

**RESOLUTION NO. 82-2021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING 2020-2021 MITIGATION FEE ACT ANNUAL REPORT OF DEVELOPMENT FEES JUNE 30, 2021 AND MAKING FINDINGS REGARDING UNSPENT FEES IN THE MANOR DRIVE/PALMETTO AVENUE/OCEANA BOULEVARD INTERSECTION IMPROVEMENT FUND**

**WHEREAS**, pursuant to Government Code Section 66000 et seq., the City of Pacifica is required to prepare an annual report regarding development impact fees within 180 days after the close of each fiscal year; and

**WHEREAS**, Staff has prepared the 2020-2021 Mitigation Fee Act Annual Report of Development Fees June 30, 2021, a copy of which is attached hereto as Exhibit A ("Impact Fee Report"), and incorporated by reference, which satisfies the reporting requirements stated in the Mitigation Fee Act; and

**WHEREAS**, pursuant to Government Code section 66006(b)(2), the Impact Fee Report has been available for public review at the Clerk's office since November 24, 2021; and

**WHEREAS**, the City imposes development fees that are subject to the Mitigation Fee Act (Gov. Code §§ 66000 et seq.): the Traffic Impact Mitigation Improvement Fees for Highway One Improvements, the Traffic Impact Mitigation Fees for the Improvement of the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersection, the Planned Drainage Facilities Fees, the Capital Projects Fees, the In-Lieu Parking Facilities Fee, the Park Facilities Impact Fee, and the Sewer Connection Charges; and

**WHEREAS**, Government Code Section 66001(d) requires a local agency to make findings with respect to any unexpended funds for the fifth fiscal year following the first deposit into the account or fund; and

**WHEREAS**, Pacifica Municipal Code Chapter 18 of Title 8 imposed the Manor Drive Fee to mitigate certain traffic impacts from new construction by defraying the actual costs of constructing improvements to the Manor Drive/Palmetto Avenue/Oceana Boulevard intersection and created the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersection Improvement Fund ("Manor Drive Fund") for the collection of Manor Drive Fees; and

**WHEREAS**, the City has collected the Manor Drive Fee and deposited the funds in the Manor Drive Fund as authorized by the Municipal Code; and

**WHEREAS**, at the end of fiscal year 2020-2021, the Manor Drive Fund contained the sum of \$952,366 representing fees collected and interest accrued thereon; and

**WHEREAS**, the City last made findings regarding the unexpended fund in the Manor Drive Fund in 2016.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Pacifica as follows:

1. The foregoing recitals are true and correct.

2. The Council hereby approves, accepts and adopts the Impact Fee Report for the fiscal year 2020-2021, attached hereto as Exhibit A, and makes the findings set forth in this resolution.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Pacifica finds as follows:

1. In accordance with Government Code Section 66000 et seq., the City has conducted an annual and five-year review of its development impact fees and the Council has reviewed the Impact Fee Report for the Fiscal Year 2020-2021.

2. The funds have been and shall be used for the purposes stated in said report and are necessary to mitigate impacts resulting from development in the City and there is a reasonable relationship between the use of the fees and the type of development project upon which the fee is imposed.

3. The purpose of the Manor Drive Fee (Fund 14) is to mitigate the impact of future development in the City by providing revenues to fund the costs of constructing improvements to the Manor Drive/Palmetto Avenue/Oceana Boulevard intersection, which will be required to accommodate the increased traffic flow in the area resulting from such future development.

4. The unexpended fees in the Manor Drive Fund will fund two ongoing projects

- a. The Manor Drive Over-Crossing Improvement Project (“Widening and Signalization Project”) which will include widening the vehicular overcrossing along Manor Drive over Highway One and signalization of the Manor Drive/Palmetto Avenue intersection and the Manor Drive/Oceana Boulevard intersection. The Signalization Project is further described in the City’s 2021-2026 Capital Improvement Plan.
- b. The Milagra - Highway 1 On-Ramp Project (“On-Ramp Project”), which will construct an on-ramp to northbound Highway One at Milagra Drive to improve highway access to northbound Highway One and reduce traffic congestion by decreasing traffic volume. The On-Ramp Project is further described in the City’s 2021-2026 Capital Improvement Plan.

5. A reasonable relationship exists between the On-Ramp Project and the Widening and Signalization Project, and the purpose for which the fees in the Manor Drive Fees were collected. The On-Ramp Project and the Widening and Signalization Project will individually and collectively reduce congestion at the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersection caused by the increased traffic flow in the area by reducing the traffic volume at the intersection, thus improving traffic circulation, mobility and safety. These Projects are intended to address the increased traffic flow that result from new development.

6. In addition to the fees from the Manor Drive Fund, On October 11, 2021, Council passed a Resolution supporting the application for Measure A and Measure W for \$2.5 million and committing \$300,000 from Fund 14 as matching funds for the completion of the Project Initiation Document and Project Approval & Environmental Document.

7. Based on the foregoing, a continuing need has been demonstrated for the fees in the Manor Drive Fund.

. . . . .

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Pacifica, California, held on the 13<sup>th</sup> day of December 2021, by the following vote:

**AYES**, Councilmembers: Beckmeyer, Bier, Bigstycck, O'Neill, Vaterlaus.

**NOES**, Councilmembers: n/a.

**ABSENT**, Councilmembers: n/a.

**ABSTAIN**, Councilmembers: n/a.

  
Sue Beckmeyer, Mayor

ATTEST:

APPROVED AS TO FORM:

  
Sarah Coffey, City Clerk

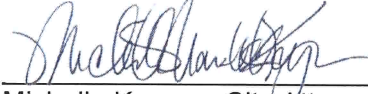
  
Michelle Kenyon, City Attorney



EXHIBIT "A"



**2020-2021 Mitigation Fee  
Act Annual Report of  
Development Fees  
June 30, 2021**



**City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044**

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Scenic Pacifica  
Incorporated Nov. 22, 1957

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## CITY OF PACIFICA

540 Crespi Drive • Pacifica, California 94044-2506  
www.cityofpacifica.org

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**MAYOR**  
Sue Beckmeyer

**MAYOR PRO  
TEM**  
Mary Bier

**COUNCIL**  
Mike O'Neill  
Sue Vaterlaus  
Tygarjas Bigstyck

December 13, 2021

### **The Honorable Mayor, Members of the City Council and Citizens of Pacifica**

Dear Mayor, Members of the City Council and Citizens of Pacifica:

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006(b) and 66001(d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee Report (formerly the Public Facilities Fee Report) for the City of Pacifica, California for the fiscal year (FY) ended June 30, 2021.

Development impact fees are charged by local governmental agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project. The legal requirements for enactment of a development impact fee program are set forth in Government Code §§ 66000-66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's AB 1600 and thus commonly referred to as "AB 1600 requirements".

In Pacifica, development impact fees are collected at the time a building permit is issued for the purpose of mitigating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development.

State law requires the City prepare and make available to the public the Development Impact Fee Report within 180 days after the last day of each fiscal year. The City Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. A draft of this report was filed with the City Clerk's office and available for public review on November 24, 2021.

Respectfully submitted,

Sheila Tioya  
Financial Services Manager



**CITY OF PACIFICA, CALIFORNIA**

SUE BECKMEYER  
Mayor

MARY BIER  
Mayor Pro Tem

SUE VATERLAUS  
MICHAEL O'NEILL  
TYGARJAS BIGSTYCK  
Members of City Council

KEVIN WOODHOUSE  
City Manager

MICHELLE MARCHETTA KENYON  
City Attorney

**OTHER ADMINISTRATIVE OFFICERS**

TINA WEHRMEISTER  
YULIA CARTER  
DAN STEIDLE  
RON MYERS  
LISA PETERSEN  
MICHAEL PEREZ  
SARAH COFFEY

ASSISTANT CITY MANAGER/DIRECTOR OF PLANNING  
CHIEF FINANCIAL SUSTAINABILITY OFFICER  
POLICE CHIEF  
FIRE CHIEF  
DIRECTOR OF PUBLIC WORKS  
DIRECTOR OF PARKS, BEACHES & RECREATION  
CITY CLERK

**OFFICIAL COMMISSIONS AND COMMITTEES**

BEAUTIFICATION ADVISORY COMMITTEE

ECONOMIC DEVELOPMENT COMMITTEE

EMERGENCY PREPAREDNESS & SAFETY COMMISSION

LIBRARY ADVISORY COMMITTEE

OPEN SPACE AND PARKLAND ADVISORY COMMITTEE

PARKS, BEACHES AND RECREATION COMMISSION

PLANNING COMMISSION



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# INTRODUCTION





## LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEE REPORTING

### A. CALIFORNIA GOVERNMENT CODE SECTION 66006(b)

Pursuant to Government Code 66000 et seq. and specifically Government Code section 66006(a), the City is required to prepare an annual report regarding any fee imposed to provide for an improvement to be constructed to serve a development project, or which is a fee for public improvements within the meaning of subdivision (b) of Section 66000, and that is imposed by the local agency as a condition of approving the development project. California Government Code Section 66006(b) defines the specific reporting requirements for local agencies that impose AB 1600 development impact fees on new development. Annually, for each separate fund established for the collection and expenditure of development impact fees, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the information shown below for the most recent fiscal year. The applicable page numbers for the location where each item can be found in the report are provided for reference.

- A brief description of the type of fee in the account or fund (pages 5 to 9).
- The amount of the fee (pages 10 to 19).
- The beginning and ending balance of the account or fund (page 11).
- The amount of the fees collected and interest earned (pages 10 to 19).
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees (pages 10 to 19).
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement (pages 10 to 19).
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan (pages 2 to 4).
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded (pages 2 to 4).

#### City Actions Regarding this Section:

- For the 2020-2021 fiscal year the City did not provide any refunds of development fees.
- A transfer of \$4.66M was made from Fund 34, Sewer Facility Construction Fund to Fund 18, Sewer Charge Fund to reflect the cost of capital assets and projects. The purpose of the transfer is to spread the cost of the \$2.0M over the life of the assets and projects. These include, Calera Creek Wetlands Compliance, Linda Mar Pump, Sharp Park Pump Station, Rockaway Pump, Collection System Projects, Capacity Improvement Project, Sewer System Master Plan,



Equalization Basin, Collection System Repair and Rehabilitation, Digesters, Pump Replacement, SCADA Server Computer, Secondary System Blowers and Roof Improvements. Non-impact fee revenues have been transferred out for public facility projects and no impact fee revenues were involved in the transfer.

- The \$1.21M Other Revenue in Fund 22, Capital Projects Fund consist of \$911,750 transfer from ERAF Fund, General Fund, Frontierland Remediation Fund and Sewer Construction Fund to fund various projects. Non-impact fee revenues have been transferred for public facility projects and no impact fee revenues were involved in the transfer.
- For the 2020-2021 fiscal year the City did not provide any loans from funds that utilize development fees.

## **B. CALIFORNIA GOVERNMENT CODE SECTION 66001(d)**

For all funds established for the collection and expenditure of development impact fees, California Government Code Section 66001(d) has additional requirements. For the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

### **City Actions Regarding this Section:**

- The City last made findings for the Traffic Impact Mitigation Fees for the Improvement of the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersection in 2016. The Manor Drive Fee is imposed on new construction north of Paloma Avenue within City limits. The purpose of the Manor Drive Fee is to mitigate the impact of future development in this area of the City by providing revenues to fund the actual costs of constructing improvements to the Manor Drive/Palmetto Avenue/Oceana Boulevard intersection, which will be required to accommodate the increased traffic flow in the area resulting from such new development (MC 8-18.01). The Manor Drive Fee will fund two improvements to this intersection and the adjacent portion of Highway One: the Milagra On-Ramp Project and the Manor Drive Overcrossing Widening and Signalization Project (collectively "Projects"). Both Projects are further described in the City's 2021-2026 Capital Improvement Plan. The Projects will individually and collectively reduce congestion at the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersection caused by the increased traffic flow due to new development in the area by reducing the traffic volume at the intersection, thus improving traffic circulation, mobility and safety. This is reasonably related to the purpose of the Manor Drive Fee. On October 11, 2021, Council passed a Resolution supporting the application for Measure



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A and Measure W for \$2.5 million and committing \$300,000 from Fund 14 as matching funds for the completion of the Project Initiation Document and Project Approval & Environmental Document.



## DESCRIPTION OF DEVELOPMENT IMPACT FEES

### Highway 1 Improvements, Fund 12

**Established:** § 1, Ord. 318-C.S., eff, February 10, 1982, PMC: Chapter 15, Title 8 and as amended by Ordinance No. 853-C.S.

**Purpose:** To provide for the construction of improvements to Highway One in the City from Westport Drive south to the southern City limits.

#### **Beginning Rate of the Fee:**

(a) Primary Impacting Area.

- |   |                                      |
|---|--------------------------------------|
| (1) Per new residential unit (average of 1,000 square feet):  | \$2,100.00                           |
| (2) Per new junior accessory dwelling unit or accessory dwelling unit less than seven hundred fifty (750) square feet:  | No fee                               |
| (3) For new accessory dwelling unit seven hundred fifty (750) square feet or greater, the fee shall be as determined by the formula:<br>However, in no event shall the fee exceed the fee applicable to a new Primary residential unit: | See formula in Section 8-15.04(a)(3) |
| (4) Per new commercial unit (per 1,000 square feet of gross floor area):  | \$ 840.00                            |

(b) Secondary Impacting Area.

- |   |  |
|---|--|
| (1) Per new residential unit (average of 1,000 square feet):  | \$ 700.00                                |
| (2) Per new junior accessory dwelling unit or accessory dwelling unit less than seven hundred fifty square feet:  | No fee                                   |
| (3) For new accessory dwelling unit seven hundred fifty (750) square feet or greater, the fee shall be as determined by the formula:<br>However, in no event shall the fee exceed the fee applicable to a new Primary residential unit: | See formula in Section 8-15.04(a)(3) (3) |
| (4) Per new commercial unit (per 1,000 square feet of gross floor area):  | \$ 275.00                                |

To provide for construction cost increases due to inflation, on July 1 of each year, beginning September 1, 1984, the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News Record (ENR) by McGraw-Hill Publication Company.





**Manor Drive/Palmetto Avenue/Oceana Boulevard Intersections, Fund 14**

**Established:** § II, Ord. 422-C.S., eff. September 26, 1984, PMC: Chapter 18, Title 8  
**Purpose:** To provide for the construction of improvements to alleviate traffic congestion at the Manor Drive/Palmetto Avenue/Oceana Boulevard intersection.

**Beginning Rate of the Fee:**

The fee shall be One Hundred Eighty and no/100ths (\$180.00) Dollars per trip generated. Trips generated by new development shall be based on the latest information available and approved by the City Engineer. Trips generated by residential developments shall be the actual trips. Trips generated by commercial, office, and retail development shall be forty (40%) percent of the actual trips generated.

To provide for construction cost increases due to inflation, on July 1 of each year, beginning July 1, 1995, the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News Record (ENR) by McGraw-Hill Publication Company.

**Planned Drainage Facilities Fees And Reserve For Drainage Facility Construction Funds, Fund 19**

**Established:** § 1, Ord. 458-86, eff. March 26, 1986, PMC: Article 1, Chapter 4, Title 7  
**Purpose:** To provide for the construction of drainage facilities to remove surface and storm drainage waters.

**Beginning Rate of the Fee:**

Area Number	Watershed Title	Fee
1	Globe	0
2	Edgemar	\$2660.00
3	Pacific Manor	\$2325.00
4	Salada Beach	\$2325.00
5	Brighton	\$2775.00
6	Fairway Park	\$5190.00
7	Valleamar	\$3680.00
8	Rockaway Beach	\$6850.00
9	Lower Linda Mar	0
10	Linda Mar	\$2450.00
11	San Pedro Terrace	\$8710.00

To provide for construction cost increases due to inflation, on July 1 of each year, beginning September 1, 1990, the fee shall be increased on the basis of the Construction Cost Index (CCI)



in the San Francisco Bay Area, published in the issue of the Engineering News Record (ENR) by McGraw-Hill Publishing Company.

### **Capital Projects Funds, Fund 22**

**Established:** § 1, Ord. 7-C.S., eff. October 28, 1970, as renumbered by § III, Ord. 408-C.S., eff. July 11, 1984, PMC: Article 2, Chapter 4, Title 7

**Purpose:** To provide for the construction of facilities that provide essential municipal services.

**Beginning Rate of the Fee:**

- (a) For each finished or unfinished bedroom in each new dwelling unit, One Hundred Ten and no/100ths (\$110.00) Dollars
- (b) For each hotel or motel unit, Fifty-Five and no/100ths (\$55.00) Dollars
- (c) For each other new structure, an amount equal to one percent of the permit valuation.

To provide for construction cost increases due to inflation, on July 1 of each year, beginning July 1, 1985, the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News-Record (ENR) by McGraw-Hill Publication Company.

### **In-Lieu Parking Facilities Fee, Fund 25**

**Rockaway Beach Redevelopment Project Area:**

**Established:** Resolution No. 17-86, amended April 27, 2020 by Resolution 23-2020.

**Purpose:** The fee provides for the construction and renovation of public parking facilities in the Rockaway Beach Redevelopment Project Area.

**Beginning Rate of the Fee:**

- (1) Fee per in-lieu parking space: \$3,000, increased to \$40,260 on April 27, 2020.

The Fee is subject to construction cost increases due to inflation, on July 1 of each year, beginning April 2020 (CCI = 12,816.67), the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News-Record (ENR) by McGraw-Hill Publication Company.

**Sharp Park Redevelopment Project Area:**

**Established:** Resolution No. 25-2020 on May 11, 2020.

**Purpose:** The fee provides for the construction of public parking facilities in the Sharp Park Redevelopment Project Area.

**Beginning Rate of the Fee:**

- (1) Fee per in-lieu parking space: \$40,260

The Fee is subject to construction cost increases due to inflation, on July 1 of each year, beginning April 2020 (CCI = 12,816.67), the fee shall be increased on the basis of the



Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News-Record (ENR) by McGraw-Hill Publication Company.

**Park Facilities Impact Fee, Fund 26**

**Established:** § 4, Ord. 456-85, effective December 25, 1985 repealed and replaced by Section 2 of Ord. 786-C.S., effective April 12, 2012, PMC: Chapter 19, Title 8  
§ 7, Ord. 456-85, eff. December 25, 1985, § 3, Ord. 786-C.S., eff. April 12, 2012, PMC: Article 8, Chapter 1, Title 10

**Purpose:** To provide for the development and rehabilitation of parks and recreational facilities.

**Beginning Rate of the Fee:**

Park Facilities Impact Fee (Mitigation Fee Act)	
Bedrooms	Total Fee
Zero	\$2,263
One	\$3,397
Two	\$4,754
Three	\$5,887
Four	\$7,246
Five	\$8,378
Each after Five	\$1,359

The Park Facilities Impact Fee established by resolution of the City Council, unless the development of such residence, unit, home, addition or modification requires a tentative subdivision or parcel map pursuant to Title 10 of this Code, in which case Section 10-1.803 shall be applicable.

To provide for construction cost increases due to inflation, on July 1 of each year, the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News-Record (ENR) by McGraw-Hill Publication Company.

**Sewer Facility Construction Fund (Sewer Connection Charges), Fund 34**

**Established:** § 2 Ord. 5, as amended by §§ 1 and 3, Ord. 374, as renumbered by § 2, Ord. 395-C.S., eff. March 8, 1984: Article 1, Chapter 11, Title 6 and as amended by Ordinance No. 853-C.S.

**Purpose:** To provide for the construction and expansion of the City’s wastewater facilities, inclusive of the treatment plant, disposal system, main trunk





interceptor, outfall sewers, inflow elimination facilities, and collection system trunk lines.

**Beginning Rate of the Fee:**

Sewer connection charges

- (a) Residential schedule in the original City limits
  - (1) One-Thousand Four Hundred and Eleven and no/100ths (\$1,411.00) Dollars for each single-family, townhouse, and condominium dwelling unit
  - (2) One-Thousand and Seventy and no/100ths (\$1,070.00) Dollars for each multiple-family dwelling unit
- (b) Commercial schedule in the original City limits
  - (1) One-Thousand Four Hundred and Eleven and no/100ths (\$1,411.00) Dollars per unit for commercial units not discharging industrial waste

Sewage facilities, main trunk, interceptor, outfall sewers, acquisition, construction or reconstruction of sanitation or sewage facilities

- (a) One-Thousand and Sixty and no/100ths (\$1,060.00) Dollars for each residential, multiple, and/or commercial unit but not less than Two-Thousand One-Hundred and Seventeen and no/100ths (\$2,117.00) Dollars per acre of residential, multiple, and/or commercial property
- (b) A charge based on the estimated rate of flow expressed in terms of equivalent units for commercial, manufacturing, and industrial connections; and(c)A charge for the Commercial Recreation District (C-R), as set forth in Section 9-4.1501 of Article 15 of Chapter 4 of Title 9 of this Code, for the connection of the plumbing of any building or structure to the sanitary sewer system of the City equivalent to one-half (½) the fees set forth in subsections (a) and (b) of this section.

Inflow/infiltration charges

- (a) Seven Hundred and Seventy-Four and no/100ths (\$774.00) Dollars for each residential, multiple, and/or commercial unit, but not less than One-Thousand Six-Hundred and Forty-Seven and no/100ths (\$1,647.00) Dollars per acre of residential, multiple, and/or commercial property
- (b) A charge based on the estimated rate of flow expressed in terms of equivalent units for commercial, manufacturing, and industrial connections
- (c) A charge for the Commercial Recreation District (C-R), as set forth in Section 9-1.1501 of Article 15 of Chapter 4 of Title 9 of this Code, for the connection of the plumbing of any building or structure to the sanitary sewer system of the City equivalent to one-half (½) the fees set forth in subsections (a) and (b) of this section.

To provide for construction cost increases due to inflation, on July 1 of each year, beginning September 1, 1984, the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News Record (ENR) by McGraw-Hill Publication Company.





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# DEVELOPMENT IMPACT FEE REPORT



**City of Pacifica**

**Development Impact Fees**

Statement of Revenues, Expenditures and Changes in Fund Balance  
FY 2020-2021

Description	Highway 1 Improvements Fund 12	Manor Drive/Palmetto Avenue/Oceana Boulevard Fund 14	Planned Drainage Facilities Fees/Reserve For Drainage Facility Fund 19	Capital Projects Funds Fund 22	Rockaway Beach In- Lieu Parking Fund 25	Dedications/Fees For Park And Recreational Fund 26	Sewer Facility Construction Fund (Sewer Connection Charges), Fund 34
<b>REVENUES</b>							
Fees	\$ 148,757	\$ 6,930	\$ 171,335	\$ 40,331	\$ -	\$ 133,028	\$ 93,278
Interest	1,552	2,493	576	13,767	304	1,413	5,435
Other Revenues	4,986	-	-	1,210,520	-	-	2,100,710
<b>Total Revenues</b>	<b>\$155,295</b>	<b>\$9,423</b>	<b>\$171,911</b>	<b>\$1,264,619</b>	<b>\$304</b>	<b>\$134,441</b>	<b>\$2,199,423</b>
<b>EXPENDITURES</b>							
Expenditures	31,177	-	417,173	1,529,663	-	67,102	416,412
<b>Total Expenditures</b>	<b>\$ 31,177</b>	<b>\$ -</b>	<b>\$ 417,173</b>	<b>\$ 1,529,663</b>	<b>\$ -</b>	<b>\$ 67,102</b>	<b>\$ 416,412</b>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	124,119	9,423	(245,262)	(265,045)	304	67,339	1,783,011
<b>Fund Balance, Beginning of Year</b>	486,425	942,943	420,309	3,565,518	115,838	481,770	26,022,250
<b>Fund Balance, End of Year</b>	<b>\$ 610,543</b>	<b>\$ 952,366</b>	<b>\$ 175,047</b>	<b>\$ 3,300,473</b>	<b>\$ 116,142</b>	<b>\$ 549,109</b>	<b>\$ 27,805,261</b>

Other Revenues include grant funds, transfer from other city funds, insurance and claim recoveries and settlements.



**City of Pacifica**  
**Highway 1 Improvements - Fund 12**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>REVENUES</b>				
Improvement fees	148,757	148,757	100%	
Interest	1,552	-	0%	
Other Revenues	4,986	-	0%	
<b>Total Revenues</b>	<b>\$ 155,295</b>	<b>\$ 148,757</b>		
<b>EXPENDITURES</b>				
Engineering Services*	24,744	17,815	72%	Ongoing
Highway 1 Transportation	827	827	100%	Ongoing
San Pedro Creek Bridge	5,605	-	0%	2014
<b>Total Expenditures</b>	<b>\$ 31,177</b>	<b>\$ 18,643</b>		
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 124,119</b>			
<b>Fund Balance, Beginning of Year</b>	<b>486,425</b>			
<b>Fund Balance, End of Year</b>	<b>\$ 610,543</b>			

**Fee Schedule:**

**(a) Primary Impacting Area (as defined in Municipal Code Section 8-15.03)**

(1) Per new residential unit	\$5,477
(2) Per new second residential unit	\$2,701
(3) Per new commercial unit (per square foot of gross floor area)	\$2.21

**(b) Secondary Impacting Area (as defined in Municipal Code Section 8-15.03)**

(1) Per new residential unit	\$1,829
(2) Per new second residential unit	\$932
(3) Per new commercial unit (per square foot of gross floor area)	\$0.70

\*Administrative staff time assessing Improvement fees for new development projects and also includes plan check fees.

**Commencement Year Key:**

**Ongoing** - Indicates the City's efforts are ongoing, and/or sufficient funds have not yet been collected to complete the financing of the project.

**Complete** - indicates that construction of a project has been completed.

**TBD** - City staff are still in the preliminary stages of project assessment and design and a commencement date has not been determined.

**Year** - Year of commencement



**City of Pacifica**

**Manor Drive/Palmetto Avenue/Oceana Boulevard - Fund 14**  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>REVENUES</b>				
Improvement fees	6,930	6,930	100%	
Interest	2,493	2,493	100%	
Other Revenues	-	-	0%	
<b>Total Revenues</b>	<b>\$ 9,423</b>	<b>\$ 9,423</b>		
<b>EXPENDITURES</b>				
No Expenditures				
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 9,423</b>			
Fund Balance, Beginning of Year	942,943			
Fund Balance, End of Year	<u>\$ 952,366</u>			

**Fee Schedule:**

**(a) Primary Impacting Area (as defined in Municipal Code Chapter 18, Title 8)**

(1) Per daily trip generated. \$380





**City of Pacifica**

**Planned Drainage Facilities Fees/Reserve For Drainage Facility - Fund 19**

Statement of Revenues, Expenditures and Changes in Fund Balance

FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>REVENUES</b>				
Improvement fees	171,335	171,335	100%	
Interest	576	576	100%	
Other Revenues	-	-	0%	
<b>Total Revenues</b>	<b>\$ 171,911</b>	<b>\$ 171,911</b>		
<b>EXPENDITURES</b>				
Serra Outfall	117,173	-	0%	2019
Anza Pump Station Repair	300,000	-	0%	2020
<b>Total Expenditures</b>	<b>\$ 417,173</b>	<b>\$ -</b>		
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (245,262)</b>			
<b>Fund Balance, Beginning of Year</b>	<b>420,309</b>			
<b>Fund Balance, End of Year</b>	<b>\$ 175,047</b>			

**Fee Schedule:**

**(a) Area Number (as defined in Municipal Code Section 7-4.101):**

Area Number	Watershed Title	Fee per acre
1	Globe	\$0
2	Edgemar	\$5,946
3	Pacific Manor	\$5,196
4	Salada Beach	\$5,196
5	Brighton	\$6,202
6	Fairway Park	\$11,592
7	Vallemar	\$8,213
8	Rockaway Beach	\$15,298
9	Lower Linda Mar	\$0
10	Linda Mar	\$5,484
11	San Pedro Terrace	\$19,410



**City of Pacifica**

**Capital Projects Fund - Fund 22**

Statement of Revenues, Expenditures and Changes in Fund Balance  
FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>REVENUES</b>				
Improvement fees	40,331	40,331	100%	
Interest	13,767	-	0%	
Other Revenues	1,210,520	-	0%	
<b>Total Revenues</b>	<b>\$ 1,264,619</b>	<b>\$ 40,331</b>		
<b>EXPENDITURES</b>				
Engineering Services	100	10	10%	Ongoing
Frontierland Parking	32,730	0	0%	2018
Parks Improvement	70,360	14,072	20%	Ongoing
Work Order System	74,756	7,476	10%	2019
City Hall Transfer Switch	30,450	6,090	20%	2020
Various Bldg Repairs	8,396	1,679	20%	2019
City Bldg Roof Repairs	96,245	0	0%	2020
Fairmont West Roof	4,950	990	20%	2019
PD Parking Light and Pathway	35,995	3,600	10%	2020
Urban Forest, Land Management	30,409	0	0%	2020
PW Office and Facility Assessment	14,022	1,402	10%	2020
Cubicles Community Center	17,084	0	0%	2020
Civic Center Conceptual Design	185,700	18,570	10%	2020
Beach Blvd Seawall Reconstruction	785,500	0	0%	2019
Transfer out to Debt Service	142,967	0	0%	Ongoing
<b>Total Expenditures</b>	<b>\$ 1,529,663</b>	<b>\$ 53,889</b>		
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (265,045)</b>			
<b>Fund Balance, Beginning of Year</b>	<b>3,565,518</b>			
<b>Fund Balance, End of Year</b>	<b>\$ 3,300,473</b>			

**Fee Schedule:**

**(a) Primary Impacting Area (as defined in Municipal Code Article 2, Chapter 4, Title 7)**

(1) Per bedroom in a dwelling unit	\$281
(2) Per hotel or motel unit	\$140
(3) each other new structure (except accessory buildings and buildings or structures primarily used for Boys' or Girls' Clubs, Boy or Girl Scouts, or other nonprofit activities for which the Council may waive the fee), .	1.54% of the valuation



**City of Pacifica**

**In-Lieu Parking Facilities Fee - Fund 25**

Statement of Revenues, Expenditures and Changes in Fund Balance  
FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>ROCKAWAY REVENUES</b>				
Improvement fees	0	-	100%	
Interest	304	304	100%	
Other Revenues	-	-	0%	
<b>Total Revenues</b>	<b>\$ 304</b>	<b>\$ 304</b>		
<b>ROCKAWAY EXPENDITURES</b>				
No Expenditures				2019
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>		<b>2019</b>
<b>SHARP PARK REVENUES</b>				
Improvement fees				
Interest				
Other Revenues				
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>SHARP PARK EXPENDITURES</b>				
No Expenditures				
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>		

**Fee Schedule:**

On April 27, 2020 City Council approved the increase of the In-Lieu Parking Facilities Fee for the Rockaway Beach Specific Plan Area

**(a) Primary Impacting Area (as defined in Resolution No. 23-2020)**

(1) Fee per in-lieu parking space. \$40,260

On May 11, 2020 City Council approved Resolution No. 25-2020 to establish the In-Lieu Parking Facilities Fee for the Sharp Park Specific Plan Area

**(a) Primary Impacting Area (as defined in Resolution No. 25-2020)**

(1) Fee per in-lieu parking space. \$40,260



**City of Pacifica**

**Dedications/Fees For Park And Recreational - Fund 26**

Statement of Revenues, Expenditures and Changes in Fund Balance  
FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>REVENUES</b>				
Improvement fees	133,028	133,028	100%	
Interest	1,413	-	0%	
Other Revenues	-	-	0%	
<b>Total Revenues</b>	<b>\$ 134,441</b>	<b>\$ 133,028</b>		
<b>EXPENDITURES</b>				
Engineering Services				
To Roy Davies Trust*	22,102	22,102	100%	2019
Transfer out to Capital Improvement*	45,000	45,000	100%	2020
<b>Total Expenditures</b>	<b>\$ 67,102</b>	<b>\$ 67,102</b>		
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 67,339</b>			
Fund Balance, Beginning of Year	481,770			
Fund Balance, End of Year	<u>\$ 549,108</u>			

**Fee Schedule:**

**(a) Primary Impacting Area (as defined in Municipal Code Chapter 19, Title 8)**

**Park Facilities Impact Fee (Mitigation Fee Act)**

Bedrooms	Total Fee
Zero	\$2,263
One	\$3,581
Two	\$5,011
Three	\$6,205
Four	\$7,638
Five	\$8,830
Each after Five	\$1,433

\*Transfer to Roy Davies Trust fund and Capital Improvement fund to fund parks facilities improvement projects.





**City of Pacifica**

**Sewer Connection Charges - Fund 34**

Statement of Revenues, Expenditures and Changes in Fund Balance  
FY 2020-2021

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
<b>REVENUES</b>				
Improvement fees	93,278	93,278	100%	
Interest	5,435	-	0%	
Other Revenues	2,100,710	-	0%	
<b>Total Revenues</b>	<b>\$ 2,199,423</b>	<b>\$ 93,278</b>		
<b>EXPENDITURES</b>				
Skate Park Fence	25,710	-	0%	Ongoing
Pump Replacements	64,138	3,207	5%	Ongoing
Centrifuges	3,852	-	0%	Ongoing
Scada & PLC System	47,282	2,364	5%	Ongoing
Calera Crk Wetlands Compliance	43,582	-	0%	Ongoing
Unltraviolet Disinfection	22,896	1,145	5%	Ongoing
Parking Lot Restoration	2,978	-	0%	Ongoing
Secondary System Blowers	48,390	2,419	5%	Ongoing
WWTP Rate Study	48,645	2,432	5%	Completed
San Pedro Creek TMDL	10,129	-	0%	N/A
Brighton Pump Station	53,542	5,354	10%	Ongoing
Linda Mar Pump Station	215,820	21,582	10%	Ongoing
Collection System	432,237	43,224	10%	Ongoing
Rockaway Pump Station	83,312	8,331	10%	Ongoing
Sewer System Master Plan	91,904	4,595	5%	Completed
Sharp Park Pump Station	12,436	1,244	10%	Ongoing
Root Foaming	15,839	-	0%	Ongoing
Equalization Basin Project	2,510,593	251,059	10%	2012
Repair and Rehab	9,000	900	10%	Ongoing
Lateral Grant Assistance	61,904	-	0%	Ongoing
WWTP Condition Assessment	1,378	69	5%	Completed
CCWRP Storage & Office	39,547	1,977	5%	Ongoing
CCWRP Projects	87,417	4,371	5%	Ongoing
CCWRP Photovoltaics Imp	192,975	9,649	5%	Ongoing
CCWRP Process Optimization	9,688	484	5%	Ongoing
Anza Pump Station Repair	891,151	89,115	10%	2020
Transfer Out to General Capital Improveme	50,000	-	0%	N/A
Asset Transfer to Fund 18	(4,659,933)	-	0%	N/A
<b>Total Expenditures</b>	<b>\$ 416,412</b>	<b>\$ 453,522</b>		
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,783,011</b>			
<b>Fund Balance, Beginning of Year</b>	<b>26,022,250</b>			
<b>Fund Balance, End of Year</b>	<b>\$ 27,805,261</b>			



**Fee Schedule:**

**CONNECTION FEES (SEC. 6-11.102)**

a) Residential Units: Single, Townhouse, or Condominium dwelling unit	\$1,411
b) Second Unit Unit	\$706
c) Multi-Family Dwellings	\$1,070
d) Commercial Units (= # fixture units/12)	\$1,411

**TRUNK LINE FEES (SEC. 6-11.103)**

a) Residential	
1) Per unit: Single, Townhouse, Condominium, or multi-family	\$1,060
2) Per acre	\$2,117
b) Second Unit Unit	
1) Per unit	\$1,060
2) Per acre	\$2,117
c) Commercial Units (= # fixture units/12)	
1) Per commercial unit (= # fixture units/12)	\$1,060
2) Per acre	\$2,117

**INFLOW/INFILTRATION FEES (SEC. 6-11.104)**

a) Residential	
1) Per unit: Single, Townhouse, Condominium, or multi-family	\$774
2) Per acre	\$1,647
b) Second Unit Unit	
1) Per unit	\$387
2) Per acre	\$824
c) Commercial Units (= # fixture units/12)	
1) Per commercial unit (= # fixture units/12)	\$774
2) Per acre	\$1,647

**SEWER TAP FEES (SEC. 6-11.301)**

Number of Taps	\$458
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**INSPECTION AND REVIEW CHARGES**

Number of Hours	\$226
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