



AB1600 Annual Report for Development Impact Fees City of Millbrae



For the Fiscal Year Ending June 30, 2025

Prepared by:



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Executive Summary

Development Impact Fees (DIFs) are fees imposed by a local government on new or proposed development projects to ensure public services and infrastructure will be sufficient to serve the new residents and employees generating from those new development projects. California state law requires local agencies, on an annual basis, to prepare a report on the status of their DIF program in accordance with California Assembly Bill 1600 (AB1600). This report will serve as the City of Millbrae's AB1600 report for the Fiscal Year (FY) starting July 1, 2024, and ending June 30, 2025 (FY 24-25).

DIFs were first adopted in the City of Millbrae (City) on February 28, 2017, with the adoption of Ordinance No. 765, which amended the Millbrae Municipal Code, Article XVIII of Chapter 10.05.1800 et seq., "Millbrae Station Area Specific Plan (MSASP) Development Impact Fee" and adopted Resolution No. 17-07 concerning Development Impact Fees for the Millbrae Station Area Specific Plan. There are four MSASP Fees: Public Safety, Parks, Mobility/Transportation, and Sewer. The MSASP Fees were effective as of April 17, 2017, and are annually escalated on July 1 using the Engineering News Record 20-Cities Construction Cost Index.

On June 9, 2020, the City adopted additional fees; the City Council adopted Ordinance No. 777 adding to the Millbrae Municipal Code Article XXXI of Chapter 10.05.3100 et seq. "Development Impact Fees" and adopted Resolution No. 20-35 Adopting Development Impact Fees, which added the Citywide Fees for Library, General Government Facilities, Recreation Services, Public Safety, Parks Acquisition & Facilities, Mobility Infrastructure, and Administration. The Citywide Fees were effective as of August 8, 2020, and are annually escalated on January 1 using the Engineering News Record (ENR) 20-Cities Construction Cost Index (CCI). Projects within the MSASP area are also subject to the Citywide fees. If there is an overlap with the MSASP Area DIFs, as described in the City of Millbrae Development Impact Fee Program Nexus Study, prepared by Harris (May 2020), the developer will either pay only the applicable fee or receive a credit for any overlapping fees.

The City also collects Public Works Utility Capital Facility Impact Fees for water and sewer connections and service.



The City of Millbrae currently collects the Development Impact Fees and In-Lieu fees listed in the table below. All fees for residential land uses are collected on a per Dwelling Unit (DU) basis, and fees collected on all non-residential land uses are collected on a per Building Square Foot (SF) basis. The Citywide fees are escalated at the beginning of each calendar year on January 1st using the ENR 20-Cities Construction Cost Index (ENR CCI). The Millbrae Station Area Specific Plan (MSASP) fees are escalated each fiscal year on July 1st using the ENR 20-Cities CCI.

Citywide Fees	Fund Number
Library Fee	108
General Government Facilities Fee	108
Recreation Services Fee	108
Public Safety Fee	108
Parks Acquisition & Facilities Fee	108
Mobility Infrastructure Fee	108
Administration Fee	108
Millbrae Station Area Specific Plan (MSASP) Fees	
MSASP Public Safety Fee	107
MSASP Parks Fee	106
MSASP Mobility/Transportation Fee	105
MSASP Sewer Fee	104
Public Utility Capital Facility Fees	
Water Connection Fee	670
Sewer Connection Fee	660 & 661



Section 1 – Requirements of the Mitigation Fee Act (AB1600)

Assembly Bill 1600 (AB1600), commonly known as the Mitigation Fee Act, was enacted by the State of California in 1987 and created Section 66000 et. seq. of the Government Code. AB1600 requires the City to report fee information annually and every fifth year. Within 180 days after the last day of each fiscal year, the City must make available the following information from the prior fiscal year:

1. Brief description of the type of fee in the account or fund
2. Amount of the fee
3. Beginning and ending balance in the account or fund
4. Amount of fees collected and the interest earned during the previous year
5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete
7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each loan will be repaid and the rate of interest the account will receive on the loan
8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects

On October 11, 2023, California Governor Gavin Newsom signed into law AB 516 which amended certain portions of the Mitigation Fee Act related to the annual and five-year reporting requirements. Under AB 516, Requirements 6 and 8 have been expanded to include:

- 6a. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted
- 6b. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable
- 8a. For any refunds made, the number of persons or entities identified to receive those refunds



For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identification of the purpose to which the fees are to be put
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
3. Identification of all sources and amounts of funding anticipated to complete financing for incomplete improvements identified as part of the City's annual report
4. Identification of the approximate dates on which the funding referred to in Requirement 3 is expected to be deposited into the appropriate account or fund

The City must make this information available for public review and must present it at the next regularly scheduled public meeting no less than fifteen (15) days after this information is made available to the public. This report is intended to satisfy the annual reporting requirements for FY 24-25.



Section 2 – Annual Report

The following section provides information necessary to meet the legal requirements for each impact fee fund. This includes a brief description of the fee, the amount of the fee, the beginning and ending balances, fee revenues collected, interest earned, and the expenditures on each project including the percentage that was funded with fees. It also includes a table summary of whether sufficient funds have been identified to complete future projects and the approximate date by which the construction of the public improvement will commence if sufficient funds have been identified. Any transfers or loans are also identified as well as any refunds from the account.

Fund 108: Library Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The purpose of the Library Fee is to fund new library facilities or improvements to existing library facilities to maintain the City's existing level of service. Library facilities may also include bookmobiles and capital equipment such as new books and library materials.



Requirement 2. Amount of the fee.

The Library Fee for FY 24-25 is summarized in **Table 1**. This fee is escalated annually on January 1st using the 20-Cities ENR CCI.

Table 1: Library Fee

Land Use	Fee as of July 1, 2024	Fee as of January 1, 2025
Residential		
Single Family (per DU)	\$ 258.97	\$ 261.23
Multi Family (per DU)	\$ 190.95	\$ 192.61
Non-Residential		
Commercial (per 1,000 building SF)	\$ 82.35	\$ 83.06
Office (per 1,000 building SF)	\$ 181.40	\$ 182.98
Industrial (per 1,000 building SF)	\$ 17.90	\$ 18.06
Hotel (per Room)	\$ 35.80	\$ 36.11



Requirement 3. Beginning and ending balance in the account or fund.

Table 2 summarizes the beginning and ending fund balances for the Library Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 2 summarizes the fees collected and the interest earned for the Library Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Table 2: Library Fee Fund Summary

Fund 108	
Library Fee	
Beginning Fund Balance as of July 1, 2024	\$139,323.60
Revenues	
Fees Collected	\$367.20
Interest Earned	\$5,703.07
Revenue Adjustments	\$268.23
Total Revenues	\$6,338.50
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$867.96)
Total Expenses	(\$867.96)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$144,794.14

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on Library Fee projects for FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Library projects. The City is in the process of preparing an updated Capital Improvement Plan (CIP) which will identify additional planned projects for each Development Impact Fee category, including Library facilities. In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study. DIF funds are also used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Per the City of Millbrae Development Impact Fee Program Nexus Study, prepared by Harris & Associates (May 2020), the Library Fee revenue is intended to fund the expansion of existing library facilities to maintain the existing level of service as new residential and nonresidential development occurs. The 2020 Nexus Study established the fee based on the replacement value of the existing library facility, originally constructed using approximately \$9.7 million in General Obligation bond funds in 2001. The outstanding debt at the time of the study was approximately \$8.9 million, as reported in the 2019 Annual Comprehensive Financial Report. This outstanding debt was deducted from the total facility value to determine the net facility value, which was then divided by the existing service population to derive the cost per capita. That cost per capita was applied to the projected population and employment growth to determine the appropriate fee levels.

This methodology ensures that new development contributes its fair share toward future library improvements consistent with the level of service currently provided. Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its library facility needs through future CIP updates. Any new or expanded facilities identified will be



incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund of \$261.23 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 108: General Government Facilities Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The General Government Facilities Fee is used to fund new general governmental facilities or improvements to existing general governmental facilities to maintain the City's existing level of service. General Governmental Facilities may include City Hall, City Administration facilities, and other facilities where City staff conduct administrative duties.



Requirement 2. Amount of the fee.

The General Government Facilities Fee for FY 24-25 is summarized in **Table 3** below. This fee is escalated annually on January 1st using the 20-Cities ENR CCI.

Table 3: General Government Facilities Fee

Land Use		Fee as of July 1, 2024	Fee as of January 1, 2025
Residential			
Single Family (per DU)	\$	1,266.22	\$ 1,277.24
Multi Family (per DU)	\$	933.26	\$ 941.38
Non-Residential			
Commercial (per 1,000 building SF)	\$	404.57	\$ 408.09
Office (per 1,000 building SF)	\$	889.10	\$ 896.84
Industrial (per 1,000 building SF)	\$	88.31	\$ 89.08
Hotel (per Room)	\$	177.82	\$ 179.37



Requirement 3. Beginning and ending balance in the account or fund.

Table 4 summarizes the beginning and ending fund balances for the General Government Facilities Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 4 summarizes the fees collected and the interest earned for the General Government Facilities Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Table 4: General Government Facilities Fee Fund Summary

Fund 108	
General Government Facilities Fee	
Beginning Fund Balance as of July 1, 2024	\$684,421.83
Revenues	
Fees Collected	\$1,795.39
Interest Earned	\$27,951.14
Revenue Adjustments	(\$268.23)
Total Revenues	\$29,478.30
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$4,253.94)
Total Expenses	(\$4,253.94)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$709,646.20

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on General Government Facilities projects for FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned General Government Facilities projects. The City is in the process of preparing an updated CIP, which will identify additional planned projects for each Development Impact Fee category, including General Government Facilities. In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study. DIF funds are also used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

According to the City of Millbrae Development Impact Fee Program Nexus Study, prepared by Harris & Associates (May 2020), the General Government Facilities Fee revenue is intended to fund the expansion or enhancement of existing City facilities to serve the needs of new residents and workers while maintaining the City's current level of service. To calculate the appropriate General Government Facilities Fee, the Nexus Study evaluated the existing inventory of general government facilities and their replacement value to establish the existing standard. The Nexus Study methodology ensures that new development contributes its fair share toward maintaining the City's current level of service.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its general government facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.



Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund of \$1,277.24 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 108: Recreation Services Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The Recreation Services Fee is used to fund new recreation facilities or improvements to existing recreation facilities to maintain the City's existing level of service. Recreation facilities include the City's newly constructed Recreation Center, community centers, and picnic areas.



Requirement 2. Amount of the fee.

The Recreation Services Fee for FY 24-25 is summarized in **Table 5** below. This fee is escalated annually on January 1st using the 20-Cities ENR CCI.

Table 5: Recreation Services Fee

Land Use		Fee as of July 1, 2024	Fee as of January 1, 2025
Residential			
Single Family (per DU)	\$	3,476.44	\$ 3,506.70
Multi Family (per DU)	\$	2,561.08	\$ 2,583.38
Non-Residential			
Commercial (per 1,000 building SF)	\$	108.60	\$ 109.55
Office (per 1,000 building SF)	\$	237.49	\$ 239.56
Industrial (per 1,000 building SF)	\$	23.87	\$ 24.08
Hotel (per Room)	\$	47.74	\$ 48.15



Requirement 3. Beginning and ending balance in the account or fund.

Table 6 summarizes the beginning and ending fund balances for the Recreation Services Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 6 summarizes the fees collected and the interest earned for the Recreation Services Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Table 6: Recreation Services Fee Fund Summary

Fund 108	
Recreation Facilities Fee	
Beginning Fund Balance as of July 1, 2024	\$170,644.68
Revenues	
Fees Collected	\$4,929.27
Interest Earned	\$8,898.95
Revenue Adjustments	\$42,815.17
Total Revenues	\$56,643.39
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$1,354.35)
Total Expenses	(\$1,354.35)
Transfers In	
	\$0.00
Transfers Out	
	\$0.00
Ending Balance as of June 30, 2025	\$225,933.73

Source: City of Millbrae Financial Documents

Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on Recreation Services projects for FY 24-25.



Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Citywide Recreation Services projects. The City is in the process of preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including recreation facilities. In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process that identifies the specific recreation improvements necessary to accommodate new development and maintain the City's established level of service. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study. DIF funds are also used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Per the City of Millbrae Development Impact Fee Program Nexus Study (Harris & Associates, May 2020), the Recreation Services Fee is intended to fund future recreation services to serve the City's growing population and employment base. The Millbrae Community Center Rebuild Project Master Plan (2018) outlines the design and program for the new recreation center, which is based on an approximately 25,800-square-foot facility. To calculate the appropriate Recreation Services Fee, the Nexus study examined the existing and planned future recreation services facilities and their associated costs. This methodology ensures that new development contributes its fair share toward future library improvements consistent with the level of service currently provided.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its recreation service facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.



Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund in the amount of \$3,506.70 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 108: Public Safety Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The Public Safety Fee is used to fund new public safety facilities or improvements to existing public safety facilities to maintain the City's existing level of service. Public Safety Facilities may include Police Headquarters, Police or Fire Stations, Police and Fire Training Towers or facilities, police or fire vehicles and equipment, and dispatch centers.



Requirement 2. Amount of the fee.

The Public Safety Fee for FY 24-25 is summarized in **Table 7** below. This fee is escalated annually on January 1st using the 20-Cities ENR CCI.

Table 7: Public Safety Fee

Land Use		Fee as of July 1, 2024	Fee as of January 1, 2025
Residential			
Single Family (per DU)	\$	1,383.18	\$ 1,395.22
Multi Family (per DU)	\$	1,019.18	\$ 1,028.05
Non-Residential			
Commercial (per 1,000 building SF)	\$	441.57	\$ 445.41
Office (per 1,000 building SF)	\$	970.25	\$ 978.70
Industrial (per 1,000 building SF)	\$	96.67	\$ 97.51
Hotel (per Room)	\$	194.53	\$ 196.22



Requirement 3. Beginning and ending balance in the account or fund.

Table 8 summarizes the beginning and ending fund balances for the Public Safety Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 8 summarizes the fees collected and the interest earned for the Public Safety Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with cost of living increases.

Table 8: Public Safety Fee Fund Summary

Fund 108	
Public Safety Fee	
Beginning Fund Balance as of July 1, 2024	\$630,624.18
Revenues	
Fees Collected	\$1,961.23
Interest Earned	\$24,032.04
Other Revenues	(\$42,815.17)
Total Revenues	(\$16,821.90)
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$3,657.48)
Total Expenses	(\$3,657.48)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$610,144.80

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on Citywide Public Safety projects for FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Citywide Public Safety projects. The City is in the process of preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including public safety facilities. In accordance with Government Code Sections 66001(d) and 66006(b), the City will continue to monitor the need for new or expanded public safety facilities to ensure that Development Impact Fee revenues are expended or committed for eligible purposes. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study. DIF funds are also used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Per the City of Millbrae Development Impact Fee Program Nexus Study (Harris & Associates, May 2020), the Public Safety Fee is intended to fund the expansion or construction of facilities necessary to house police and fire services to serve the City's growing population and employment base. Public Safety vehicles and equipment are provided by the County and were not included in the fee calculation. The 2020 Nexus Study calculated the fee based on the total replacement value of the City-owned public safety facilities. The Nexus Study methodology ensures that new development contributes its fair share toward new or expanded public safety facilities consistent with the level of service currently provided.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its public safety facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.



Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund of \$1,395.22 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 108: Park Acquisition & Facilities Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The Parks Acquisition & Facilities Fee is used to fund park land acquisition and new park facilities or improvements to existing park facilities to maintain the City's existing level of service. The City's General Plan standard is to provide three (3) acres of parkland per 1,000 residents.



Requirement 2. Amount of the fee.

The Parks Acquisition & Facilities Fee for FY 24-25 is summarized in **Table 9** below. The Parks Acquisition & Facilities Fee is not charged on non-residential land uses. This fee is escalated annually on January 1st using the 20-Cities ENR CCI.

Table 9: Parks Acquisition & Facilities Fee

Land Use	Fee as of July 1, 2024	Fee as of January 1, 2025
Residential		
Single Family (per DU)	\$ 64,916.20	\$ 65,481.31
Multi Family (per DU)	\$ 47,833.55	\$ 48,249.96



Requirement 3. Beginning and ending balance in the account or fund.

Table 10 summarizes the beginning and ending fund balances for the Parks Acquisition & Facilities Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 10 summarizes the fees collected and the interest earned for the Parks Acquisition & Facilities Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with cost of living increases.

Table 10: Parks Acquisition & Facilities Fee Fund Summary

Fund 108	
Park Acquisition & Facilities Fee	
Beginning Fund Balance as of July 1, 2024	\$635,320.70
Revenues	
Fees Collected	\$92,045.26
Interest Earned	\$29,638.81
Revenue Adjustments	\$0.00
Total Revenues	\$121,684.07
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$4,510.79)
Total Expenses	(\$4,510.79)
Transfers In	
	\$0.00
Transfers Out	
	\$0.00
Ending Balance as of June 30, 2025	\$752,493.98

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on Parks Acquisition & Facilities projects for FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Parks Acquisition & Facilities projects. The City is working on an updated CIP that will include additional planned projects for each Development Impact Fee that is collected. In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study. DIF funds are also used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with CPI increases.

Per the City of Millbrae Development Impact Fee Program Nexus Study, prepared by Harris (May 2020), the Parks Acquisition & Facilities Fee will be used to fund park facilities such as picnic shelters, restrooms, and playground equipment to accommodate new development in the City.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its park land and facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.



Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund of \$65,481.31 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 108: Mobility Infrastructure Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The Mobility Infrastructure Fee is used to fund planned pedestrian and bicycle improvements throughout the City.

Requirement 2. Amount of the fee.

The Mobility Infrastructure Fee for FY 24-25 is summarized in **Table 11** below. This fee is escalated annually on January 1st using the 20-Cities ENR CCI.

Table 11: Mobility Infrastructure Fee

Land Use		Fee as of July 1, 2024	Fee as of January 1, 2025
Residential			
Single Family (per DU)	\$	2,237.67	\$ 2,257.15
Multi Family (per DU)	\$	1,266.22	\$ 1,277.24
Non-Residential			
Commercial (per 1,000 building SF)	\$	8,610.54	\$ 8,685.50
Office (per 1,000 building SF)	\$	2,599.27	\$ 2,621.90
Industrial (per 1,000 building SF)	\$	1,423.75	\$ 1,436.15
Hotel (per Room)	\$	1,355.73	\$ 1,367.53



Requirement 3. Beginning and ending balance in the account or fund.

Table 12 summarizes the beginning and ending fund balances for the Mobility Infrastructure Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 12 summarizes the fees collected and the interest earned for the Mobility Infrastructure Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with cost-of-living increases.

Table 12: Mobility Infrastructure Fee Fund Summary

Fund 108	
Mobility Infrastructure Fee	
Beginning Fund Balance as of July 1, 2024	\$21,899.54
Revenues	
Fees Collected	\$3,172.82
Interest Earned	\$1,021.65
Revenue Adjustments	\$0.00
Total Revenues	\$4,194.47
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$155.49)
Total Expenses	(\$155.49)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$25,938.53

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on on Mobility Infrastructure projects for FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Mobility Infrastructure projects. The City is currently preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including transportation and mobility improvements. In accordance with Government Code Sections 66001(d) and 66006(b), the City will continue to evaluate the need for new or expanded transportation improvements to ensure that Mobility Infrastructure Fee revenues are expended or committed for eligible purposes and remain reasonably related to the impacts of new development.

Prior to 2030, and in compliance with AB 602, the City will update the Development Impact Fee Nexus Study and adopt a corresponding CIP that identifies the specific roadway, pedestrian, bicycle, and multimodal transportation projects necessary to accommodate growth and maintain established levels of service. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study. DIF funds are also used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with cost-of-living increases.

Per the City of Millbrae Development Impact Fee Program Nexus Study (Harris & Associates, May 2020), the Mobility Infrastructure Fee is based on the proportional increase in demand generated by new development relative to total planned capacity. This approach ensures that new development contributes its fair share toward improvements needed to maintain acceptable mobility levels as the City grows. Planned improvements include bicycle facilities such as separated bike lanes, low-stress routes, access connections, and shared-use paths; and pedestrian infrastructure such as streetscape enhancements, freeway overcrossings, multi-lane crosswalk improvements, signalized intersection upgrades, interchange crossing improvements, and high-visibility crosswalk striping.



Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its mobility infrastructure needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund of \$2,257.15 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 108: Administration Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The Administration Fee amounts to 5% of each Citywide fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

Requirement 2. Amount of the fee.

The Administration Fee for FY 24-25 is summarized in **Table 13** below.

Table 13: Administration Fee

Land Use	Fee as of July 1, 2024	Fee as of January 1, 2025
Residential		
Single Family (per DU)	\$ 3,676.93	\$ 3,708.94
Multi Family (per DU)	\$ 2,689.97	\$ 2,713.39
Non-Residential		
Commercial (per 1,000 building SF)	\$ 482.14	\$ 486.34
Office (per 1,000 building SF)	\$ 243.46	\$ 245.58
Industrial (per 1,000 building SF)	\$ 82.35	\$ 83.06
Hotel (per Room)	\$ 90.70	\$ 91.49



Requirement 3. Beginning and ending balance in the account or fund.

Table 14 summarizes the beginning and ending fund balances for the Administration Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 14 summarizes the fees collected and the interest earned for the Administration Fee during FY 24-25. DIF funds are used for the preparation of the annual report. The City is developing the planned budget for these annual expenditures. The annual expenditures on impact fee reporting will be similar to those reported in this FY, with costs escalating annually in line with cost-of-living increases.

Table 14: Administration Fee Fund Summary

Fund 108	
Administration Fee	
Beginning Fund Balance as of July 1, 2024	\$114,111.11
Revenues	
Fees Collected	\$5,213.53
Interest Earned	\$4,862.26
Revenue Adjustments	\$0.00
Total Revenues	\$10,075.79
Expenses	
Project Expenses	\$0.00
Other Expenses	
Development Impact Fee Reporting	(\$740.00)
Total Expenses	(\$740.00)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$123,446.90

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the Citywide fee program and are not tied to specific projects.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the Citywide fee program and are not tied to specific projects.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

A refund of \$3,708.94 was made from this fund in FY 24-25 to Yue Yue, LLC for the property located at 842 Clearfield Drive. The applicant submitted a duplicate payment, which was immediately refunded by the City. This refund is not reflected in the fund balance because the duplicate payment was not recorded as fee revenue and therefore did not affect the account balance under Government Code Section 66006(b).



Fund 107: Millbrae Station Area Specific Plan (MSASP) Public Safety Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The MSASP Public Safety Fee is used to fund new public safety facilities or improvements to existing public safety facilities to maintain the City's level of service in the MSASP area. Public Safety fees may be used to fund fire facilities, police facilities, and replace or acquire new capital equipment such as public safety vehicles and equipment. The MSASP Public Safety Fee will also be used to fund upgrades to the Millbrae Fire Station #37.

Requirement 2. Amount of the fee.

The MSASP Public Safety Fee for FY 24-25 is summarized in **Table 15** below. MSASP fees are not charged on single-family land uses. Projects in the MSASP receive a credit against the Citywide fees where equivalent fees exist, for the amount of the MSASP fee. This fee is escalated annually on July 1st using the 20-Cities ENR CCI.

Table 15: MSASP Public Safety Fee

Land Use	Fee as of July 1, 2024	
Residential		
Single Family (per DU)		n/a
Multi Family (per DU)	\$	278.71
Non-Residential		
Commercial (per 1,000 building SF)	\$	126.86
Office (per 1,000 building SF)	\$	215.66
Industrial (per 1,000 building SF)	\$	50.74
Hotel (per Room)	\$	40.83



Requirement 3. Beginning and ending balance in the account or fund.

Table 16 summarizes the beginning and ending fund balances for the MSASP Public Safety Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 16 summarizes the fees collected and the interest earned for the MSASP Public Safety Fee during FY 24-25.

Table 16: MSASP Public Safety Fee Fund Summary

Fund 107	
MSASP Public Safety Fee	
Beginning Fund Balance as of July 1, 2024	\$316,213.33
Revenues	
Fees Collected	\$0.00
Interest Earned	\$13,108.27
Revenue Adjustments	\$0.00
Total Revenues	\$13,108.27
Expenses	
Project Expenses	\$0.00
Total Expenses	\$0.00
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$329,321.60

Source: City of Millbrae Financial Documents

Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on MSASP Public Safety projects for FY 24-25.



Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned MSASP Public Safety projects. The City is in the process of preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including public safety facilities. In accordance with Government Code Sections 66001(d) and 66006(b), the City will continue to monitor the need for new or expanded public safety facilities to ensure that Development Impact Fee revenues are expended or committed for eligible purposes.

Furthermore, prior to 2030, and in compliance with AB 602, the City will update the MSASP Development Impact Fee Nexus Study and adopt a corresponding CIP that identifies public safety projects necessary to accommodate growth and maintain established levels of service. This study will be funded using impact fee revenue.

The MSASP Public Safety Fee revenue will be used to fund new public safety facilities or improvements to existing public safety facilities to maintain the City's level of service in the MSASP area. Public Safety fee revenue may be used to fund fire facilities, police facilities, and replace or acquire new capital equipment such as public safety vehicles and equipment. The MSASP Public Safety Fee will also be used to fund upgrades to Millbrae Fire Station #37.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its public safety facility needs through future CIP and Nexus Study updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.



Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 24-25.



Fund 106: Millbrae Station Area Specific Plan (MSASP) Parks Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The MSASP Parks Fee is used to fund park land acquisition and new park facilities or improvements to existing park facilities to maintain the City's existing level of service in the MSASP area.

Requirement 2. Amount of the fee.

The MSASP Parks Fee for FY 24-25 is summarized in **Table 17** below. MSASP fees are not charged on single-family land uses. Projects in the MSASP receive a credit against the Citywide fees where equivalent fees exist, for the amount of the MSASP fee. This fee is escalated annually on July 1st using the 20-Cities ENR CCI.

Table 17: MSASP Parks Fee

Land Use	Fee as of July 1, 2024	
Residential		
Single Family (per DU)		n/a
Multi Family (per DU)	\$	27,294.53
Non-Residential		
Commercial (per 1,000 building SF)	\$	2,663.99
Office (per 1,000 building SF)	\$	4,262.39
Industrial (per 1,000 building SF)	\$	1,065.60
Hotel (per Room)	\$	827.40



Requirement 3. Beginning and ending balance in the account or fund.

Table 18 summarizes the beginning and ending fund balances for the MSASP Parks Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 18 summarizes the fees collected and the interest earned for the MSASP Parks Fee during FY 24-25.

Table 18: MSASP Parks Fee Fund Summary

Fund 106	
MSASP Parks Fee	
Beginning Fund Balance as of July 1, 2024	\$2,101,553.74
Revenues	
Fees Collected	\$0.00
Interest Earned	\$68,927.01
Revenue Adjustments	\$0.00
Total Revenues	\$68,927.01
Expenses	
Project Expenses	(\$742,408.39)
Total Expenses	(\$742,408.39)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$1,428,072.36

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Table 19 summarizes the expenditures this past year on MSASP Parks projects and the planned projects to be funded using the fee.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Table 19 summarizes the planned future expenditures for the MSASP Parks Fee and the anticipated construction start date for each project. If the approximate start date for a project has been revised from the last AB1600 Report, the reason is listed. The budgets shown in this table are reflective of the City's current appropriations for FY 24-25 and may be changed according to the City's priorities, project costs and scope, other funding sources, and the availability of funds.

In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its park land or facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.



**Table 19: MSASP Parks Fee Projects
MSASP - Parks Impact Fee (Fund No. 106)**

Projects in FY24-25 Reporting Period

Project Name	Project Budget	Fund Budget	Prior Year (FY23-24)		FY24-25		Total Expenditures through FY24-25	Future Impact Fee Expenditures ¹	Estimated % of Project Budget Funded by Fee ²	Approx. Construction Start Date	Approx. Construction Start Date (Revised for FY24-25)	Reason for Revised Start Date (if applicable)
			Expenditures to Date	Expenditures	Actual	Expenditures						
New Pickleball Court Sound Panels	\$ 15,749.85	\$ 15,749.85	\$ -	\$ 15,749.85	\$ 15,749.85	\$ -	\$ 15,749.85	\$ -	100%	FY 22-23	Complete	n/a
Bay side Manor Park Renovation	\$ 1,633,216.67	\$ 1,067,316.67	\$ 117,316.67	\$ 295,574.55	\$ 412,891.22	\$ 654,425.45	\$ 654,425.45	65%	FY 23-24	In Progress	n/a	
Marina Vista Park Renovation	\$ 1,314,273.67	\$ 793,161.67	\$ 334,401.10	\$ 431,083.99	\$ 765,485.09	\$ -	\$ -	\$ -	60%	FY 23-24	Complete	Project complete; remaining funds budgeted to this project will be redistributed to other projects
TOTAL PROJECT EXPENSES	\$ 2,963,240.18	\$ 1,876,228.18	\$ 451,717.76	\$ 742,408.39	\$ 1,194,126.15	\$ 654,425.45						
GRAND TOTAL	\$ 2,963,240.18	\$ 1,876,228.18	\$ 451,717.76	\$ 742,408.39	\$ 1,194,126.15	\$ 654,425.45						

Note: Fund 106 created February 28, 2017 with Ordinance #765. Projects sourced from the City of Millbrae 2024-2028 Capital Improvement Plan and FY 24-25 General Ledger Report.

1) 100% Encumbered in FY25-26.

2) This percentage represents the proportion of this project that is planned at the time of the preparation of this report to be funded with impact fee funds. This proportion is subject to change as the City adopts updated Capital Improvement Plans and annual budgets.



Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 24-25.



Fund 105: Millbrae Station Area Specific Plan (MSASP) Mobility/Transportation Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The MSASP Mobility / Transportation Fee is used to fund new and maintain existing transportation operation in the MSASP area, including alternative modes of transit such as bicycle and public transit.



Requirement 2. Amount of the fee.

The MSASP Mobility / Transportation Fee for FY 24-25 is summarized in **Table 20** below. MSASP fees are not charged on single-family land uses. Projects in the MSASP receive a credit against the Citywide fees where equivalent fees exist, for the amount of the MSASP fee. MSASP projects only pay the MSASP Mobility/Transportation fee as this fee currently exceeds the Citywide Mobility Infrastructure fee. This fee is escalated annually on July 1st using the 20-Cities ENR CCI.

Table 20: MSASP Mobility / Transportation Fee

Land Use	Fee as of July 1, 2024	
Residential		
Single Family (per DU)		n/a
Multi Family (per DU)	\$	2,439.43
Non-Residential		
Commercial (per 1,000 building SF)	\$	26,297.43
Office (per 1,000 building SF)	\$	4,630.28
Industrial (per 1,000 building SF)	\$	4,655.65
Hotel (per Room)	\$	2,367.70



Requirement 3. Beginning and ending balance in the account or fund.

Table 21 summarizes the beginning and ending fund balances for the MSASP Mobility / Transportation Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 21 summarizes the fees collected and the interest earned for the MSASP Mobility / Transportation Fee during FY 24-25.

Table 21: MSASP Mobility / Transportation Fee Fund Summary

Fund 105	
MSASP Mobility / Transportation Fee	
Beginning Fund Balance as of July 1, 2024	\$4,905,508.61
Revenues	
Fees Collected	\$0.00
Interest Earned	\$201,719.38
Revenue Adjustments	\$0.00
Total Revenues	\$201,719.38
Expenses	
Project Expenses	\$0.00
Other Expenses	
Legal & Consulting Expenses	(\$136,157.16)
Total Expenses	(\$136,157.16)
Transfers In	
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$4,971,070.83

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Table 22 summarizes the expenditures this past year on MSASP Mobility / Transportation projects and the planned projects to be funded using the fee.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Table 22 summarizes the planned future expenditures for the MSASP Mobility / Transportation Fee and the anticipated construction start date for each project. If the approximate start date for a project has been revised from the last AB1600 Report, the reason is listed. The budgets shown in this table are reflective of the City's current appropriations for FY 24-25 and may be changed according to the City's priorities, project costs and scope, other funding sources, and the availability of funds. In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its mobility infrastructure needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.



Table 22: MSASP Mobility / Transportation Fee Projects
MSASP Mobility / Transportation Fee (Fund No. 105)

Projects in FY24-25 Reporting Period

Project Name	Project Budget	Fund Budget	Prior Year (FY23-24)		FY24-25		Total		Estimated % of Project Budget Funded by Fee ¹	Approx. Construction Start Date	Approx. Construction Start Date (Revised for FY24-25)	Reason for Revised Start Date (if applicable)
			Expenditures to Date	Expenditures	Actual	Expenditures through FY24-25	Future Impact Fee Expenditures					
ECR Millbrae Traffic Study (Dual Right Turn from WB Millbrae to NB ECR)	\$ 50,000.00	\$ 50,000.00	\$ 21,782.26	\$ -	\$ 21,782.26	\$ TBD ²	\$ 21,782.26	100%	In Progress	n/a	n/a	n/a
TOTAL PROJECT EXPENSES	\$ 50,000.00	\$ 50,000.00	\$ 21,782.26	\$ -	\$ 21,782.26	\$ -	\$ -					
New California Drive Improvements Legal Expenses	TBD	TBD	n/a	\$ 136,157.16	\$ -	\$ -	TBD	TBD	TBD	n/a	n/a	n/a
High Speed Rail Legal Expenses for New California Drive	TBD	TBD	n/a	\$ -	\$ -	\$ -	TBD	TBD	TBD	n/a	n/a	n/a
Transportation Design & Consulting Services for New California Drive	TBD	TBD	n/a	\$ -	\$ -	\$ -	TBD	TBD	TBD	n/a	n/a	n/a
EIR/CEQA / West Side Development Solution for New California Drive	TBD	TBD	n/a	\$ -	\$ -	\$ -	TBD	TBD	TBD	n/a	n/a	n/a
GRAND TOTAL	\$ 50,000.00	\$ 50,000.00	\$ 21,782.26	\$ 136,157.16	\$ 21,782.26	\$ -	\$ -					

Note: Fund 105 created February 28, 2017 with Ordinance #765. Projects sourced from the City of Millbrae FY 24-25 General Ledger Report.

1) This percentage represents the proportion of this project that is planned at the time of the preparation of this report to be funded with impact fee funds. This proportion is subject to change as the City adopts updated Capital Improvement Plans and annual budgets.

2) Final project determination is subject to ongoing negotiation between the City of Millbrae and transit agencies in conjunction with High Speed Rail.



Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 24-25.



Fund 104: Millbrae Station Area Specific Plan (MSASP) Sewer Fee

Requirement 1. Brief description of the type of fee in the account or fund.

The MSASP Sewer Fee is used to fund Rainfall Infiltration Inflow (RDII), and gravity main improvements needed to provide adequate sewage treatment services to the MSASP area.



Requirement 2. Amount of the fee.

The MSASP Sewer Fee for FY 24-25 is summarized in **Table 23** below. MSASP fees are not charged on single-family land uses. Projects in the MSASP receive a credit against the Citywide fees where equivalent fees exist, for the amount of the MSASP fee. MSASP Sewer fees are charged by zones according to the map in Appendix A. This fee is escalated annually on July 1st using the 20-Cities ENR CCI.

Table 23: MSASP Sewer Fee

Land Use	Fee as of July 1, 2024		
	TOD 1 & 2	Retail 1 & 2, Office 1, Residential 4	
Residential			
Single Family (per DU)	n/a		n/a
Multi Family (per DU)	\$ 2,803.53	\$	2,938.00
Non-Residential			
Commercial (per 1,000 building SF)	\$ 27,274.23	\$	28,593.54
Office (per 1,000 building SF)	\$ 2,334.17	\$	2,435.65
Industrial (per 1,000 building SF)	n/a		n/a
Hotel (per Room)	\$ 4,658.19	\$	4,658.19



Requirement 3. Beginning and ending balance in the account or fund.

Table 24 summarizes the beginning and ending fund balances for the MSASP Sewer Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 24 summarizes the fees collected and the interest earned for the MSASP Sewer Fee during FY 24-25.

Table 24: MSASP Sewer Fee Fund Summary

Fund 104	
MSASP Sewer Fee	
Beginning Fund Balance as of July 1, 2024	\$3,570,254.99
Revenues	
Fees Collected	\$0.00
Interest Earned	\$148,000.91
Revenue Adjustments	\$0.00
Total Revenues	\$148,000.91
Expenses	
Project Expenses	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$3,718,255.90

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on MSASP Sewer projects in FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned MSASP Sewer projects. The City is in the process of preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including sewer facilities. In accordance with Government Code Sections 66001(d) and 66006(b), the City will continue to monitor the need for new or expanded sewer facilities to ensure that Development Impact Fee revenues are expended or committed for eligible purposes.

Furthermore, prior to 2030, and in compliance with AB 602, the City will update the MSASP Development Impact Fee Nexus Study and adopt a corresponding CIP that identifies public safety projects necessary to accommodate growth and maintain established levels of service. This study will be funded using impact fee revenue.

The MSASP Sewer Fee revenue will be used to fund Rainfall Infiltration Inflow (RDII) and gravity main improvements needed to provide adequate sewage treatment services in the MSASP area. The RDII improvements will serve the entire MSASP fee area, while an additional fee will be applied to the specific areas within the MSASP that will be served by the gravity main improvements.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its sewer improvement needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 24-25.



Public Works Capital Facility Impact Fee - Water

Requirement 1. Brief description of the type of fee in the account or fund.

The Water Capital Facilities Fee is used to fund new water facilities or improvements to existing water facilities to maintain the City's existing level of service. Water facilities may include treatment facilities, pipelines, mains, pump stations, and utility facilities.

Requirement 2. Amount of the fee.

The Water Capital Facilities Fee for FY 24-25 is summarized in **Table 25** below. This fee is escalated annually on July 1st using the 20-Cities ENR CCI.

Table 25: Water Capital Facilities Fee

Meter Size		Fee as of July 1, 2024
3/4"	\$	4,021.10
1"	\$	6,698.20
1-1/2"	\$	13,407.32
2"	\$	21,449.52
3"	\$	40,211.03
4"	\$	67,014.73
6"	\$	134,040.39
8"	\$	214,462.44



Requirement 3. Beginning and ending balance in the account or fund.

Table 26 summarizes the beginning and ending fund balances for the Water Capital Facilities Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 26 summarizes the fees collected and the interest earned for the Water Capital Facilities Fee during FY 24-25.

Table 26: Water Capital Facilities Fee Fund Summary

Public Works Capital Facility Impact Fee - Water

Beginning Fund Balance as of July 1, 2024	\$398,462.03
<hr/>	
Revenues	
Fees Collected	\$90,334.13
Interest Earned	\$16,815.10
Revenue Adjustments	\$0.00
Total Revenues	\$107,149.23
<hr/>	
Expenses	
Project Expenses	\$0.00
Total Expenses	\$0.00
<hr/>	
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2025	\$505,611.26

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on Water Capital Facilities projects in FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Water Capital Facilities projects. The City is in the process of preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including sewer facilities. In accordance with Government Code Sections 66001(d) and 66006(b), the City will continue to monitor the need for new or expanded sewer facilities to ensure that Development Impact Fee revenues are expended or committed for eligible purposes.

In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its water facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.



Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 24-25.



Public Works Capital Facility Impact Fee - Sewer

Requirement 1. Brief description of the type of fee in the account or fund.

The Sewer Capital Facilities Fee is used to fund new water facilities or improvements to existing water facilities to maintain the City's existing level of service. Sewer facilities may include treatment facilities, pipelines, mains, lift stations, system improvements, and utility facilities.

Requirement 2. Amount of the fee.

The Sewer Capital Facilities Fee for FY 24-25 is summarized in **Table 27** below. This fee is escalated annually on July 1st using the 20-Cities ENR CCI.

Table 27: Sewer Capital Facilities Fee

Land Use	Fee as of July 1, 2024
Residential	
Single Family (per DU)	\$ 3,616.11
Multi Family (per DU)	\$ 2,531.27

Note: Based upon 250 mg/liter TSS and 125 mg/liter BOD.



Requirement 3. Beginning and ending balance in the account or fund.

Table 28 summarizes the beginning and ending fund balances for the Sewer Capital Facilities Fee for FY 24-25.

Requirement 4. Amount of fees collected and the interest earned during the previous year.

Table 28 summarizes the fees collected and the interest earned for the Sewer Capital Facilities Fee during FY 24-25.

Table 28: Sewer Capital Facilities Fee Fund Summary

Public Works Capital Facility Impact Fee - Sewer

Beginning Fund Balance as of July 1, 2024	\$1,625,703.09
<hr/>	
Revenues	
Fees Collected	\$0.00
Interest Earned	\$68,604.67
Revenue Adjustments	\$0.00
Total Revenues	\$68,604.67
<hr/>	
Expenses	
Project Expenses	\$0.00
Total Expenses	\$0.00
<hr/>	
Transfers In	\$0.00
Transfers Out	\$0.00
<hr/>	
Ending Balance as of June 30, 2025	\$1,694,307.76

Source: City of Millbrae Financial Documents



Requirement 5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on Sewer Capital Facilities projects in FY 24-25.

Requirement 6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned Sewer Capital Facilities projects. The City is in the process of preparing an updated CIP that will identify additional planned projects for each Development Impact Fee category, including sewer facilities. In accordance with Government Code Sections 66001(d) and 66006(b), the City will continue to monitor the need for new or expanded sewer facilities to ensure that Development Impact Fee revenues are expended or committed for eligible purposes.

In compliance with AB 602, the City will also update the Development Impact Fee Nexus Study prior to 2030 and adopt a corresponding CIP as part of that process, identifying the specific facilities and improvements necessary to support the use of fee revenues. This study will be funded using impact fee revenue. The City is developing the planned budget and timing of the nexus study.

Consistent with the Mitigation Fee Act (Government Code Sections 66001(d) and 66006(b)) and recent amendments under AB 516, the City will continue to evaluate its sewer facility needs through future CIP updates. Any new or expanded facilities identified will be incorporated into future updates to the Nexus Study and corresponding fee program, ensuring continued compliance with statutory requirements and equitable cost allocation.

Requirement 7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 24-25.

Requirement 8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 24-25



Development Impact Fee Summary

DEVELOPMENT IMPACT FEE FUND SUMMARY														
Description	Fund No.	Citywide Fee Program Fees							Millbrae Station Area Specific Plan (MSASP) Fees				Public Works Capital Facility Impact Fees	
		Library	General Government Facilities	Recreation Facilities	Public Safety	Park Acquisition & Facilities	Mobility Infrastructure	Administration	Public Safety	Parks	Mobility /Transportation	Sewer	Water	Sewer
Starting Balance		108	108	108	108	108	108	108	107	106	105	104	670	660 & 661
As of July 1, 2024		\$139,323.60	\$684,421.83	\$170,644.68	\$630,624.18	\$635,320.70	\$21,899.54	\$114,111.11	\$316,213.33	\$2,101,553.74	\$4,905,508.61	\$3,570,254.99	\$398,462.03	\$1,625,703.09
REVENUES														
Fees Collected		\$367.20	\$1,795.39	\$4,929.27	\$1,961.23	\$92,045.26	\$3,172.82	\$5,213.53	\$0.00	\$0.00	\$0.00	\$0.00	\$90,334.13	\$0.00
Interest Earned		\$5,703.07	\$27,951.14	\$8,898.95	\$24,032.04	\$29,638.81	\$1,021.65	\$4,862.26	\$13,108.27	\$68,927.01	\$201,719.38	\$148,000.91	\$16,815.10	\$68,604.67
Revenue Adjustments		\$268.23	(\$268.23)	\$42,815.17	(\$42,815.17)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenues		\$6,338.50	\$29,478.30	\$56,643.39	(\$16,821.90)	\$121,684.07	\$4,194.47	\$10,075.79	\$13,108.27	\$68,927.01	\$201,719.38	\$148,000.91	\$107,149.23	\$68,604.67
EXPENSES														
Project Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$742,408.39)	\$0.00	\$0.00	\$0.00	\$0.00
Legal & Consulting Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$136,157.16)	\$0.00	\$0.00	\$0.00
Development Impact Fee Reporting		(\$867.96)	(\$4,253.94)	(\$1,354.35)	(\$3,657.48)	(\$4,510.79)	(\$155.49)	(\$740.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures		(\$867.96)	(\$4,253.94)	(\$1,354.35)	(\$3,657.48)	(\$4,510.79)	(\$155.49)	(\$740.00)	\$0.00	(\$742,408.39)	(\$136,157.16)	\$0.00	\$0.00	\$0.00
Transfers In		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance														
As of June 30, 2025		\$144,794.14	\$709,646.20	\$225,933.73	\$610,144.80	\$752,493.98	\$25,938.53	\$123,446.90	\$329,321.60	\$1,428,072.36	\$4,971,070.83	\$3,718,255.90	\$505,611.26	\$1,694,307.76

Note: Small variances may appear due to rounding.



Grand Total Summary of Development Impact Fee Fund Balances

	Citywide Fees	MSASP Fees	Public Works Fees	Grand Total
Starting Balance As of July 1, 2024	\$2,396,345.65	\$10,893,530.67	\$2,024,165.12	\$15,314,041.44
REVENUES				
Fees Collected	\$109,484.70	\$0.00	\$90,334.13	\$199,818.83
Interest Earned	\$102,107.92	\$431,755.57	\$85,419.77	\$619,283.26
Total Revenues	\$211,592.62	\$431,755.57	\$175,753.90	\$819,102.09
EXPENSES				
Project Expenditures	\$0.00	(\$742,408.39)	\$0.00	(\$742,408.39)
Legal & Consulting Expenditures	\$0.00	(\$136,157.16)	\$0.00	(\$136,157.16)
Development Impact Fee Reporting	(\$15,540.00)	\$0.00	\$0.00	(\$15,540.00)
Total Expenditures	(\$15,540.00)	(\$878,565.55)	\$0.00	(\$894,105.55)
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance As of June 30, 2025	\$2,592,398.27	\$10,446,720.69	\$2,199,919.02	\$15,239,037.98



Appendix A: Map of MSASP Sewer Zones

MSASP Land Use Zones Map

