



## **Annual Impact Fee Report For the City of South San Francisco For Fiscal Year 2024-25**

This report contains information on the City of South San Francisco's development impact fees for the Fiscal Year 2024-25. The annual reporting requirements are in Government Code section 66000 et seq. Please note that this annual report is not a budget document but rather meets reporting requirements. The report is not intended to provide a full picture of currently planned projects. It only reports project information, revenues, and expenditures for the Fiscal Year 2024-25.

Government Code Section 66006 requires agencies to outline the status of development impact fees. Government Code Section 66001 requires local agencies to submit five-year financial reports. The annual report is available to the public within 180 days after the last day of the fiscal year. The report is presented to the City Council at least 15 days after it is made available to the public.

This report summarizes each of the development impact fee programs. Requirements under Government Code Section 66006 are:

1. A brief description of the fee program.
2. The amount of the fee.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected, interest earned, and transfers/loans.
5. An identification of each public improvement. The expenditures on each project. The total percentage of the cost of the public improvement is funded with development impact fees.
6. A description of each interfund transfer or loan. The date the loan will be repaid, the rate of interest, and a description of the public improvement.
7. The estimated date when projects will begin if enough revenues are available to construct the project.
8. The number of refunds made to property owners.

This report also summarizes five-year reporting information for the Impact Fee programs as required under Government Code Section 66001:

1. The purpose of the fee expenditure.
2. The reasonable relationship between the fee and the purpose used.

3. All sources and amounts of funding anticipated to complete financing in incomplete improvements.
4. The approximate dates on which the funding referred to in subparagraph (3) above are deposited into the appropriate account or fund.

This report also contains information on the City of South San Francisco's sewer capacity charges. Government Code Section 66013 requires agencies to submit annual reports on the status of sewer capacity charges. The public must have access to the report within 180 days after the last day of each fiscal year. This report summarizes the following information for the sewer capacity charges:

1. A description of the charges deposited in the fund.
2. The beginning and ending balance of the fund and the interest earned from investment in the fund.
3. The amount collected in that fiscal year.
4. An identification of all the following:
  - a. Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.
  - b. Each public improvement on which charges were expended that was completed during that fiscal year.
  - c. Each public improvement that is anticipated to be undertaken in the following fiscal year.
5. A description of each interfund transfer or loan from the capital facilities fund, the date the loan will be repaid, and the rate of interest. In the case of an interfund transfer, the report identifies the public improvements on which the money is or will be expended.

More detailed information on the various fee programs is available. Nexus studies, master plans, capital improvement programs, and budgets are all made public on the City's website.

The City does not earmark impact fees for any specific project as revenues come in. Nexus studies outline capital improvement projects. Nexus studies examples may include future sewer infrastructure, transportation infrastructure, and other capital facilities. This report is accurate as of the time of publication. Any proposed plans are subject to change based on City Council action.

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## **Bicycle and Pedestrian Impact Fee Program**

The City Council adopted this nexus study for the citywide impact fee program in 2017. The study identified the need to support the Bicycle Master Plan adopted by the City in February 2011 by Resolution 23-2011. The General Plan establishes that maintaining bicycle and pedestrian infrastructure requires funding sources. The Bicycle Master Plan recommends the completion of the City's existing network of bicycle paths, lanes, and routes.

### **Annual Reporting Information:**

1. The purpose of the Bicycle and Pedestrian Impact Fee Program is to establish funding for completion of the City's existing network of bicycle paths. Additional daily trips due to development projects place more demand on bicycle and pedestrian infrastructures in the city.
2. Refer to page 39 of this report for the fee schedule outlining the amount of the Bicycle and Pedestrian Impact Fee.
3. Refer to page 6 of this report for the beginning and ending balance of the account for the Bicycle and Pedestrian Impact Fee.
4. See page 6 of this report for Bicycle and Pedestrian Impact Fees collected, and interest earned.
5. There were no projects worked on during the Fiscal Year 2024-25 using the Bicycle and Pedestrian Impact Fee funding.
6. The approximate date for funding and execution of projects will be determined, at the discretion of the City Council, when adequate additional funds have accumulated.
7. There were no interfund transfers or loans.
8. There is no potential refund to property owners as available funds have been appropriated for on-going projects.

### Bicycle and Pedestrian Impact Fee Program (Fund 822)

This citywide development impact fee program funds bicycle and pedestrian improvements. Development projects generate additional daily trips that place more demands on bicycle and pedestrian infrastructures in the city.

**Beginning balance, July 1, 2024** **\$ 253,176**

**Additions**

Bicycle and Pedestrian Impact Fees collected	\$ 46,793
Interest Earned	9,979
Unrealized gains/losses	5,413

Total Additions \$ 62,185

Total Disbursements -

**Remaining balance as of June 30, 2025** **\$ 315,361**

**Projects Appropriated from prior Fiscal Years**

Oyster Point & East Grand Corridor Improvement (tr1602) \$ (156,915)

Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 158,446**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 50,901	\$ 69,090	\$ 41,051	\$ 26,222	\$ 62,185
2-Year Old funds	14,639	50,901	69,090	41,051	26,222
3-Year Old funds	50,347	14,639	50,901	69,090	41,051
4-Year Old funds	926	50,347	14,639	50,901	69,090
5-Year Old funds	-	926	50,347	14,639	50,901
Older than 5 Years old	-	-	926	51,273	65,912
<b>Total Revenue Available</b>	<b>\$ 116,813</b>	<b>\$ 185,903</b>	<b>\$ 226,954</b>	<b>\$ 253,176</b>	<b>\$ 315,361</b>

Funds older than five years in the amount of \$65,912 are programmed to fund the ongoing Oyster Point & East Grand Corridor Improvement project, which is estimated to cost \$3.6 million. The Capital Improvement Plan budget includes an appropriated amount of \$156,915 for project tr1602, which exceeds the 5-year-old funds by \$91,003, and which is expected to be spent on this project in FY 2025-26. Additional funding for this project could come from future Bicycle and Pedestrian impact fees, the East of 101 Traffic Impact Fee and the Citywide Transportation Impact Fee. There is a reasonable relationship between the fee and its purpose, because the impact fee amount is determined based on anticipated needs for bicycle and pedestrian infrastructure needs that will arise from the new development.

## **Childcare Impact Fee Program**

The City Council adopted the nexus study for this citywide impact fee program in 2001. The study identified the need for new and expanded childcare facilities in the City. In August 2020, a new study analyzed the current relationship between new developments in the City, the childcare services needed to serve that growth, the estimated costs of those facilities to provide those childcare services, and new development's fair share of childcare infrastructure costs. The City's current ordinance governing the impact fees provides the City with the ability to increase impact fees annually based upon either a Consumer Price Index or Construction Cost Index. The fee program includes a 3.34% administrative fee. The study estimates that the City will need to create 2,138 additional childcare spaces by 2040 to maintain current childcare services standards in the City and estimates that 1,069 of these needed spaces are expected to be met by traditional childcare facilities funded by the fee. The study further estimates that the total projected cost to create these additional 1,069 childcare spaces is \$43.5 million. Other funding sources may include the City's General Fund, grants, developer contributions, and Community Development Block Grants.

### **Annual Reporting Information:**

1. The purpose of the Childcare Impact Fee Program is to finance the creation of new childcare spaces in the City through construction of new childcare facilities or the expansion of existing facilities, in order to maintain current service levels considering the increased demand for childcare services caused by development in the City, and for new development to pay its fair and proportional share of such childcare spaces.
2. Refer to page 40 of this report for the fee schedule outlining the amount of the Childcare Impact Fee.
3. Refer to page 8 of this report for the beginning and ending balance of the account for the Childcare Impact Fee.
4. See page 8 of this report for the Childcare Impact Fees that have been collected, and interest earned.
5. One ongoing project was worked on during Fiscal Year 2024-25 using the Childcare Impact Fee funding.
6. There are no new projects planned for Fiscal Year 2025-26.
7. There were no interfund transfers or loans.
8. There is no potential refund to property owners as available funds have been appropriated for ongoing projects.

### Childcare Impact Fee (Fund 830)

This citywide development impact fee program funds new development's fair share of new and expanded childcare facilities to serve the City.

**Beginning balance, July 1, 2024** **\$ 15,156,949**

**Additions**

Child Care Impact Fees	\$ 594,076
Interest Earned	560,393
Unrealized Gains/Losses	<u>307,431</u>

Total Additions \$ 1,461,900

Disbursements		<u>% Fee Funded</u>
City Administration	\$ 3,726	100%
New Licensed Preschool Facility (pf2101)	365,721	100%
Library-Parks & Rec-Phase II (pf2103)	<u>(490,000)</u>	
Total Disbursements	\$ 120,553	

**Remaining balance as of June 30, 2025** **\$ 16,739,402**

**Projects Appropriated from prior Fiscal Years**

Design & Construct new preschool facility (pf2101)	\$ 8,474,056
West Orange Library Preschool Project (pf2301)	<u>3,987,456</u>
	\$ (12,461,512)

Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 4,277,890**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 642,118	\$ 7,215,136	\$ 699,180	\$ 1,089,174	\$ 1,461,900
2-Year Old funds	665,458	642,118	7,215,136	699,180	1,089,174
3-Year Old funds	920,469	665,458	642,118	7,215,136	699,180
4-Year Old funds	1,295,310	920,469	665,458	642,118	7,215,136
5-Year Old funds	527,347	1,295,310	920,469	665,458	642,118
Older than 5 Years old	2,737,625	3,162,673	3,965,183	4,845,883	5,631,894
<b>Total Revenue Available</b>	<b><u>\$ 6,788,327</u></b>	<b><u>\$ 13,901,164</u></b>	<b><u>\$ 14,107,544</u></b>	<b><u>\$ 15,156,949</u></b>	<b><u>\$ 16,739,402</u></b>

Funds older than five years in the amount of \$5,631,894 are anticipated to fund the ongoing design & construction of a new preschool facility (estimated cost \$9 million) and West Orange Library Preschool conversion project (estimated cost \$15 million). A total of \$781,000 has been spent on both projects to date, and the current Capital Improvement Plan includes an existing carryforward appropriation of



\$12.5 million for projects pf2101 and pf2301, which exceeds the five-year-old funds of \$5.6 million and is expected to be spent on these projects in FY 2025-26. There are no new appropriations for FY 2025-26. Additional funding could come from future childcare impact fees, grants, or general fund. There is a reasonable relationship between the fee and its purpose, because the impact fee amount is determined based on anticipated needs for childcare that will arise from the new development. Progress of both projects is subject to availability of sufficient funding.

## **Commercial Linkage Fee Program**

The nexus study for this citywide impact fee program was adopted by the City Council in 2018 by Resolution 123-2018. The study justified the need to provide sufficient funding for affordable housing and established a nexus between the need for affordable housing and the impacts of commercial development within the City. The impact fee program supports the City of South San Francisco's adopted 2023-2031 Housing Element, which includes the goal of promoting the provision of housing by both the private and public sectors for all income groups in the community.

### **Annual Reporting Information:**

1. The purpose of the Commercial Linkage Impact Fee program is to provide funding for sufficient affordable housing to achieve the City's goal of providing a full range of affordable housing options to residents of the city, in accordance with the standards established in the general plan, housing element, and other applicable plans and regulations. Commercial development projects shall pay a commercial linkage fee to mitigate the impacts of these development projects on affordable housing in the city.
2. Refer to page 39 of this report for the fee schedule outlining the amount of the Commercial Linkage Impact Fee.
3. Refer to page 11 of this report for the beginning and ending balance of the account for the Commercial Linkage Impact Fee.
4. See page 11 of this report for Commercial Linkage Impact Fees that have been collected and interest earned.
5. There was a purchase of real property during FY 2024-25 using the Commercial Linkage Impact Fee funding.
6. There are no new projects planned for FY 2025-26.
7. The approximate date for funding and execution of projects will be determined, at the discretion of the City Council, when adequate additional funds have accumulated.
8. There were no interfund transfers or loans.
9. There were no potential refunds to property owners.

### Commercial Linkage Impact Fee Program (Fund 823)

The Commercial Linkage Fee (CLF) Ordinance (No. 1560-2018) was adopted by the City Council on August 22, 2018, establishing a fee on certain commercial development to generate local funding for affordable housing.

**Beginning balance, July 1, 2024** **\$ 14,362,362**

**Additions**

Commercial Linkage Impact Fees	\$ 1,704,240
Unrealized Gains/Losses	297,767
Interest Earned	544,123
Proceeds from sale of 2230 Gellert Blvd #3105 Oct 2024	598,310
Proceeds from sale of 2230 Gellert Blvd #3209 April 2025	465,785
Miscellaneous Revenue	812

**Total Additions** **\$ 3,611,037**

**Disbursements**

		<u>% Fee Funded</u>
Payroll	\$ 75,265	100%
Professional Services and program	422,412	100%
Purchase of 2230 Gellert Blvd #3209-Nov 2024	682,312	100%
Transfer to Affordable Housing Fund (Fund 205)	890,000	100%

**Total Disbursements** **\$ (2,069,989)**

**Remaining balance as of June 30, 2025** **\$ 15,903,410**

Projects Appropriated from prior Fiscal Years -

Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 15,903,410**

<b>Five-Year Revenue Test Using First In First Out Method</b>					
<b>Revenue Available</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>
Current Fiscal Year	\$ 5,375,874	\$ 3,077,684	\$ 7,499,156	\$ 7,365,537	\$ 3,611,037
2-Year Old funds	4,835,751	5,375,874	3,077,684	6,996,825	7,365,537
3-Year Old funds	-	460,542	4,451,546		4,926,836
4-Year Old funds	-	-	-		
5-Year Old funds	-	-	-		
Older than 5 Years old	-	-	-	-	-
<b>Total Revenue Available</b>	<b>\$10,211,625</b>	<b>\$ 8,914,100</b>	<b>\$ 15,028,386</b>	<b>\$ 14,362,362</b>	<b>\$ 15,903,410</b>

Although the CLF was adopted more than five years before the current reporting year, the City did not collect fees until FY 2020-21. The City is therefore not holding any CLF funds that are five or

years old. Funds from the CLF will be committed to future projects as necessary to comply with the Mitigation Fee Act.

## **Library Impact Fee Program**

The nexus study for this impact fee program was adopted by the City Council in 2020. Ordinance 1608-2020 amended the Municipal Code to include Chapter 8.74 establishing the Library Impact Fee. Based upon the City's projected population increase and current per capita usage of facilities and collections materials, the City will need approximately 9,900 square feet of additional library space and 32,000 additional materials in circulation to maintain the current library service standard. The study identified the need to better implement the goals of maintaining adequate service standards in the face of the increase in library service demands. The study estimates that the total projected cost associated with future residential and non-residential development through 2040 would be approximately \$7.8 million.

### Annual Reporting Information:

1. The Library Impact Fee is collected to provide new development's share of funding for additional library space and materials to maintain current library service standard.
2. Refer to page 39 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 14 of this report for the beginning and ending balance for the account of this fee.
4. Refer to page 14 of this report for fees collected and interest earned.
5. There were no projects worked on during FY 2024-25 using the Library Impact Fee.
6. There are no projects planned for FY 2025-26.
7. The approximate date for funding and execution of projects will be determined, at the discretion of the City Council, when adequate additional funds have accumulated.
8. There were no interfund transfers or loans.
9. There are no potential refunds to property owners.

### Library Impact Fee (Fund 824)

This citywide development impact fee program funds new development's fair share for additional library space and materials to maintain current library service standard. Library Impact Fees for non-residential developments went into effect on November 23, 2020. Library Impact Fees for residential development went into effect on January 1, 2022.

**Beginning balance, July 1, 2024** **\$ 43,938**

Additions

Library Impact Fee	\$ 1,395
Unrealized Gains/Losses	923
Interest Earned	<u>5,797</u>

Total Additions \$ 8,115

Disbursements -

**Remaining balance as of June 30, 2025** **\$ 52,053**

Projects Appropriated from prior Fiscal Years -

Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 52,053**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ -	\$ 674	\$ 3,635	\$ 39,629	\$ 8,115
2-Year Old funds	-	-	674	3,635	\$ 39,629
3-Year Old funds	-	-	-	674	3,635
4-Year Old funds	-	-	-	-	674
5-Year Old funds	-	-	-	-	-
Older than 5 Years old	-	-	-	-	-
<b>Total Revenue Available</b>	<b>\$ -</b>	<b>\$ 674</b>	<b>\$ 4,309</b>	<b>\$ 43,938</b>	<b>\$ 52,053</b>

## **Park Construction Fee**

The nexus study for this impact fee program was adopted by the City Council in 2017. Ordinance 1520-2016 amended the Municipal Code to include Chapter 8.67 adopting the Parkland Acquisition Fee and Park Construction Fee. The fee was further amended by ordinance in 2019 and the 2020 resolution updating the fee amounts. The purpose of the Park Construction Fee is to provide funding for the construction of park facilities and improvements. The General Plan, the Parks and Recreation Master Plan, and the East of 101 Area Plan call for 3 acres of parkland and facilities per 1,000 new residents and ½ an acre of parkland and facilities per 1,000 new employees. The City incurs the costs of administering the fee program and preparing analyses and reports related to it.

### **Annual Reporting Information:**

1. The purpose of the Park Construction Fee fund is to provide new development's share of funding developing new parks and recreation spaces and refurbishing and expanding existing park facilities to meet demand by new development at a rate of 3 acres per 1,000 new residents in multifamily development projects and 0.5 acres per 1,000 new employees in commercial development projects.
2. Refer to page 41 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 16 of this report for the beginning and ending balance for the account of this fee.
4. Refer to page 16 of this report for the number of fees collected and interest earned.
5. No projects that were worked on during FY 2024-25 using the Park Construction Fee.
6. There are three new projects planned for FY 2025-26 using the Park Construction Fee.
7. There are no potential refunds to property owners as available funds have been appropriated for ongoing projects.

### Park Construction Fee (Fund 806)

This citywide development impact fee program funds new development's fair share for developing new park and recreation spaces.

**Beginning balance, July 1, 2024** **\$ 12,022,604**

**Additions**

Park Construction Fees	\$ 4,076,416	
Unrealized Gains/Losses	276,110	
Interest Earned	<u>514,153</u>	
Total Additions		\$ 4,866,679

Total Disbursements -

**Remaining balance as of June 30, 2025** **\$ 16,889,283**

**Projects Appropriated from prior Fiscal Years**

Linden Park Project (pk2305)	\$ 1,254,875	
Pickleball Court Project (pk2501)	650,000	
Orange Park Sports Field Renovation (pk1402)	193,410	
Sellick Park Renovation Project (pk1803)	55,575	
Buri Buri Field & Court Improvements (pk1804)	24,079	
Avalon Parks Improvements (pk1805)	<u>18,524</u>	
		\$ (2,196,463)

**Planned Projects for Fiscal Year 2025-26**

Cypress and Pine Park Renovation (pk2601)	\$ 3,000,000	
Centennial Trail Improvements (pk2302)	1,666,279	
Pickleball Court Project (pk2501)	<u>400,000</u>	
		\$ (5,066,279)

**Remaining balance after planned projects** **\$ 9,626,541**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 3,069,717	\$ 3,739,827	\$ 1,289,821	\$ 2,619,888	\$ 4,866,679
2-Year Old funds	1,158,551	3,069,717	3,739,827	1,289,821	2,619,888
3-Year Old funds	1,116,514	1,158,551	3,069,717	3,739,827	1,289,821
4-Year Old funds		946,817	1,158,551	3,069,717	3,739,827
5-Year Old funds	-	-	790,332	1,158,551	3,069,717
Older than 5 Years old	-	-	-	144,800	1,303,351
<b>Total Revenue Available</b>	<b>\$ 5,344,782</b>	<b>\$ 8,914,912</b>	<b>\$10,048,248</b>	<b>\$12,022,604</b>	<b>\$16,889,283</b>



Funds older than five years in the amount of \$1,303,351 are anticipated to fund ongoing projects including Linden Park (estimated cost \$7.6 million) and Pickle Ball Court (estimated cost \$1 million). \$2.7 million has already been spent on these two ongoing projects. Additional funding could come from future impact fees, federal & state grants, and/or transfers from other funds. Progress of these two projects is subject to availability of sufficient funding. The Capital Improvement Plan budget includes existing appropriations of \$2.2 million of the Park Construction Fee for projects listed above (pk2305, pk2501, pk1402, pk1803, pk1804, pk1805), which exceeds the five-year-old funds of \$1.3 million, and which is expected to be spent on several projects in FY 2025-26 as noted on page 14 of this report. In addition, there are new appropriations of \$5 million to fund three projects in FY 2025-26 (pk2601, pk2302, pk2501). There is a reasonable relationship between the fee and its purpose, because the impact fee amount is determined based on anticipated needs for park facilities that arise from the new development.

## **Park Land Acquisition Fee**

The City Council adopted the nexus study for this impact fee program in 2017. Ordinance 1520-2016 amended the Municipal Code to include Chapter 8.67, adopting the Parkland Acquisition Fee and Park Construction Fee to generate funding for parks in South San Francisco. The ordinance was amended again in 2019, and the 2020 resolution updated the fee amounts. The General Plan, the Parks and Recreation Master Plan, and the East of 101 Area Plan each lay out specific park requirements. The current need is three acres of park land per one thousand future residents and one half an acre per one thousand new employees is the current need. This fee differs from the City's Quimby Act fee in Section 19.24.040 et seq of the Municipal Code. The Quimby Act allows for the imposition of land dedication requirements and in-lieu fees for residential subdivisions. The Act does not apply to other types of residential development projects or commercial development projects.

The Park Land Acquisition Fee is applied to residential and non-residential development projects to support the demand for parks and recreation spaces generated by new residents of residential development projects and new employees of non-residential development projects. The nexus study calculated the fee for park land acquisition based on the number of residents generated by each new type of residential unit and the number of employees per 1,000 square feet in non-residential development projects. The City adopted the Park Land Acquisition Fee under the authority of the Mitigation Fee Act.

### **Annual Reporting Information:**

1. The purpose of the Park Land Acquisition Fee fund is to provide new development's share of funding for acquiring new parks and recreation spaces at a rate of 3 acres per 1,000 new residents in multifamily development projects and 0.5 acres per 1,000 new employees in commercial development projects.
2. Refer to page 41 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 19 of this report for the beginning and ending balance for the account of this fee.
4. Refer to page 19 of this report for fees collected and interest earned.
5. Two projects utilized the Park Land Acquisition Fee fund in FY 2024-25. Refer to page 17 of this report for identification of public improvement on which fees were expended, the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees.
6. There are no new projects planned for FY 2025-26 using the Park Land Acquisition Fee.
7. The approximate date for funding and acquiring park land will be determined, at the discretion of the City Council, when adequate additional funds have accumulated.
8. There were no interfund transfers or loans and no potential refunds to property owners.

### Park Land Acquisition Fee (Fund 805)

This citywide development impact fee program funds new development's fair share for acquiring new park and recreation spaces.

**Beginning balance, July 1, 2024** **\$ 3,120,024**

**Additions**

Park Land Acquisition Fee	\$ 550,438	
Unrealized Gains/Losses	65,253	
Interest Earned	<u>119,574</u>	
Total Additions		\$ 735,265

Disbursements		<u>% Fee Funded</u>
Initial deposit for land purchase-701 Spruce Ave	15,000	
Linden Park Project (pk2305)	<u>161,980</u>	49%
Total Disbursements		\$ (176,980)

**Remaining balance as of June 30, 2025** **\$ 3,678,309**

Projects Appropriated from prior Fiscal Years

Linden Park Project (pk2305)	\$ (476,986)
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Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 3,201,323**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 771,214	\$ 1,627,779	\$ 113,769	\$ 137,615	\$ 735,265
2-Year Old funds	502,798	771,214	1,627,779	113,769	137,615
3-Year Old funds	311,271	502,798	771,214	1,627,779	113,769
4-Year Old funds	18,490	311,271	502,798	771,214	1,627,779
5-Year Old funds	-	17,010	280,303	469,647	771,214
Older than 5 Years old	-	-	-	-	292,667
<b>Total Revenue Available</b>	<b><u>\$ 1,603,773</u></b>	<b><u>\$ 3,230,072</u></b>	<b><u>\$ 3,295,863</u></b>	<b><u>\$ 3,120,024</u></b>	<b><u>\$ 3,678,309</u></b>

Funds older than five years in the amount of \$292,667 are anticipated to fund the ongoing Linden Park Project, which is estimated to cost \$7.6 million. The Linden Park project started in fall of 2022 and \$2.6 million has already been spent. Additional funding could come from future impact fees, federal & state grants, and/or transfers from other funds. Progress is subject to availability of sufficient funding. The existing Capital Improvement Plan includes an appropriation of \$476,986 of the Park Land Acquisition Fee, which exceeds the five-year-old funds in the amount of \$292,667, and which is expected to be spent on the Linden Park Project in FY 2025-26. There is a reasonable relationship between the fee and its purpose, because the impact fee amount is determined based on anticipated needs for parkland that will arise from the new development.

## **Public Arts In-Lieu Fee**

In October 2020, the City Council passed ordinance number 1613-2020 creating the public art requirement. The City is dedicated to improving infrastructure, economic development, and cultural diversity through acquisition and exhibition of public art. The public art requirement applies to any new non-residential development project in that it requires such projects to contribute public art with a value of at least one percent (1%) the amount of construction costs. In lieu of contributing to public art, the public art requirement will allow for the payment of an in-lieu fee into a public art fund at the value of half of one percent (0.5%) of the amount of construction costs.

### **Annual Reporting Information:**

1. The Public Arts In-Lieu Fee is collected to provide cultural and artistic art to enhance the quality of life for individuals living in, working in, and visiting the City.
2. Refer to page 41 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 21 of this report for the beginning and ending balance for the account of this fee.
4. Refer to page 21 of this report for fees collected and interest earned.
5. No project was worked on during FY 2024-25 using the Public Arts In-Lieu Fee.
6. There are plans to purchase various art sculptures in FY 2025-26.
7. There were no interfund transfers or loans.
8. There are no potential refunds to property owners.

Public Arts In-Lieu Fee (Fund 827)

This citywide in-lieu fee funds cultural diversity through acquisition and exhibition of public art in the City.

**Beginning balance, July 1, 2024** **\$ 462,465**

Additions

In-Lieu Fees	\$ -
Unrealized Gains/Losses	8,792
Interest Earned	<u>15,957</u>

Total Additions \$ 24,749

Disbursements

Professional Services and program	\$ 5,933
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Total Disbursements \$ (5,933)

**Remaining balance as of June 30, 2025** **\$ 481,281**

Projects Appropriated from prior Fiscal Years -

Planned Projects for Fiscal Year 2025-26

Purchase of various art sculptures	\$ 75,000
Linden Park Project (pk2305)	<u>300,000</u>

\$ (375,000)

**Remaining balance after planned projects** **\$ 106,281**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ -	\$ -	\$ 142,886	\$ 462,465	\$ 24,749
2-Year Old funds	-	-	-		\$ 456,532
3-Year Old funds	-	-	-	-	-
4-Year Old funds	-	-	-	-	-
5-Year Old funds	-	-	-	-	-
Older than 5 Years old	-	-	-	-	-
<b>Total Revenue Available</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 142,886</b>	<b>\$ 462,465</b>	<b>\$ 481,281</b>

## **Public Safety Impact Fee Program**

The City Council adopted the nexus study for this citywide impact fee program in 2012. The study identified the need for new and expanded public safety capital facility and equipment to support new development projects. In August 2020, a new study analyzed the current relationship between new development in the City, the public safety equipment, vehicles, and facilities needed to serve that growth, the estimated costs of those equipment and facilities, and new development's fair share of public safety infrastructure costs. The City's current ordinance governing the impact fees provides the City with the ability to increase impact fees annually based upon either a Consumer Price Index or Construction Cost Index. The fee program includes a 3.67% administrative fee. The study estimates that the City will incur approximately \$110 million in costs to replace, upgrade, and expand public safety infrastructure through 2040. The study further estimates that the total projected cost associated with future residential and non-residential development during that time would be approximately \$25.3 million. Other funding sources may include the City's General Fund, grants, or developer contributions.

### **Annual Reporting Information:**

1. The purpose of the Public Safety Impact Fee is to finance the expansion, upgrade, or relocation of police and fire stations, replacement of police and fire equipment and vehicles, and acquisition of addition equipment necessary to accommodate the increased demand for public safety services caused by future development in the City, and for new development to pay its fair and proportional share of such equipment, vehicles, and facilities.
2. Refer to page 42 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 23 of this report for the beginning and ending balance for the account of this fee.
4. Refer to page 23 of this report for fees collected and interest earned.
5. One project was worked on during FY 2024-25 using the Public Safety Impact Fee Fund. Refer to page 23 of this report for identification of public improvements on which fees were expended, the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees.
6. There are no projects planned for FY 2025-26 using the Public Safety Impact Fee Fund.
7. The approximate date for further funding and constructing facilities and procuring future equipment identified in the nexus study will be determined when adequate additional funds have accumulated.
8. There were no interfund transfers or loans.
9. There are no potential refunds to property owners.

Public Safety Impact Fee (Fund 821 & 826)

This citywide development impact fee program funds new development's fair share of new and expanded capital facility and equipment to serve the City.

**Beginning balance, July 1, 2024** **\$ 2,242,706**

Additions

Impact Fees - Fire	\$ 152,389	
Impact Fees - Police	372,196	
Unrealized Gains/Losses	44,941	
Interest Earned	<u>81,577</u>	
Total Additions		\$ 651,103

Disbursements		<u>% Fee Funded</u>
Operating Supplies	\$ 400,000	100%
Training Tower maintenance (pf1704)	212,988	26%
Transfer out to General Fund for purchase of rescue boats	<u>92,000</u>	100%
Total Disbursements		\$ (704,988)

**Remaining balance as of June 30, 2025** **\$ 2,188,821**

Projects Appropriated from prior Fiscal Years

Training Tower Maintenance (pf1704)	\$ 36,667	
Fire Station 64 Dorm and Bath Remodel (pf1805)	17,472	
Police Ops and 911 Dispatch Ctr (PSIF) (pf2208)	<u>60,752</u>	
		\$ (114,891)

Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 2,073,930**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 246,467	\$ 1,681,422	\$ 448,120	\$ 574,675	\$ 651,103
2-Year Old funds	479,419	246,467	1,635,682	448,120	\$ 574,675
3-Year Old funds	479,101	479,419	-	1,219,911	448,120
4-Year Old funds	294,400	107,229	-	-	514,923
5-Year Old funds	-	-	-	-	-
Older than 5 Years old	-	-	-	-	-
<b>Total Revenue Available</b>	<b><u>\$ 1,499,387</u></b>	<b><u>\$ 2,514,537</u></b>	<b><u>\$ 2,083,802</u></b>	<b><u>\$ 2,242,706</u></b>	<b><u>\$ 2,188,821</u></b>

The City is not holding any Public Safety Impact Fee funds that are five or more years old. Funds from the Fee will be committed to future projects as necessary to comply with the Mitigation Fee Act.

## **Transportation Impact Fee Program**

The nexus study for this impact fee program was adopted by the City Council in 2020. Ordinance 1607-2020 amended the Municipal Code to include Chapter 8.73 establishing the Transportation Impact Fee. The nexus study identified the need for transportation improvements and facilities needed to serve the growth, and the estimated costs of those improvements and facilities. The nexus study has identified \$160.8 million in transportation infrastructure improvements such as roads, sidewalks, traffic lights, bicycle lanes and pathways, curbs and gutters, and medians caused by new developments throughout the city. The City seeks to mitigate these transportation impacts caused by new development and to allow the City to recover approximately \$33.7 million in costs associated with the new development by providing for the payment of the citywide Transportation Impact Fee.

### Annual Reporting Information:

1. The Transportation Impact Fee is collected to provide new development's share of funding for new and expanded transportation capital facility and equipment required at build out of the City.
2. Refer to page 42 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 25 & 26 of this report for the beginning and ending balance for the account of this fee.
4. Refer to page 25 of this report for fees collected and interest earned.
5. Fifteen projects were worked on during FY 2024-25 using the Transportation Impact Fee. Refer to page 25 of this report for identification of public improvement on which fees were expended, the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees.
6. There are five projects planned for FY 2025-26.
7. There were no interfund transfers or loans.
8. There are no potential refunds to property owners.



## Transportation Impact Fee (Fund 825)

This citywide development impact fee program funds new development's fair share for transportation improvements and facilities needed to serve the City. Transportation Impact Fees for non-residential developments went into effect on November 23, 2020. Transportation Impact Fees for residential development went into effect on January 1, 2022.

**Beginning balance, July 1, 2024** **\$ 13,703,614**

### Additions

Impact Fees	\$ 2,257,115	
Unrealized Gains/Losses	290,213	
Interest Earned	528,212	
Total Additions		\$ 3,075,540

### Disbursements

		<u>% Fee Funded</u>
Street Improvement-Elm Court, Hillside Blvd, Park Way & Ponderosa Way (st2401)	\$ 464,594	100%
School St/Spruce Ave & Hillside Blvd Safety & Access Improvement Project (st2305)	338,171	100%
Traffic Signal Safety Improvement Project(tr2403)	143,536	36%
Traffic Studies & Grant Support (tr2406)	118,316	100%
Misc Traffic Improvements FY 2022-25 (tr2301)	84,849	46%
Bay Trail - Centennial Way Trail Gap Closure (tr2407)	66,775	100%
Airport Blvd/Pedestrian Gap Closure Study(tr2401)	66,149	100%
Junipero Serra Westborough Corridor Feasibility Study (st2301)	51,905	30%
2026 Street Surface Seal Project (st2402)	41,908	3%
El Camino Real Bike/Pedestrian Improvements (tr2402)	27,551	100%
Safe Routes to School 2025 (st2507)	25,227	10%
Chestnut & Commercial Ave Intersection Improvement (tr2404)	22,712	100%
Signalized Intersection Battery Backup (tr2408)	21,296	100%
Colma/SSF ECR Bicycle & Pedestrian Improvements (tr2415)	17,739	100%
El Camino Real @1st St To Centennial Trail Gap Closure (tr2413)	16,188	100%
Total Disbursements		\$ (1,506,914)

**Remaining balance as of June 30, 2025** **\$ 15,272,240**

### Projects Appropriated from prior Fiscal Years

Grand Avenue Off-Ramp Realignment (tr2201)	\$ 3,040,000
Signalized Intersection Battery Backup (tr2408)	1,978,704
Chestnut & Commercial Ave Intersection Improvement (tr2404)	1,777,289
El Camino Real Bike/Pedestrian Improvements (tr2402)	744,878
Oyster Pt & E. Grand Ave Corridor Improvement (tr1602)	727,029
School St/Spruce Ave & Hillside Blvd Improve Project (st2305)	693,087
Elm Crt, Hillside, Park&Ponderosa Improvement(st2401)	528,403
Vision Zero (tr2501)	500,000

Safe Routes to School 2025 (st2507)	474,773	
Spruce Ave Corridor Study-Bike/Pedestrian/Streets (tr2410)	275,000	
Traffic Signal Safety Improvement Project(tr2403)	263,228	
El Camino Real Bike/Pedestrian Improvements (tr2402)	262,823	
Misc Traffic Improvements FY 2022-25 (tr2301)	215,151	
Reconnecting Communities - Hwy to Blvd (st2504)	200,000	
El Camino Real @1st St To Centennial Trail Gap Closure (tr2413)	183,812	
Junipero Serra Blvd Buffered Bike Lane E (tr2502)	170,000	
Junipero Serra Westborough Corridor Feasibility Study (st2301)	165,225	
Traffic Studies & Grant Support (tr2406)	133,964	
Bay Trail - Centennial Way Trail Gap Closure (tr2407)	129,293	
Adaptive Traffic Control System (tr1901)	100,000	
Probes Blvd Corridor Study-Bike/Pedestrian/Streets (tr2412)	99,000	
Colma/SSF El Camino Real Bicycle & Pedestrian Improv (tr2415)	76,797	
Junipero Serra Class 4 Bike Lanes (tr2414)	50,000	
East 101 Transit Shelter additions and upgrades(tr2203)	30,000	
Bridge Preventative Maintenance Program (st1703)	14,911	
Airport Blvd/Pedestrian Gap Closure Study(tr2401)	14,745	
Right of Way Infrastructure Assessment & Upgrades (tr2302)	1,017	
		\$(12,849,128)

Planned Projects for Fiscal Year 2025-26

Colma/SSF El Camino Real Bicycle & Pedestrian Improv (tr2415)	\$	300,000	
Smart Corridors (tr2002)		350,000	
Traffic Studies & Grant Support (tr2406)		100,000	
Misc Traffic Improvements FY 2022-25 (tr2301)		250,000	
Junipero Serra Westborough Corridor Feasibility Study (st2301)		200,000	
			\$ (1,200,000)

**Remaining balance after planned projects**

**\$ 1,223,112**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 1,962,343	\$ 1,928,514	\$ 50,818	\$ 10,502,836	\$ 3,075,540
2-Year Old funds	-	1,962,343	1,928,514	50,818	\$ 10,502,836
3-Year Old funds	-	-	1,908,245	1,928,514	50,818
4-Year Old funds	-	-	-	1,221,446	1,643,046
5-Year Old funds	-	-	-	-	-
Older than 5 Years old	-	-	-	-	-
<b>Total Revenue Available</b>	<b>\$ 1,962,343</b>	<b>\$ 3,890,857</b>	<b>\$ 3,887,577</b>	<b>\$ 13,703,614</b>	<b>\$ 15,272,240</b>

The City is not holding any Transportation Impact Fee funds that are five or more years old. Funds from the Fee will be committed to future projects as necessary to comply with the Mitigation Fee Act.

## **Oyster Point Interchange Impact Fee Program**

The City Council adopted this plan area fee program on May 23, 1984, using a February 1983 feasibility study prepared by Nolte and Associates in conjunction with Resolution No. 71-84, which created the “Oyster Point Contribution Formula.” The 1983 Feasibility Study identified the need for the Oyster Point Interchange project, which was, at that time, referred to as the grade separation project.

Updates to the fee program since 1984 include the following:

1. An ongoing inflation adjustment.
2. June 26, 1996, fee program changes via Resolution No. 102-96 included adjustments for:
  - a. the inflationary index that reduced the fee by approximately 22%,
  - b. the project description which increased the scope of the project to include the Terrabay hook ramps and the southbound off-ramp flyover, and the use of more current trip generation rates.
3. October 9, 1996 fee program change via Resolution No. 152-96 that added additional land uses with their associated trip generation rates.

The feasibility study identified new development’s share of the grade separation project cost at 64.8% and existing development’s share of the cost at 35.2%. The grade separation was completed and funded in 1995 and is not part of this annual report. The increased scope portion of the project, added in 1996, was identified as being 100% the responsibility of new development. Of this additional scope, the flyover, estimated to cost \$6.4 million, was completed in 2005, and the hook ramps, estimated to cost \$15 million, were completed in October 2006. Additional work relating to property transfers and gaining final Caltrans project acceptance is ongoing.

### **Annual Reporting Information**

1. The purpose of the Oyster Point Interchange Impact Fee Program is to provide new development’s share of funding for this project required at build-out of the plan area.
2. Refer to page 29 of this report for the beginning and ending balance of the account for this fee.
3. Refer to page 29 of this report for fees collected and interest earned.
4. The reasonable relationship between the Oyster Point Interchange Impact Fee and the purpose for which it is charged is demonstrated in the 1983 feasibility study by Nolte and Associates, and in the fee program updates in Resolution No. 102-96 and Resolution No. 152-96. As of June 30, 2025, there continues to be a need for Oyster Point Interchange Impact Fees due to further developments in that area of South San Francisco.
5. The sources and amounts of funding anticipated for Oyster Point Interchange projects can be found in the updates adopted via Resolution No. 102-96 and Resolution No. 152-96. Additional work relating to property transfers and gaining final Caltrans project acceptance is ongoing.

6. Buildout in the Oyster Point Interchange area is ongoing due to further developments in South San Francisco. The City's buildout is assumed to occur over a 20-year period, which is consistent with the General Plan.
7. No projects were worked on during FY 2024-25 using the Oyster Point Interchange Impact Fees funds.
8. There are currently no planned projects for Oyster Point Interchange Impact fees for FY 2025-26.
9. The fund has one loan from the former Redevelopment Agency. Please refer to page 29 of this report. The amount owed as of June 30, 2025, is approximately \$1.16 million. Since the dissolution of the Redevelopment Agency in 2012, the interest rate charged by the Successor Agency is 0%. The loan is repaid as new impact fee revenue is received. Given that the amount of future impact fee revenue is unknown, the repayment date is unknown. There were no other interfund transfers or loans.
10. There are no potential refunds of Oyster Point Interchange Impact Fees to property owners.
11. Refer to page 43 of this report for the fee schedule outlining the amount of the Oyster Point Interchange Impact Fee.

## Oyster Point Interchange Impact Fee (Fund 840)

This plan area development impact fee program funds new development's fair share of the Oyster Point Interchange project.

**Beginning balance, July 1, 2024** **\$ 56,052**

**Additions**

Impact Fees	\$	-			
Unrealized Gains/Losses		342			
Interest Earned		623			
<b>Total Additions</b>		623		<b>\$</b>	<b>965</b>

Disbursements -

**Remaining balance as of June 30, 2025** **\$ 57,017**

Projects Appropriated from prior Fiscal Years -

Planned Projects for Fiscal Year 2025-26 -

**Remaining balance after planned projects** **\$ 57,017**

**Loans to Oyster Point Interchange Fee Fund from  
Successor Agency to RDA**

Due Date and  
Interest Rate

Outstanding Balance as of July 1, 2024	\$	1,166,152		
Less: Payment during FY 2024-25		-		
<b>Outstanding Balance as of June 30, 2025</b>		<b>\$ 1,166,152</b>		

None & 0%

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 75	\$ 29,836	\$ 36,771	\$ 56,052	\$ 965
2-Year Old funds	38,634	-	-		56,052
3-Year Old funds	-	-	-	-	-
4-Year Old funds	-	-	-	-	-
5-Year Old funds	-	-	-	-	-
Older than 5 Years old	-	-	-	-	-
<b>Total Revenue Available</b>	<b><u>\$ 38,709</u></b>	<b><u>\$ 29,836</u></b>	<b><u>\$ 36,771</u></b>	<b><u>\$ 56,052</u></b>	<b><u>\$ 57,017</u></b>

The City is not holding any Oyster Point Interchange Fee funds that are five or more years old. Funds from the Fee will be committed to future projects as necessary to comply with the Mitigation Fee Act.

## **East of 101 Sewer Impact Fee Program**

The 2002 nexus study for this fee was adopted by the City Council in 2002. The study identified the need for new and rehabilitated sewer collection and treatment facilities to serve the area located east of US 101 in the City of South San Francisco. This fee program also includes an annual inflation adjustment. The estimated cost of the 20 new and expanded sewer projects included in the study totaled \$21.4 million. The study identified new development's share of the cost of the required facilities at \$15.5 million (72.4% of the total new and expanded facilities cost) while existing development's share of the cost (existing deficiency) is \$5.9 million (27.6% of new facilities). New development's share of the cost, \$15.5 million, was increased to include some master planning costs (\$425,000) and some CEQA reviewing costs (\$600,000) for a total cost to new development of \$16,425,000. Of that amount, \$12,429,000 was to be sewer impact fee funded and \$4,066,000 was to be funded directly by developer contributions. Of the twenty total projects listed in the nexus study, eleven projects are either fully or partially funded with the sewer impact fee funds, four are existing development's responsibility, four are to be funded by developer contributions, and one is to be funded with a combination of developer contributions and revenues from existing development. Existing development's share will be funded with the sewer charges appearing on property tax bills as a direct levy.

### **Annual Reporting Information**

1. The purpose of the Sewer Impact Fee Program is to provide new development's share of funding for new and rehabilitated sewer collection and treatment facilities to serve the area located east of US 101 at build-out of the plan area.
2. Refer to page 43 of this report for the fee schedule outlining the amount of the fee.
3. Refer to page 31 of this report for the beginning and ending balance of the account for this fee.
4. Refer to page 31 of this report for fees collected, and interest earned.
5. One project was worked on during FY 2024-25 using the Sewer Impact Fee.
6. There are three projects planned for FY 2025-26.
7. There were no interfund transfers or loans.
8. There is no potential refund of Sewer Impact Fees to property owners as available funds have been appropriated for on-going and future projects.

### East of 101 Sewer Impact Fee (Fund 810)

This plan area development impact fee program funds new development's fair share of new and rehabilitated sewer collection and treatment facilities to serve the area located east of US 101 in the City.

**Beginning balance, July 1, 2024** **\$ 6,363,070**

**Additions**

Impact Fees	\$ -	
Unrealized Gains/Losses	121,844	
Interest Earned	<u>221,121</u>	
<b>Total Additions</b>		<b>\$ 342,965</b>

<b>Disbursements</b>		<b><u>% Fee Funded</u></b>
City Administration	\$ 3,727	100%
Sewer Master Plan (ss1801)	<u>10,901</u>	8%
<b>Total Disbursements</b>	<b>\$ (14,628)</b>	

**Remaining balance as of June 30, 2025** **\$ 6,691,407**

<b>Projects Appropriated from prior Fiscal Years</b>		
Oyster Point Sewer Upsize Project (ss2401)	\$ 7,089,099	
Sewer Master Plan (ss1801)	<u>140,673</u>	
		<b>\$ (7,229,772)</b>

<b>Planned Projects for Fiscal Year 2025-26</b>		
Oyster Point Sewer Pump Station (ss2202)	\$ 2,400,000	
Sanitary Sewer Pump Station Master Plan (ss2603)	500,000	
Harbor Way Sewer Main Upsize (ss2602)	<u>500,000</u>	
		<b>\$ (3,400,000)</b>

**Remaining balance after planned projects** **\$ (3,938,365)**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ 452,369	\$ 839,146	\$ 405,557	\$ 1,095,485	\$ 342,965
2-Year Old funds	1,491,447	452,369	839,146	405,557	\$ 1,095,485
3-Year Old funds	1,881,711	1,491,447	452,369	839,146	405,557
4-Year Old funds	318,752	1,881,711	1,491,447	452,369	839,146
5-Year Old funds	-	208,133	1,881,711	1,491,447	452,369
Older than 5 Years old	-	-	205,334	2,079,066	3,555,885
<b>Total Revenue Available</b>	<b>\$ 4,144,279</b>	<b>\$ 4,872,806</b>	<b>\$ 5,275,564</b>	<b>\$ 6,363,070</b>	<b>\$ 6,691,407</b>

Funds older than five years in the amount of \$3,555,885 are anticipated to fund the ongoing Oyster Point Sewer Upsize Project, which is estimated to cost \$7.1 million. The project started in spring 2025 and \$2 million has already been spent. Additional funding could come from future impact fees, grants, or the general fund. The Capital Improvement Plan includes an existing appropriation of \$7.2 million of the Sewer Impact Fee, which exceeds the five-year-old funds of 3.5 million, and which is expected to be spent primarily on the Oyster Points Sewer Upsize Project in FY 2025-26. There are new appropriations of \$3.4 million for FY 2025-26 to fund three additional projects (ss2202, ss2603, ss2602). There is a reasonable relationship between the fee and its purpose, because the impact fee amount is determined based on anticipated needs for new and rehabilitated sewer collection and treatment facilities that will arise from the new development.



## **East of 101 Traffic Impact Fee Program**

The 2001 nexus study for this plan area fee was adopted by the City Council in 2002. The study identified the need for new and expanded roadway and intersection improvements to serve the area located east of US 101 in the City of South San Francisco. The study was updated on May 6, 2005, and on July 19, 2007. This fee program includes an annual inflation adjustment and a 2.5% administrative fee. The estimated cost of the new and expanded facilities included in the 2007 study totaled \$38.5 million (\$32.4 million in net cost after accounting for fees already received). There are 26 road improvements listed in the 2007 study and two studies for a total of 28 projects. The study determined that new development would be responsible for 100% of the cost of the 28 projects.

The East of 101 Traffic Impact Fee has been superseded by the Citywide Transportation Impact Fee; however, this fee is still in use for projects that received entitlements and vested prior to November 22, 2020. Therefore, this impact fee will continue to receive annual adjustments along with the other fees.

### Annual Reporting Information

1. The purpose of the Traffic Impact Fee Program is to provide new development's share of funding for new and expanded roadway and intersection improvements to serve the area located east of US 101 at build-out of the plan area.
2. See page 43 of this report for the fee schedule outlining the amount of the fee.
3. See page 34 of this report for beginning and ending balance of the account for this fee.
4. See page 34 of this report for fees collected and interest earned.
5. Eight projects were worked on during FY 2024-25 using the Traffic Impact Fee.
6. No new projects are planned for FY 2025-26.
7. The approximate date for further funding will be determined at the direction of the City Council when adequate additional funds have accumulated.
8. There were no interfund transfers or loans.
9. There are no potential refunds to property owners as available funds have been appropriated for ongoing projects.

### East of 101 Traffic Impact Fee (Fund 820)

This plan area development impact fee program funds new development's fair share of new and expanded roadway and intersection improvements east of US 101 to serve the City of South San Francisco.

**Beginning balance, July 1, 2024****\$ 16,119,693**

## Additions

Impact Fees	\$ 4,631
Unrealized Gains/Losses	321,201
Interest Earned	582,261

Total Additions \$ 908,093

## Disbursements

		<u>% Fee Funded</u>
City Administration	\$ 3,727	100%
East 101 Transit Shelter upgrades (tr2203)	133,651	100%
Grand Avenue Streetscape (st1801)	99,029	100%
Adaptive Traffic Control System (tr1901)	37,615	100%
US-101 Produce Ave Interchange (TIF#39) (tr1404)	27,009	1%
SSF Shoreline Protection & Connectivity (sd2402)	22,614	100%
Oyster Pt & E. Grand Corridor Improvement (tr1602)	2,153	100%
Station to East Grand Bike Gap Closure (st2003)	1,312	100%
Hillside and Lincoln Traffic Signal (tr1906)	236	100%

Total Disbursements \$ (327,346)

**Remaining balance as of June 30, 2025****\$ 16,700,440**

## Projects Appropriated from prior Fiscal Years

US-101 Produce Ave Interchange (TIF#39) (tr1404)	\$ 2,862,991
Utah and Harbor Intersection Improvement (tr2101)	2,565,601
Oyster Pt & East Grand Corridor Improvement (tr1602)	2,107,006
Adaptive Traffic Control System (tr1901)	1,565,806
Grand Avenue Streetscape (st1801)	593,596
Grand/East Grand(TIF#26) (tr1103)	254,631
South Airport Blvd/Utah Ave (tr1010)	245,243
SSF Shoreline Protection & Connectivity (sd2402)	204,983
Colma Creek Oak Ave Pedestrian Bridge (sd2202)	197,516
Hillside and Lincoln Traffic Signal (tr1906)	186,898
East of 101 Traffic Signal IDEA Grant (tr1902)	129,383
East 101 Transit Shelter & Bulb Turnout-MTC (tr2203)	120,562
DNA way and Allerton Ave at E Grand Signal (tr2102)	63,014
South Airport Blvd Improvement Project (st2004)	33,376
Station to East Grand Bike Gap Closure (st2003)	25,359
East of 101 Bicycle Safety Improvement (tr2104)	15,140

\$ (11,171,105)

Planned Projects for Fiscal Year 2025-26

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**Remaining balance after planned projects****\$ 5,529,335**

<b>Five-Year Revenue Test Using First In First Out Method</b>					
<b>Revenue Available</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>	<b>FY 2022-23</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>
Current Fiscal Year	\$ 44,230	\$ 4,275,208	\$ 1,238,554	\$ 1,537,998	\$ 908,093
2-Year Old funds	5,058,500	44,230	4,275,208	1,238,554	\$ 1,537,998
3-Year Old funds	8,837,963	5,058,500	44,230	4,275,208	1,238,554
4-Year Old funds	5,716,072	8,837,963	5,058,500	44,230	4,275,208
5-Year Old funds	119,374	2,654,799	6,909,402	5,058,500	44,230
Older than 5 Years old	2,751,828	-	-	3,965,203	8,696,357
<b>Total Revenue Available</b>	<b>\$22,527,967</b>	<b>\$20,870,700</b>	<b>\$17,525,894</b>	<b>\$16,119,693</b>	<b>\$16,700,440</b>

Funds older than five years in the amount of \$8,696,357 are anticipated to fund the US-101 Produce Avenue Interchange (estimated cost \$14.6 million), Utah and Harbor Intersection Improvement (estimated cost \$2.8 million), Oyster Point & East Grand Corridor Improvement (estimated cost \$3.5 million), Adaptive Traffic Control System (estimated cost \$3.6 million) and Grand Avenue Streetscape (estimated cost \$5.7 million). A total of \$13.8 million has already been spent on these projects, and additional funding could come from future impact fees, grants, or the general fund. The Capital Improvement Plan includes an existing appropriation of \$11.1 million of the E101 Traffic Impact Fee, which exceeds the five-year-old funds of 8.6 million, and which is expected to be spent on numerous projects in FY 2025-26, including the projects noted above. There is a reasonable relationship between the fee and its purpose, because the impact fee amount is determined based on anticipated needs for traffic improvement that will arise from the new development. Progress of these projects is subject to availability on sufficient funding.

## **Sewer Capacity Charge Program**

The original analysis was adopted by the City Council in 2000, and annual updates included a preset adjustment to the charges based on borrowing costs. The most current Sewer Capacity Charge Analysis by Bartle Wells & Associates is dated August 26, 2009, and was adopted by the City Council in April of 2010 to be effective in Fiscal Year 2010-11. This analysis identifies the need for sewer collection and treatment capacity in the City of South San Francisco. There are two components to the Sewer Capacity Charge: the capital assets valuation charge and the capital improvements charge. The capital assets charge accounts for the existing value of the sewer collection and treatment system, which is calculated using the depreciated replacement cost of the system's assets. The capital assets charge (also called a "buy-in" fee) assigns a value to the benefit that new development receives from the availability of sewer capacity (which existing development has maintained over the years through the sewer rates). The total depreciated replacement value is \$161.6 million, of which 37.2 percent is new development's fair-share, or \$60.1 million. The second component is the charge for future improvements to the system identified in the City's Capital Improvement Program. The total cost of these future improvements is \$84.6 million, the fair-share allocation to new development is 37.2 percent of that amount, or \$29.8 million. The total fair share is \$90 million. These funds may be used for capital improvements to maintain capacity in the system.

### Annual Reporting Information:

1. Refer to page 37 of this report for the beginning and ending balance of the account for the sewer capacity fund, the amount of charges collected, and the interest earned from investment of money in the fund.
2. No projects were worked on during FY 2024-25 using the sewer capacity charge program.
3. There are no projects planned for FY 2025-26.
4. The sewer capacity charges do not exceed the estimated reasonable costs of providing the facilities for which the fee is charged (see Cal. Gov. Code § 66013, subd. (a)).
5. The sewer capacity charge's accounting and reporting requirements are being met, i.e., the revenues are kept in a separate fund and the City provides annual reports on the use of the funds collected (see Cal. Gov. Code §§ 66013, subds. (c) and (d)).
6. There were not any interfund transfers or loans.
7. There is no potential refund to property owners.

### Sewer Capacity Charges (Fund 730)

This fee program funds the cost associated with providing collection and treatment capacity to new development, both through the existing infrastructure provided, and through future capital projects not funded by other sources.

**Beginning balance, July 1, 2024** **\$ 13,607,647**

**Additions**

Sewer capacity charges	\$ 2,185,521
Unrealized Gains/Losses	277,385
Interest Earned	508,219

Total Additions \$ 2,971,125

**Disbursements**

City Administration	\$ 3,727	% Fee Funded	100%
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Total Disbursements \$ (3,727)

**Remaining balance as of June 30, 2025** **\$ 16,575,045**

Projects Appropriated from prior Fiscal Years -

Planned transfer to Sewer Enterprise Fund  
(Fund 710) in FY 25/26 in accordance with  
2017 Development Mitigation Fee Study (see  
details below) \$ (13,787,957)

**Remaining balance after planned projects** **\$ 2,787,088**

Five-Year Revenue Test Using First In First Out Method					
Revenue Available	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Current Fiscal Year	\$ -	\$ -	\$ 380,061	\$ 910,285	\$ 1,504,121
2-Year Old funds	-	-		376,409	\$ 910,285
3-Year Old funds	-	-			372,682
4-Year Old funds	-	-			
5-Year Old funds	-	-			
Older than 5 Years old	-	-	-		
<b>Total Revenue Available</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 380,061</b>	<b>\$ 1,286,694</b>	<b>\$ 2,787,088</b>

The City's Sewer Enterprise Fund (Fund 710) has historically funded sewer infrastructure projects that benefit both existing users and new development. In 2017, the City adopted the Development Mitigation Fee Study, which established the fair-share cost associated with providing sewer infrastructure capacity to support new development. In accordance with the study, 66% of sewer capacity charges collected should be used to reimburse the Sewer Enterprise Fund (Fund 710) for its investment in sewer infrastructure. In June 2025, the City Council authorized a retroactive transfer of \$13.7 million from the Sewer Capacity Charges (Fund 730) to Sewer Enterprise Fund (Fund 710). This transfer will be executed in FY 2025-26. The amount represents 66% of total Sewer Capacity

Charges that should have been transferred to Sewer Enterprise Fund (Fund 710) from FY 2017/18 through FY 2024/25. No funds older than 5 years-old will remain when the transfer happens in early 2026.

### Bicycle and Pedestrian Impact Fee for Fiscal Year 2024-25

Land Use	Cost per Unit or 1,000 Square Feet (SQFT)
Residential	
Single-Family	\$243 per unit
Multi-Family	\$170 per unit
Mobile Home	\$127 per unit
Commercial/Industrial	
Commercial / Retail	\$.36 per SQFT
Hotel / Visitor Services	\$.24 / visitor SF
Office / R&D	\$.09 per SQFT
Industrial	\$.12 per SQFT

### Commercial Linkage Impact Fee Rates for Fiscal Year 2024-25

Gross Square Feet Commercial Floor Area Minus Existing Floor Area × Current Fee Amount for Applicable Land use Category where the Land Use Fee is:

\$5.80 per sf for hotel

\$2.90 per sf for restaurant and retail

\$17.38 per sf for office and R&D

### Library Impact Fee Rates for Fiscal Year 2024-25

Land Use	Cost per Unit or 1,000 Square Feet (SQFT)
Residential	
Up to 8 du / ac	\$833.77 per unit
8.1-18 du / ac	\$729.85 per unit
18 + du / ac	\$621.09 per unit
Commercial/Industrial	
Commercial / Retail	\$.08 per SQFT
Hotel / Visitor Services	\$.04 / visitor SF
Office / R&D	\$.14 per SQFT
Industrial	\$.05 per SQFT

Childcare Impact Fee Rates for Fiscal Year 2024-25

Land Use	per Unit or per Gross Sq. Ft. (GSF)
Residential	
Up to 8 du / ac	\$4,165.32 per unit
8.1-18 du / ac	\$3,647.80 per unit
18 + du / ac	\$3,105.46 per unit
Residential – Applications Deemed Complete before 1/1/2022	
Up to 8 du / ac	\$2,380.02
8.1-18 du / ac	\$2,234.50
18 + du / ac	\$2,226.09
Commercial/Industrial	
Commercial / Retail	\$0.82 per GSF
Hotel / Visitor Services	\$0.30 per GSF
Office / R&D	\$1.52 per GSF
Industrial	\$0.60 per GSF



Park Land Acquisition Fee for Fiscal Year 2024-25

Land Use	per Unit
Residential	
Single-Family	\$3,374.78 per unit
Duplex to Four-plex	\$2,915.51 per unit
5 to 19	\$2,475.52 per unit
20 to 49	\$1,994.71 per unit
50+	\$1,740.69 per unit
Mobile Home	\$2,592.32 per unit

Park Construction Fee for Fiscal Year 2024-25

Land Use	per Unit
Residential	
Single-Family	\$31,446.63 per unit
Duplex to Four-plex	\$27,162.83 per unit
5 to 19	\$23,060.62 per unit
20 to 49	\$18,595.22 per unit
50+	\$16,224.82 per unit
Mobile Home	\$24,155.02 per unit

Park Land Acquisition/Construction Fee for Non-Residential for Fiscal Year 2024-25

Commercial/Industrial	
Commercial / Retail	\$1.52 per SQFT
Hotel / Visitor Services	\$1.45 per SQFT
Office / R&D	\$3.56 per SQFT
Industrial	\$1.69 per SQFT

Public Arts Fees Fiscal Year 2024-25

Every non-residential development project shall provide qualifying public art with a value equal to not less than 1% of construction costs for acquisition and installation of public art on the development site. A non-residential development project may elect to pay an in-lieu fee in an amount not less than 0.5% of construction costs into the public art fund, in lieu of acquisition and installation of public art on the development project site. The in-lieu fee is due prior to the issuance of first building permit.

Public Safety Impact Fee Rates for Fiscal Year 2024-25

Land Use	per Unit or per Square Foot (SF)
Residential	
Up to 8 du / ac	\$1,668.06 per unit
8.1-18 du / ac	\$1,460.00 per unit
18 + du / ac	\$1,242.33 per unit
Commercial/Industrial	
Commercial / Retail	\$0.53 per SF
Hotel / Visitor	\$0.31 per SF
Office / R&D	\$1.32 per SF
Industrial	\$0.48 per SF

Transportation Impact Fee for Fiscal Year 2024-25

Land Use	per Unit or 1,000 Square Feet (SQFT)
Residential	
Single-Family	\$8,084.00 per unit
Multi-Family	\$4,658.54 per unit
Commercial/Industrial	
Commercial / Retail	\$30.57/ SQFT
Office/ R&D	\$35.06/ SQFT
Industrial	\$15.82/ SQFT
Hotel	\$2,946.69/ room

Oyster Point Interchange Impact Fee Rates for Fiscal Year 2024-25

The impact fee is calculated by multiplying the number of vehicle trips by \$154 and by the percentage increase in the Construction Cost Index (CCI) as published in the Engineering News-Record (ENR) from the date of adoption, when the CCI was 6,552.16, to the current effective CCI.

Vehicle Trips are based on average daily traffic (ADT). The rates shown below are based on 1,000 gross square feet of land use.

The ENR CCI published in May is used to calculate monthly increases. The CCI for May 2023 and 2024 were 15,595.35 and 15,418.02, respectively, resulting in a percentage decrease of 1.14%

Land Use	ADT Trip Rate per 1,000 GSF
General Industrial	5.46
Manufacturing	3.99
Warehousing	4.50
Hotel	10.50
General Office Building	12.30
Research & Development (R&D)	5.30
Restaurant (Dinner House/High Turn-over)	56.30 / 164.40
General Commercial	48

OPI Impact Fee: = (Development Area, SF /1000 SF) x (\$154.00) x (Monthly ENR-CCI) / (6,552.16)

Sewer Impact Fee Rates for Fiscal Year 2024-25

The generation rate for all land use is 400 gallons per day per 1,000 square feet of building area.

New Sewer Impact Fee = (\$6.51/Gallon) x (0.9886) = (\$6.43/Gallon)

Traffic Impact Fee Rates for Fiscal Year 2024-25 (East of 101\*)

Area of Building x Land Use Fee where the Land Use Fee is:

R&D/office = \$7.65 per building sq. ft.

Hotel = \$1,782.44 per room

Commercial/retail = \$31.73 per building sq. ft.

\* The East of 101 Traffic Impact Fee has been superseded by the Citywide Transportation Impact Fee; however, this fee is still in use for projects that received entitlements and are vested prior to November 22, 2020. Therefore, this impact fee will continue to receive annual adjustments along with the other fees.

### Sewer Capacity Charge for Fiscal Year 2024-25

The fee is updated each calendar year. The fee is currently \$6,011 per EDU. An EDU, or Equivalent Dwelling Unit, is the amount and strength of sewage equivalent to that discharged by a single-family residence.  $EDU = (0.00347 \times Q) + (0.362 \times BOD) + (0.589 \times TSS)$ . Q = gallons per day of sewage to be discharged; BOD = pounds per day of biochemical oxygen demand to be discharged; TSS = pounds per day of total suspended solids to be discharged.