

TO: Andrew P. Powers, City Manager

FROM: John F. Adams, Finance Director

DATE: April 25, 2017

SUBJECT: Proposed 2017 Citywide User Fees, Fines, Penalties, Rates, and Assessments (User Fees), Traffic Development Impact Fees, and Police Facilities Development Fee

RECOMMENDATION:

1. Adopt Resolution approving the 2017 Citywide Fees, Fines, Penalties, Rates, and Assessments (User Fees) with Non-Compliance Fees.
2. Adopt Resolution approving Traffic Development Impact Fees.
3. Adopt Resolution approving Police Facilities Development Fee.

FINANCIAL IMPACT:

Financial Impact to Be Determined. The current financial impact of the proposed fee adjustments outlined in the Proposed 2017 User Fee Manual (provided under separate cover and available for review in the City Clerk Department, Thousand Oaks Grant R. Brimhall Library, and on the City's website at www.toaks.org/userfees) will be incorporated into the FYs 2017-19 Operating Budget and outlined below:

1. Development related user fee revenue will see a slight increase, taking into account the same activity as the prior year, which will off-set the cost to the City of providing those services.
 - a. Community Development - Building and Public Works - Engineering user fees will remain at their current fee or be increased by a CPI factor of 2.55 percent.
 - b. Community Development - Planning user fees will remain at their current fee or be increased by a CPI factor of 2.55 percent or more to get closer to full-cost recovery.

User Fees Public Hearing

April 25, 2017

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2. Non-Development related user fees (City Clerk, Community Development, Cultural Affairs, Finance, Library, Police, and Public Works) will remain at their current fee or be increased by a CPI factor of 2.55 percent.
3. Development Impact Fees are being reviewed. Traffic Development Impact fees will remain the same and will be brought back to City Council at a later date. Public Works staff is working on the Water and Wastewater Financial Plans and will present them to City Council when completed.
4. Police Facility Fee is proposed to be adjusted by 1.02 percent.

BACKGROUND:

Study Session: On February 28, 2017, the City held a Study Session to discuss Citywide User Fees. Staff provided City Council with information and City Council provided direction to staff in order for a Public Hearing to be held on April 25, 2017.

The Study Session staff report is provided as Attachment #1. The report discussed City Council Policy, its background, compliance with state law, City Council exceptions to full-cost recovery, user fees by department, and Traffic and Police Development Impact Fees information.

DISCUSSION/ANALYSIS:

Public Hearing: The User Fees being brought before City Council have been publically noticed twice (7 and 14 days prior to the date of the Public Hearing) and if adopted, will take effect on July 1, 2017. These fees will be in effect until they are reviewed and adjusted by City Council during the next budget cycle, which would take effect on July 1, 2019.

User Fee Manual: Accompanying this staff report under separate cover and available for review in the City Clerk Department, Thousand Oaks Grant R. Brimhall Library, and on the City's website at www.toaks.org/userfees, is the Proposed FY 2017 User Fee Manual.

The Proposed User Fee Manual has four sections. The first section contains the detail sheet for each fee. The second section is a comparison of the FY 2015 Adopted User Fee (adopted on April 28, 2015), listed as the "Current Fee" along with the Proposed FY 2017 User Fee, listed as "Proposed Fee."

The third section contains a list of selected Planning and Engineering Fees that will be charged when an applicant engages in work without City-required permits or approvals.

The fourth section contains applicable User Fee Ordinances and Resolutions that are referenced within the User Fee Manual.

City Council Exceptions (exceptions to Full-Cost Recovery): In prior reviews of the City's User Fees, City Council determined to price certain fees below "Full-Cost Recovery." These fees are those which would be paid primarily by existing homeowners.

Revised Fees since the February 28, 2017 Study Session: No fees have been adjusted since the User Fees Study Session held on February 28, 2017.

Follow-Up on City Council Study Session Questions/Requests: The following section is in response to City Council discussion and questions during the February 28, 2017, Study Session:

1. Where is the City in relation to full-cost recovery?

Finance Department Response: "Development Related User Fees were last reviewed by a consultant in 2013. This study gave the City a benchmark for cost of services at a point in time. The study is dependent on staffing levels, labor cost and time, costs of materials, and projected activity levels. Calculated costs are then compared to the fees charged at that projected activity level. During this year's review of User Fees, staff reviewed time and materials, as well as service level changes to ensure that development related fees are at or moving closer to full-cost recovery.

The City prepares a comprehensive development related User Fee review periodically every eight to ten years. The full cost calculation is based on the activity levels and staffing at a point in time and it is beneficial to go out for review when there are changes in Citywide development and the economy. Staff prepared the table below to show 2013 costs compared to revenues in the following years.

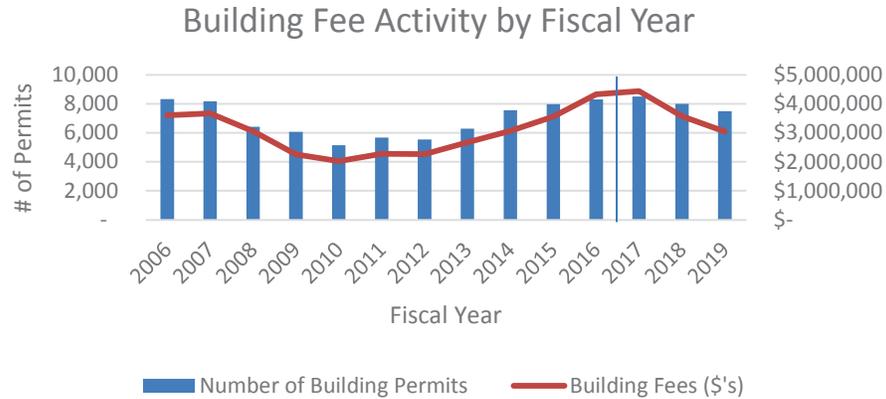
As shown, Building and Code Enforcement fees are at full-cost recovery within the 80 to 100 percent range, while Planning fees are significantly below."

	Estimated Full Cost in 2013*	Actual Fees 2014	% Full Cost Recovery	Actual Fees 2015	% Full Cost Recovery	Actual Fees 2016	% Full Cost Recovery
Building Fees	\$4,184,151	\$2,872,777	68.7%	\$3,368,689	80.5%	\$4,121,772	98.5%
Planning Fees	\$3,475,950	\$847,275	24.4%	\$760,708	21.9%	\$997,618	28.7%
Code Enforcement Fees	\$56,909	\$55,200	97.0%	\$44,853	78.8%	\$46,971	82.5%
Engineering Fees	\$1,491,471	\$988,649	66.3%	\$925,996	62.1%	\$810,617	54.4%

*Wohlford Consulting Study performed in 2013, based on full-staffing and projected activity levels.

"Management performs strategic reviews of their respective departments to ensure that service delivery is both effective and efficient, as well as properly positioning personnel to make sure that all tasks of the department are being addressed in a timely manner.

Below is a chart of Building activity and fees collected by fiscal year to show change in activity.”

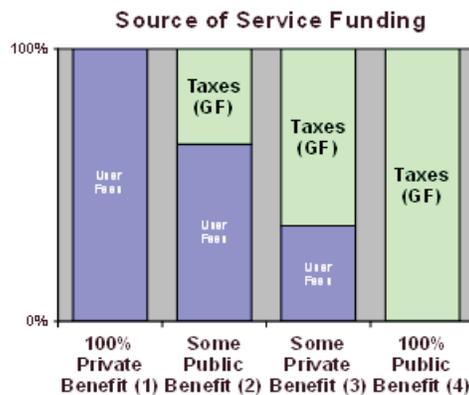


2. How are Enterprise Fund fees different from Governmental fees?

Finance Department Response: “The City has six Enterprise Funds (Water, Wastewater, Solid Waste, Transportation, Theatres, and Golf Course). Enterprise Fund services are different from General Fund and other Governmental Funds because Enterprise Fund fees must cover the cost to provide and maintain services provided. If Governmental Fund fees don’t cover the cost to provide the service, other general revenues will be used, which takes money away from other vital services (e.g., Libraries, Roads, or Police Services).”

3. Are User Fees a tax?

Finance Department Response: “User Fees are not considered a tax as long as the charge for the service does not exceed the cost to provide the service.”



Fees vs. Taxes

- (1) Building Permits
- (2) Recreation Programs
- (3) Advance Planning
- (4) Police Patrol

4. Are Passports going to be processed at the Thousand Oaks Library?

Library Department Response: "In the fall of 2016, Library staff began researching the requirements for becoming a Passport Acceptance Facility. Staff worked with the State Department and were given preliminary approval to become an acceptance facility. Staff will receive the required training to serve as passport agents later this month."

5. What is the new Scherr Forum Rental Rates for Local Community Groups fee?

Cultural Affairs Department Response: "The new fee (CA-10A, pg. 151) reflects a 20 percent discount off of the published user fee rental rates. The discounted fee is for nonprofit organizations located in Thousand Oaks. The rate will not be extended to nonprofit organizations based in other communities."

6. Are Inclusionary Housing In-Lieu and Nonresidential Linkage Fees included in the User Fee Manual?

Community Development Department Response: "No, these fees are not currently included in the User Fee Manual. City Council adopted an Affordable Housing Ordinance on October 9, 2008, including in-lieu fees for detached single family dwellings and condominiums/townhomes (apartments were not subject to a fee) and non-residential linkage fees. City Council set these fees at \$0 on May 5, 2009 due to weakness in the economy, and took similar actions to retain the fees at \$0 in 2010, 2011, and 2012. Reinstating these fees would require action by City Council."

Adoption and Implementation: Presented to City Council are the following Resolutions:

1. Resolution to adopt the User Fees as contained in the FY 2017 User Fee Manual (Attachment #2).
2. Resolution to adopt the adjustment to current rates on Traffic Development Impact Fees (Attachment #3).
3. Resolution to adopt the adjustment to the Police Facilities Development Fee (Attachment #4).

It should be noted that City Council can make additional changes to the proposed fees at the April 25, 2017, Public Hearing. With the adoption of the various resolutions, the fees will be effective July 1, 2017.

COUNCIL GOAL COMPLIANCE:

Meets City Council Goal B:

- B. Operate City government in a fiscally and managerially responsible and prudent manner to ensure that the City of Thousand Oaks remains one of California's most desirable places to live, work, visit, recreate, and raise a family.

PREPARED BY: Brent S. Sakaida, Budget Officer

Attachments:

- Attachment #1 - February 28, 2017 Draft User Fee Study Session Staff Report
- Attachment #2 - Resolution adopting 2017 User Fees w/ Non-Compliance Fees
- Attachment #3 - Resolution adopting Traffic Development Impact Fees
- Attachment #4 - Resolution adopting Police Facilities Development Fee

Document Provided Under Separate Cover:

Proposed User Fee Manual (Fiscal Years 2017-18 & 2018-19)

Finance Department
STAFF REPORT

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2200 • Fax 805/449.2250 • www.toaks.org

TO: Andrew P. Powers, City Manager

FROM: John F. Adams, Finance Director

DATE: February 28, 2017

SUBJECT: Draft 2017 Citywide User Fees, Fines, Penalties, Rates, and Assessments (User Fees), and Development Impact Fees

RECOMMENDATION:

1. Receive information on User Fees and Development Impact Fees as presented at Public Meeting/Study Session and provide direction to staff.
2. Schedule a Public Hearing for April 25, 2017, with final decisions on User Fees adjustments to be made that evening.

FINANCIAL IMPACT:

Financial Impact to Be Determined. The current financial impact of the proposed fee adjustments outlined in the 2017 User Fee Manual – Draft A (available under separate cover and available for review in the City Clerk’s Department and on the City’s website) are outlined below:

1. Development related user fee revenue will see a slight increase, taking into account the same activity levels as the prior year, which will offset the cost to the City of providing the various services.
2. In general, non-development related fees (City Clerk, Community Development, Cultural Affairs, Finance, Library, Police, and Public Works) have been adjusted by a Consumer Price Index (CPI) factor of 2.55 percent.
3. Development Impact Fees are being reviewed by a consultant and the Public Works Department (PWD) and will be brought back to City Council at a later date. PWD staff will prepare Nexus reports on Traffic related Development Fees and are currently reviewing Water and Wastewater rates.
4. Police Facilities Fee is proposed to be adjusted by 1.02 percent.

BACKGROUND:

Budget Process: As part of the biennial budget process, City staff reviews and updates all User Fees based on the estimated cost of providing services, as well as Development Impact Fees. The last review and staff update was completed as part of the FY 2015-2017 budget process and adopted on April 28, 2015. The City has approximately 277 user fees with a majority having sub-components, totaling over 700 fee items.

Consumer Price Index (CPI) Factor: Staff referred to the United States Department of Labor, Bureau of Labor Statistics and calculated the change in CPI from July 2014 to July 2016, which was a 2.55 percent increase. The CPI selected was for all expenditure categories for Los Angeles-Riverside-Orange County, CA, which is the closest in proximity to Ventura County.

Prior Comprehensive Cost Studies: Periodically, the City prepares and updates its comprehensive full-cost study on development related fees. Staff, with the assistance of Wohlford Consulting did a comprehensive review and updated the full-cost study on all development related fees (Building & Safety, Planning, Code Compliance, and Engineering) during the 2013 user fees process. The comprehensive study was required since operating costs, staffing levels, and activity had substantially changed over the previous five years. The update began in November 2012 and the results of costs and projected revenue for FY 2012-13 was used as a basis for the review of development related fees.

In 2010 and 2007, the City used Wohlford Consulting to assist in preparing full-cost studies. In 2010, Building & Safety fees were reviewed and a report was finalized. In 2007, Planning, Code Compliance, and Engineering fees were reviewed and a report was finalized. Prior to Wohlford Consulting, Revenue Cost Specialists (RCS) provided the last comprehensive full-cost study, which was performed in 1999.

Other User Fees: For non-development related User Fees and Development Impact Fees, staff began reviewing and updating the fees in December 2016. These fees cover services provided by the following departments: City Clerk, Community Development, Cultural Affairs, Finance, Library, Police, and Public Works.

DISCUSSION/ANALYSIS:

City Council Policy and State Law: The User Fee program covers a range of items from False Alarms to Special Use Permits. It has been City Council's policy that fees be adjusted with the goal of achieving "Full-Cost Recovery." The cost of processing a permit or service includes the cost of personnel, materials, and overhead. The important aspect of this process is that if a fee does not cover the cost of providing the service, it is then subsidized by other revenues, which reduces revenues available for other City provided services.

2017 User Fees and Development Impact Fees

February 28, 2017

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The City complies with State Law and the State Constitution for establishing and adjusting fees to ensure the amount charged for a particular user fee does not exceed the City's cost of providing the fee or service. Every fee has been reviewed, and departments have made reasonable recommendations on adjusting fees to ensure compliance with the law with the goal of achieving City Council policy on full-cost recovery.

User Fee Manual: Accompanying this staff report under separate cover and available for review in the City Clerk's Department is the Draft 2017 User Fee Manual – Draft A. The Manual has two sections; the first section contains the fee detail sheet for each fee and the second section is a comparison of the 2015 Approved User Fee (adopted on April 28, 2015), listed as the "Current Fee" along with the Draft 2017 User Fee, listed as "Draft A Fee." A breakdown of User Fees are as follows:

	# of Fees	% of Total Fees	# of New Fees	No Change in Fee	Change to Fee	Change
1 City Clerk	4	1%	0	4	0	N/A
2 Citywide	12	4%	0	7	5	Minor revisions to rental fees
3 CDD - Building	28	10%	0	17	11	Fees adjusted by CPI factor
4 CDD - Planning	85	32%	2	30	53	Majority of fees adjusted by CPI factor Some fees adjusted (5% or more) to get closer to cost
5 Cultural Affairs	47	17%	1	41	5	Change in ticket printing fee, increase in maintenance and projector fees
6 Finance	14	5%	0	6	8	Fees adjusted by CPI factor
7 Library	8	3%	1	7	0	New Passport Execution fee and adjustment by CPI factor
8 Police	7	3%	0	4	3	Towing fee adjusted from \$175 to \$185
9 Public Works	64	24%	4	21	39	Majority of fees adjusted by CPI factor
	269	100%	8	137	124	
Percent to total number of fees:			3.0%	50.9%	46.1%	

New Fees: There are eight new fees added to the Draft 2017 User Fee Manual, as listed in the table below:

New Fee #	Fee Title & User Fee Manual Page Number	Fee(s)
1. P-69	Affordable Development/Density Bonus Review (pg. 133)	Review affordable development proforma and agreements and/or Density Bonus Plan as part of entitlement process
2. P-70	Pre-Screening of Residential Mixed Use Projects in SP20 (pg. 134)	Review of preliminary residential mixed-use projects within Specific Plan 20 before City Council
3. CA-10A	Scherr Forum Rental Rates for Local Community Groups (pg. 151)	Rental rates for non-profit organizations located in the City of Thousand Oaks
4. LI-10	Passport Execution Fee (pg. 207)	Passport issuance fee
5. PW-01B	Certificate of Corrections Review (pg. 219)	Processing for Corrections Review
6. PW-01C	Monument Inspection (pg. 220)	Monument Placement
7. PW-40	LAFCO Out of Agency Service Agreement (pg. 260)	Processing Out of Agency Service Agreements
8. PW-51A	Transportation Services - Special Events (pg. 271)	Special, not chartered, transportation services

City Council Exceptions (exceptions to Full-Cost Recovery): In prior reviews of the City's User Fees, City Council determined to price certain fees below "Full-Cost Recovery." These fees are those which would be paid primarily by existing homeowners. These proposed "Exception" fees for 2017 are included as Attachment #1.

Development Related Fees: As mentioned in the Background section, staff and Wohlford Consulting reviewed and updated the comprehensive full-cost study of selected City user fees in 2013. The study has assisted staff in proposing adjustments to fees for FY 2017-18 and FY 2018-19 that will move fees closer to full-cost recovery.

Staff's recommendations are summarized below:

- 1. Community Development Fees (Planning & Code Compliance).** In most instances, the user fees are below full-cost recovery, partially because City Council has implemented exceptions to full-cost recovery on many of the Planning permit fees. Staff reviewed each fee and when appropriate, adjusted the fee by a 2.55 percent CPI factor. In some instances, a few fees below full-cost recovery were adjusted by 5.0 percent. These adjustments are considered reasonable based on past history of the City. Proposed Planning and Code Compliance fees would result in an estimated -13.3 percent adjustment in revenue from actual receipts during FY 2015-16 of \$974,848 to projected FY 2017-18 revenues of \$845,000.
- 2. Community Development Fees (Building & Safety).** The study showed that current City fees were less than the costs for staff to provide services to homeowners/builders/contractors. During the 2013 User Fee update, fees related to Building, Mechanical, Plumbing, and Electrical Permit Fees were adjusted approximately 9.0 percent to bring them closer to full-cost recovery. During the 2017 review, staff proposes an adjustment of three fees by the 2.55 percent CPI factor. Community Development staff believes that there will be a decrease in Permit Fees in the upcoming two years. Proposed Building fees would result in an estimated -17.6 percent adjustment in revenue from actual receipts during FY 2015-16 of \$4,139,639 to projected FY 2017-18 revenues of \$3,411,300.
- 3. Public Works (Engineering) Fees.** Development related engineering user fees are proposed to be adjusted by the 2.55 percent CPI factor. In most instances, user fees are close to full-cost recovery. FY 2015-16 actual revenues received totaled \$742,079 and Public Works staff believes that activity will increase in FY 2016-17, which they estimate at \$938,000. Proposed Engineering fees would result in an estimated 7.5 percent adjustment in revenue from projected FY 2016-17 of \$871,500 to \$938,000.

2017 User Fees and Development Impact Fees

February 28, 2017

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Non-Compliance Fees: Non-Compliance Planning and Engineering fees, which are charged when an applicant engages in work without City-required permits or approvals.

This was discussed at the FY 2013 Study Session and City Council directed staff to include these fees in the User Fee Manual. These fees reflect either doubling of the proposed fee or the fee's full-cost recovery, whichever is less. In no case does the fee exceed full-cost recovery. Staff also included Building & Safety Division Code information related to Non-Compliance Fees.

Non-Development Related City Fees: For non-development related User Fees, staff used a 2.55 percent CPI factor. This factor was used to adjust most fees.

1. **Citywide Fees.** During normal business hours, City Departments, Commissions, Committees, and Non-Profits can rent a conference room at no charge. The Library (CW-04) now allows non-profit groups to rent rooms after normal business hours for a fee. Staff recommended a slight increase to Oak Room and Park Room rentals (CW-05) for business and commercial renters. The Cameron Center (CW-07) increased its fee for non-profits on weekends and holidays from \$30 to \$50 per hour to make the fee comparable with other Citywide rental facilities.
2. **Community Development Fees (Planning & Code Compliance).** A majority of non-development related fees are recommended to be adjusted by the CPI factor.
3. **Cultural Affairs Fees.** The Cultural Affairs Department has recommended one new fee for the Scherr Forum Rental Rates for local community groups (CA-10A), which provides for a 20 percent discount for non-profit organizations located in Thousand Oaks. Staff revised four fees, one being Box Office – Facility Fees (CA-18) that reflects a reduction in facility fees charged for tickets with a face value of \$15 or less. The other three user fees are Box Office - Ticket Printing Fee (CA-15), Production Fee – Video Projector (CA-32), and Misc. Fees – Liability Insurance (CA-37).
4. **Finance Fees.** The Finance Department is recommending to maintain six fees at current rates and updated or increased eight fees due to changes in service delivery or the CPI factor. Parking Citation Issuance fees were increased from \$380 to \$400 (F-06B).
5. **Police Fees.** One Police Department fee related to towing is proposed to be adjusted from \$175 to \$185 (LE-05).
6. **Public Works Fees.** A majority of non-development related fees are recommended to be adjusted by the CPI factor.

- 7. Water and Wastewater Fees.** The Public Works Department is in the process of reviewing the Water and Wastewater Rates. The City's financial consultant, Raftelis Financial Consultants, Inc., will be updating the Water and Wastewater Financial Plans. A review of specific Financial Plan recommendations will be made in conjunction with the budget process. Changes to utility rates will not be known until the consultant has completed work on the Financial Plans.

Development Impact Fees: Development Impact Fees include those fees charged to new development for public capital improvements and are subject to the Mitigation Fee Act. These fees include Road and Traffic Fees, Police Facilities Fee, and Water and Wastewater Plant Improvement and Connection Fees.

There are ten Traffic Development Impact Fees, which were last updated on April 23, 2013, by City Council Resolution 2013-028 (Attachment #2). The update was based on the annual California Construction Cost (CCC) Index, as provided in the City Council Resolution that approved the fees.

Staff is recommending that the ten Traffic Development Impact Fees not be adjusted at this time while a Nexus report is developed (Attachment #3). The last comprehensive review for a majority of the Traffic Development Impact Fees took place in 2001. These fees will be brought back to City Council at a later date, which until that time will remain at their current rates.

The Police Facilities Fee is proposed to be adjusted by 1.02 percent, which is based on the City's average investment returns over the past five years. This fee reimburses the City for advancing funds for the construction of the East Valley Law Enforcement Facility.

Schedule for Adoption: At the conclusion of this Public Meeting/Study Session, staff recommends City Council give direction on any of the proposed fee adjustments, as well as schedule a Notice of Public Hearing for Tuesday, April 25, 2017. At the Public Hearing, a Resolution will be presented to City Council to adopt the User Fees as contained in the FY 2017 User Fee Manual; and a Resolution for the adjustment of the Police Facilities Fee. It should be noted that City Council can make additional changes to the proposed fees at the April 25, 2017 Public Hearing.

COUNCIL GOAL COMPLIANCE:

Meets City Council Goal B:

- B. Operate City government in a fiscally and managerially responsible and prudent manner to ensure that the City of Thousand Oaks remains one of California's most desirable places to live, work, visit, recreate, and raise a family.

PREPARED BY: Brent S. Sakaida, Budget Officer

Attachments:

Attachment #1 – City Council “Full Cost” Exceptions

Attachment #2 – Traffic Development Impact Fees

Attachment #3 – “Traffic Development Impact Fees Revision” memo

Document Provided Under Separate Cover:

#1 – Draft 2017 User Fee Manual (FYs 2017-18 & 2018-19)

ATTACHMENT #1to 2/28/17 City Council
Meeting staff report**City of Thousand Oaks
2017 User Fee
City Council Exceptions**

	Fee #	Name	2015 Current Exception	2017 Proposed Exception
1.	B-03B	Disable Access Board Appeal	\$ 815.00	\$ 815.00
2.	P-04	Block Party	\$ 40.00	\$ 40.00
		Special Event (1 day or more)	\$ 133.00	\$ 136.00
3.	P-08	Farm Animal	\$ 51.00	\$ 52.00
4.	P-11A	Oak/Landmark Tree – Permit Administration		
		Type A – Dead or hazardous trees	No Fee	No Fee
		Type B – Simple encroachments, no grading /pruning	\$ 100.00	\$ 100.00
		Type C – Permits for existing single family, townhomes & condo projects	\$ 100.00	\$ 100.00
5.	P-11B	Oak/Landmark Tree – Plan. Comm. Process		
		Dead or hazardous trees	No Fee	No Fee
6.	P-11C	Oak/Landmark Tree – Minor Mod		
		Dead or hazardous trees	No Fee	No Fee
		Mod at existing single family dwelling	\$ 225.00	\$ 225.00
7.	P-11D	Oak/Landmark Tree – Major Mod		
		Dead or hazardous trees	No Fee	No Fee
		Mod at existing single family dwelling	\$ 262.00	\$ 262.00
8.	P-23C	SUP Type C Ham Radio Tower	\$ 1,066.00	\$ 1,093.00
9.	P-27B (1)	PPD-Existing Home	\$ 566.00	\$ 566.00
10.	P-32A	Minor Mod-Outdoor Dining	\$ 918.00	\$ 918.00
11.	P-32B	Minor Mod- Ham Radio	\$ 990.00	\$ 1,039.00
12.	P-53	Appeal of Admin Decision	\$ 1,365.00	\$ 1,400.00
13.	P-54	Appeal of Planning Comm. Decision	\$ 1,470.00	\$ 1,508.00
14.	P-66	Zoning Clearance	\$ 72.00	\$ 73.00
15.	PW-25	Appeal of Admin Decision	\$ 1,365.00	\$ 1,400.00
		Appeal of Traffic Comm. Decision	\$ 1,470.00	\$ 1,508.00
16.	PW-46	Parking Permit	\$ 8.00	\$ 8.00

(1) Fee at existing single family dwelling

ATTACHMENT #2

to 2/28/17 City Council Meeting Staff Report

**CITY OF THOUSAND OAKS
TRAFFIC DEVELOPMENT IMPACT FEES**

#	Fee Name	Fee Authority	2015 Fee	2017 Proposed Fee	Application
1	Road Payback Fee	Res. 66-56, 78-548, 80-312, 80-402, 97-105, 2001-073, 2005-64, 2007-053, 2009-034, 2011-017, 2013-028	\$43 to \$932 per linear foot	\$42 to \$904 per linear foot	Citywide. Applies to all projects. Reimbursement to City for street improvements benefiting property.
2	Master Plan Traffic Signal Fee	Res. 77-385, 80-402, 97-106, 2001-074, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$33.47 per ADT	\$32.45 per ADT	Citywide. Used to construct and improve the City's Master Plan Traffic Signals.
3	Newbury Park Road Improvement Fee	Res. 78-547, 80-402, 97-107, 2001-075, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	Residential: \$4,022 per d.u. Non-Residential: \$1.52 per s.f.	Residential: \$3,900 per d.u. Non-Residential: \$1.47 per s.f.	Applies to all projects in Newbury Park (west of Lynn/Hillcrest intersection. Reimbursement to City for arterial street improvements constructed in Newbury Park.
4	Supplemental Traffic Signal Construction Fee	Res. 77-385, 80-402, 97-108, 2001-076, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$261,022 per intersection	\$253,100 per intersection	Applies to individual projects causing a need for a traffic signal(s) not on the Master Plan of Signals. Used to construct the project's signal(s).
5	Supplemental Traffic Signal Maintenance Fee	Res. 77-385, 80-402, 97-109, 2001-077, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$190,161 per intersection	\$184,390 per intersection	Applies to individual projects causing a need for a traffic signal(s) not on the Master Plan of Signals. Used for 20 year maintenance of the project's signal(s) by City.
No Longer Applies	Rancho Conejo Traffic Impact Fee	Resolution 91-262, 97-110, 2001-078, 2005-064. All development agreements providing for this fee expired December 20, 2006.	** SEE NOTE **	** SEE NOTE **	**NOTE**: <u>THIS FEE NO LONGER APPLIES</u> DEVELOPERS IN THIS AREA WILL PAY MASTER PLAN SIGNAL FEE, NEWBURY PARK ROAD IMPROVEMENT FEE, BORCHARD ROAD/US 101 FREEWAY OVERCROSSING FEE AND WENDY DRIVE/US 101 INTERCHANGE FEES

**CITY OF THOUSAND OAKS
TRAFFIC DEVELOPMENT IMPACT FEES (cont.)**

#	Fee Name	Fee Authority	2015 Fee	2017 Proposed Fee	Application
6	Borchard Road/ US 101 Freeway Overcrossing Fee	97-111, 2001-079, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$112.21 per ADT	\$112.21 per ADT	Projects in Newbury Park pay toward City project to improve Borchard Interchange.
7	Moorpark Road/ US 101 Interchange Fee	97-112, 2001-080, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$84.71 per ADT	\$84.71 per ADT	Projects in Moorpark Interchange area pay toward City project to improve Moorpark Interchange.
8	Thousand Oaks Road Improvement Fee	Res. 2001-082, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	Residential: \$4,022 per d.u. Non-Residential: \$1.52 per s.f.	Residential: \$4,022 per d.u. Non-Residential: \$1.52 per s.f.	Applies to all projects outside Newbury Park (east of Lynn/Hillcrest intersection). Reimbursement to City for arterial street improvements constructed.
9	Lynn Road Payback Fee	Res. 97-114, 2001-081, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$9,260 per lot	\$9,260 per lot	Projects adjacent to Lynn Road in Newbury Park area reimburse City for Lynn Road construction.
10	Wendy Drive/ US 101 Interchange Fee	2006-059, 2007-053, 2009-034, 2011-017, 2013-028	\$115.46 per ADT	\$115.46 per ADT	Projects in Newbury Park area pay toward base City project to improve Wendy Drive Interchange.

ADT = Average Daily Trip
March 2013

s.f. = Square Foot

d.u. = Dwelling Unit

MEMORANDUM

City of

Thousand Oaks

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2400 • Fax 805/449.2475 • www.toaks.org

TO: John Adams, Finance Director

FROM: Jay T. Spurgin, Public Works Director

DATE: January 6, 2017

SUBJECT: Status of Traffic Development Impact Fees Revision

The Public Works Department is in the process of revising the traffic development impact fees. There are 11 existing traffic development impact fees that fund the construction of street improvements and installation of traffic signals needed to maintain traffic flows in an efficient manner on public streets throughout the City. The approved Resolutions allow for biennial adjustment of the fees. Staff is recommending that the 11 fees not be increased at this time and a Nexus Report be performed.

The fees were last restated on April 13, 2013 by City Council Resolution 2013-028. The updating of the fees was based on the annual California Highway Construction Cost Index. The last comprehensive review of the Traffic Development Impact Fees, with the exception of the Wendy Drive Bridge fee which became effective in 2006, was in 2001. Staff is recommending that each of the fees be included in a Nexus Report. A Nexus Report would provide the City with the necessary technical documentation and nexus analysis to support the City's Traffic Mitigation Fee program.

In April 2016, Kimley-Horn was retained by the City to update and revise the City's traffic development impact fees. The kick-off meeting was held on May 16, 2016 to discuss the Nexus Study methodology, project approach and the list of CIP projects as the basis of the updated fee structure. To date, Kimley-Horn has reviewed City supplied historical data on the development of the existing fee structure and performed initial modeling work that will serve as the engineering basis of the updated fee structure. Staff is finalizing the list of CIP projects and anticipated traffic mitigation projects so Kimley-Horn can begin the fee calculation and analysis.


Jay T. Spurgin
Public Works Director

DPW: 390-10\k\etm\H:\Final\Spurgin\2015 Traffic Fee memo



toaks.org

City of Thousand Oaks



Draft 2017 User Fee Manual (Fees, Fines, Penalties, Rates, and Assessments)

Prepared for
City Council Public Meeting/Study Session
February 28, 2017

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS APPROVING AND
ADOPTING THE 2017 USER FEES, FINES,
PENALTIES, RATES, AND ASSESSMENTS, WHICH
INCLUDES NON-COMPLIANCE FEES

WHEREAS, the City of Thousand Oaks Municipal Code authorizes the imposition of various user fees for providing City services and reviewing entitlement applications and fines/penalties for violations of the Thousand Oaks Municipal Code; and

WHEREAS, the City Council has caused a Public Hearing Notice to be published as required by Government Code Section 66016; and the data supporting the various user fees, fines, penalties, rates, and assessments (attached hereto as Exhibit 1 and Exhibit 2) was available for public review at least 10 days prior to the noticed Public Meeting; and

WHEREAS, the City Council conducted the Public Meeting/Study Session on the draft User Fees, Fines, Penalties, Rates, and Assessments on February 28, 2017, wherein the City Council considered the study supporting the setting of the fees as well as other evidence; and

WHEREAS, the City Council on April 25, 2017 conducted a Public Hearing on the proposed User Fees, Fines, Penalties, Rates, and Assessments.

NOW THEREFORE, the City Council of the City of Thousand Oaks resolves as follows:

- Section 1. The User Fees, Fines, Penalties, Rates, and Assessments set forth in the User Fee Summary, attached hereto as Exhibit 1 and incorporated herein by reference, are hereby adopted and are effective on July 1, 2017.
- Section 2. The Engineering and Planning entitlement/permit fees related to "Activities Commenced Prior to City Approval," attached hereto as Exhibit 2 and incorporated herein by reference, are hereby adopted and are effective on July 1, 2017.

Section 3. This Resolution shall be known as the Master Fee Resolution.

PASSED AND ADOPTED this

Claudia Bill-de la Peña, Mayor
City of Thousand Oaks, California

ATTEST:

Cynthia M. Rodriguez, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

David S. Womack, Assistant City Attorney

APPROVED AS TO ADMINISTRATION:

Andrew P. Powers, City Manager

EXHIBIT 1

Please refer to Proposed
2017 User Fee Manual

(Adopted User Fees will
be added as Exhibit 1)

EXHIBIT 2

Activity Commenced Prior to City Approval

Planning Application Type	Proposed 2017 Fee	Proposed Fee for Activity Commenced Prior to City Approval *
AA-Mobile Business (P-44B)	\$110.00	\$114.00
Appeal of Admin Decision (P-53)	\$1,400.00	\$2,800.00
Appeal of PC Decision (P-54)	\$1,508.00	\$3,016.00
Design Review-Existing C/I (P-60)	\$525.00	\$1,050.00
Farm Animal Permit (P-8)	\$52.00	\$104.00
Home Occupation Permit (P-10)	\$45.00	\$45.00
Landscape Plan Check (P-35)	\$1,690.00 + \$600.00 Dep	\$3,300.00 + \$600.00 Dep
Major Mod – PC (P-31)	\$5,000 Dep/\$3,090.00 SFD	T&M/\$6,000.00 SFD
Major Mod – SUP Type B (P-31B)	\$5,000.00 Dep	T&M
Minor Mod – Non SFD (P-32)	\$3,888.00	\$4,610.00
Minor Mod – Outdoor Dining up to 5 (P-32A)	\$918.00	\$1,836.00
Minor Mod – SUP Type C (P-32B)	\$2,871.00/\$834.00 SFD \$1,039.00 Ham	\$4,307.00/\$1,665.00 SFD \$1.065.00 Ham[1]
Minor Mod – Existing Home Alt (P-32D)	\$1,006.00	\$2,012.00
Municipal Code Amendment (P-5A)	\$4,000.00 Dep	T&M
Oak Tree/Landmark Type B (P-11A)	\$236.00	\$472.00
Oak Tree/Landmark Type C (P-11A)	\$100.00 SFD/\$925.00 + \$200 Dep Architect	\$200.00/\$948.00 + \$200.00 Dep
Oak/Landmark – Minor Mod (P-11C)	\$225.00 SFD/ \$777.00	\$450.00 SFD/\$995.00
Oak/Landmark – Major Mod (P-11D)	\$262.00 SFD /\$2,827.00	\$524.00 SFD/\$2,900.00
Outdoor Dining Smoking Permit (P-67)	\$200.00	\$205.00
PPD – Existing Homes (P-27B)	\$566.00/\$1214.00 PC	\$1,132.00/\$2,428.00 PC
Sign Seal Permits (P-38)	\$157 Building Sign w/ Existing Uniform Program \$315 Building Sign w/o Uniform Program \$157 Monument Sign - Face Change \$383 Monument Sign - Other than Face Change	\$234 Building Sign w/ Existing Uniform Program \$439 Building Sign w/o Uniform Program \$239 Monument Sign - Face Change \$734 Monument Sign - Other than Face Change
Specific Plan Amendment (P-2)	\$6,500 Dep	T&M
SUP Type B (P-23B)	\$5,286.00 Use Change / \$8,660.00 Other	\$6,754.00 Use Change /\$8,880.00
SUP Type C (P-23C)	\$3,883.00/ \$1,196.00 SFD/\$1,093.00 Ham	\$3,982.00/\$2,392.00 SFD/\$1,120.00 Ham[3]
Temporary Use Permit Type A (P-52)	\$425.00	\$850.00
Zoning Clearance (P-66)	\$73.00	\$146.00

* City Manager or his/her designee has the discretion to waive the additional fees when the unpermitted activity was done without the permittee's knowledge or authorization.

- [1] Communication Facilities limited fee to "reasonable"
- [2] Not currently in draft 2013 User Fee Manual
- [3] Communication Facilities limited fee to "reasonable"

Activity Commenced Prior to City Approval

Engineering Application Type	Proposed 2017 Fee	Proposed Fee for Activity Commenced Prior to City Approval *
Public and Private Improvement – Plan Check (PW-04)	6.00% on project valuation \$2,001 and over	Double proposed fee up to full-cost recovery
Public and Private Improvement – Inspection (PW-05)	4.00% on project valuation \$2,001 and over	Double proposed fee up to full-cost recovery
Grading - Plan Check (based on cubic yards) (PW-07)		
1-100	\$310.00	\$620.00
101-500	\$1,265.00	\$2,530.00
501-1,000	\$2,640.00	\$5,280.00
1,001-10,000	\$4,755.00	\$9,180.00
10,001-50,000	\$8,975.00	\$16,935.00
50,001-100,000	\$14,875.00	\$24,835.00
100,000-250,000	\$19,490.00	\$38,980.00
250,001 and over	\$26,365.00	\$52,730.00
Grading - Inspection (based on cubic yards) (PW-08)		
1-100	\$310.00	\$570.00
101-500	\$1,125.00	\$1,555.00
501-1,000	\$2,640.00	\$3,355.00
1,001-10,000	\$4,305.00	\$5,875.00
10,001-50,000	\$8,820.00	\$11,700.00
50,001-100,000	\$13,235.00	\$17,625.00
100,000-250,000	\$18,055.00	\$23,965.00
250,001 and over	\$26,365.00	\$35,595.00

* City Manager or his/her designee has the discretion to waive the additional fees when the unpermitted activity was done without the permittee's knowledge or authorization.



M E M O R A N D U M

City of Thousand Oaks • Thousand Oaks, California

Community Development Department

TO: Building Division

FROM: David Hueners, Building Official/Deputy Director

DATE: January 12, 2010

SUBJECT: **Policy for determining fee for work commencing before permit issuance**

Section 108.4, Appendix 1 of the 2007 California Building Code states the following:

“Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fee.”

The following guide should be used to determine the amount of the fee for work commencing before permit issuance:

Work done before permit issuance	Percent of building permit fee to be assessed
1. Concrete foundation and/or slab	20%
2. No. 1 + rough framing	40%
3. No. 1 + No.2 + rough electrical, plumbing or mechanical	60%
4. No. 1 + No. 2 +No. 3 + drywall and/or exterior sheathing	80%
5. Project fully constructed	100%

The inspector will evaluate the amount of progress made on a building or structure built without benefit of permit, and then building permit fee shall be determined and from that the fee for work commencing before permit issuance will be set.

For unusual situations or if clarification is needed contact the Building Official.

as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

108.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 Refunds. The building official is authorized to establish a refund policy.

SECTION 109 INSPECTIONS

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary

equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

109.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

109.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R* and *U* values, fenestration *U* value, duct system *R* value, and HVAC and water-heating equipment efficiency.

109.3.8 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

109.3.9 Special inspections. For special inspections, see Section 1704.

109.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

109.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF THOUSAND OAKS MAINTAINING
TRAFFIC DEVELOPMENT IMPACT FEES AT
EXISTING RATES

WHEREAS, various Traffic Development Impact Fees ("Impact Fees") were previously established and amended by various City Council Resolutions, as listed in Exhibit 1 attached hereto; and

WHEREAS, these Impact Fees are imposed on land development projects for the purpose of each development paying its fair share of road improvements, and have been collected from property owners for development of their real property; and

WHEREAS, the legal basis for the imposition of these Impact Fees is, *inter alia*, article XI, § 7, of the California Constitution (general police powers); section 66410, et al., of the California Government Code (the Subdivision Map Act); and the Thousand Oaks Municipal Code at Article 15 of Chapter 3 of Title 9, and Article 1 of Chapter 1 of Title 7; and

WHEREAS, the Resolutions that established these Impact Fees allow for biennial adjustment of the fees due to increased costs of construction and based on the California Highway Construction Cost Index; and

WHEREAS, the Impact Fees were last adjusted in 2013; and

WHEREAS, consistent with Government Code Section 66000, et seq., the City prepared and the City Council adopted the analysis, findings and reports establishing the nexus for each of the Impact Fees when each was established, and included as a part of each Resolution the fair share, allocation, and nexus or reasonable relationship between development and impacts associated with the development as follows:

- (1) Each fee's use and the type of land development project for which each fee is imposed; and
- (2) The need for the public facility and the type of land development on which each fee is imposed; and

WHEREAS, the City Council has caused a Public Hearing Notice to be published as required by Government Code Section 66016; has caused the attached exhibit to be available for public review at least 10 days prior to the Public

Meeting; has conducted a Public Meeting concerning this action on February 28, 2017; and has conducted a Public Hearing concerning this action on April 25, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Thousand Oaks that the Traffic Development Impact Fees shall remain at existing rates until nexus reports are completed on each Impact Fee as set forth in the attached Exhibit 1.

BE IT FURTHER RESOLVED that all other provisions of the Resolutions listed in Exhibit 1 that established the Impact Fees are incorporated herein as if set forth in full and shall remain in full force and effect.

PASSED AND ADOPTED this

Claudia Bill-de la Peña, Mayor
City of Thousand Oaks, California

ATTEST:

Cynthia M. Rodriguez, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

David S. Womack, Assistant City Attorney

APPROVED AS TO ADMINISTRATION:

Andrew P. Powers, City Manager

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TO ALLOW FOR INSERTION OF CERTIFICATION
BY CITY CLERK

EXHIBIT 1

CITY OF THOUSAND OAKS TRAFFIC DEVELOPMENT IMPACT FEES

#	Fee Name	Fee Authority	2017 Proposed Fee	Application
1	Road Payback Fee	Res. 66-56, 78-548, 80-312, 80-402, 97-105, 2001-073, 2005-64, 2007-053, 2009-034, 2011-017, 2013-028	\$43 to \$932 per linear foot	Citywide. Applies to all projects. Reimbursement to City for street improvements benefiting property.
2	Master Plan Traffic Signal Fee	Res. 77-385, 80-402, 97-106, 2001-074, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$33.47 per ADT	Citywide. Used to construct and improve the City's Master Plan Traffic Signals.
3	Newbury Park Road Improvement Fee	Res. 78-547, 80-402, 97-107, 2001-075, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	Residential: \$4,022 per d.u. Non-Residential: \$1.52 per s.f.	Applies to all projects in Newbury Park (west of Lynn/Hillcrest intersection). Reimbursement to City for arterial street improvements constructed in Newbury Park.
4	Supplemental Traffic Signal Construction Fee	Res. 77-385, 80-402, 97-108, 2001-076, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$261,022 per intersection	Applies to individual projects causing a need for a traffic signal(s) not on the Master Plan of Signals. Used to construct the project's signal(s).
5	Supplemental Traffic Signal Maintenance Fee	Res. 77-385, 80-402, 97-109, 2001-077, 2005-064, 2007-053, 2009-034, 2011-017, 2013-028	\$190,161 per intersection	Applies to individual projects causing a need for a traffic signal(s) not on the Master Plan of Signals. Used for 20 year maintenance of the project's signal(s) by City.
No Longer Applies	Rancho Conejo Traffic Impact Fee	Resolution 91-262, 97-110, 2001-078, 2005-064. All development agreements providing for this fee expired December 20, 2006.	** SEE NOTE **	**NOTE**: <u>THIS FEE NO LONGER APPLIES</u> DEVELOPERS IN THIS AREA WILL PAY MASTER PLAN SIGNAL FEE, NEWBURY PARK ROAD IMPROVEMENT FEE, BORCHARD ROAD/US 101 FREEWAY OVERCROSSING FEE AND WENDY DRIVE/US 101 INTERCHANGE FEES

**CITY OF THOUSAND OAKS
TRAFFIC DEVELOPMENT IMPACT FEES**

#	Fee Name	Fee Authority	2017 Proposed Fee	Application
6	Borchard Road/ US 101 Freeway Overcrossing Fee	97-111, 2001-079, 2005-064, 2007- 053, 2009-034, 2011-017, 2013- 028	\$112.21 per ADT	Projects in Newbury Park pay toward City project to improve Borchard Interchange.
7	Moorpark Road/ US 101 Interchange Fee	97-112, 2001-080, 2005-064, 2007- 053, 2009-034, 2011-017, 2013- 028	\$84.71 per ADT	Projects in Moorpark Interchange area pay toward City project to improve Moorpark Interchange.
8	Thousand Oaks Road Improvement Fee	Res. 2001-082, 2005-064, 2007-053, 2009- 034, 2011-017, 2013-028	Residential: \$4,022 per d.u. Non-Residential: \$1.52 per s.f.	Applies to all projects outside Newbury Park (east of Lynn/Hillcrest intersection). Reimbursement to City for arterial street improvements constructed.
9	Lynn Road Payback Fee	Res. 97-114, 2001- 081, 2005-064, 2007-053, 2009- 034, 2011-017, 2013-028	\$9,260 per lot	Projects adjacent to Lynn Road in Newbury Park area reimburse City for Lynn Road construction.
10	Wendy Drive/ US 101 Interchange Fee	2006-059, 2007- 053, 2009-034, 2011-017, 2013- 028	\$115.46 per ADT	Projects in Newbury Park area pay toward base City project to improve Wendy Drive Interchange.

ADT = Average Daily Trip
March 2013

s.f. = Square Foot

d.u. = Dwelling Unit

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS APPROVING AND
ADOPTING THE 2017 POLICE FACILITIES
DEVELOPMENT FEE

WHEREAS, the Police Facilities Development Fee ("Fee") was originally adopted by the City Council on February 14, 1984 (reference Ordinance 852-NS and Resolution 84-040); and

WHEREAS, the Fee is imposed on new development for the purpose of each development paying a fair share of the construction, financing, and improvement costs associated with the East Valley Law Enforcement Facility; and

WHEREAS, the City Council readopted and increased the amount of the Fee on June, 17, 1997 and established that the Fee shall be adjusted annually thereafter by the percentage amount the City receives on its invested funds (reference Resolution 97-115); and

WHEREAS, the City Council thereafter adopted periodic increases to the amount of the Fee (reference Resolution 2001-72, adopted May 22, 2001; Resolution 2003-42, adopted, April 15, 2003; Resolution 2005-063, adopted April 19, 2005; Resolution 2007-052, adopted April 24, 2007; Resolution 2009-033, adopted April 21, 2009; Resolution 2011-016, adopted April 26, 2011; Resolution 2013-029, adopted April 23, 2013; and Resolution 2015-021, adopted April 28, 2015); and

WHEREAS, the City Council has not increased the Fee since 2015; and

WHEREAS, based on the adjustment factor contained in Resolution 97-115, the Fee shall be adjusted by 1.02%; and

WHEREAS, the City Council caused a Public Hearing Notice to be published as required by Government Code Section 66016; conducted a Public Meeting on February 28, 2017 and a Public Hearing on April 25, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Thousand Oaks as follows:

Section 1. The Police Facilities Development Fee is adopted as follows:

- a. Single-Family Residential \$455.60 per unit
- b. Multi-Family Residential \$223.25 per unit
- c. Non-Residential \$0.22 per square foot

Section 2. The Fee is effective July 1, 2017.

Section 3. All other provisions of Resolution 97-115 are to remain in effect.

PASSED AND ADOPTED this

Claudia Bill-de la Peña, Mayor
City of Thousand Oaks, California

ATTEST:

Cynthia M. Rodriguez, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

David S. Womack, Assistant City Attorney

APPROVED AS TO ADMINISTRATION:

Andrew P. Powers, City Manager