

RESOLUTION NO. 54-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING 2018-2019 MITIGATION FEE ACT ANNUAL REPORT OF DEVELOPMENT FEES JUNE 30, 2019, MAKING FINDINGS REGARDING UNEXPENDED FEES IN THE ROCKAWAY BEACH IN-LIEU PARKING FACILITIES FUND (FUND 25) AND MAKING FINDINGS REGARDING UNEXPENDED FEES IN THE PARK FACILITIES IMPACT FEE FUND (FUND 26)

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 2018-2019 Mitigation Fee Act Annual Report of Development Fees June 30, 2019, 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 22, 2019; and

WHEREAS, the City imposes seven 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 Rockaway Beach 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, Resolution No. 17-86 dated December 8, 1986, of the City of Pacifica established a parking impact mitigation fee and created Fund 25, the Rockaway Beach In-Lieu Parking Improvement Fund for the collection of fees for the construction of parking facilities and improvements within the Redevelopment Area of Rockaway Beach and Ordinance No. 456-85 and Ordinance No. 786, codified in Pacifica Municipal Code Chapter 19 of Title 8, imposed the Park Facilities Impact Fee as part of Fund 26 to provide land and/or funds for additional parks, recreational facilities, and open space; and

WHEREAS, the City has collected fees and deposited the funds in the Rockaway Beach In-Lieu Parking Improvement Fund as authorized by the Resolution and the City has collected and deposited the funds in the Park Facilities Impact Fee Fund as authorized by the Municipal Code; and

WHEREAS, at the end of fiscal year 2014-15, the Rockaway Beach In-Lieu Parking Improvement Fund contained unexpended funds amounting to \$21,000 representing fees collected and interest accrued thereon and the Park Facilities Impact Fee Fund contained unexpended funds amounting to \$23,585 representing fees collected and interest accrued thereon; and

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 2018-2019, 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 2018-19.
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 Rockaway Beach In-Lieu Parking Facilities Fee (Fund 25) contains unexpended funds. The Rockaway Beach In-Lieu Parking Facilities Fee provides for the construction and renovation of public parking facilities in the Rockaway Beach area. The Rockaway Beach In-Lieu Parking Facilities Fee will be used to commence the design and engineering of the Old County Road Parking Lot Improvement Project and it is anticipated that construction will proceed in 2022. There is a reasonable relationship between the unexpended Rockaway Beach In-Lieu Parking Facilities Fee and the purpose for which the fee was originally charged because the Rockaway Beach In-Lieu Parking Facilities Fee is reasonably calculated to cover the costs of design and construction of a parking facility. The Old County Road Parking Lot Improvement Project will construct and provide for additional off-street parking spaces along Old County Road in Rockaway Beach, thus addressing the demand for parking spaces in the Rockaway Beach Area. Additional development fees are needed to complete the project. No other funding sources, besides the Rockaway Beach In-Lieu Parking Facilities Fee, were identified when the Rockaway Beach In-Lieu Parking Facilities Fee was adopted. Other funds may become available to pay for all or some of the Old County Road Parking Lot Improvement Project. The Old County Road Parking Lot Improvement Project is further described in the City's 2019-2024 Capital Improvement Plan, which provides that estimated funding necessary to complete the improvements is \$350,000. The City anticipates receiving the additional Rockaway Beach In-Lieu Parking Facilities Fees needed to complete the financing for the Project by 2022. Based on the foregoing, a continuing need has been demonstrated for the fees in the Rockaway Beach In-Lieu Parking Improvement (Fund 25).
4. The Park Facilities Impact Fee (Fund 26) contains unexpended funds. The Park Facilities Impact Fee provides for land and/or funds for additional parks, recreational facilities, and open space. The Park Facilities Impact Fee will be utilized for the design and engineering of the Playground Equipment Improvement Project and it is anticipated that construction will proceed in 2019-2020. A reasonable relationship exists between the unexpended Park Facilities Impact Fees and the purpose for which the fees in the Park Facilities Impact Fee were collected because the Playground Equipment Improvement Project will construct and provide for new and expanded playground space and recreational facilities at the City of

Pacifica Community Center and Fairmont West Park, thus addressing the demand for additional parks in the City. No other funding sources, besides the Park Facilities Impact Fee, were identified when the Park Facilities Impact Fee was adopted and no additional funds are needed to complete the Playground Equipment Improvement Project. The Playground Equipment Improvement Project is further described in the City's 2019-2024 Capital Improvement Plan, which provides that the estimated funding necessary to complete the improvement is \$900,000. It is anticipated that construction will proceed in 2019-2020. Based on the foregoing, a continuing need has been demonstrated for the fees in the Park Facilities Impact Fee (Fund 26).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Pacifica, California, held on the 9th of December 2019, by the following vote:

AYES, Councilmembers: Vaterlaus, Martin, O'Neill, Beckmeyer, Bier.

NOES, Councilmembers: None.

ABSENT, Councilmembers: None.

ABSTAIN, Councilmembers: None.



Sue Vaterlaus, Mayor

ATTEST:



Sarah Coffey, City Clerk

APPROVED AS TO FORM:

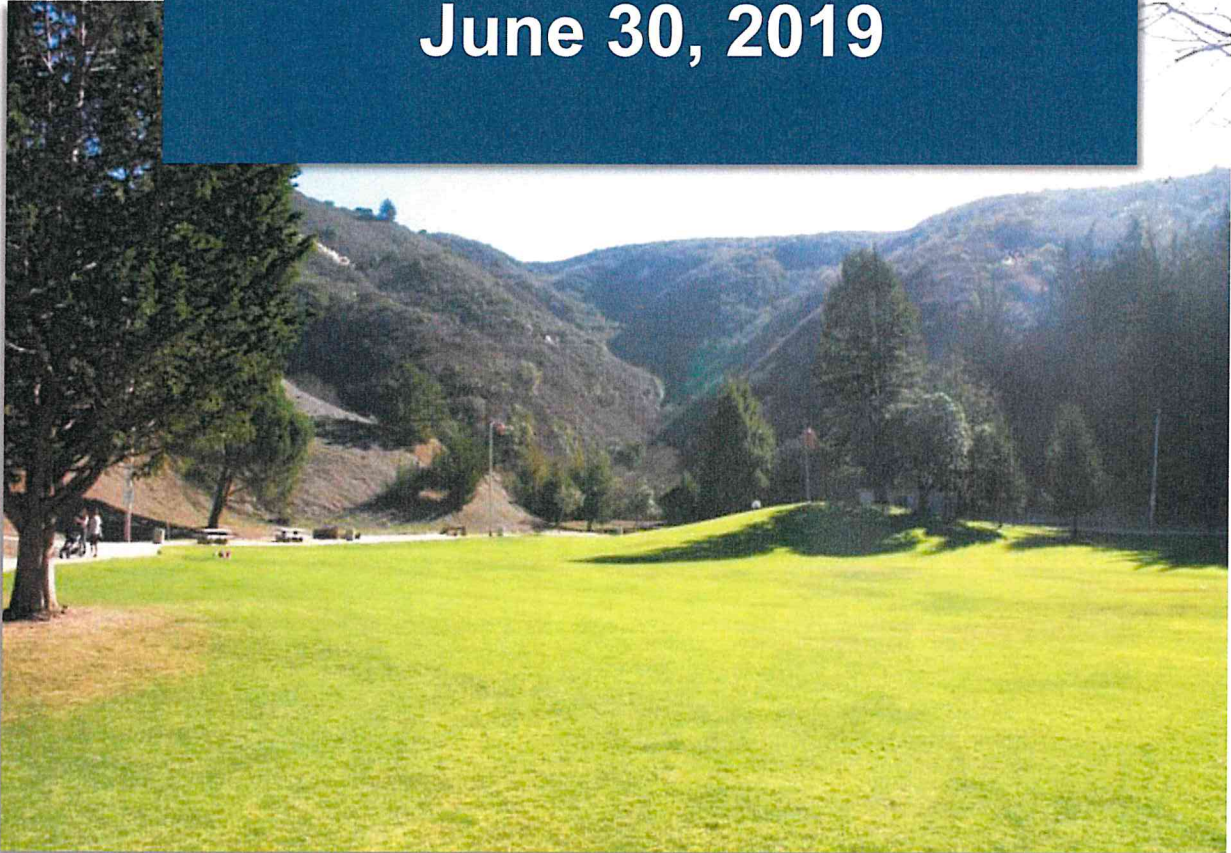


Michelle Marchetta Kenyon, City Attorney

EXHIBIT A



2018-2019 Mitigation Fee Act Annual Report of Development Fees June 30, 2019



**City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044**

Table of Contents

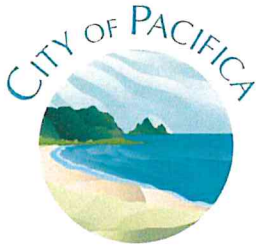
Letter of Transmittal.....	i
City Council and Elected Officials	ii

INTRODUCTION

Legal Requirements for Development Impact Fee Reporting.....	2
Description of Development Impact Fees.....	5

DEVELOPMENT IMPACT FEE REPORT

Statement of Revenues, Expenditures and Changes in Fund Balance.....	10
Highway 1 Improvements, Fund 12.....	11
Manor Drive/Palmetto Avenue/Oceana Boulevard Intersections, Fund 14.....	12
Planned Drainage Facilities Fees and Reserve for Drainage Facility Construction Funds, Fund 19.....	13
Capital Projects Funds, Fund 22.....	14
Rockaway Beach In-Lieu Parking Facilities Fee, Fund 25.....	15
Park Facilities Impact Fee, Fund 26.....	16
Sewer Connection Charges, Fund 34.....	17
Resolution No. XXXX-XXX.....	19



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

170 Santa Maria Avenue • Pacifica, California 94044-2506
www.cityofpacifica.org

MAYOR
Sue
Vaterlaus

**MAYOR PRO
TEM**
Deirdre Martin

COUNCIL
Sue
Beckmeyer
Mary Bier
Mike O'Neill

December 9, 2019

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, 2019.

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 22, 2019.

Respectfully submitted,

Lorenzo Hines Jr.

Lorenzo Hines Jr.
Assistant City Manager



CITY OF PACIFICA, CALIFORNIA

SUE VATERLAUS
Mayor

DEIRDRE MARTIN
Mayor Pro Tem

SUE BECKMEYER
MARY BIER
MICHAEL O'NEILL
Members of City Council

KEVIN WOODHOUSE
City Manager

MICHELLE MARCHETTA KENYON
City Attorney

OTHER ADMINISTRATIVE OFFICERS

LORENZO HINES JR.	Assistant City Manager
DAN STEIDLE	Police Chief
RON MYERS	Fire Chief
TINA WEHRMEISTER	Director of Planning
SAM BAUTISTA	Deputy Director of Public Works – Engineering and Field Services/City Engineer
LOUIS SUN	Deputy Director of Public Works - Wastewater Collection and Plant Operation
MICHAEL PEREZ	Director of Parks, Beaches & Recreation
SARAH COFFEY	City Clerk

OFFICIAL COMMISSIONS AND COMMITTEES

BEAUTIFICATION ADVISORY COMMITTEE

ECONOMIC DEVELOPMENT COMMITTEE

EMERGENCY PREPAREDNESS & SAFETY COMMISSION

OPEN SPACE AND PARKLAND ADVISORY COMMITTEE

PARKS, BEACHES AND RECREATION COMMISSION

PLANNING COMMISSION



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 8).
- The amount of the fee (pages 11 to 18).
- The beginning and ending balance of the account or fund (page 10).
- The amount of the fees collected and interest earned (pages 11 to 18).
- 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 11 to 18).
- 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 11 to 18).
- 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 3).
- 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 3).

City Actions Regarding this Section:

- For the 2018-2019 fiscal year the City did not provide any refunds of development fees.
- A transfer of \$12.3M 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 \$12.3M over the life of the assets and projects. These include, Brighton Pump Stations, Linda Mar Pump, Rockaway Pump, Skyridge Pump Station, Capacity Improvement Project, Equalization Basin, Collection System Repair and Rehabilitation, Collection System Pump Station Conditioning, Digesters, Pump Replacement, Sludge Depth Meters and Probe Replacement, SCADA Server Computer, Laboratory Room Improvements and Secondary System Blowers. No developer fees were used in this transfer.



- For the 2018-2019 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:

- For 2019, the City must make the foregoing findings with respect to the unexpended portions of Rockaway Beach In-Lieu Parking Facilities Fee (Fund 25) pursuant to Government Code section 66001(d).

The Rockaway Beach In-Lieu Parking Facilities Fee (Fund 25) contains unexpended funds. The Rockaway Beach In-Lieu Parking Facilities Fee provides for the construction and renovation of public parking facilities in the Rockaway Beach area. The Rockaway Beach In-Lieu Parking Facilities Fee will be used to commence the design and engineering of the Old County Road Parking Lot Improvement Project and it is anticipated that construction will proceed in 2022. There is a reasonable relationship between the unexpended Rockaway Beach In-Lieu Parking Facilities Fee and the purpose for which the fee was originally charged because the Rockaway Beach In-Lieu Parking Facilities Fee is reasonably calculated to cover the costs of design and construction of a parking facility. The Old County Road Parking Lot Improvement Project will construct and provide for additional off-street parking spaces along Old County Road in Rockaway Beach, thus addressing the demand for parking spaces in the Rockaway Beach Area. Additional development fees are needed to complete the project. No other funding sources, besides the Rockaway Beach In-Lieu Parking Facilities Fee, were identified when the Rockaway Beach In-Lieu Parking Facilities Fee was adopted. Other funds may become available to pay for all or some of the Old County Road Parking Lot Improvement Project. The Old County Road Parking Lot Improvement Project is further described in the City's 2019-2024 Capital Improvement Plan, which provides that estimated funding necessary to complete the improvements is \$350,000. The City anticipates receiving the additional Rockaway Beach In-Lieu Parking Facilities Fees needed to complete the financing for the Project by 2022. Based on the foregoing, a continuing need has been demonstrated for the fees in the Rockaway Beach In-Lieu Parking Improvement (Fund 25).



- For 2019, the City must also make the findings with respect to the unexpended portions of the Park Facilities Impact Fee (Fund 26) pursuant to Government Code section 66001(d).

The Park Facilities Impact Fee (Fund 26) contains unexpended funds. The Park Facilities Impact Fee provides for land and/or funds for additional parks, recreational facilities, and open space. The Park Facilities Impact Fee will be utilized for the design and engineering of the Playground Equipment Improvement Project and it is anticipated that construction will proceed in 2019-2020. A reasonable relationship exists between the unexpended Park Facilities Impact Fees and the purpose for which the fees in the Park Facilities Impact Fee were collected because the Playground Equipment Improvement Project will construct and provide for new and expanded playground space and recreational facilities at the City of Pacifica Community Center and Fairmont West Park, thus addressing the demand for additional parks in the City. No other funding sources, besides the Park Facilities Impact Fee, were identified when the Park Facilities Impact Fee was adopted and no additional funds are needed to complete the Playground Equipment Improvement Project. The Playground Equipment Improvement Project is further described in the City's 2019-2024 Capital Improvement Plan, which provides that the estimated funding necessary to complete the improvement is \$900,000. It is anticipated that construction will proceed in 2019-2020. Based on the foregoing, a continuing need has been demonstrated for the fees in the Park Facilities Impact Fee (Fund 26).

Staff has prepared a Resolution, which provides the findings for Funds 25 and 26 as discussed above as required by Government Code section 66001(d).

- For 2016, Council passed a Resolution granting authority to utilize the funds in Fund 14, the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersections, which we have held for over 5 years. \$53,239 was spent for the Manor Drive Overcrossing for the Preliminary Planning Study in FY18-19. No findings is required with respect to the unexpended portions in the Fund 14, the Manor Drive/Palmetto Avenue/Oceana Boulevard Intersections.



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
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 second residential unit: \$1,050.00
 - (3) 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 second residential unit: \$ 350.00
 - (3) 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.



Rockaway Beach In-Lieu Parking Facilities Fee, Fund 25

Established: Resolution No. 17-86
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

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:

Parkland Dedication In-Lieu Fee (Quimby Act)

Bedrooms	Total Fee
Zero	\$721
One	\$1,081
Two	\$1,513
Three	\$1,874
Four	\$2,306
Five	\$2,666
Each after Five	\$432

Park Facilities Impact Fee (Mitigation Fee Act)

Bedrooms	Total Fee
Zero	\$1,974
One	\$2,962
Two	\$4,146
Three	\$5,133
Four	\$6,318
Five	\$7,305
Each after Five	\$1,185

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

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) Six Hundred and no/100ths (\$600.00) Dollars for each single-family, townhouse, and condominium dwelling unit
 - (2) Four Hundred Sixty and no/100ths (\$460.00) Dollars for each multiple-family dwelling unit
 - (3) Three hundred and no/100ths (\$300.00) Dollars for each second residential unit;
- (b) Commercial schedule in the original City limits
 - (1) Six Hundred and no/100ths (\$600.00) 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) Four Hundred Fifty and no/100ths (\$450.00) Dollars for each residential, multiple, and/or commercial unit but not less than Nine Hundred and no/100ths (\$900.00) 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) Three Hundred Thirty and no/100ths (\$330.00) Dollars for each residential, multiple, and/or commercial unit, but not less than Seven Hundred and no/100ths (\$700.00) Dollars per acre of residential, multiple, and/or commercial property
- (b) One Hundred Sixty-Five and no/100ths (\$165.00) Dollars for each second residential unit
- (c) A charge based on the estimated rate of flow expressed in terms of equivalent units for commercial, manufacturing, and industrial connections
- (d) 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.



DEVELOPMENT IMPACT FEE REPORT



City of Pacifica

Development Impact Fees

Statement of Revenues, Expenditures and Changes in Fund Balance
FY 2018-2019

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	Park Facilities Impact Fee Fund 26	Sewer Facility Construction Fund (Sewer Connection Charges), Fund 34
REVENUES							
Fees	\$ 60,410	\$ 6,971	\$ 12,249	\$ 27,081	\$ 5,727	\$ 180,520	\$ 35,571
Interest	3,969	7,676	5,702	10,269	1,076	3,197	76,089
Other Revenues	16,712	463,646	-	4,393,335	-	33,165	6,649,434
Total Revenues	\$81,091	\$478,293	\$17,951	\$4,430,684	\$6,803	\$216,883	\$6,761,094
EXPENDITURES							
Expenditures	46,098	522,939	6,441	637,141	-	7,893	172,474
Total Expenditures	\$ 46,098	\$ 522,939	\$ 6,441	\$ 637,141	\$ -	\$ 7,893	\$ 172,474
REVENUES OVER (UNDER) EXPENDITURES	34,993	(44,646)	11,510	3,793,543	6,803	208,989	6,588,620
Fund Balance, Beginning of Year	439,226	971,629	652,165	(2,184,421)	123,788	245,782	17,647,103
Fund Balance, End of Year	\$ 474,219	\$ 926,983	\$ 663,675	\$ 1,609,122	\$ 130,591	\$ 454,772	\$ 24,235,723



City of Pacifica

Highway 1 Improvements - Fund 12

Statement of Revenues, Expenditures and Changes in Fund Balance
FY 2018-2019

FY 2018-19

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
REVENUES				
Improvement fees	60,410	60,410	100%	
Interest	3,969	-	0%	
Other Revenues	16,712	-	0%	
Total Revenues	\$ 81,091	\$ 60,410		
EXPENDITURES				
Engineering Services	28,796	11,262	39%	Ongoing
Highway 1 Transportation	1,091	-	0%	Ongoing
San Pedro Creek Bridge	16,212	-	0%	2014
Total Expenditures	\$ 46,098	\$ 11,262		
REVENUES OVER (UNDER) EXPENDITURES	\$ 34,993			
Fund Balance, Beginning of Year	439,226			
Fund Balance, End of Year	\$ 474,219			

Fee Schedule:

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

(1) Per new residential unit	\$5,055
(2) Per new second residential unit	\$2,493
(3) Per new commercial unit (per square foot of gross floor area)	\$2.04

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

(1) Per new residential unit	\$1,688
(2) Per new second residential unit	\$860
(3) Per new commercial unit (per square foot of gross floor area)	\$0.65

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 2018-2019

FY 2018-19

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
REVENUES				
Improvement fees	6,971	6,971	100%	
Interest	7,676	-	0%	
Other Revenues	463,646	-	0%	
Total Revenues	\$ 478,293	\$ 6,971		
EXPENDITURES				
Engineering Services				
Manor Drive O/P Improvements	522,939	53,239	10%	2018
Milagra - Highway 1 On-Ramp				
Total Expenditures	\$ 522,939	\$ 53,239		
REVENUES OVER (UNDER) EXPENDITURES	\$ (44,646)			
Fund Balance, Beginning of Year	971,629			
Fund Balance, End of Year	\$ 926,983			

Fee Schedule:

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

(1) Per daily trip generated. \$351



City of Pacifica

Planned Drainage Facilities Fees/Reserve For Drainage Facility - Fund 19
 Statement of Revenues, Expenditures and Changes in Fund Balance
 FY 2018-2019

FY 2018-19

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
REVENUES				
Improvement fees	12,249	12,249	100%	
Interest	5,702	-	0%	
Other Revenues	-	-	0%	
Total Revenues	\$ 17,951	\$ 12,249		
EXPENDITURES				
Drainage Master Plan				Completed
Linda Mar	4,200	-	0%	2019
Capistrano Wall	2,241	-	0%	Completed
Total Expenditures	\$ 6,441	\$ -		
REVENUES OVER (UNDER) EXPENDITURES	\$ 11,510			
Fund Balance, Beginning of Year	652,165			
Fund Balance, End of Year	\$ 663,675			

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	\$5,487
3	Pacific Manor	\$4,796
4	Salada Beach	\$4,796
5	Brighton	\$5,724
6	Fairway Park	\$10,698
7	Vallemar	\$7,580
8	Rockaway Beach	\$14,119
9	Lower Linda Mar	\$1
10	Linda Mar	\$5,062
11	San Pedro Terrace	\$17,914



City of Pacifica
Capital Projects Fund - Fund 22
Statement of Revenues, Expenditures and Changes in Fund Balance
FY 2018-2019

Description	FY 2018-19			Commencement Year
	Total Funds	Dev. Fees	% FROM FEES	
REVENUES				
Improvement fees	27,081	27,081	100%	
Interest	10,269	-	0%	
Other Revenues	4,393,335	-	0%	
Total Revenues	\$ 4,430,684	\$ 27,081		
EXPENDITURES				
Engineering Services	53,207	13,302	25%	Ongoing
Frontierland Remediation	5,628	-	0%	2017
Frontierland Parking	349,267	-	0%	Completed
Pier Rehabilitation	1,900	95	5%	Completed
Parks Improvement	12,846	-	0%	2018
Palmetto Streetscape	71,326	-	0%	2017
Transfer Out Debt	142,967	-	0%	N/A
Total Expenditures	\$ 637,141	\$ 13,397		
REVENUES OVER (UNDER) EXPENDITURES	\$ 3,793,543			
Fund Balance, Beginning of Year	(2,184,421)			
Fund Balance, End of Year	\$ 1,609,122			

Fee Schedule:

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

(1) Per bedroom in a dwelling unit	\$259
(2) Per hotel or motel unit	\$129
(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), .	\$1.50



City of Pacifica

Rockaway Beach In-Lieu Parking Facilities Fee - Fund 25
 Statement of Revenues, Expenditures and Changes in Fund Balance
 FY 2018-2019

FY 2018-19

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
REVENUES				
Improvement fees	0	-	100%	
Interest	1,076	-	0%	
Other Revenues	5,727	-	0%	
Total Revenues	\$ 6,803	\$ -		
EXPENDITURES				
No Project(s) in FY 2018-19*	-	-	0%	No Projects Planned at this time
Total Expenditures	\$ -	\$ -		
REVENUES OVER (UNDER) EXPENDITURES	\$ 6,803	\$ -		
Fund Balance, Beginning of Year	123,788			
Fund Balance, End of Year	\$ 130,591			

*Parking Assessment Study was introduced in the FY 2018-23 Capital Improvement Program

Fee Schedule:

(a) Primary Impacting Area (as defined in Resolution No. 17-86)

(1) Fee per in-lieu parking space. \$3,000



City of Pacifica

**Park Facilities Impact Fee - Fund 26 Statement of Revenues,
Expenditures and Changes in Fund Balance FY 2018-2019**

Description	FY 2018-19			Commencement Year
	Total Funds	Dev. Fees	% FROM FEES	
REVENUES				
Improvement fees	180,520	180,520	100%	
Interest	3,197	-	0%	
Other Revenues	33,165	-	0%	
Total Revenues	\$ 216,883	\$ 180,520		
EXPENDITURES				
Engineering Services			0%	
400 Esplanade Trail	7,893	7,893	100%	2018
	\$0	-		
Total Expenditures	\$ 7,893	\$ 7,893		
REVENUES OVER (UNDER) EXPENDITURES	\$ 208,989			
Fund Balance, Beginning of Year	245,782			
Fund Balance, End of Year	\$ 454,771			

Fee Schedule:

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

Parkland Dedication In-Lieu Fee (Quimby Act)

Bedrooms	Total Fee
Zero	\$759
One	\$1,136
Two	\$1,591
Three	\$1,971
Four	\$2,425
Five	\$2,804
Each after Five	\$454

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



City of Pacifica

Sewer Connection Charges - Fund 34

Statement of Revenues, Expenditures and Changes in Fund Balance
FY 2018-2019

FY 2018-19

Description	Total Funds	Dev. Fees	% FROM FEES	Commencement Year
REVENUES				
Improvement fees	35,571	35,571	100%	
Interest	76,089	-	0%	
Other Revenues	6,649,434	-	0%	
Total Revenues	\$ 6,761,094	\$ 35,571		
EXPENDITURES				
Digesters	\$482,052	-	0%	2006
Pump Replacements	58,747	-	0%	Ongoing
Meter & Probe Replacements	25,253	-	0%	Ongoing
Scada & PLC System	86,600	-	0%	Ongoing
Calera Crk Wetlands Compliance	291	-	0%	2010
NPDES Permit & Compliance	10,478	-	0%	Ongoing
Laboratory Room Improvement	37,765	-	0%	Ongoing
Secondary System Blowers	114,915	-	0%	Ongoing
WWTP Rate Study	4,088	204	5%	2016
WWTP Condition Assessment	30,776	1,539	5%	2017
San Pedro Creek TMDL	24,144	-	0%	N/A
CCWRP Projects	6,250	-	0%	2018
Brighton Pump Station	18,378	-	0%	Ongoing
Linda Mar Pump Station	56,312	-	0%	Ongoing
Collection System	12,404	620	5%	Ongoing
Rockaway Pump Station	57,877	-	0%	Ongoing
Sewer System Master Plan	4,249	212	5%	2012
Skyridge Pump Station	24,262	-	0%	Ongoing
CCTV Software & Equip	11,131	-	0%	Ongoing
Root Foaming	20,000	-	0%	Ongoing
Capacity Improv Projects	821,673	-	0%	2012
Equalization Basin Project	7,888,875	-	0%	2012
Repair and Rehab	2,614,957	-	0%	2012
Lateral Grant Assistance	47,000	-	0%	Ongoing
Asset Transfer to Fund 18	(12,286,002)	-	NA	N/A
Total Expenditures	\$ 172,474	\$ 2,576		
REVENUES OVER (UNDER) EXPENDITURES	\$ 6,588,620			
Fund Balance, Beginning of Year	17,647,103			
Fund Balance, End of Year	\$ 24,235,723			



City of Pacifica

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

Fee Schedule:

CONNECTION FEES (SEC. 6-11.102)

a) Residential Units: Single, Townhouse, or Condominium dwelling unit	\$1,303
b) Second Unit Unit	\$652
c) Multi-Family Dwellings	\$987
d) Commercial Units (= # fixture units/12)	\$1,303

TRUNK LINE FEES (SEC. 6-11.103)

a) Residential	
1) Per unit: Single, Townhouse, Condominium, or multi-family	\$978
2) Per acre	\$1,954
b) Second Unit Unit	
1) Per unit	\$978
2) Per acre	\$1,888
c) Commercial Units (= # fixture units/12)	
1) Per commercial unit (= # fixture units/12)	\$978
2) Per acre	\$1,954

INFLOW/INFILTRATION FEES (SEC. 6-11.104)

a) Residential	
1) Per unit: Single, Townhouse, Condominium, or multi-family	\$713
2) Per acre	\$1,522
b) Second Unit Unit	
1) Per unit	\$357
2) Per acre	\$760
c) Commercial Units (= # fixture units/12)	
1) Per commercial unit (= # fixture units/12)	\$713
2) Per acre	\$1,522





RESOLUTION NO. XXXX-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING 2018-2019 MITIGATION FEE ACT ANNUAL REPORT OF DEVELOPMENT FEES JUNE 30, 2019, MAKING FINDINGS REGARDING UNEXPENDED FEES IN THE ROCKAWAY BEACH IN-LIEU PARKING FACILITIES FUND (FUND 25) AND MAKING FINDINGS REGARDING UNEXPENDED FEES IN THE PARK FACILITIES IMPACT FEE FUND (FUND 26)

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 2018-2019 Mitigation Fee Act Annual Report of Development Fees June 30, 2019, 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 22, 2019; and

WHEREAS, the City imposes seven 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 Rockaway Beach 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, Resolution No. 17-86 dated December 8, 1986, of the City of Pacifica established a parking impact mitigation fee and created Fund 25, the Rockaway Beach In-Lieu Parking Improvement Fund for the collection of fees for the construction of parking facilities and improvements within the Redevelopment Area of Rockaway Beach and Ordinance No. 456-85 and Ordinance No. 786, codified in Pacifica Municipal Code Chapter 19 of Title 8, imposed the Park Facilities Impact Fee as part of Fund 26 to provide land and/or funds for additional parks, recreational facilities, and open space; and

WHEREAS, the City has collected fees and deposited the funds in the Rockaway Beach In-Lieu Parking Improvement Fund as authorized by the Resolution and the City has collected and deposited the funds in the Park Facilities Impact Fee Fund as authorized by the Municipal Code; and

WHEREAS, at the end of fiscal year 2014-15, the Rockaway Beach In-Lieu Parking Improvement Fund contained unexpended funds amounting to \$21,000 representing fees collected and interest accrued thereon and the Park Facilities Impact Fee Fund contained

unexpended funds amounting to \$23,585 representing fees collected and interest accrued thereon; and

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 2018-2019, 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 2018-19.
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 Rockaway Beach In-Lieu Parking Facilities Fee (Fund 25) contains unexpended funds. The Rockaway Beach In-Lieu Parking Facilities Fee provides for the construction and renovation of public parking facilities in the Rockaway Beach area. The Rockaway Beach In-Lieu Parking Facilities Fee will be used to commence the design and engineering of the Old County Road Parking Lot Improvement Project and it is anticipated that construction will proceed in 2022. There is a reasonable relationship between the unexpended Rockaway Beach In-Lieu Parking Facilities Fee and the purpose for which the fee was originally charged because the Rockaway Beach In-Lieu Parking Facilities Fee is reasonably calculated to cover the costs of design and construction of a parking facility. The Old County Road Parking Lot Improvement Project will construct and provide for additional off-street parking spaces along Old County Road in Rockaway Beach, thus addressing the demand for parking spaces in the Rockaway Beach Area. Additional development fees are needed to complete the project. No other funding sources, besides the Rockaway Beach In-Lieu Parking Facilities Fee, were identified when the Rockaway Beach In-Lieu Parking Facilities Fee was adopted. Other funds may become available to pay for all or some of the Old County Road Parking Lot Improvement Project. The Old County Road Parking Lot Improvement Project is further described in the City's 2019-2024 Capital Improvement Plan, which provides that estimated funding necessary to complete the improvements is \$350,000. The City anticipates receiving the additional Rockaway Beach In-Lieu Parking Facilities Fees needed to complete the financing for the Project by 2022. Based on the foregoing, a continuing need has been demonstrated for the fees in the Rockaway Beach In-Lieu Parking Improvement (Fund 25).

4. The Park Facilities Impact Fee (Fund 26) contains unexpended funds. The Park Facilities Impact Fee provides for land and/or funds for additional parks, recreational facilities, and open space. The Park Facilities Impact Fee will be utilized for the design and engineering of the Playground Equipment Improvement Project and it is anticipated that construction will proceed in 2019-2020. A reasonable relationship exists between the unexpended Park Facilities Impact Fees and the purpose for which the fees in the Park Facilities Impact Fee were collected because the Playground Equipment Improvement Project will construct and provide for new and expanded playground space and recreational facilities at the City of Pacifica Community Center and Fairmont West Park, thus addressing the demand for additional parks in the City. No other funding sources, besides the Park Facilities Impact Fee, were identified when the Park Facilities Impact Fee was adopted and no additional funds are needed to complete the Playground Equipment Improvement Project. The Playground Equipment Improvement Project is further described in the City's 2019-2024 Capital Improvement Plan, which provides that the estimated funding necessary to complete the improvement is \$900,000. It is anticipated that construction will proceed in 2019-2020. Based on the foregoing, a continuing need has been demonstrated for the fees in the Park Facilities Impact Fee (Fund 26).

• • • • •

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Pacifica, California, held on the 9th of December 2019, by the following vote:

- AYES, Councilmembers:
- NOES, Councilmembers:
- ABSENT, Councilmembers:
- ABSTAIN, Councilmembers:

Mayor Sue Vaterlaus

ATTEST:

Sarah Coffey, City Clerk

APPROVED AS TO FORM:

Michelle Marchetta Kenyon, City Attorney