

TOWN OF MORAGA
DEVELOPMENT IMPACT FEES



Description	FY 2025-26 Fee (Effective July 1, 2025)	Unit
Development Impact Fees - Effective July 1 each year (per Municipal Code 17.04.030 & Resolution 42-2016)		-1.5% ENR CCI City Cost Index as of April 2025
Residential Development		
Single Family Detached		
General Government Impact Fee	\$8,945	Dwelling Unit
Public Safety Impact Fee	\$987	Dwelling Unit
Park Development Impact Fee	\$11,115	Dwelling Unit
Total Development Impact Fee (w/o Storm Drain Fee)	\$21,047	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Single Family Attached/Townhouse b		
General Government Impact Fee	\$8,945	Dwelling Unit
Public Safety Impact Fee	\$987	Dwelling Unit
Park Development Impact Fee	\$11,115	Dwelling Unit
Total Development Impact Fee (w/o Storm Drain Fee)	\$21,047	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Multi-Family/Mixed Use c		
General Government Impact Fee	\$5,788	Dwelling Unit
Public Safety Impact Fee	\$638	Dwelling Unit
Park Development Impact Fee	\$7,193	Dwelling Unit
Total Development Impact Fee (w/o Storm Drain Fee)	\$13,619	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Senior Housing		
General Government Impact Fee	\$4,472	Dwelling Unit
Public Safety Impact Fee	\$493	Dwelling Unit
Park Development Impact Fee	\$5,558	Dwelling Unit
Total Development Impact Fee (w/o Storm Drain Fee)	\$10,523	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Miscellaneous (Residential) a		
General Government Impact Fee	\$2,631	Resident

DEVELOPMENT IMPACT FEES



Description	FY 2025-26 Fee (Effective July 1, 2025)	Unit
Public Safety Impact Fee	\$290	Resident
Park Development Impact Fee	\$3,269	Resident
Total Development Impact Fee (w/o Storm Drain Fee)	\$6,190	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Non-Residential Development		
Retail/Entertainment		
General Government Impact Fee	\$1,382	per 1,000 SF
Public Safety Impact Fee	\$323	per 1,000 SF
Total Development Impact Fee (w/o Storm Drain Fee)	\$1,704	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Office		
General Government Impact Fee	\$2,071	per 1,000 SF
Public Safety Impact Fee	\$483	per 1,000 SF
Total Development Impact Fee (w/o Storm Drain Fee)	\$2,553	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
B&B/Hotel		
General Government Impact Fee	\$115	per 1,000 SF
Public Safety Impact Fee	\$27	per 1,000 SF
Total Development Impact Fee (w/o Storm Drain Fee)	\$142	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface
Miscellaneous (Non-Residential) a		
General Government Impact Fee	\$621	Person
Public Safety Impact Fee	\$145	Person
Total Development Impact Fee (w/o Storm Drain Fee)	\$766	
Storm Drain Impact Fee	\$486	per 1,000 SF of Impervious Surface

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

DEVELOPMENT IMPACT FEES



Description	FY 2025-26 Fee (Effective July 1, 2025)	Unit
<p>a. The Miscellaneous (Residential and Non-Residential) categories are designed to represent a broad variety of potential land uses and will provide flexibility in how fees may be calculated for new development that does not fall within one of the typical land use categories. Miscellaneous (Residential) category includes group quarters, such as assisted living and congregate care, and on-campus student housing. Miscellaneous (Non-Residential) includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses. The fees for the miscellaneous categories would be calculated based on the actual projected increase in resident population, non-resident population, or impervious surface, multiplied by the stated fee shown in the table. For miscellaneous residential land uses, the number of residents will be based on the number of dwelling units, rooms or beds, as appropriate. For miscellaneous non-residential land uses, the number of persons will be based on project gross square footage, divided by employees per square foot (or other metric as appropriate) for similar uses, based on industry standards and/or comparable studies. The number of residents or persons, as applicable, shall be estimated by the applicant and verified by the Planning Director. Net increase in impervious surface shall be based on calculations provided by the applicant's licensed civil engineer, based on project plans, and verified by the Planning Director.</p>		
<p>b. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "Duplex" land use is combined with "Multi-Family" use. Going forward, the "Duplex" land uses are included within this new land use category.</p>		
<p>c. As further described in Chapter II, Section A3, the Town proposes to adopt a maximum size standard for "Multi-Family/Mixed Use." Multi-family housing is defined to include housing developments where 1,500 square feet is the maximum size for any housing unit within a multi-family development and the maximum weighted average bedroom size for all units within the development is 2.0 bedrooms or fewer. (This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California.) Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger household sizes. As Senior Housing units typically restrict occupancy to senior individuals and limit household size, they are considered multi-family housing omitted from this limitation. Secondary units will be considered multi-family units unless they exceed 1,500 square feet in size or have more than two bedrooms.</p>		
<p>d. As detailed in MMC Section 8.124.070 - Impact fees, all ADUs shall be subject to any applicable impact fees adopted by the town, except as provided below.</p> <ul style="list-style-type: none"> No Impact Fee is required for an ADU that is less than seven hundred fifty (750) square feet in floor area. Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in floor area must be charged proportionately in relation to the square footage of the primary unit. (E.g., the floor area of ADU divided by the floor area of the primary unit, multiplied by the fee amount charged for a new dwelling.) 		
<p>Fees In-Lieu of Parkland Development (per Municipal Code 8.140 and Adopted by Resolution 42-2016)</p>		
<p>Fees In-Lieu of Parkland Development</p>		
Single Family Detached	\$13,593	Dwelling Unit

DEVELOPMENT IMPACT FEES



Description	FY 2025-26 Fee (Effective July 1, 2025)	Unit
Single Family Attached/Townhouse a	\$13,593	Dwelling Unit
Multi-Family/Mixed Use b	\$8,796	Dwelling Unit
Senior Housing	\$6,797	Dwelling Unit
Miscellaneous (Residential)	\$3,998	Resident

a. Duplex land uses and other attached residential uses not otherwise classified as Single Family Detached, or Multi Family per Footnote b, below, are included within the "Single Family Attached" land use category.

b. Multi-family housing is defined to include housing developments where 1,500 square feet is the maximum size for any housing unit within a multi-family development and the maximum weighted average bedroom size for all units within the development is 2.0 bedrooms or fewer. (This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California.) Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger household sizes. As Senior Housing units typically restrict occupancy to senior individuals and limit household size, they are considered multi-family housing omitted from this limitation. Per MMC Section 8.140.060 only a principal residential structure should be charged this fee and not an ADU.

Affordable Housing In-Lieu Fee (per Municipal Code 8.180 and Adopted by Resolution 24-2023)

Affordable Housing In-Lieu Fee		
Per total habitable square feet in project	For Sale Units	Rental Units
6-unit projects	\$13.00/SF	\$8.30/SF
7-unit projects	\$22.30/SF	\$14.30/SF
8-unit projects	\$29.30/SF	\$18.80/SF
9-unit projects	\$34.70/SF	\$22.20/SF
10 or more unit projects ¹	\$39.00/SF	\$25.00/SF

1. Rates for projects with ten (10) or more units are prorated based on the portion of the inclusionary unit obligation to be satisfied with in-lieu fees. Proration is calculated by multiplying the applicable square foot rate by a fraction, with the numerator of such fraction equal to the number of units for which in-lieu fees are proposed to be paid, and the denominator of such fraction equal to the total number of inclusionary units that are required.

BEFORE THE TOWN COUNCIL OF THE TOWN OF MORAGA

In the Matter of:

Approving and Adopting an In Lieu Fee in)
Accordance with the Town's Affordable)
Housing Requirements)
_____)

Resolution No. 24 - 2023

WHEREAS, the Town is undertaking a Comprehensive Advanced Planning Initiative, including a State-mandated update of the Moraga Housing Element, and related General Plan and zoning amendments. As part of the Housing Element, the Town is required to demonstrate to the State Department of Housing and Community Development (HCD) that it has the capacity to add at least 1,118 new housing units by 2031, including 673 units that are potentially affordable to lower- and moderate-income households. The 1,118-unit assignment is commonly referred to as the Town's "RHNA"—or Regional Housing Needs Allocation; and

WHEREAS, on December 14, 2022, effective on January 13, 2023, the Town Council adopted an ordinance adding Chapter 8.180 to the Moraga Municipal Code regarding Affordable Housing, which adds a requirement for new residential development to meet Affirmatively Furthering Fair Housing (AFFH) and RHNA requirements; and

WHEREAS, Chapter 8.180 allows for developers to pay an in-lieu for (a) fractional units; (b) subdivisions between five and nine units; and (c) developments in Very High Fire Severity Zones, and provides the basis for the fee; and

WHEREAS, the Town contracted with Keyser Marston Associates, Inc. (KMA) to determine an Inclusionary Housing Fee and KMA provided a memorandum for Town Council consideration; and

WHEREAS, on February 22, 2023, at a Study Session, the Town Council received a staff report and presentation from staff and KMA on the in-lieu fee methodology; and

WHEREAS, on February 22, 2023, the Town Council reviewed and considered the in lieu fees; and

WHEREAS, on March 2, 2022 as required under Government Code sections 66001, 66006, 66013, 66016, 66017, 66018, and 66019 the Fee Study was made available for public review at the Town Clerk's Office located at 329 Rheem Boulevard, Moraga, California, under the Planning Department section of the Town of Moraga website (Make Moraga Home), and the Town published in the East Bay Times, a local newspaper, the notice of this public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Moraga as follows:

1. The foregoing recitals are true and correct.
2. The Town Council finds that adoption of this Resolution is not subject to the California Environmental Quality Act ("CEQA"). The proposed action is not a project within the meaning of the CEQA Guidelines Section 15378 and 15061(b)(3) as it has no potential for physical effects on the environment because it involves an adoption of certain in-lieu fees imposed by the Town, does not commit the Town to any specific project, and the fees are applicable to future development projects, which will be fully evaluated in full compliance with CEQA when sufficient physical details regarding said projects and/or activities are available to permit meaningful CEQA review (see CEQA Guidelines, Section 15004(b)(1)). Even if considered a "project" under CEQA, the adoption of the resolution is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that approval of the in-lieu fees may have a significant effect on the environment.
3. The Town Council hereby approves the following fees to be incorporated into the Town's Master Fee Schedule:

Affordable Housing In-Lieu Fee

For Sale: \$39 per square foot

For Rent: \$25 per square foot

In-Lieu Fee per total habitable square feet in project		
	<u>For-Sale Units</u>	<u>Rental Units</u>
6-unit projects	\$13.00 /SF	\$8.30 /SF
7-unit projects	\$22.30 /SF	\$14.30 /SF
8-unit projects	\$29.30 /SF	\$18.80 /SF
9-unit projects	\$34.70 /SF	\$22.20 /SF
10 or more-unit projects ⁽¹⁾	\$39.00 / SF ⁽¹⁾	\$25.00 / SF ⁽¹⁾

⁽¹⁾ Rates for projects with ten or more units are prorated based on the portion of the inclusionary unit obligation to be satisfied with in-lieu fees. Proration is calculated by multiplying the applicable per square foot rate by a fraction, with the numerator of such fraction equal to the number of units for which in-lieu fees are proposed to be paid, and the denominator of such fraction equal to the total number of inclusionary units that are required.

4. An Affordable Housing Fund (Fund 791) is hereby created by the Town as a repository for in-lieu fees. Pursuant to Chapter 8.180 of the Moraga Municipal Code, in-lieu fees shall be used to increase or maintain the supply of housing affordable to very low-, low-, and moderate-income households, including reasonable administrative or related expenses.
5. The above listed fees shall become effective sixty (60) days after adoption of this resolution.

PASSED AND ADOPTED by the Town Council of the Town of Moraga at a regular meeting held on April 12, 2023 by the following vote:

AYES: Mayor Sos, Councilmembers Hillis, Shapiro and Woehleke

NOES:

ABSTAIN:

ABSENT: Vice Mayor Onoda



Renata Sos, Mayor

Attest:



Yashin Abbas, Town Clerk

BEFORE THE TOWN COUNCIL OF THE TOWN OF MORAGA

In the Matter of:

Adopting the 2016 Comprehensive)
Development Impact Fee Update and)
Adopting Updated General Government,)
Public Safety, Storm Drainage, Traffic,)
and Park Development Impact Fees, and)
an Updated Fee In-Lieu of Parkland)
Dedication)

Resolution No. 42 - 2016

WHEREAS, on May 21, 2008 the Town Council of the Town of Moraga Waived the First Reading and Introduced Ordinance 220 adding Title 17, Development Impact Fees to the Moraga Municipal Code and establishing various categories of development impact fees that may be levied to new development, including a General Government Impact Fee, a Public Safety Impact Fee, a Storm Drainage Impact Fee, a Traffic Impact Fee, and a Park Development Impact Fee, and on May 28, 2008 adopted Ordinance 220; and

WHEREAS, on May 21, 2008 the Town Council adopted Resolution 13-2008 Adopting the Development Impact Fee AB 1600 Studies (2008 Nexus Studies) for the Town of Moraga and Establishing a General Government Impact Fee, a Public Safety Impact Fee, a Storm Drainage Impact Fee, a Traffic Impact Fee, and a Park Development Impact Fee within the Town of Moraga; and

WHEREAS, on May 21, 2008 the Town Council Introduced and Waived the First Reading of Ordinance 221, amending Moraga Municipal Code (MMC) Chapter 8.140: Park Dedications with respect to the formula and assumptions used as the basis for requirements for parkland dedication and payment of fees in lieu for such dedications from new residential development, and on May 28, 2008 adopted Ordinance 221; and

WHEREAS, in 2012, the Town initiated an update to the 2008 Nexus Studies and contracted with Seifel Consulting, Inc., to complete a comprehensive review and study of the Town's existing Development Impact Fee program and of the Fee In-Lieu of Parkland Dedication; and

WHEREAS, Seifel Consulting, on behalf of the Town of Moraga has prepared the 2016 Comprehensive Development Impact Fee Update ("2016 Nexus Study") included as Attachment C of the February 24, 2016 Town Council Staff Report and incorporated herein by reference, that provides an evaluation of the need for each of the impact fees included in Title 17, and establishes the nexus between the imposition of such impact fees and the estimated reasonable cost of providing the improvements for which the fees are charged and sets forth a new parkland in-lieu fee; and

WHEREAS, Government Code section 66001 requires that, in any action establishing a fee as a condition of approval of a development project, a local agency shall:

- (1) Identify the purpose of the fee.
- (2) Identify the use to which the fee is to be put.
- (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.
- (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; and

WHEREAS, in accordance with Government Code Section 66016, the 2016 Nexus Study was made available for public review and comment at least ten (10) days prior to this meeting; and

WHEREAS, the 2016 Nexus Study substantiates the need for the proposed updates to the impact fees and the parkland dedication in-lieu fee; and

WHEREAS, the Town Council wishes to adopt these proposed impact fees and parkland in-lieu fee in accordance with the calculations and recommendations contained in the 2016 Nexus Study; and

WHEREAS, in compliance with the Mitigation Fee Act (Government Code section 66000 et seq.), the Town Council opened a public hearing on the proposed update of the impact fees on February 10, 2016, and continued the public hearing to February 24, 2016; and

WHEREAS, on February 24, 2016 the Town Council heard public testimony on the proposed fees, deliberated on the matter, and requested staff return with some clarifying information at a future public hearing; and

WHEREAS, on May 11, 2016 the Town Council considered a revised draft nexus study and fees; heard additional public testimony and further deliberated on the matter.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Moraga hereby takes the following actions:

Section 1. Adoption of 2016 Nexus Study and Updated Development Impact Fees

A. Findings.

1. The Town Council finds and determines that the 2016 Comprehensive Development Impact Fee Update (2016 Nexus Study) complies with California Government Code section 66001, and as to each of the proposed impact fees to be imposed on new development:

- (a) Identifies the purpose of the fee;
- (b) Identifies the use to which the fee will be put;
- (c) Shows a reasonable relationship between the use of the fee and the type of development projects on which the fee is imposed;
- (d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and
- (e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

2. The Town Council hereby determines that the fees imposed pursuant to this Resolution shall be used solely to finance the public facilities described or identified in the 2016 Nexus Study.

3. The Town Council has considered the specific public facilities and cost estimates identified in the 2016 Nexus Study, and hereby approves such public facilities and cost estimates and further finds that the cost estimates serve as a reasonable basis for calculating and imposing the development impact fees for such public facilities.

4. The nexus findings, in conformity with Government Code section 66000, et seq., contained in the 2016 Nexus Study, dated April 2016, prepared for the Town of Moraga by Seifel Consulting, which is on file with the Town Clerk and included as Attachment C of the May 11, 2016 staff, report are incorporated in this resolution by reference.

5. The Town Council further finds that the public facilities and fee methodology identified in the 2016 Nexus Study are consistent with the Town's General Plan and, in particular, those policies that require new development to mitigate its share of the impacts to Town infrastructure and to be fiscally neutral.

6. The Town Council further finds that adoption of the 2016 Nexus Study and the establishment and/or increase in development impact fees are not subject to the California Environmental Quality Act (CEQA) in that they are not a "project." Pursuant to CEQA Guidelines section 15378(b)(4), the creation of government funding

mechanisms which do not involve any commitment to any specific project which may cause a significant effect on the environment, is not defined as a "project" under CEQA.

B. Local Traffic Impact Fee.

The Town Council hereby discontinues the requirement for development to pay the local traffic impact fee, with discontinuation of the fee to occur upon the effective date of the updated Lamorinda Development Mitigation Fee, in accordance with the Lamorinda Fee and Financing Authority (LFFA) Joint Exercise of Powers Agreement and Town Council Resolution 10-2016, and similar resolutions that have been adopted by the City of Lafayette and City of Orinda.

C. Amount of Fee.

The Town Council hereby approves and adopts the development impact fees as set forth in Exhibit 1 to this Resolution, attached hereto and incorporated herein by reference. The development impact fees set forth in Exhibit 1 are consistent with the 2016 Nexus Study. In accordance with Moraga Municipal Code Title 17, the amount of the development impact fees shall be modified automatically on an annual basis each July 1 based on the change in the Engineering News Record's Construction Cost Index as reported for the twelve month period ending in April of each year.

Section 2. Adoption of Updated Fee In-Lieu of Parkland Development

A. Fair Market Value of Parkland

The Town Council hereby adopts a land value of \$1.3 Million (\$1,300,000) per acre as the fair market value of an acre of park land.

B. Fee In-Lieu of Parkland Development


The Town Council hereby adopts the fees in lieu of parkland dedication as set forth in Exhibit 2 to this resolution, incorporating the updated land value noted in Section A and with other assumptions in accordance with the 2016 Nexus Study. As permitted by MMC Section 8.140.090(C) the fee shall be automatically adjusted should the Town Council adopt by resolution a revised fair market value of an acre of park land.

Section 3. Effective Date and Judicial Challenge Limitations Period

The fees established by this Resolution shall take effect 60 days from the date this Resolution is adopted (July 11, 2016). The time within which any judicial action or proceeding to challenge this Resolution shall be commenced shall be exclusively governed by Government Code section 66022 and Public Resources Code section 21167.

PASSED AND ADOPTED by the Town Council of the Town of Moraga at a regular meeting held on May 11, 2016 by the following vote:

AYES: Mayor Metcalf, Vice Mayor Trotter, Councilmembers Arth, Onoda and Wykle
NOES: None
ABSTAIN: None
ABSENT: None



Michael Metcalf, Mayor

Attest:



Marty C. McInturf, Town Clerk

EXHIBIT 1 Fee Schedule

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

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

a. The Miscellaneous (Residential and Non-Residential) categories are designed to represent a broad variety of potential land uses and will provide flexibility in how fees may be calculated for new development that does not fall within one of the typical land use categories. Miscellaneous (Residential) category includes group quarters, such as assisted living and congregate care, and on-campus student housing. Miscellaneous (Non-Residential) includes light industrial and institutional uses such as medical, educational, religious and other community not-for-profit uses. The fees for the miscellaneous categories would be calculated based on the actual projected increase in resident population, non-resident population, or impervious surface, multiplied by the stated fee shown in the table. For miscellaneous residential land uses, the number of residents will be based on the number of dwelling units, rooms or beds, as appropriate. For miscellaneous non-residential land uses, the number of persons will be based on project gross square footage, divided by employees per square foot (or other metric as appropriate) for similar uses, based on industry standards and/or comparable studies. The number of residents or persons, as applicable, shall be estimated by the applicant and verified by the Planning Director. Net increase in impervious surface shall be based on calculations provided by the applicant's licensed civil engineer, based on project plans, and verified by the Planning Director.

- b. In the Town's existing development impact fee program, the "Single Family Attached/Townhouse" land use is not specified, and the "Duplex" land use is combined with "Multi-Family" use. Going forward, the "Duplex" land uses are included within this new land use category.
- c. As further described in Chapter II, Section A3, the Town proposes to adopt a maximum size standard for "Multi-Family/Mixed Use." Multi-family housing is defined to include housing developments where 1,500 square feet is the maximum size for any housing unit within a multi-family development and the maximum weighted average bedroom size for all units within the development is 2.0 bedrooms or fewer. (This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California.) Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger households sizes. As Senior Housing units typically restrict occupancy to senior individuals and limit household size, they are considered multi-family housing omitted from this limitation. Secondary units will be considered multi-family units unless they exceed 1,500 square feet in size or have more than two bedrooms.

EXHIBIT 2
Fee In-Lieu of Parkland Development

Land Use	Base Fee Per Resident	Persons per Dwelling Unit	Total Maximum Fee
Single Family Detached	\$3,882	3.4	\$13,593 per unit
Single Family Attached/Townhouse ^a	\$3,882	3.4	\$13,593 per unit
Multi-Family/Mixed Use ^b	\$3,882	2.2	\$8,796 per unit
Senior Housing	\$3,882	1.7	\$6,797 per unit
Miscellaneous (Residential)	\$3,882	N/A	\$3,998 per resident

Notes:

Fees are calculated in accordance with the following formula (per Moraga Municipal Code 8.140)

Amount of Land x Fair Market Value per Acre of Land where:

Amount of Land = Total number of dwelling units x Average number of persons per dwelling unit x 0.003 Acre

Fair Market Value of Land = \$1,300,000 per acre

All fees are inclusive of an Administrative Fee

a. Duplex land uses and other attached residential uses not otherwise classified as Single Family Detached, or Multi Family per Footnote b, below, are included within the "Single Family Attached" land use category.

b. Multi-family housing is defined to include housing developments where 1,500 square feet is the maximum size for any housing unit within a multi-family development and the maximum weighted average bedroom size for all units within the development is 2.0 bedrooms or fewer. (This two-bedroom unit standard is used because a three-person household can occupy this size unit according to the State of California.) Any multi-family projects that exceed these maximums would be defined as part of the Single Family Attached/Townhouse category, as they would have the potential to have much larger household sizes. As Senior Housing units typically restrict occupancy to senior individuals and limit household size, they are considered multi-family housing omitted from this limitation. Secondary living units will be considered multi-family units unless they exceed 1,500 square feet in size or have more than two bedrooms.