



CITY OF SAN MATEO

City Hall
330 W. 20th Avenue
San Mateo CA 94403
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Agenda Report

Agenda Number: 8

Section Name: CONSENT CALENDAR

File ID: 19-2223

TO: City Council

FROM: Drew Corbett, City Manager

PREPARED BY: Finance Department

MEETING DATE: December 02, 2019

SUBJECT:

Receipt and Use of Development Impact Fees and In-Lieu Fees – Annual Report

RECOMMENDATION:

Adopt a Resolution to make findings and accept the annual report on receipt and use of development impact fees and in-lieu fees for the year ended June 30, 2019.

BACKGROUND:

This Administrative Report serves as the City's annual report on development impact fees, as required by Government Code section 66006, and on park in-lieu fees, as required by Government Code section 66477. This report also addresses the City's other in-lieu fees and linkage fees, for informational purposes.

Development Impact Fees

The City of San Mateo assesses four development impact fees – Wastewater Treatment Plant Phase II Expansion Fee, Transportation Improvement Fee, South Trunk Area Sewer Improvement Fee, and Park Impact Fee.

Local governments often charge fees as a condition of approval for development projects to fund public improvements in order to compensate for the demands that the developments have on public resources. These fees are commonly known as development impact fees. In 1989, the State Legislature passed Assembly Bill 1600 (AB 1600), which added Sections 66000 et seq. to the California Government Code, commonly known as the Mitigation Fee Act. Government Code Section 66001 requires that the City make available to the public information regarding development impact fees within 180 days after the end of each fiscal year:

1. A brief description of the type of fee.
2. The amount of the fee.
3. The fee's beginning and ending balances for the fiscal year.
4. Total fees collected and the interest earned, if applicable.
5. Identification of each public improvement on which impact fees were expended and the amount of expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with impact fees.
6. Identification and timeline of public improvements any unexpended fees will be used for.
 - a. This information is listed in Exhibit A to the Resolution. Exhibit A shows the five-year plan for public improvement projects and their anticipated expenditures related to the Mitigation Fee Act and Quimby Act. Specific details on each of the projects listed in Exhibit A can be found in the five-year capital improvement program section in the City's 2019-20 Budget, which was adopted by City Council on June 17, 2019.
7. Description and uses for transfers or loans of fees, if applicable.

Further, the Mitigation Fee Act requires that findings describing the continuing need for impact fees be made every five years specifying the intended use of any unexpended impact fees, regardless of whether the fees are committed or uncommitted. If findings are not presented as scheduled, the City may be subjected to go through a refunding procedure. The City is opting to make such findings every year.

In-Lieu Fees

In-lieu fees are fees that are collected by the City instead of requiring developers to provide or construct specified improvements or amenities with their projects. The City of San Mateo assesses five in-lieu fees – Parking In-Lieu Fee, Art in Public Places Fee, Tree Replacement Fee, Below Market Rate Housing Fee, and Park In-Lieu Fee.

Park In-Lieu Fees are assessed pursuant to the Quimby Act under Government Code Section 66477. The other in-lieu fees do not have statutory reporting requirements, but are included in this report for informational purposes. Under the Quimby Act, local governments may require the dedication of land for parks or the payment of fees in-lieu of land dedication as a condition of subdivision map approval. While park in-lieu fees are exempt from the reporting requirements included in the Mitigation Fee Act, these fees have separate Quimby Act reporting requirements. Specifically,

1. The City must develop a schedule specifying the use of land or fees to develop park or recreational facilities to serve the residents of the subdivision.
2. Any Quimby fees collected must be committed within five years after the payment of the fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later.
3. If not committed, the fees shall be distributed and paid to the record owners of the subdivision in the same proportion that the size of the lot bears to the total area of lots within the subdivision (Gov. Code section 66477(a)(6)).

Linkage Fees

Linkage fees are exactions for social needs indirectly related to development projects. The City of San Mateo assesses two linkage fees – Child Care Development Fee and Affordable Housing Commercial Linkage Fee. While these are linkage fees, they are included in this report with reporting requirements under the Mitigation Fee Act for informational purposes and to make sure that information is available in the event that a court rules in the future that linkage fees are subject to the reporting requirements of the Mitigation Fee Act.

This report complies with requirements of the Mitigation Fee Act and the Quimby Act outlined above.

Analysis

Development Impact Fees

Wastewater Treatment Plant Phase II Expansion Fee

In April 2005, construction began to increase capacity of the wastewater treatment plant, and construction was substantially completed in the spring of 2009. Funds from the Sewer Enterprise Fund were used to pay for the expansion project. Under a Joint Powers Agreement (JPA), the treatment plant is partially owned by the Estero Municipal Improvement District (City of Foster City). Based on San Mateo's share of the treatment plant, and based on the total projected cost attributable to development based on the 2005 expansion study, the amount that is to be recovered through development fees is \$3.52 million in total.

The Wastewater Treatment Plant Phase II Expansion Fee is imposed on all development that results in a change of use and that adds more sewage to the City's sewage treatment system. The fee took effect on July 1, 2006, and will continue to be charged until \$3.52 million is collected. Funds collected are transferred annually to the fund balance of the Sewer Enterprise Fund as a repayment to the Fund for the expansion cost. As shown in the 2018-19 Comprehensive Fee Schedule, the fee is \$2.34 per gallon of average daily flow, which is determined by reference to site sewer study or engineering standards.

The following table shows collections in 2018-19, as well as collections to date.

Wastewater Treatment Plant Expansion Impact Fee		2018-19
Beginning Balance	\$	-
Developer Fees	\$	256,453
Interest Income / (Expense)	\$	-
Transfer to Sewer Enterprise Fund	\$	(256,453)
Ending Balance	\$	-

	Collections to Date	
Total Developer Fees Collected as of 2017-18	\$	2,331,842
Total Developer Fees Needed	\$	3,520,000
% Collected		66%

Transportation Improvement Fee

San Mateo Municipal Code Chapter 27.13 establishes a transportation improvement fee for new development to fund City-wide traffic improvements to mitigate the cumulative impacts of new development and to accommodate future development. The fee is charged as shown in the 2018-19 Comprehensive Fee Schedule:

Residential

- Single-family Per dwelling unit \$4,239
- Multi-family Per dwelling unit \$2,602

Commercial and Industrial

- Retail Per 1,000 sq. ft. \$7,282
- Office Per 1,000 sq. ft. \$3,891
- Industrial Per 1,000 sq. ft. \$2,535

The following table shows activities in 2018-19.

Transportation Improvement Fee		2018-19
Beginning Balance	\$	2,884,798
Developer Fees	\$	1,083,162
Interest Income / (Expense)	\$	126,040
Expenditures	\$	(1,059,911)
Ending Balance	\$	3,034,089

2018-19				
Transportation Improvement Fee	Total Expended	Impact Fees Used	% of Total	
Project Expenditures:				
460035 Signalization-Delaware/16th/Sunnybrae	\$ 8,386	\$ 8,386	100%	
460037 El Camino at Hwy 92 Landscape Improv	\$ 38,855	\$ 38,855	100%	
460049 Poplar/Humboldt Signal Modify-Lt Turn	\$ 5,864	\$ 5,864	100%	
462202 Rail Corridor Grade Separation	\$ 6,066,424	\$ 714,554	12%	
462204 Hillsdale Station Relocation Plan	\$ 2,091	\$ (37,127)	-1776%	
462225 El Camino at Hwy 92 Interchange Improv	\$ 11,053	\$ (19,393)	-175%	
465149 Bikeway Master Plan	\$ 112,450	\$ 108,467	96%	

466600 Citywide Traffic Calming	\$	240,304	\$	240,304	100%
Total Expenditures:	\$	6,485,427	\$	1,059,911	16%

The total ending balance as of the end of fiscal year 2018-19 was \$3,034,089. The Hillsdale Station Relocation Plan project and the El Camino at Highway 92 Interchange Improvements project had negative amounts of impact fees used, which were due to grant funding received in 2018-19 that were used to pay back the impact fees expended in 2017-18. The fund balance and continued collection of the Transportation Improvement Fee will be utilized to fund the project(s) listed in Exhibit A to the Resolution.

South Trunk Area Sewer Improvement Fee

San Mateo Municipal Code Chapter 3.54 establishes a development impact fee for the South Trunk area sewer improvements. The fee is imposed on all development and redevelopment served by the South Trunk line and became effective on March 1, 2008. The fee is charged as shown in the 2018-19 Comprehensive Fee Schedule:

Single-family dwelling	Per dwelling unit	\$4,887
Multi-family dwelling, 1 bedroom	Per dwelling unit	\$2,443
Multi-family dwelling, 2 bedroom	Per dwelling unit	\$3,665
Multi-family dwelling, 3 bedroom	Per dwelling unit	\$4,887
Hotels or motels	Per room	\$2,443
Non-residential	Per fixture unit	\$ 244

The following table shows activities in 2018-19.

South Trunk Area Sewer Improvement Fee		2018-19
Beginning Balance	\$	3,002,638
Developer Fees	\$	320,255
Interest Income / (Expense)	\$	67,573
Expenditures	\$	(111,059)
Ending Balance	\$	3,279,407

2018-19

South Trunk Area Sewer Improvement Fee	Total Expended	Impact Fees Used	% of Total
Project Expenditures:			
46S003 Basins 2&3 Collection System Improvements	\$ 7,892,078	\$ 111,059	1%
Total Expenditures:	\$ 7,892,078	\$ 111,059	1%

The total ending balance as of the end of fiscal year 2018-19 was \$3,279,407. The fund balance and continued collection of the South Trunk Area Sewer Impact Fee will be utilized to fund the project(s) listed in Exhibit A to the Resolution.

Park Impact Fee

Under San Mateo Municipal Code Chapter 13.05, a park impact fee is imposed on the construction of new residential units to accommodate the increased demand on park and recreation facilities. The fee is charged as shown in the 2018-19 Comprehensive Fee Schedule:

Per residential unit type:	
Single family	\$26,117 per unit
Multi-family 2-4 units	\$21,974 per unit

Multi-family 5+ units	\$17,832 per unit
Mobile homes	\$18,012 per unit

The following table shows activities in 2018-19.

Park Impact Fee	2018-19
Beginning Balance	\$ 1,624,985
Developer Fees	\$ -
Interest Income / (Expense)	\$ 51,426
Expenditures	\$ -
Ending Balance	\$ 1,676,411

No fees were collected or expended in 2018-19, and the total ending balance as of the end of the fiscal year was \$1,676,411. The fund balance and continued collection of the Park Impact Fee will be utilized to fund the project(s) listed in Exhibit A to the Resolution.

The Council is asked to make the following findings regarding development impact fees collected but not expended – these findings are detailed in the proposed resolution:

1. Development impact fees are collected to mitigate direct and indirect impacts from development.
2. These funds are expended in a timely manner to fund continued improvements to public facilities related to the increased demand on the facilities resulting from development.
3. There is a reasonable relationship between these impact fees and their purpose.
4. These impact fees continue to be required to fund applicable improvements, and as such, these fees will continue to be collected for utilization solely for their intended purpose.

In-Lieu Fees

Parking In-Lieu Fee

San Mateo Municipal Code Chapter 11.62 establishes a parking in-lieu fee for new development to fund for additional parking in downtown San Mateo. Applicants for planning approval within the Central Parking Improvement District may pay a fee in lieu of providing required parking on the property site in accordance with Title 27 of the municipal code. As shown in the 2018-19 Comprehensive Fee Schedule, the fee is \$25,672 per space.

The following table shows activities in 2018-19.

Parking In-Lieu Fee	2018-19
Beginning Balance	\$ 6,272,960
Developer Fees	\$ -
Interest Income / (Expense)	\$ 135,250
Expenditures	\$ -
Ending Balance	\$ 6,408,210

No fees were collected or expended in 2018-19, and the total ending balance as of the end of the fiscal year was \$6,408,210. During the fiscal year, a budget commitment was made to fund a parking garage project in the downtown redevelopment site, called the Downtown Redevelopment Site Parking Garage project, in the amount of \$5,000,000. The fund balance and continued collection of the Parking In-Lieu Fee will be utilized to fund the project(s) listed in Exhibit A to the Resolution.

Art in Public Places Fee

San Mateo Municipal Code Chapter 23.60 establishes a fee on developers in lieu of placing approved artwork at the

development sites to balance the community’s physical growth and revitalization with its cultural and artistic resources. The fee is applicable to commercial and multi-family residential projects exceeding three million dollars in building permit valuation, which is computed using the latest building valuation data as set forth by the International Conference of Building Officials (ICBO) unless, in the opinion of the Building Official, a different valuation measure should be used. As shown in the 2018-19 Comprehensive Fee Schedule, the fee is charged 0.5% of total building valuation.

The following table shows activities in 2018-19.

Art in Public Places Fee	2018-19	
Beginning Balance	\$	249,627
Developer Fees	\$	-
Interest Income / (Expense)	\$	5,139
Expenditures	\$	(42,689)
Ending Balance	\$	212,077

2018-19			
Art in Public Places Fee	Total Expended	In-Lieu Fees Used	% of Total
Project Expenditures:			
310330 Art in Public Places	\$ 42,689	\$ 42,689	100%
Total Expenditures:	\$ 42,689	\$ 42,689	100%

The total ending balance as of the end of fiscal year 2018-19 was \$212,077. The fund balance and continued collection of the Art in Public Places Fee will be utilized to fund the Art in Public Places project.

Tree Replacement Fee

San Mateo Municipal Code Chapter 27.71 establishes a fee on all development requiring approval of a planning application, except for single-family dwelling design review applications, for the removal of existing trees on development sites. The fee is imposed if the trees to be removed are not made up with replacement trees on-site. As shown in the 2018-19 Comprehensive Fee Schedule, the fee is charged \$321 per landscape unit, which is a unit of measurement that indicates the value of each tree that is to be removed relative to the tree that is to be replaced.

Under San Mateo Municipal Code Chapter 13.35, the City may also impose a fee on any person or entity for removing trees that encroach on City street. The fee is imposed if the tree to be removed is not replanted with a like tree satisfying City requirements. The fee is to be used by the City for plantings on public land. As shown in the 2018-19 Comprehensive Fee Schedule, the tree replacement cost is \$425 per tree.

The following table shows activities in 2018-19.

Tree Replacement Fee	2018-19	
Beginning Balance	\$	539,889
Developer Fees	\$	149,356
Interest Income / (Expense)	\$	11,462
Expenditures	\$	(135,218)
Ending Balance	\$	565,489

2018-19			
Tree Replacement Fee	Total Expended	In-Lieu Fees Used	% of Total

Project Expenditures:					
610008 Tree Planting - Parks Division	\$	135,946	\$	135,218	99%
Total Expenditures:					
	\$	135,946	\$	135,218	99%

The total ending balance as of the end of fiscal year 2018-19 was \$565,489. The fund balance and continued collection of the Tree Replacement Fee will be utilized to fund the project(s) listed in Exhibit A to the Resolution.

Below Market Rate Housing Fee

The Below Market Rate Housing Fee, which became effective January 1, 2010 pursuant to City Council Resolution No. 121 (2008), is collected from developers in lieu of constructing affordable housing units onsite as required under the City's Below Market Rate program. The fee applies to developments that contain fewer than 10 residential units, and to fractional unit requirements of less than .5 for developments that contain 11 or more units. The fee is charged as shown in the 2018-19 Comprehensive Fee Schedule:

A. Fractional required units for projects consisting of 11 or more residential units	.1 housing unit	\$15,120
	.2 housing unit	\$30,240
	.3 housing unit	\$45,360
	.4 housing unit	\$60,480
B. Requirement for projects consisting of 5 to 10 residential units	5 unit project	\$ 75,600
	6 unit project	\$ 90,720
	7 unit project	\$105,840
	8 unit project	\$120,960
	9 unit project	\$136,080
	10 unit project	\$151,200

The following table shows activities in 2018-19.

Below Market Rate Housing Fee		2018-19
Beginning Balance	\$	253,820
Developer Fees	\$	-
Interest Income / (Expense)	\$	-
Expenditures	\$	-
Ending Balance	\$	253,820

No fees were collected or expended in 2018-19, and the total ending balance as of the end of the fiscal year was \$253,820. A public improvement project is not currently identified in the five-year plan. The Below Market Rate Housing Fee will continue to be collected to build its fund balance, and potential housing related projects will be identified as the fund balance reaches to an appropriate level.

Park In-Lieu Fee

San Mateo Municipal Code Chapter 26.64 establishes a park in-lieu fee on subdivisions in residential planning application projects. Pursuant to the authority of the Subdivision Map Act, and in conformity with the parks and recreation element of the General Plan, the fee is imposed as a condition of final approval of a subdivision or parcel map for park and recreation facilities to serve the subdivision. The fee is charged as shown in the 2018-19 Comprehensive Fee Schedule:

Per residential unit type:	
Single family	\$26,117 per unit
Multi-family 2-4 units	\$21,974 per unit
Multi-family 5+ units	\$17,832 per unit

Mobile homes

\$18,012 per unit

The following table shows activities in 2018-19.

Park In-Lieu Fee		2018-19
Beginning Balance	\$	5,743,244
Developer Fees	\$	1,228,655
Interest Income / (Expense)	\$	200,933
Expenditures	\$	(622,677)
Ending Balance	\$	6,550,156

2018-19

Park In-Lieu Fee	Total Expended	In-Lieu Fees Used	% of Total
Project Expenditures:			
610023 Sports Fields Conversion: Synthetic Turf	\$ 312,454	\$ 217,967	70%
610027 Central Park	\$ 5,211	\$ 5,211	100%
610035 Citywide Park Special Facilities Upgrade	\$ 110,769	\$ 110,769	100%
610036 Recreation Facilities Strategic Plan	\$ 148,177	\$ 148,177	100%
612201 Hayward Park Square	\$ 62,067	\$ 62,067	100%
618273 Golf Course Upgrades 2017-18	\$ 70,235	\$ 70,235	100%
618279 Golf Course - Re-Sod Fairways	\$ 8,251	\$ 8,251	100%
Total Expenditures:	\$ 717,164	\$ 622,677	87%

The total ending balance as of the end of fiscal year 2018-19 was \$6,550,156. The fund balance and continued collection of the Park In-Lieu Fee will be utilized to fund the project(s) listed in Exhibit A to the Resolution.

Linkage Fees

Child Care Development Fee

The Child Care Development Fee, which became effective on July 1, 2004 pursuant to City Council Resolution No. 34 (2004), is collected to mitigate the impact of commercial development on the need for child care facilities. The fee is imposed on commercial projects over 10,000 sq. ft. and is charged \$1.08 per sq. ft. as shown in the 2018-19 Comprehensive Fee Schedule.

The following table shows activities in 2018-19.

Child Care Development Fee		2018-19
Beginning Balance	\$	1,960,841
Developer Fees	\$	169,375
Interest Income / (Expense)	\$	45,575
Expenditures	\$	-
Ending Balance	\$	2,175,792

The total ending balance as of the end of fiscal year 2018-19 was \$2,175,792. Funds collected were not expended on any projects in 2018-19; however, a budget commitment was made during 2018-19 to fund the Child Care Facilities project in the amount of \$2,100,000, which provide funding to develop child care facilities or family child care homes. The fund balance and continued collection of the Child Care Development Fee will be utilized to fund this project.

Affordable Housing Commercial Linkage Fee

San Mateo Municipal Code Chapter 23.61 establishes an Affordable Housing Commercial Linkage Fee to mitigate the impact that developments have on the demand for affordable housing in the City. The fee is imposed on commercial projects over 5,000 sq. ft. and is charged as shown in the 2018-19 Comprehensive Fee Schedule:

Hotels	Per square foot	\$10
Retail, restaurants, and services	Per square foot	\$ 5
Office, research & development uses, and medical offices	Per square foot	\$25

The fee does not apply to public use developments such as hospitals, nonprofit and government facilities, as well as churches, schools and child care centers. Developers who enter written agreements to pay area standard wages to all construction workers on the project are entitled to a 25% reduction of the fee. Additionally, developers may provide construction of affordable housing units in lieu of the fee payment.

The following table shows activities in 2018-19.

Affordable Housing Commercial Linkage Fee	2018-19
Beginning Balance	\$ 2,799,556
Developer Fees	\$ 6,850
Interest Income / (Expense)	\$ 93,958
Expenditures	\$ -
Ending Balance	\$ 2,900,363

The total ending balance as of the end of fiscal year 2018-19 was \$2,900,363. A public improvement project is not currently identified in the five-year plan. The Affordable Housing Commercial Linkage Fee will continue to be collected to build its fund balance, and potential projects will be identified as the fund balance reaches an appropriate level to support the creation or preservation of affordable housing.

BUDGET IMPACT:

There is no budget impact resulting from this report.

ENVIRONMENTAL DETERMINATION:

This project is exempt from CEQA requirements as an administrative activity that will not have a significant effect on the environment per Guidelines Section 15378(b)(5).

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Proposed Resolution

Exhibit A - Public Improvement Project Expenditures Related to the Mitigation Fee Act and Quimby Act Five-Year Plan

STAFF CONTACT

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**CITY OF SAN MATEO
RESOLUTION NO.109 (2019)**

**ACCEPTING THE ANNUAL REPORT ON RECEIPT AND USE OF DEVELOPMENT IMPACT FEES, IN-LIEU FEES,
AND LINKAGE FEES FOR THE YEAR ENDED JUNE 30, 2019, AND MAKING FINDINGS REGARDING
DEVELOPMENT IMPACT FEES COLLECTED BUT NOT EXPENDED**

WHEREAS, Government Code Sections 66000 et seq., commonly known as the Mitigation Fee Act, regulate the imposition, collections, expenditure, and reporting of development impact fees; and

WHEREAS, Government Code Section 66001 requires that certain information be made available to the public regarding development impact fees on an annual basis; and

WHEREAS, Government Code Section 66001 requires the City Council to make findings describing the continuing need for impact fees every five years specifying the intended use of any unexpended impact fees; and

WHEREAS, the City of San Mateo assesses four development impact fees – Wastewater Treatment Plant Phase II Expansion Fee, Transportation Improvement Fee, South Trunk Area Sewer Improvement Fee, and Park Impact Fee; and

WHEREAS, the City of San Mateo also collects in-lieu fees and linkage fees; and

WHEREAS, even though a court has not yet ruled that linkage fees are subject to the state Mitigation Fee reporting requirements, the City of San Mateo adheres to those requirements for linkage fees in addition to development impact fees;

WHEREAS, the City Council of the City of San Mateo has read and considered the Development Impact Fees, In-Lieu Fees, and Linkage Fees Annual Report for the Year Ended June 30, 2019, and all accompanying attachments; and

WHEREAS, acceptance of this report is an administrative activity that will not impact the environment and is therefore exempt from CEQA review in accordance with CEQA Guidelines section 15378(b)(5).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA,
FINDS AND RESOLVES, that:

1. The City Council accepts the Development Impact Fees, In-Lieu Fees, and Linkage Fees Annual Report (Report) for the Year Ended June 30, 2019, with attachments, and a copy is on file in the City Clerk's Office.
2. Based on the Report and the schedule for expenditure of improvements attached as Exhibit A to this resolution, the City Council makes the following findings with regard to the development impact fees and linkage fees collected but not expended in Fiscal Year 2018-2019 and listed below:
 - a. Wastewater Treatment Plant Phase II Expansion Fee:
 - (1) This fee is used to build wastewater treatment plant infrastructure that is necessary to serve new development.
 - (2) There is a reasonable relationship between the fee and its purpose, because the

amount of the fee is determined based on the anticipated amount of wastewater that will be generated by new development.

(3) The sources and amounts of funding anticipated to complete the financing of the incomplete public improvements are shown in Exhibit A.

(4) The approximate dates on which the necessary funding is expected to be deposited are shown in Exhibit A.

b. Transportation Improvement Fee

(1) This fee is used to build transportation infrastructure that is necessary to serve new development.

(2) There is a reasonable relationship between the fee and its purpose, because the amount of the fee is determined based on the anticipated amount of traffic that will be generated by new development.

(3) The sources and amounts of funding anticipated to complete the financing of the incomplete public improvements are shown in Exhibit A.

(4) The approximate dates on which the necessary funding is expected to be deposited are shown in Exhibit A.

c. South Trunk Area Sewer Improvement Fee

(1) This fee is used to build sewer infrastructure that is necessary to serve new development.

(2) There is a reasonable relationship between the fee and its purpose, because the amount of the fee is determined based on the anticipated amount of sewage that will be generated by new development.

(3) The sources and amounts of funding anticipated to complete the financing of the incomplete public improvements are shown in Exhibit A.

(4) The approximate dates on which the necessary funding is expected to be deposited are shown in Exhibit A.

d. Park Impact Fee

(1) This fee is used to develop parkland and parkland improvements that are necessary to serve new development.

(2) There is a reasonable relationship between the fee and its purpose, because the amount of the fee is determined based on the need for parkland and parkland improvements that will be generated by new development.

(3) The sources and amounts of funding anticipated to complete the planned projects are shown in Exhibit A.

(4) The approximate dates on which the necessary funding is expected to be deposited are shown in Exhibit A.

e. Child Care Development Fee

(1) This fee will be used to support child care facilities that are necessary in order to serve new development.

(2) There is a reasonable relationship between the fee and its purpose, because the

amount of the fee is determined based upon the anticipated need for child care that will be generated by new commercial development.

(3) The sources and amounts of funding expected to complete the anticipated projects are shown in Exhibit A.

(4) The approximate dates on which the necessary funding is expected to be deposited are shown in Exhibit A.

f. Affordable Housing Commercial Linkage Fee

(1) This fee will be used to support affordable housing that are necessary in order to serve new development.

(2) There is a reasonable relationship between the fee and its purpose, because the amount of the fee is determined based upon the anticipated need for affordable housing that will be generated by new commercial development.

(3) The sources and amounts of funding expected to complete the anticipated projects are shown in Exhibit A.

(4) The approximate dates on which the necessary funding is expected to be deposited are shown in Exhibit A.


RESOLUTION NO. 109 (2019) adopted by the City Council of the City of San Mateo, California, at a regular meeting held on December 2, 2019, by the following vote of the City Council:

AYES: Council Members Papan, Bonilla, Goethals, Lee and Rodriguez

NOES: None

ABSENT: None

ATTEST:



Patrice M. Olds, City Clerk



Diane Papan, Mayor

Exhibit A

City of San Mateo
Public Improvement Project Expenditures Related to the Mitigation Fee Act and Quimby Act
Five-Year Plan

Projects *	Funding Source	Anticipated Expenditure Timeframe					Total
		2019-20	2020-21	2021-22	2022-23	2023-24	
460037 El Camino at Highway 92 Landscape Improvements	Transportation Improvement Fee	\$ 300,000	\$ 330,000	\$ -	\$ -	\$ -	\$ 630,000
466600 Citywide Traffic Calming	Transportation Improvement Fee	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 450,000
466601 Traffic Model Update	Transportation Improvement Fee	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
465003 Basins 2 and 3 Collection System Improvements	South Trunk Area Sewer Improvement Fee	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
610017 Citywide Park Play Area Upgrade	Park Impact / In-Lieu Fee	\$ 600,000	\$ 1,000,000	\$ 1,600,000	\$ 700,000	\$ 200,000	\$ 4,100,000
610023 Sports Fields Conversion: Synthetic Turf	Park Impact / In-Lieu Fee	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ 420,000
610027 Central Park	Park Impact / In-Lieu Fee	\$ -	\$ 1,400,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 3,400,000
610030 Park Site Amenities	Park Impact / In-Lieu Fee	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
610036 Recreation Facilities Strategic Plan	Park Impact / In-Lieu Fee	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
612201 Hayward Park Square	Park Impact / In-Lieu Fee	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
461007 New Downtown Parking Garage	Parking In-Lieu Fee	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
610008 Tree Planting - Parks Division	Tree Replacement Fee	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000

* Specific details on each of these projects can be found in the five-year capital improvement program section in the City's 2019-20 Budget, which is adopted by City Council on June 17, 2019.