$47	Each	
Other			
29 Fees for Services Not Listed in this Fee Schedule	$190	Per Hour	

City of Moorpark
BUILDING & SAFETY FEES

	Fee Description	Fee	Charge Basis	Note
	Mechanical Permit Fees			
1	Permit Issuance Fee	$35		
2	Minimum Mechanical Permit Fee	$60		
3	Plan Review Fee	50%	Percent of Permit Fee	
	System Fees			
4	Residential Heating System (per sq. ft. of Conditioned Space)	$0.05		
	Unit Fees			
5	Air Handler or Ventilation Unit	$14	Each	
6	Boiler (Generates Steam)	$118	Each	
7	Boiler Chimney (Metal)	$14	Each	
8	Combination Heating/Cooling Unit (i.e. Heat Pump Unit)	$43	Each	
9	Commercial/Industrial Incinerator	$130	Each	
10	Commercial Kitchen Hood	$95	Each	
11	Cooling Tower and Related Piping	$17	Each	
12	Cooling Unit (Self Contained Unit, No Refrigeration Connection)	$29	Each	
13	Duct Systems for Heating or Cooling (per sq. ft. of Area Served)	$0.03	Each	
14	Evaporative Cooling Unit with Ducts	$17	Each	
15	Fire Dampers			
	a) 1-10 Dampers	$31	Each	
	b) Over 10 Dampers	$9	Each	
16	Heating Appliance	$29	Each	
17	Incidental Gas Piping or Electrical Wiring	$17	Each	
18	Incinerator Chimney	$29	Each	
19	Other Appliances and Equipment	$14	Each	
20	Refrigeration Units			
	a) Up to 25 HP	$14	Each	
	b) Over 25 HP	$57	Each	
21	Residential Exhaust Fan	$8	Each	
22	Single Flue or Vent Servicing an Appliance	$14	Each	
	Other			
23	Fees for Services Not Listed in this Fee Schedule	$190	Per Hour	

City of Moorpark
BUILDING & SAFETY FEES

	Fee Description	Fee	Charge Basis	Note
	Plumbing Permit Fees			
1	Permit Issuance Fee	$35		
2	Minimum Plumbing Permit Fee	$60		
3	Plan Review Fee	50%	Percent of Permit Fee	
	System Fees			
4	Single Family Dwellings	$113	Each	
5	Solar Water Heating	$72	Each	
	Unit Fees			
6	Annual Maintenance	$118		
7	Building Sewer	$95	Each	
8	Fire Sprinklers (per sq. ft.)	$4		
9	Fixture or Trap	$8	Each	
10	Gas System			
	a) Up to 4 Outlets	$17	Each	
	b) Outlets Over 4	$4	Each	
11	Interceptors and Clarifiers	$107	Each	
12	Misc. Repairs	$8	Each	
13	Storm Water Drains Inside Building (per Drain)	$14	Each	
14	Vacuum Breaker or Backflow Preventer	$14	Each	
15	Water Heater	$23	Each	
16	Water Service Piping	$17	Each	
17	Water Treatment Equipment	$8	Each	
	Other			
18	Fees for Services Not Listed in this Fee Schedule	$190	Per Hour	

City of Moorpark
BUILDING & SAFETY FEES

	Fee Description	Fee	Charge Basis	Note
	Sign Permit Fees and Valuations for Fee Setting			
1	Signs - Wall Mounted, No Electrical			
	a) Valuation (per sq. ft.)	$127		
	b) Electrical Permit	n/a		
	c) SMIP Fee	Greater of $0.50 or valuation x .00028		
2	Signs - Wall Mounted, Electrical			
	a) Valuation (per sq. ft.)	$127		
	b) Electrical Permit	$24		
	c) SMIP Fee	Greater of $0.50 or valuation x .00028		
3	Signs - With Footings, No Electrical			
	a) Valuation (per sq. ft.)	$127		
	b) Electrical Permit	n/a		
	c) SMIP Fee	Greater of $0.50 or valuation x .00028		
4	Signs - With Footings, Electrical			
	a) Valuation (per sq. ft.)	$127		
	b) Electrical Permit	$24		
	c) SMIP Fee	Greater of $0.50 or valuation x .00028		

City of Moorpark
BUILDING & SAFETY FEES

	Fee Description	Fee	Charge Basis	Note
	Swimming Pool and Spa Permit Fees and Valuations for Fee Setting			
1	Residential Pool			
	a) Valuation (per sq. ft.)	$63		
	b) Permit Fee	See Permit Fee Table		
	c) Permit Issuance Fee	$35		
	d) Plan Check Fee	75%	percent of permit fee	
	e) Electrical Permit Fee	$71		
	f) Plumbing Permit Fee	$123		
	g) SMIP Fee	Greater of $0.50 or valuation x .00013		
2	Residential Spa			
	a) Valuation (per sq. ft.)	$63		
	b) Permit Fee	See Permit Fee Table		
	c) Permit Issuance Fee	$35		
	d) Plan Check Fee	75%	percent of permit fee	
	e) Electrical Permit Fee	$71		
	f) Plumbing Permit Fee	$123		
	g) SMIP Fee	Greater of $0.50 or valuation x .00013		
3	Combination Pool & Spa			
	a) Valuation (per sq. ft.)	$63		
	b) Permit Fee	See Permit Fee Table		
	c) Permit Issuance Fee	$35		
	d) Plan Check Fee	75%	percent of permit fee	
	e) Electrical Permit Fee	$71		
	f) Plumbing Permit Fee	$123		
	g) SMIP Fee	Greater of $0.50 or valuation x .00013		
4	Manufactured Pool			
	a) Valuation (per sq. ft.)	$43		
	b) Permit Fee	See Permit Fee Table		
	c) Permit Issuance Fee	$35		
	d) Plan Check Fee	n/a		
	e) Electrical Permit Fee	$71		
	f) Plumbing Permit Fee	$123		
	g) SMIP Fee	Greater of $0.50 or valuation x .00013		
5	Portable Spa			
	a) Valuation (per sq. ft.)	$63		
	b) Permit Fee	See Permit Fee Table		
	c) Permit Issuance Fee	$35		
	d) Plan Check Fee	n/a		
	e) Electrical Permit Fee	$71		
	f) Plumbing Permit Fee	n/a		
	g) SMIP Fee	Greater of $0.50 or valuation x .00013		

City of Moorpark
BUILDING & SAFETY FEES

Fee Description	Fee	Charge Basis	Note
6 Commercial Pool, Spa, or Combination			
a) Valuation (per sq. ft.)	$80		
b) Permit Fee	See Permit Fee Table		
c) Permit Issuance Fee	$35		
d) Plan Check Fee	75%	percent of permit fee	
e) Electrical Permit Fee	$118		
f) Plumbing Permit Fee	$123		
g) SMIP Fee	Greater of $0.50 or valuation x .00028		

City of Moorpark
BUILDING & SAFETY FEES

	Fee Description	Fee	Charge Basis	Note
	Miscellaneous Building & Safety Fees			
1	Appeals Hearing	$1,140	Per Appeal	
2	Building Relocation Pre-Inspection	$190		
3	Business Registration Occupancy Inspection			
	a) Simple	$63		
	b) Complex (e.g., Changes of Use, or Industrial Uses)	$190		
4	Construction and Demolition Material Management Plan			
	a) Multi-Phase Project Combined Under One Submission	$380	Per Phase	
	b) All Others	$380		
5	Mobile Home Set-up			
	a) Permanent	$380		
	b) Temporary (Manufactured after June 15, 1976)	$190		
6	Pre-Manufactured Building Set-up, Commercial	$380		
7	Occupancy Investigation/Investigation of Unpermitted Work	$190	Per Hour	
8	Records Update	$48		
9	Re-Inspection Fee	$127	Each	
10	Excess Plan Review (4th and Subsequent)	$190	Per Hour	
11	Fees for Services Not Listed in this Fee Schedule	$190	Per Hour	

City of Moorpark
DEVELOPMENT IMPACT FEES

	Fee Description	Fee	Charge Basis	Note
1	**Park Facilities & Recreation**[1]			
	Residential: Single Family Residence	$4.71	per SF	
	Residential: Multi Family Residence	$6.54	per SF	
	Non-Residential: Commercial	NA	per 1,000 SF	
	Non-Residential: Office	NA	per 1,000 SF	
	Non-Residential: Industrial	NA	per 1,000 SF	
2	**Library Facility Fees**[1]			
	Residential: Single Family Residence	$0.73	per SF	
	Residential: Multi Family Residence	$1.02	per SF	
	Non-Residential: Commercial	$188	per 1,000 SF	
	Non-Residential: Office	$376	per 1,000 SF	
	Non-Residential: Industrial	$75	per 1,000 SF	
3	**City Hall**[1]			
	Residential: Single Family Residence	$1.24	per SF	
	Residential: Multi Family Residence	$1.72	per SF	
	Non-Residential: Commercial	$319	per 1,000 SF	
	Non-Residential: Office	$637	per 1,000 SF	
	Non-Residential: Industrial	$127	per 1,000 SF	
4	**Police Facilities Fees**[1]			
	Residential: Single Family Residence	$0.57	per SF	
	Residential: Multi Family Residence	$0.80	per SF	
	Non-Residential: Commercial	$147	per 1,000 SF	
	Non-Residential: Office	$295	per 1,000 SF	
	Non-Residential: Industrial	$59	per 1,000 SF	
5	**Citywide Transportation Fee**[1]			
	Residential: Single Family Residence	$8.71	per SF	
	Residential: Multi Family Residence	$9.30	per SF	
	Non-Residential: Commercial	$20,111	per 1,000 SF	
	Non-Residential: Office	$15,377	per 1,000 SF	
	Non-Residential: Industrial	$4,664	per 1,000 SF	
6	**Fire Protection Facility Fees**			
	Administration Fee	$15.00		
	Residential: Single Family Residence	$979.46	per unit	
	Residential: Multi Family Residence	$721.87	per unit	
	Residential: Mobile Home	$587.08	per unit	
	Non-Residential	$0.49	per sq ft	
7	**Parking In-Lieu Fee in Downtown Specific Plan Area**			
	Parking In-Lieu Fee	Per Resolution No. 2007-2613		
8	**Tree and Landscape Fee**			
	Residential, Commercial, and Industrial Development	$0.05	per sq ft of pad space	

1) An administrative fee of 5% is included in the fees for (1) legal, accounting, and other administrative support and (2) development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

City of Moorpark
PLANNING FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
	Permits: Development				
1	Administrative Exception	$950		Fixed Fee	
2	Administrative Permit: Residential	$1,140		Fixed Fee	
3	Administrative Permit: Commercial/Industrial				
	a) Base Fee	$1,900		Fixed Fee	
	b) Plus Police Department Review	$300		Fixed Fee	
4	Administrative Permit: Relocation of a Business with an Existing Administrative Permit (Not Involving Expansion of More Than 50% of Floor Area, Change in the Nature of the Business, or Sale of Alcoholic Beverages)				
	a) Base Fee	$570		Fixed Fee	
	b) Plus Police Department Review	$300		Fixed Fee	
5	Administrative Permit: Relocation of Permitted Business That Did Not Require an Administrative Permit When Established (Not Involving Expansion of More Than 50% of Floor Area, Change in the Nature of the Business, or Sale of Alcoholic Beverages)				
	a) Base Fee	$950		Fixed Fee	
	b) Plus Police Department Review	$300		Fixed Fee	
6	Appeal of Community Development Director Decision Not Requiring Public Notice	$1,140		Fixed Fee	
7	Appeal of Community Development Director Decision Requiring Public Notice	$1,330		Fixed Fee	
8	Lot Line Adjustment, Certificate of Compliance, or Reversion to Acreage				
	a) Base Fee		$4,000	Deposit	[a]
	b) Per Lot		$150	Deposit	[a]
9	Permit Adjustment: Residential	$570		Fixed Fee	
10	Permit Adjustment: Commercial/Industrial	$1,140		Fixed Fee	
	Permits: Zoning				
11	Abandoned Shopping Cart Prevention Plan Review (Annual)	$95		Fixed Fee	
12	Adult Business Permits (Annual)				
	a) Adult Business Permit	$950		Fixed Fee	
	b) Adult Business Performer Permit	$190		Fixed Fee	
13	Bingo Game Permit (Annual)	$50		Fixed Fee	[b]
14	Home Occupation Permit	$110		Fixed Fee	
15	Home Occupation Permit: Applicant Under 18, with Annual Income < $10,000	$0		Fixed Fee	
16	Mobile Home Rent Increase Review	$570		Fixed Fee	[c]

City of Moorpark
PLANNING FEES

Fee Description	Fixed Fee	Deposit	Charge Basis	Note
17 Open House Directional Sign Permits				
a) Annual Encroachment Permit for Individual Owner/Seller or Real Estate Agent				
i) Permit Application Received Prior to July 1	$190		Fixed Fee	[d]
ii) Permit Application Received After July 1	$95		Fixed Fee	[d]
b) Annual Encroachment Permit for Real Estate Office				
i) Permit Application Received Prior to July 1	$570		Fixed Fee	[e]
ii) Permit Application Received After July 1	$285		Fixed Fee	[e]
c) Additional Sign Stickers	$5		Fixed Fee	
d) Retrieved Sign Storage Fee (per day)	$5		Fixed Fee	
18 Secondhand Dealer/Thrift Shop/Pawnbroker Permit				
a) Permit Fee	$760		Fixed Fee	[f]
b) Deposit for Police Review Expenses		$4,400	Deposit	[f]
19 Sign Permits				
a) New Signs	$380		Fixed Fee	
b) Sign Permit for Change of Copy on Existing Permitted Sign	$190		Fixed Fee	
c) Sign Program	$1,140		Fixed Fee	
20 Street Vendor Permit (Annual)	$190		Fixed Fee	
21 Temporary Sign/Banner Permit	$95		Fixed Fee	
22 Temporary Use Permits:				
a) Minor (Outdoor Sales, RV as Dwelling During Construction)	$285		Fixed Fee	
b) Major (Parades, Concerts, Carnivals, Shows)				
i) Permit Application Review Fee	$570		Fixed Fee	
ii) Plus Police Department Review	$300		Fixed Fee	
iii) Additional Services	Actual Cost		Fixed Fee	
23 Zoning Clearance	$190		Fixed Fee	
24 Zoning Verification Letter/Re-Build Letter	$570		Fixed Fee	
Planning - Development Services				[g]
Condition Compliance				
25 Planning Condition Compliance Review		100% of original Map/PD deposit	Deposit	
26 Landscape Review & Inspection		100% of City cost + 15% admin fee	Deposit	
27 Lighting Plan Review & Inspection		100% of City cost + 15% admin fee	Deposit	
28 Violation (Penalty) Conditions of Approval		100% of Staff Time for Investigation & Enforcement	Deposit	

City of Moorpark
PLANNING FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
	Entitlement Applications				
29	Appeal of Planning Commission Decision		$3,800	Deposit	
30	Conditional Use Permits (CUP)				
	a) CUP for Restaurant Use with or without Beer/Wine, or for a Use Relocating from a Place within the City Where an Existing CUP Has Been Granted and There Is No Change in Use, only Location				
	i) Initial Deposit		$4,560	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
	b) CUP - All Other				
	i) Initial Deposit		$7,600	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
31	Development Agreement		$45,600	Deposit	
32	General Plan Amendment		$7,600	Deposit	
33	Planned Development Permit				
	a) Commercial/Industrial – New Const. (< 50,000 SF)				
	i) Initial Deposit		$28,500	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
	b) Commercial/Industrial – New Const. (50,000 SF +)				
	i) Initial Deposit		$38,000	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
	c) Commercial: Conversion of Residence to Retail or Office in Downtown Specific Plan Area				
	i) Initial Deposit		$7,600	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
	d) Residential (fewer than 30 units)				
	i) Initial Deposit		$28,500	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
	e) Residential (30 units or more)				
	i) Initial Deposit		$38,000	Deposit	
	ii) Plus, Police Department Review	$300		Fixed Fee	
34	Public Hearing Notice		$2,280	Deposit	
35	Specific Plan		$57,000	Deposit	
36	Tentative Parcel Map		$10,450	Deposit	
37	Tentative Tract Map				
	a) Fewer than 30 lots		$13,300	Deposit	
	b) 30 or more lots		$28,500	Deposit	

City of Moorpark
PLANNING FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
38	Variance		$7,600	Deposit	
39	Vesting Tentative Tract Map		$38,000	Deposit	
40	Zone Change		$7,600	Deposit	
41	Zoning Ordinance Amendment		$7,600	Deposit	
	Environmental Documentation				
42	Initial Study & Negative Declaration		$7,600	Deposit	
43	Environmental Analysis		100% of City cost + 15% admin fee	Deposit	[h]
44	Environmental Impact Report Supplement/Addendum		$9,500	Deposit	
	Special Studies and Reports				
45	Special Studies, Reports, or Other Analysis		100% of City cost + 15% admin fee	Deposit	[h]
	Miscellaneous				
46	Development Agreement – Annual Review		$3,800	Deposit	
47	Parcel Map Waiver, or Conditional Certificate of Compliance		$9,500	Deposit	
	Modifications				
48	Modification of Existing Planned Development Permit				
	a) Modification with No Substantial Change To Site Plan or Architectural Design		Lesser of $10,000 or 80% of initial deposit amount	Deposit	
	b) Modification - All Other		80% of initial deposit amount	Deposit	
	Time Extension				
49	Time Extension of Approval				
	a) Staff Decision		$1,140	Deposit	
	b) Planning Commission or City Council Decision		$3,040	Deposit	
	Pre-Applications and General Plan Amendment Pre-				
50	Pre-Application (Non-GPA)		$1,900	Deposit	
51	General Plan Amendment Pre-Screening		$11,020	Deposit	
	Technology Enhancement Fee				
52	Technology Enhancement Fee	6% of Permit Fee		Fixed Fee	
	Other				
53	Fees for Services Not Listed in this Fee Schedule		Bill Hourly Using Real Time Billing Rates or Actual Cost + 15% Admin Fee		

City of Moorpark
PLANNING FEES

Fee Description	Fixed Fee	Deposit	Charge Basis	Note

[a] Initial deposit shall be calculated using base fee plus per lot fee.

[b] Fee amount established and limited by the State of California.

[c] Rent review fee referenced here applies to cost-of-living increases only.

[d] Includes five sign stickers.

[e] Includes sixty sign stickers.

[f] A deposit for police review expenses must be maintained and replenished on a monthly basis. Thrift shops owned and operated by 501(c)(3) non-profit organizations are exempt from providing daily police reports and the corresponding police review deposit.

[g] City of Moorpark staff shall bill actual time spent on land use applications and other items eligible for cost recovery where a deposit is required at a real time cost accounting rate as established by the City Council. Additional deposits will be required when staff time charges are projected to exceed the deposit balance. Any remaining deposit amount left from entitlement processing shall be applied to condition compliance. Upon Certificate of Occupancy or Final Building Permit, when all permit review and processing has been completed, any remaining condition compliance deposits shall be returned after all costs are deducted for final processing.

[h] Staff to provide estimated cost.

City of Moorpark

PUBLIC WORKS ENGINEERING AND ENCROACHMENT PERMIT FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
	Encroachment Permits				
1	Application Fee	$150		Fixed	
2	Permit/Inspection Fees				
	a) Curb, gutter, and/or sidewalk				
	i) Base Fee, up to 100 Linear Feet	$150		Fixed	
	i) Each Additional linear foot	$1		Fixed	
	b) Residential Driveway (each opening)	$150		Fixed	
	c) Commercial Driveway (each opening)	$300		Fixed	
	d) Use of City ROW for Temporary Access to Private Property	$150		Fixed	
	e) Misc. Construction and/or Use of City ROW				
	i) Base Fee	$150		Fixed	
	ii) Annual Citywide Permit	$450		Fixed	
	f) Placing and/or Relocation of Utility Poles				
	i) Annual Citywide Permit	$450		Fixed	
	ii) Per Pole Fee	$60		Fixed	
3	Extension of Encroachment Permit	$75		Fixed	
	Excavation Permits				
4	Application Fee	$150		Fixed	
5	Permit/Inspection Fees				
	a) Percent of Construction Cost based on City Engineer's Bond Estimate Fee Spreadsheet	5%		Fixed	
	b) Annual Citywide Permit for Utility Trenches				
	i) Base Fee	$1,000		Fixed	
	ii) Excavation permitted under Citywide Permit	$60		Fixed	[a]
6	Extension of Excavation Permit	$75		Fixed	
	Special Studies and Reports				
7	Special Studies, Reports, or Other Analysis (e.g. Geology, Hydrology, SWPPP, WQMP, etc.)		100% of City cost + 15% admin fee	Deposit	
	Land Development Review				
8	Land Development Review		100% of City cost + 15% admin fee	Deposit	
	Lot Line Adjustment				
9	Lot Line Adjustment		See Planning Fee Schedule	Deposit	
	Parking Permits				
10	Replacement Guest Parking Permit	$25		Fixed	[c]

City of Moorpark

PUBLIC WORKS ENGINEERING AND ENCROACHMENT PERMIT FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
	Small Wireless Facilities Within the City's Right-of-Way				
11	Application Fee				
	a) First Small Cell Wireless Facility Site	$3,030		Fixed	
	b) Additional Sites (Second through Fourth) on Same Application - Per Site	$2,758		Fixed	
	c) Additional Sites (Fifth and Beyond) on Same Application - Per Site	$2,258		Fixed	
12	Application Fee for Co-Located Small Wireless Facility - Per Site	$2,530		Fixed	
13	Application Fee for New Pole to Support Small Wireless Facilities	$1,000		Fixed	
14	Annual Recurring Fee for Attachment to City-Owned Structure - Per Site	$270		Fixed	
	Stormwater/NPDES Annual Inspection and Re-Inspection Fees				
15	Automotive	$85		Fixed	
16	Food	$85		Fixed	
17	Industrial Facility: Tier 1 (Non-Exposure)	$85		Fixed	[d]
18	Industrial Facility: Tier 2 (General Permit)	$142		Fixed	
19	Laundry: Tier 1 (General Public)	$85		Fixed	
20	Laundry: Tier 2 (Commercial)	$142		Fixed	
21	Nursery: Tier 1 (Less Than One Acre)	$85		Fixed	
22	Nursery: Tier 2 (One or More Acres)				
	a) Up to 1 Acre	$85		Fixed	
	b) Each Additional Acre or Portion Thereof	$9		Fixed	
23	Other Facilities	$115		Fixed	[e]
	Subdivision Maps (Deposit)				**[f]**
24	Tract or Parcel Map Processing Fee Deposit		$600		
25	Final Map, Parcel Map Check Fee Deposit				
	a) Fixed Quality Control fee for technical correctness for the first three map checks and quality control only				
	i) Base Fee		$2,750		
	ii) Per Lot		$75		
	b) Additional Checks Above Three		Actual Cost + 15% Admin Fee		

City of Moorpark

PUBLIC WORKS ENGINEERING AND ENCROACHMENT PERMIT FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
	Subdivision Plan Check, Inspection, and Engineering Reports				[g]
26	Grading and Development Final Civil Improvements plan check fees are based upon the bond estimate of improvement costs according to the below schedule:				
	a) $0-999 Improvement Costs	$600		Fixed	
	b) $1,000-9,999 Improvement Costs	$600 + 15% of cost over $1,000		Fixed	
	c) $10,000-49,999 Improvement Costs	$3,800 + 10% of cost over $10,000		Fixed	
	d) $50,000-99,999 Improvement Costs	$11,400 + 5% of cost over $50,000		Fixed	
	e) $100,000-999,999 Improvement Costs	$15,200 + 2% of cost over $100,000		Fixed	
	f) $1,000,000+ Improvement Costs	$41,800 + 1% of cost over $1,000,000		Fixed	
27	Subdivision and Other Major Improvement Plan Changes	$0		Fixed	[h]
28	Revisions to Approved Tentative Subdivision Map (Deposit)		$1,000	Deposit	
29	Inspection Fee deposits are based upon the bond estimate of improvement costs according to the below schedule:				
	a) $0-999 Improvement Costs		$600	Deposit	
	b) $1,000-9,999 Improvement Costs		$600 + 15% of cost over $1,000	Deposit	
	c) $10,000-49,999 Improvement Costs		$3,800 + 10% of cost over $10,000	Deposit	
	d) $50,000-99,999 Improvement Costs		$11,400 + 5% of cost over $50,000	Deposit	
	e) $100,000-999,999 Improvement Costs		$15,200 + 2% of cost over $100,000	Deposit	
	f) $1,000,000+ Improvement Costs		$41,800 + 1% of cost over $1,000,000	Deposit	

City of Moorpark

PUBLIC WORKS ENGINEERING AND ENCROACHMENT PERMIT FEES

	Fee Description	Fixed Fee	Deposit	Charge Basis	Note
	Transportation Permits				
30	Permit Fee (per Vehicle Code)	$16		Fixed	
31	Annual Citywide Permit	$90		Fixed	
32	Extension of Transportation Permit	$50		Fixed	
33	Special Services Necessitated by Permit	Actual Cost		Fixed	
	Technology Enhancement Fee				
34	Technology Enhancement Fee	6% of Permit Fee		Fixed Fee	
	Emergency Call Outs				
35	Emergency Call Outs	Overtime Rate Billing Rate; 4 hour min.		Fixed	[i]
	Other				
36	Fees for Services Not Listed in this Fee Schedule	Bill Hourly Using Real Time Billing Rates or Actual Cost + 15% Admin Fee		Fixed	

[a] Not exceeding two feet in width and sixty feet in length, dug at right angles to the centerline of the road, or an excavation not exceeding thirty sq. ft. in area.

[b] Special submittals, investigations, reports, or reviews will require deposits based on the actual or anticipated actual cost (including City overhead). The above fees will cover one review and one follow-up review. Fees for additional reviews are to be paid on an actual time basis (including City overhead).

[c] An owner or resident residing at an affected property may purchase a maximum of two Replacement Guest Parking Permits per parking permit period, unless approved otherwise by the City Manager or his/her designee.

[d] Non-exposure industrial facilities, after they have received their first inspection and filed for Non-exposure status, shall not be charged additional inspection fees. Any industrial facility that fails to file for Non-exposure status shall continue to be inspected once every two years and continue to be charged the Tier 1 rate.

[e] Other Facilities include US EPA Phase I and II Facilities; Municipal Landfills; Hazardous Waste Treatment, Disposal, and Recovery Facilities; and Emergency and Community Right-of-Know Act (EPCRA).

[f] If the actual cost (including City overhead) of map checking exceeds the total fee deposits, the developer shall pay the actual cost (including City overhead). Actual cost shall include staff labor costs (plus City overhead), contract labor costs (plus City overhead), plus reimbursable expenses (i.e., reproductions, etc.).

[g] Any substantial revisions (i.e. street alignments, pad sizes, pad elevation changes in excess of two feet) to approved tentative subdivision maps shall require City Council approval. A fee of $1,000 per sheet, not including any required planning fees, shall be required for any such application of map revision.

[h] Fee is calculated as % of the estimate of costs of additional improvements, including work for which a grading permit must be obtained.

[i] Charges for emergency call outs shall be paid at the overtime rate, plus City overhead, for the positions responding for the time of the call out (Saturday, Sunday, Holiday, etc.). The charge for any emergency call out shall be based upon a minimum time of four hours per employee used, regardless of the actual length of time of the call out, for up to the first four hours used, and then at said applicable overtime rate, plus City overhead, for the actual number of hours worked if beyond four hours. Emergency call outs for the purposes of this fee shall be defined as providing personnel and equipment called to work at times when normal Public Works operations are secured.

The number of plan checks covered by the above described fees shall be limited to three. The third plan submittal shall be checked to confirm that said plan submittal is correct and complete. Any additional plan checking efforts required shall be at a deposit of actual cost plus City overhead.

If the actual cost (including City overhead) of plan checking exceeds the total fee deposits, the developer shall pay the actual cost (including City overhead). Actual cost shall include staff labor costs (plus City overhead), contract labor costs (plus City overhead), plus reimbursable expenses (i.e., reproductions, etc.).

City of Moorpark

COMMERCIAL FILMING AND PHOTOGRAPHY PERMIT FEES

Fee Description	Fee	Charge Basis	Note
1 Commercial Film and Photography Permit			
a) Filming on Private Property Only			
i) Base Permit Fee	$345	per application	[a]
ii) Per Location Fee	$144	per location	[a]
iii) Per Day Fee	$115	per day	[a]
b) Public Right-of-Way / City Property			
i) Base Permit Fee	$460	per application	[a]
ii) Per Location Fee	$201	per location	[a]
iii) Per Day Fee	$345	per day	[a]
c) Still Photography Only	$115	per application	
d) Parking Lot Rental			
i) Rental Rate	$275	per day	
ii) Refundable Clean-up Deposit (discretionary)	$1,000	per rental	
e) Police Department Review	$300	per application	
f) Special Services	Actual Cost to City		

[a] If a film permit is issued for both private property and City property/right-of-way locations, the City property/right-of-way locations base permit fee shall be used. Per location fees and per day fees shall be calculated based on the number of private property and public property right-of-way locations used and days used.

City of Moorpark
FACILITY RENTAL FEES

Rental Group Classifications

Purpose

The purpose and intent of the City Council in adopting the Rental Group Classifications shall be to provide direction for staff and the public relating to the classification of groups and individuals renting City Facilities.

Group Classification Definitions

GROUP 1: Governmental agencies directly serving City residents when the Rental use is of direct benefit to City residents, and Moorpark nonprofit organizations with current tax exempt status under Section 501(c)(3), 501(c)(4), 501 (c)(6), 501 (c)(19) of the U.S. Revenue Code chartered within the limits of the City of Moorpark or with an official branch or chapter located within the City of Moorpark. Rentals by Moorpark nonprofit organizations must meet all of the following criteria in order to be categorized under Group 1:

- The Rental is intended for, and open to, the general public.
- No admission or entry fee is charged to attend the Rental.
- The Rental spans no more than three (3) consecutive days, and is held no more than once per year.
- Rental attendance is less than 2,000 people.

GROUP 2: City residents and businesses for noncommercial purposes (no entrance fees or sales), certain nonprofit organizations based in the City of Moorpark, and governmental agencies serving the residents of the City of Moorpark, when the rental does not comply with the requirements of Group 1.

- The designation of City of Moorpark resident applies to individuals who live within the incorporated Moorpark City boundary. Proof of residency is required. The designation of a Moorpark business applies to businesses with a physical address (no post office boxes) within the incorporated City of Moorpark boundary and with a current Moorpark Business Registration.
- The designation of a Moorpark nonprofit organization applies to those with current tax exempt status under Section 501(c)(3), 501(c)(4), 501 (c)(6), 501 (c)(19) of the U.S. Revenue Code chartered within the limits of the City of Moorpark, or with an official branch or chapter located within the City of Moorpark. Proof of 501 (C) status is required.
- The designation of governmental agency directly serving the residents of Moorpark applies, but is not limited, to the following agencies: Moorpark Unified School District, Moorpark College, Ventura County Water Works District I, County of Ventura, Ventura County Superintendent of Schools, and agencies of similar status as determined at the Director's sole discretion.
- For park field rentals, a minimum of 51% of those attending the rental must be City of Moorpark residents in order for the Renter to be classified under Group 2.

GROUP 3: Residents of the Moorpark Unified School District boundaries that reside outside of the City's incorporated limits, Moorpark businesses for commercial purposes, and non-Moorpark nonprofit organizations.

- The designation of residents of the Moorpark Unified School District boundary applies to individuals living within the District boundaries but outside of the City's incorporated limits. Proof of address is required.
- The designation of non-Moorpark nonprofit organizations applies to nonprofit organizations with current tax exempt status under Section 501(c)(3), 501(c)(4), 501 (c)(6), 501 (c)(19) of the U.S. Revenue Code, chartered outside of the City of Moorpark and with no official chapters or branches located within the City of Moorpark.
- The designation of a Moorpark business applies to businesses with an established address within the incorporated City boundary and with a current Moorpark Business Registration.

GROUP 4: All other Renters not included in Groups 1, 2, or 3.

City of Moorpark
FACILITY RENTAL FEES

Payment Schedule
Payment Schedule For Reservation Applications submitted more than thirty (30) calendar days in advance of the first rental date requested, and with rental fees exceeding $500.00, the Renter may submit partial payment of not less than $200.00, which will be applied toward the rental fees. Payment of all rental fees is due in full thirty (30) calendar days prior to the first rental date on the Rental Permit. For Reservation Applications submitted thirty (30) calendar days or less before the first rental date requested, full payment must be made at the time the Reservation Application is submitted. For all rentals with rental fees totaling $500.00 or less, full payment must be made at the time the Reservation Application is submitted. Fees for Reservation Applications submitted less than ten (10) business days in advance must be paid by credit card (Visa or MasterCard only), cashier's check, money order, or cash. Personal checks will be accepted only when the Reservation Application is submitted ten (10) or more business days in advance. Reservation dates on a Rental Permit may not span a time period of more than ninety (90) calendar days, except those Rental Permits issued to youth sports organizations for use under an agreement with the City. Security deposits must be paid in full at the time the Reservation Application is submitted.

City of Moorpark

FACILITY RENTAL FEES

	Facility Rental Description	Group 1	Group 2	Group 3	Group 4
As used in this resolution, "Direct Costs" shall be defined as measurable or quantifiable costs to the City resulting directly from the rental use, including but not limited to staff time, police costs, traffic control, etc.					
	Hourly Park Rental Fees				
1	Ballfield (softball or baseball)	Direct Costs	$22	$27	$32
2	Athletic Field (soccer or football)	Direct Costs	$22	$27	$32
3	Open Grass Area	Direct Costs	$10	$15	$20
4	Field lights	$28 - $35	$35	$40	$45
5	Electricity (other than field lights)	Direct Costs	$5	$8	$12
6	Basketball Court (outdoor)	Direct Costs	$8	$12	$20
7	Tennis Court Direct Costs	Direct Costs	$8	$12	$15
8	Pickle Ball Court (each)	Direct Costs	$4	$8	$12
9	Multi-purpose court (AVCP*)	Direct Costs	$17	$22	$27
10	Horseshoe pit Direct Costs	Direct Costs	$8	$12	$20
11	Bocce ball court Direct Costs	Direct Costs	$8	$12	$20
12	Picnic table Direct Costs	Direct Costs	$5	$8	$12
13	Gazebo (Poindexter Park)	Direct Costs	$8	$12	$20
14	Small Pavilion (Campus, Campus, Canyon, Glenwood, Mountain, Meadows, Tierra Rejada. Maximum 75 people.)	Direct Costs	$20	$25	$40
15	Medium Pavilion (College View, Mammoth Highlands, Miller, Peach, Hill. Maximum 100 people.)	Direct Costs	$25	$35	$50
16	Large Pavilion (AVCP west, Poindexter. Maximum 175 people.)	Direct Costs	$40	$50	$75
17	Peppertree Pavilion (AVCP)	Direct Costs	$85	$105	$165
18	AVCP Recreational Trail	Direct Costs	$25	N/A	N/A
19	Parking Lot (per space)	Direct Costs	$3	$5	$7
20	Parking Lot Small (<20 spaces)	Direct Costs	$20	$25	$30
21	Parking Lot Med (20-75 spaces)	Direct Costs	$30	$35	$45
22	Parking Lot Large (76+ spaces)	Direct Costs	$40	$50	$60
23	Skatepark (lessons, classes, camps)	Direct Costs	$25	$35	$50
24	Skatepark (events, exclusive use)	Direct Costs	$100	$150	$200
25	Snack Bar (AVCP)	Direct Costs	$15	$25	$250
26	Batting Cages (Poindexter Park)	Direct Costs	$8	$12	$20
	* AVCP = Arroyo Vista Community Park				

City of Moorpark
FACILITY RENTAL FEES

	Facility Rental Description	Group 1	Group 2	Group 3	Group 4
	Hourly Indoor Facility Use Fees				
	Arroyo Vista Recreation Center (AVRC)				
27	Sycamore Room	Direct Costs	$65	$75	$85
28	Jacaranda and Cypress Room	Direct Costs	$50	$60	$70
29	Magnolia Conference Room	Direct Costs	$20	$30	$40
30	Kitchen Use Fee*	Direct Costs	$22	$32	$42
31	Gymnasium Use Fee	Direct Costs	$60	$70	$80
	Community Center				
32	Apricot Room	Direct Costs	$65	$75	$85
33	Citrus Room	Direct Costs	$45	$55	$65
34	Kitchen Use Fee*	Direct Costs	$22	$32	$42
	*AVRC and Community Center Kitchen Use Fee is calculated hourly in conjunction with a room rental. (Kitchen may not be rented by itself.)				
	Equipment Use Fees				
35	Table (each)	$5	$5	$5	$5
36	Chair (each)	$0.25	$0.25	$0.25	$0.25
37	Stage (per section)	$25	$25	$25	$25
	Flat Rate Fees				
	Permit Application Fees (Nonrefundable)				
38	Single Date/Single Facility	$0	$15	$15	$15
39	Single Date/Multiple Facilities or Multiple Dates/Single Facility	$0	$25	$25	$25
40	Multiple Dates/Multiple Facilities $0 $40 $40 $40	$0	$40	$40	$40
41	Sports Tournaments 500-1,999 total attendance	$0	$50	$75	$100
42	Sports Tournaments 2,000+ total attendance	$0	$75	$100	$125
43	Events 500 -1,999 total attendance	$0	$50	$75*	$100*
44	Large Events 2,000+ total attendance	$0	$75	$100*	$125*
45	Youth Sports Organization Seasonal Permit (fee is per field)	n/a	$10	n/a	n/a
	*Rental also requires payment of 10% of event gross receipts				

City of Moorpark
FACILITY RENTAL FEES

	Facility Rental Description	Group 1	Group 2	Group 3	Group 4
	Other Flat Rate Fees				
46	Refund Processing Fee (to process a Rental cancellation/refund)	$0	$15	$15	$15
47	Attraction/Performer Permit Fee (Pre-approved company)	$0	$10	$10	$10
48	Attraction/Performer Permit Fee* (All others)	$30	$50	$75	$100
49	Late Fee (for applications submitted less than 3 business days in advance)	$0	$20	$20	$20
50	Change Fee (for renter requested changes to approved permits. Fee is per facility and date, not to exceed Permit Application Fee. Changes must be made (5) business days prior to rental date.)	$0	$5	$5	$5
51	Field Preparation Fee	$40	$50	$60	$75
52	Soccer Goal Rental*	$25	$35	$45	$60
53	Softball/Baseball Base Rental*	$10	$15	$20	$25
54	Vendor Fee (per vendor)	$0	$25	$50	$75
55	Alcohol Permit Fee	$0	$50	$75	$100
56	Parking Lot Small (<20 spaces)**	$0	$140	$175	$225
57	Parking Lot Med (20-75 spaces)**	$0	$200	$250	$325
58	Parking Lot Large (76+ spaces)**	$0	$275	$350	$450
59	Parking Lot w/ Film Permit***	N/A	$250	$250	$250

* Security deposit also required
** Rate is per day
*** Rate applies to unimproved parking lots and improved parking lots not associated with a public park or building. Improved parking lots associated with public parks and buildings will be charged at the daily rate stated above for the parking lot size, or $250, whichever is higher.

City of Moorpark
FACILITY RENTAL FEES

Refundable Security Deposits
Security deposit amount(s) shall be collected to ensure return of rented equipment and protection of City property. All or a portion of the deposit may be retained for the reasons specified in the City Council's Resolution Adopting Rules and Regulations Governing City Park Rentals.

	Facility Rental Description	All Groups
	Security Deposits	
60	Soccer Goals	$100
61	Softball/Baseball Bases	$100
62	Attractions, Performers, Equipment (except City preauthorized)	$100
63	Stage (Indoor use only)	$100
64	Snack Bar	$500
65	Park Rentals 51+ attendance	$100
66	Park Rentals 200+ attendance, Indoor Rentals	$300
67	Park Rentals 500+ attendance, Rentals w/alcohol, AVRC Gym	$500
68	Park Rentals 2,000+ attendance	$1,000
69	Attraction Company Deposit	$500

City of Moorpark
FACILITY RENTAL FEES

Cancellation Fees and Additional Charges	All Groups
70 Cancellation Fee	50% of Rental Fees
71 Staff Fees for Setup, Breakdown, and Cleanup	Based upon Staff Billing Rates
72 Police Service Fees	City Contract Rate + 15% Overhead Cost
73 Contract Security Guards	City Contract Rate + 15% Overhead Cost
74 Insurance Fees	City Contract Rate
75 Other Charges	As Determined by Parks and Recreation Director

Cancellation Fees

Rental fee refunds for cancellations by the Renter are subject to the provisions established in the City Council's Resolution Adopting Rules and Regulations Governing City Facility Rentals, which includes description of deductions for the Processing Fee and Cancellation Fee. The amount of the Processing Fee is included under Flat Rate Fees.

Additional Charges

Additional Charges Over the Basic Rate are as Follows:

A. Staff Fees: Staff fees will be charged when staff is required for additional set up, breakdown, or cleanup beyond normal time requirements, for tournaments, for indoor Rentals with 100 or more total attendance and park Rentals with 200 or more total attendance, for Rentals with alcoholic beverages, or for special circumstances as described in the City Council's Resolution Adopting Rules and Regulations Governing City Facility Rentals. Staff fees shall be charged in accordance with the current billing rate established by the City Council, as follows:

- Part-time staff: Hourly rate equivalent to the current billing rate for the Park and Facility Attendant III position.
- Full-time staff: Hourly rate equivalent to the current billing rate for the applicable position.

B. Police Services Fees: Fees for Police service may be charged for any rental requiring Police services, as determined necessary by the Director. For all Groups, the Police service fee shall be consistent with the City Council's Resolution Establishing Police Service Fees (hourly rate plus a fifteen percent City general government overhead cost).

C. Contract Security Guards: Fees for private Security Guards may be charged for any rental requiring Security Guards, as determined necessary by the Director. The fee for Security Guards shall be the City's current hourly contract rate + 15%.

D. Insurance Fees: For Rentals which require insurance in accordance with the City Council's Resolution Adopting Rules and Regulations Governing City Facility Rentals, insurance fees shall be charged to the Renter in accordance with current rates as established by the City's insurance provider. Insurance fees may be waived if insurance documentation is provided, including certificate of liability insurance and endorsement naming the City of Moorpark as additional insured, in accordance with the City Council's Resolution Adopting Rules and Regulations Governing City Facility Rentals.

E. Large Event and Large Venue Waste Management: Consistent with Article V of Chapter 8.36, Solid Waste, of the City's Municipal Code, all large events and large venues, as defined in Chapter 8.36, are subject to the requirements of that Chapter, including the requirement for a waste management plan and a waste management fee as established by resolution of the City Council.

F. Other Charges: The City reserves the right to make adjustments or impose additional fees on a case-by-case basis as a determination of the approval of a Rental Permit pursuant to Moorpark Municipal Code Section 12.16.140 and the current City Council Resolution Adopting Rules and Regulations Governing City Facility Rentals. Additional charges may be levied for rental requests containing unusual activities or accommodations as determined by the Director.

City of Moorpark

ELECTRICAL USE FEES - VEHICLE CHARGING AND COURT LIGHTING RATES

	Fee Description	Fee	Charge Basis	Note
	Electric Vehicle Supply Equipment (EVSE) Fees			
1	Blink EVSE - Rates for use of the Blink EVSE are predetermined by ECOtality North America, Currently:			
	a) Blink Plus	$1.00	per hour	
	b) Blink Basic	$1.50	per hour	
	c) Blink Guest	$2.00	per hour	
2	ChargePoint EVSE or Other EVSE - Rates are equivalent to the lowest subscription level offered by ECOtality North America, Currently:			
	a) City Vehicles	$0.00	per hour	
	b) All Other Vehicles	$1.00	per hour	
	Lighting Fees			
3	Basketball Court Light Fee	$0.50	per quarter hour	
4	Tennis Court Light Fee	$0.50	per quarter hour	

City of Moorpark
LIBRARY SERVICES FEES

	Fee Description	Fee	Charge Basis	Note
	Library Fees			
1	Replacement Library Card	$1	each	
2	Non California Resident Library Card	$25	annually	
3	Copies (Black and White, 8½" x 11")	$0.10	per page	
4	Copies (Color, 8½" x 11")	$0.25	per page	
5	Prints (Black and White, 8½" x 11")	$0.15	per page	
6	Prints (Color, 8½" x 11")	$0.50	per page	
7	3D Printer Use (based on weight of printed price)			
	a) Processing Fee	$1		
	b) Cost per Gram	$0.05		
8	USB Flash Drive 1GB	$5	each	
9	Processing Fee for Lost/Damaged Material	$10	per item	
10	Replacement Audio Book (Book on CD) Cases	$10	each	
11	Replacement Jewel Case or DVD Case	$1	each	
12	Missing Barcode	$1	each	
13	Inter-Library Loan Fee	varies	based on lending library fee	
14	Lost Item	varies	borrower to pay full cost of item	
15	Returned Check	$25	per occurrence	
16	Delinquent Account Referred to Collection Agency	$10	per occurrence	
17	Library Late Fees	No Charge		

City of Moorpark
POLICE SERVICES FEES

	Fee Description	Fee	Charge Basis	Note
	Standard Police Service Fees			[a]
1	Captain	Annual Cost/1,800 per hour* + 15%		
2	Sergeant	Annual Cost/1,800 per hour* + 15%		
3	Senior Deputy	Annual Cost/1,800 per hour* + 15%		[b]
4	Deputy	Annual Cost/1,800 per hour* + 15%		[b]
5	Cadet	Annual Cost/900 per hour* + 15%		
	Overtime Police Service Fees			[a]
6	Sergeant	Annual Overtime Rate per hour* + 15%		
7	Senior Deputy	Annual Overtime Rate per hour* + 15%		[b]
8	Deputy	Annual Overtime Rate per hour* + 15%		[b]
9	Cadet	Annual Overtime Rate per hour* + 15%		
	Administrative Police Fees for Towing			
10	A fee of $200.00 will be assessed for each person who owns a vehicle which is towed for impound or storage purposes, pursuant to this resolution.	$200		
11	A penalty fee in the amount of ten percent (10%) may be added each month to any fee imposed in the event the fee is not paid within thirty (30) days after the billing date.	10%		
	False Alarm Billing Rates			
12	False Alarm Responses Within a Period of Twelve (12) Consecutive Months Starting Each January 1 and Ending Each December 31			
	a) First Response	$0		
	b) Second Response	$0		
	c) Third Response	$0		
	d) Fourth Response	$200		
	e) Fifth Response	$300		
	f) Sixth Response	$400		
	g) Seventh Response	$500		
	h) Eighth Response	$600		
	i) Ninth and Greater Response	$700		
	Note: A penalty fee in the amount of ten percent (10%) may be added each month to any fee imposed in the event the fee is not paid within thirty (30) days after the billing date.			

Note: A penalty fee in the amount of ten percent (10%) may be added each month to any fee imposed in the event the fee is not paid within thirty (30) days after the billing date.

* As calculated from the latest annual contract and services rates adopted by the Ventura County Board of Supervisors for the Ventura County Sheriff's Office.

[a] These rates include fifteen percent (15%) City general government overhead.

[b] Beat Coordinator hours are billed at either the Senior Deputy or Deputy Rate as applicable.

City of Moorpark
PARKING CITATIONS

	Fee Description	Fine	Charge Basis	Note
1	MMC 10.04.150: Parallel Parking over 18" from the Curb	$63	per citation	
2	MMC 10.04.160: Angle Parking Only Zone	$63	per citation	
3	MMC 10.04.170: Time Limit Parking Zones	$63	per citation	
4	MMC 10.04.180: Block, Park, or Stop in a "Disabled Person" Space	$355	per citation	
5	MMC 10.04.190(a): Prohibited Parking within an Intersection	$63	per citation	
6	MMC 10.04.190(b): Prohibited Parking on a Crosswalk (Except for a Bus)	$63	per citation	
7	MMC 10.04.190(c): Prohibited Parking within a Safety Zone	$63	per citation	
8	MMC 10.04.190(d): Prohibited Parking within 15' from a Fire Station Entrance/Exit	$63	per citation	
9	MMC 10.04.190(e): Prohibited Parking: Unattended Vehicle within 15' of Fire Hydrant	$63	per citation	
10	MMC 10.04.190(f): Prohibited Parking in Front of a Private or Public Driveway	$63	per citation	
11	MMC 10.04.190(g): Prohibited Parking on a Sidewalk	$63	per citation	
12	MMC 10.04.190(h): Prohibited Parking Obstructing a Construction Zone	$63	per citation	
13	MMC 10.04.190(i): Prohibited Parking: Double Parking	$63	per citation	
14	MMC 10.04.190(j): Prohibited Parking: No Parking Zone, Red Curb, or Signs Prohibiting	$63	per citation	
15	MMC 10.04.190(k): Prohibited Parking: Traffic Hazard	$63	per citation	
16	MMC 10.04.190(l): Prohibited Parking across Parallel Parking Stall Lines	$63	per citation	
17	MMC 10.04.190(m): Prohibited Parking beyond Parking Stall Causing Hazard	$63	per citation	
18	MMC 10.04.190(n): Prohibited Parking in a Bus Loading Zone	$63	per citation	
19	MMC 10.04.190(o): Prohibited Parking on a Bridge	$63	per citation	
20	MMC 10.04.190(p): Prohibited Parking: Block Sidewalk Curb Cutout for a Wheelchair Access	$63	per citation	
21	MMC 10.04.200: Prohibited or Restricted Parking	$63	per citation	
22	MMC 10.04.205: Oversized Vehicle in Prohibited Location	$63	per citation	
23	MMC 10.04.210: Parking on a Hill over 3% Grade without Turning Wheels	$63	per citation	
24	MMC 10.04.220: 72 Hour Parking Limit	$63	per citation	
25	MMC 10.04.225: Overnight Parking in a Commercial Zone	$63	per citation	
26	MMC 10.04.227: Living in a Vehicle	$63	per citation	
27	MMC 10.04.240(a): Commercial Vending near Schools	$63	per citation	

City of Moorpark

PARKING CITATIONS

	Fee Description	Fine	Charge Basis	Note
28	MMC 10.04.240(c): Commercial Vending with Noise-Making Device near School	$63	per citation	
29	MMC 10.04.250: Parking or Stopping in a Loading Zone	$63	per citation	
30	MMC 10.04.260: Parking or Stopping in a Passenger Loading Zone	$63	per citation	
31	MMC 10.04.300: Commercial Vehicle Parking in Residential Area	$63	per citation	
32	Late Penalty Fee (after 14 days of mailing of parking violation)	$10	per citation	
33	Convenience Fee for Online/Telephone Payments	$4	per citation	
34	Administrative Fee in lieu of collecting a fine for a citation for failure to display a disabled placard, where the individual who received the citation can show proof that he/she had been issued a valid placard at the time the citation was received	$25	per citation	
35	California DMV Administrative Service Fee for recording the Notice of Delinquent Parking/Toll Violation on vehicle registration	$4	per citation	
36	Indigent Payment Plan Fee	$5	per citation	

City of Moorpark

REAL TIME BILLING RATES - FULL TIME POSITIONS

Position		Regular Rate	Overtime Rate	Charge Basis	Note
1	City Manager	$285		Per Hour	
2	Assistant City Manager	$260		Per Hour	
3	Deputy City Manager	$245		Per Hour	
4	Administrative Services Director	$235		Per Hour	
5	City Engineer/Public Works Director	$235		Per Hour	
6	Community Development Director	$235		Per Hour	
7	Finance Director	$235		Per Hour	
8	Parks and Recreation Director	$235		Per Hour	
9	Public Works Director	$235		Per Hour	
10	Assistant to the City Manager/City Clerk	$215		Per Hour	
11	City Engineer	$215		Per Hour	
12	Planning Director	$215		Per Hour	
13	Assistant City Engineer	$195		Per Hour	
14	Deputy Community Development Director	$195		Per Hour	
15	Deputy Finance Director	$195		Per Hour	
16	Assistant to the City Manager	$175		Per Hour	
17	Budget and Finance Manager	$175		Per Hour	
18	City Clerk	$175		Per Hour	
19	Community Services Manager	$175		Per Hour	
20	Economic Development and Planning Manager	$175		Per Hour	
21	Information Systems Manager	$175		Per Hour	
22	Parks and Landscape Manager	$175		Per Hour	
23	Planning Manager	$175		Per Hour	
24	Public Works Manager	$175		Per Hour	
25	Senior Civil Engineer	$175		Per Hour	
26	Administrative Services Manager	$160		Per Hour	
27	Economic Development and Housing Manager	$160		Per Hour	
28	Economic Development Manager	$160		Per Hour	
29	Finance /Accounting Manager	$160		Per Hour	
30	Human Resources Manager	$160		Per Hour	
31	Program Manager	$160		Per Hour	
32	Recreation Services Manager	$160		Per Hour	
33	Accountant II	$145		Per Hour	
34	Associate Civil Engineer	$145		Per Hour	
35	Landscape/Parks Maintenance Superintendent	$145		Per Hour	
36	Principal Planner	$145		Per Hour	

City of Moorpark

REAL TIME BILLING RATES - FULL TIME POSITIONS

Position		Regular Rate	Overtime Rate	Charge Basis	Note
37	Public Works Superintendent/Inspector	$145		Per Hour	
38	Senior Housing Analyst	$145		Per Hour	
39	Senior Human Resources Analyst	$145		Per Hour	
40	Senior Information Systems Administrator	$145		Per Hour	
41	Senior Management Analyst	$145		Per Hour	
42	Accountant I	$130		Per Hour	
43	Active Adult Center Supervisor	$130		Per Hour	
44	Assistant City Clerk	$130		Per Hour	
45	Assistant Engineer	$130		Per Hour	
46	Human Resources Analyst	$130		Per Hour	
47	Information Systems Administrator	$130		Per Hour	
48	Management Analyst	$130		Per Hour	
49	Parks and Facilities Supervisor	$130		Per Hour	
50	Public Works Supervisor	$130		Per Hour	
51	Purchasing Analyst	$130		Per Hour	
52	Recreation Supervisor	$130		Per Hour	
53	Associate Planner II	$120	$180	Per Hour	
54	Human Resources Specialist	$120	$180	Per Hour	
55	Recreation Specialist	$120	$180	Per Hour	
56	Senior Account Technician II	$120	$180	Per Hour	
57	Vector/Animal Control Specialist	$120	$180	Per Hour	
58	Associate Planner I	$110	$165	Per Hour	
59	Active Adult Center Coordinator	$105	$160	Per Hour	
60	Administrative Specialist	$105	$160	Per Hour	
61	Deputy City Clerk II	$105	$160	Per Hour	
62	Executive Secretary	$105	$160	Per Hour	
63	Human Resources Assistant	$105	$160	Per Hour	
64	Recreation Coordinator III	$105	$160	Per Hour	
65	Senior Account Technician I	$105	$160	Per Hour	
66	Account Technician II	$100	$150	Per Hour	
67	Assistant Planner	$100	$150	Per Hour	
68	Code Compliance Technician II	$100	$150	Per Hour	
69	Information Systems Technician II	$100	$150	Per Hour	
70	Vector/Animal Control Technician II	$100	$150	Per Hour	
71	Facilities Technician	$95	$145	Per Hour	
72	Landscape Maintenance Inspector	$95	$145	Per Hour	

City of Moorpark

REAL TIME BILLING RATES - FULL TIME POSITIONS

Position		Regular Rate	Overtime Rate	Charge Basis	Note
73	Administrative Assistant II	$90	$135	Per Hour	
74	Community Services Technician	$90	$135	Per Hour	
75	Deputy City Clerk I	$90	$135	Per Hour	
76	Landscape Maintenance Specialist	$90	$135	Per Hour	
77	Recreation Coordinator II	$90	$135	Per Hour	
78	Senior Maintenance Worker	$90	$135	Per Hour	
79	Vector/Animal Control Technician I	$90	$135	Per Hour	
80	Account Technician I	$85	$130	Per Hour	
81	Information Systems Technician I	$85	$130	Per Hour	
82	Administrative Assistant I	$85	$130	Per Hour	
83	Code Compliance Technician I	$85	$130	Per Hour	
84	Irrigation Specialist	$85	$130	Per Hour	
85	Planning Technician	$85	$130	Per Hour	
86	Maintenance Worker III	$80	$120	Per Hour	
87	Crossing Guard Supervisor	$75	$115	Per Hour	
88	Office Assistant III	$75	$115	Per Hour	
89	Public Works Technician	$75	$115	Per Hour	
90	Recreation Coordinator I	$75	$115	Per Hour	
91	Maintenance Worker II	$75	$115	Per Hour	
92	Recreation Program Specialist	$75	$115	Per Hour	
93	Teen Coordinator	$75	$115	Per Hour	
94	Account Clerk II	$70	$105	Per Hour	
95	Recreation Leader IV	$70	$105	Per Hour	
96	Recreation Assistant II	$70	$105	Per Hour	
97	Account Clerk I	$65	$100	Per Hour	
98	Office Assistant II	$65	$100	Per Hour	
99	Recreation Assistant I	$60	$90	Per Hour	
100	Maintenance Worker I	$60	$90	Per Hour	
101	Office Assistant I	$60	$90	Per Hour	

City of Moorpark

REAL TIME BILLING RATES - PART TIME POSITIONS

Position		Regular Rate	Overtime Rate	Charge Basis	Note
1	Project Administrator IV	$185	$280	Per Hour	
2	Project Administrator III	$150	$225	Per Hour	
3	Project Administrator II	$110	$165	Per Hour	
4	Project Administrator I	$70	$105	Per Hour	
5	Preschool Director	$40	$60	Per Hour	
6	Preschool Teacher	$40	$60	Per Hour	
7	Camp Director	$35	$55	Per Hour	
8	Senior Nutrition Coordinator	$35	$55	Per Hour	
9	Solid Waste & Recycling Assistant	$35	$55	Per Hour	
10	Assistant Camp Director	$35	$55	Per Hour	
11	Parks & Facilities Attendant III	$35	$55	Per Hour	
12	Intern	$35	$55	Per Hour	
13	Records Clerk	$30	$45	Per Hour	
14	Recreation Leader II	$30	$45	Per Hour	
15	Parks & Facilities Attendant II	$30	$45	Per Hour	
16	Camp Counselor II	$30	$45	Per Hour	
17	Clerical Aide/Crossing Guard	$30	$45	Per Hour	
18	Preschool Aide	$30	$45	Per Hour	
19	Crossing Guard	$30	$45	Per Hour	
20	Clerical Aide II	$30	$45	Per Hour	
21	Recreation Leader I	$30	$45	Per Hour	
22	Parks & Facilities Attendant I	$30	$45	Per Hour	
23	Camp Counselor I	$30	$45	Per Hour	
24	Clerical Aide I	$30	$45	Per Hour	