

**Exhibit 1**  
City of Milpitas

Annual Report of Development Fees and Expenditures for the  
Fiscal Year ended June 30, 2020

**Calaveras Boulevard Widening Traffic Impact Fee**

Description:

In order to implement the goals and objectives of the City of Milpitas General Plan and to mitigate the traffic impacts caused by new development in the City of Milpitas, certain roadways such as Calaveras Boulevard must be widened.

Fee:

The amount of the fee as of June 30, 2020 was as follows:

<b>Area Covered</b>	<b>Type of Dwelling</b>	<b>Amount</b>
Citywide except TASP to widen Calaveras Boulevard	Residential 5 or more units	\$314.34 per dwelling unit
	Retail Development of 1,000 or more square feet	\$947.04 per thousand square feet
	Office Development of 1,000 or more square feet	\$807.93 per thousand square feet
	Other Uses	A focused nexus study will be required

**Exhibit 1- continued**  
 Calaveras Widening Impact Fee Fund  
 Statement of Revenues, Expenditures, and Changes in Fund Balances for  
 Fiscal Year 2019-2020

Fees collected and interest earned:

Revenues	
Traffic Fees	\$ 11,087
Interest	<u>28,480</u>
Total Revenues	<u>39,567</u>

Fees expended on public improvement:

Expenditures:

Refund of overpayment of Impact Fees	<u>95,682</u>
Total Expenditures	<u>95,682</u>

Excess/(deficiency) of revenues over/ (under) expenditures	(56,115)
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Beginning and ending balance:

Fund Balance, beginning of year (restated)	<u>1,588,302*</u>
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Fund Balance, end of year	<u>\$1,532,187</u>
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Inter-fund transfer or loan made description:

None

Refunds made from surplus fees and amount of any allocations made:

None

\* Restated beginning Fund Balance, Impact Fees should have been in Calaveras Widening Impact Fee Fund

**Exhibit 2**  
City of Milpitas

Annual Report of Development Fees and Expenditures for the  
Fiscal Year ended June 30, 2020

**Milpitas Business Park Traffic Impact Fee**

Description:

In order to implement the goals and objectives of the City of Milpitas General Plan and to mitigate the traffic impacts caused by new development in the Milpitas Business Park and McCarthy Ranch sites certain roadways such as Montague Expressway, Alder Drive must be widened, additional through lanes and left-turn and right turn only lanes must be added to certain intersections as identified in the Milpitas Business Park Traffic Impact Fee Study.

Fee:

The amount of the fee as of June 30, 2020 was as follows:

<b>Area Covered</b>	<b>Type of Dwelling</b>	<b>Amount</b>
Citywide except TASP to widen Montague Expressway		\$1,024 per PM peak trip

**Exhibit 2- continued**  
 Milpitas Business Park Impact Fee Fund  
 Statement of Revenues, Expenditures, and Changes in Fund Balances for  
 Fiscal Year 2019-2020

Fees collected and interest earned:

Revenues	
Interest	\$ 86
Total Revenues	86

Fees expended on public improvement:

Expenditures:

1. CP 4179 – Montague Expressway Widening at Great Mall Parkway	380,000
Total Expenditures	380,000

Excess/(deficiency) of revenues over/ (under) expenditures	(379,914)
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Beginning and ending balance:

Fund Balance, beginning of year (restated)	379,914*
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Fund Balance, end of year	\$0
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CIP Number and Title	Project Description	% of the project funded with development fees	Construction Commencement Date
CP 4179 – Montague Expressway Widening at Great Mall Parkway	This project provides a fourth through lane in each direction on Montague Expressway at Great Mall Parkway, one westbound lane on Montague Expressway from Pecton Court to UPRR rails, and new bridge over Berryessa Creek. Construction is to be completed by VTA's contractor.	25%	2019

Inter-fund transfer or loan made description:

None

Refunds made from surplus fees and amount of any allocations made:

None

\* Restated beginning Fund Balance, Impact Fees should have been in Calaveras Widening Impact Fee Fund

**Exhibit 3**  
**Annual Report for the Transit Area Specific Plan (TASP) Impact Fee**  
Fiscal Year ended June 30, 2020

Description:

Based on Resolution No. 8344 Exhibit A Transit Area Development Impact Fee Update Report prepared by Economic & Planning Systems, Inc., dated February 2014, the purpose of the Transit Area Specific Plan Impact fee is to fund the planning and development (as described in the Report) of an approximately 437-acre area in the southern portion of the City near the Great Mall shopping center to support more residents and workers with appropriately scaled utilities, parks, community facilities, and roadways.

Fee:

The amount of the fee per November 2019 Transit Area Development Impact Fee Update:

<b>Type of Dwelling</b>	<b>Amount</b>
Residential	\$40,487 per unit
Retail	\$26.49 per square foot
Office	\$42.52 per square foot

**Exhibit 3- Continued**

Transit Area Specific Plan (TASP) Impact Fee Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balances for  
Fiscal Year 2019-2020

Fees collected and interest earned:

Revenues:

TASP Impact Fees	\$ 22,158,628
Interest	<u>1,265,322</u>
Total Revenues	<u>23,423,950</u>

Fees expended on public improvement (See table for % of cost funded with fees):

Expenditures:

1. CP 2004 - S. Milpitas Boulevard Extension (DB1)	79,252
2. CP 2005 - Lower Penitencia Creek Pedestrian Bridge (DB9)	100,000
3. CP 2006 - Transit Area Specific Plan Update (DB44)	300,000
4. CP 2008 - Montague Ped. Overcrossing at Piper Dr. (DB7)	(2,700,000)*
5. CP 2010 - Land/Right-of-Way Value Determination	20,000
6. CP 2011 - Transit Area Police Substation	310,000
7. CP 2012 - (Rmb) TASP Linear Trails	3,270,000
8. CP 2013 - (Rmb) Trade Zone/Montague Park – North	3,100,000
9. CP 2015 - (Rmb) S. Milpitas Imprv - Gibraltar to UPRR	850,000
10. CP 2016 - S. Milpitas Blvd. Veh. Bridge at Penitencia	1,025,000
11. CP 2017 - TASP On-Street Parking Program	330,000
12. CP 2018 - Montague Ped. Overcrossing at Penitencia	1,010,000
13. CP 2019 - (Rmb) TASP Recycled Water Distribution	800,000
14. CP 2020 - SCVWD Zone 1 Pressure Red. Valve	100,000
15. CP 2021 - Costa Street Plan Line Study	125,000
16. CP 2022 - Feasibility of POCs at VTA Light Rail Platforms	200,000
17. CP 4179 - Montague Expressway Widening (DB2)	(380,000)**
18. CP 4281 - TASP Underground Utility District (DB10)	245,000
19. CP 5115 - Parks and Recreation Master Plan Update	6,425,000
20. Sango Court Land Purchase (DB29)	5,218,254
21. Falcon Drive (DB3)	1,365
22. Park Land Purchase (DB33)	84,049
23. TASP Plan Administration Expense	22,897
24. Interest on Inter fund Loan for Sewer System (DB15)	<u>103,958</u>
Total Expenditures	<u>14,514,775</u>

Excess (deficiency) of revenues over  
(under) expenditures 8,909,175

Beginning and ending balance:

Fund Balance, beginning of year 42,811,267

Fund Balance, end of year \$51,720,442

\*Capital Improvement Project 2008 returned funds back to the TASP fund.

\*\* Capital Improvement Project 4179 returned funds back to the TASP fund.

CIP/Item Number and Title	Project Description	% of the project funded with development fees	Construction Commencement Date
CP 2004 - S. Milpitas Boulevard Extension (DB1)	This project provides for the acquisition of land, design, construction, and administration for extension of S. Milpitas Boulevard including utilities from Montague Expressway to the edge of BART Station frontage. The City entered in to an agreement on August 3, 2010 with the Valley Transportation Agency (VTA) to construct the project for the City in conjunction with the BART project. The BART project will also be responsible for the construction of the remaining portion of the road from the BART Station to Capital Avenue.	100%	2013
CP 2005 - Lower Penitencia Creek Pedestrian Bridge (DB9)	This project provides for the design and construction of a new pedestrian bridge over Lower Penitencia Channel adjacent to the Centre Pointe residential development and will provide connection to the City's McCandless Park site.	53%	Has not started yet
CP 2006 - Transit Area Specific Plan Update (DB44)	The Transit Area Specific Plan (TASP) was approved in 2008. There have been minor amendments to TASP focused primarily on individual properties, but no comprehensive evaluation of the plan and the effectiveness of its implementation has been made. Approximately 95% of the housing planned and cleared under CEQA for the area have been entitled or constructed. Approximately 50% of retail uses and none of the office have been developed. An evaluation of development projects proposed, entitled, or constructed; processes and regulations for development; changes to the land use diagram; and remaining development capacity should be undertaken. This project will include an update to the TASP EIR to provide environmental clearance for additional residential development.	100%	2012
CP 2008 - Montague Ped. Overcrossing at Piper Dr. (DB7)	This project provides for the construction of a pedestrian overcrossing (POC) over Montague Expressway at Piper Drive. The pedestrian overcrossing is part of the Transit Area Specific Plan (TASP) circulation infrastructure improvement that provides safe and convenient pedestrian circulation between the Milpitas BART station, Great Mall and surrounding residential developments.	100%	2016
CP 2010 - Land/Right-of-Way Value Determination	This project provides for the annual evaluation and determination of land and right-of-way fair market values within the City for the purpose of updating development fee calculations such as the park-in-lieu fee.	100%	2019
CP 2011 - Transit Area Police Substation	This project provides for tenant improvements and equipment to construct a new police substation within the Transit Area Specific Plan (TASP) area. A substation within TASP area will reduce response time and increase police presence.	100%	Has not started yet
CP 2012 - (Rmb) TASP Linear Trails	This project provides for reimbursement to developers to construct linear trail segments as specified in the Transit Area Specific Plan (TASP).	100%	Has not started yet
CP 2013 - (Rmb) Trade Zone/Montague Park - North	This project provides for reimbursement to developers to construct a new linear park north of Penitencia Creek from new South Milpitas Blvd Extension to the city limits of San Jose in the Trade Zone/Montague Park subdistrict as specified in Transit Area Specific Plan.	100%	2017

CP 2015- (Rmb) S. Milpitas Imprv - Gibraltar to UPRR	The project provides for roadway surface improvements and utility relocation on South Milpitas Blvd. from Union Pacific Railroad (UPRR) tracks to Gibraltar Drive.	100%	2019
CP 2016 - S. Milpitas Blvd. Veh. Bridge at Penitencia	This project provides for design and construction of a vehicular bridge over Penitencia Creek at the end of the new S. Milpitas Blvd. Extension. The vehicular bridge is part of the Transit Area Specific Plan (TASP) circulation infrastructure improvement to provide vehicular, bicycle and pedestrian connectivity between TASP developments, Milpitas BART station, Great Mall and surrounding residential developments.	100%	Design only. Construction has not yet started.
CP 2017 - TASP On-Street Parking Program	This project provides for a Transit Area Specific Plan (TASP) area on-street parking program including installation of time limited parking signage within 0.5 mile of Milpitas BART station. The goal of the project is to encourage on-street parking supply turnover around Milpitas BART station so that nearby residents and the public have parking opportunities to access nearby parks and retail destinations, and discourage BART commuters from occupying on-street parking for prolong periods of the day.	100%	2019
CP 2018 - Montague Ped. Overcrossing at Penitencia	This project provides for design and construction of a pedestrian overcrossing (POC) over Montague Expressway at the east levee of Penitencia Creek. The pedestrian overcrossing is part of the Transit Area Specific Plan (TASP) circulation infrastructure improvement to provide safe and convenient pedestrian connectivity between TASP residential developments, schools, parks, Great Mall, and the BART Station.	100%	Design only. Construction has not yet started.
CP 2019 - (Rmb) TASP Recycled Water Distribution	The project provides reimbursement to developers for the construction of recycled water system extension in the Transit Area Specific Plan (TASP) area. This project is the City's effort to diversify the water supply system and offset the use of potable water with recycled water mainly for irrigation purposes. New mains will be installed along Great Mall Parkway, East Capitol Avenue, Montague Expressway, South Milpitas Boulevard, McCandless Drive, Sango Court, Tarob Court, and the Piper/Montague subdistrict.	100%	2019
CP 2020 - SCVWD Zone 1 Pressure Red. Valve	This project provides for the design and construction of a Pressure Reducing Valve (PRV) within the Transit Area Specific Plan (TASP) area to ensure water system operational redundancy. There are two pressure reducing valves within the TASP area regulating water pressure from the SCVWD Zone 2 service area into Zone 1 service area (Curtis PRV and Capitol PRV). Capitol PRV has reached the end of its service life and was replaced by the BART project.	100%	Has not started yet
CP 2021 - Costa Street Plan Line Study	This project provides for the preparation of a Plan Line Study to evaluate the extension of Costa Street to connect to S. Abel St. and S. Main St. in the Transit Area Specific Plan (TASP) area. The study will evaluate right-of way, adjacent property access, emergency vehicle access, pedestrian circulation, and streetscape opportunities.	100%	N/A
CP 2022 - Feasibility of POCs at VTA	The project provides for a feasibility study to determine the possibility of constructing pedestrian overcrossings (POC) at Valley Transportation Authority (VTA) Light Rail Platforms	100%	N/A



Light Rail Platforms	over eastbound lanes of Great Mall Parkway near South Main Street and E. Capital Avenue near S. Milpitas Blvd.		
CP 4179 - Montague Expwy Widening at Great Mall Pkwy (DB2)	This project provides a fourth through lane in each direction on Montague Expressway at Great Mall Parkway. It also includes adding one westbound lane on Montague Expressway from Pecton Court to UPRR rails.	15%	2016
CP 4281 - TASP Underground Utility District (DB10)	This project provides for the creation of new Underground Utility District (UUD) #7 within the City's Transit Area Specific Plan redevelopment area. The purpose of the district is to allow Pacific Gas & Electric Company (PG&E) to underground existing overhead electric, PG&E, Cable TV, and communication utilities. The new district would be administered by the City with the undergrounding design and construction to be completed by PG&E using the City's Rule 20A funds. The City has approximately \$5.2M in available PG&E Rule 20A funds for use with this project.	100%	2020
CP 5115 - Parks and Recreation Master Plan Update	This project provides for an update to the 2008 Parks and Recreation Master Plan to include Transit Area Specific Plan (TASP) Parks, Midtown Parks, and City recreational facilities. The update will include a existing conditions assessment study of all parks and recreation facilities, public engagement and outreach, strategic plan to provide high-quality accessible parks and recreation facilities, programing and growth assessment analysis and plan for future growth in the City.	50%	N/A
20	Sango Court Land Purchase (DB29)	100%	N/A
21	Falcon Drive Improvements (DB3)	100%	2016
22	Park Land Purchase (DB33)	100%	2017
23	TASP Plan Administration Expense	100%	N/A
24	Interest on interfund loans advanced for the Sewer System (DB15) from General fund.	100%	2015

Inter-fund transfer or loan made description:

None

Refunds made from surplus fees and amount of any allocations made:

None

**Exhibit 4**  
**Annual Report Storm Drain Fee**  
 Fiscal Year ended June 30, 2020

Description:

Prior to connection or discharge to any storm drain facility from a new development project, developers shall pay City a fee for connection/discharge to the City’s storm drain system (Municipal Code XI-16-16). The purpose of the storm drain fee is to fund facilities necessary to provide storm drain services, and revenues derived from the fee imposed by the City shall be used solely for that purpose.

Fee:

The amount of the fee as of June 30, 2020 was as follows:

<b>Type of Dwelling</b>	<b>Parcel Size</b>	<b>Per Parcel Fee</b>
<b>Connection Fees</b>		
Single-family medium density	Equal or smaller than 8,710 square feet	\$1,100
Single-family low density	Between 8,711 and 43,560 square feet	\$1,916
Single-family	Between 1 acre and 4 acres	\$3,594
Single-family	Between 4 acre and 9 acres	\$4,792
Single-family	Greater than 9 acres	\$6,469
Multiple-family		\$16,771 per acre
Commercial, industrial, institutional, or mixed use sites		\$21,562 per acre
Schools with athletic fields		\$7,187 per acre
Parks		\$4,792 per park

**Exhibit 4- continued**  
 Storm Drain Development Fund  
 Statement of Revenues, Expenditures, and Changes in Fund Balances for  
 Fiscal Year 2019-2020

Fees collected and interest earned:

Revenues:

Connection Fees	\$105,739
Interest	<u>142,699</u>

Total Revenues	<u>248,438</u>
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Fees expended on public improvement (See table for % of cost funded with fees):

Expenditures:

CP 3700 – Storm Drain Master Plan Update	45,000
CP 3709 – Dempsey Road Storm Drain Replacement	860,000
CP 3715 – Storm Drain System Rehab 17-19	400,000
CP 3718 – Storm Supervisory Control & Data Acquisition	<u>200,000</u>

Total Expenditures	<u>1,505,000</u>
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Excess (deficiency) of revenues over (under) expenditures	(1,256,562)
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Beginning and ending balance:

Fund Balance, beginning of year	<u>2,934,538</u>
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Fund Balance, end of year	<u>\$ 1,677,976</u>
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CIP Number	Project Description	% of the project funded with development fees	Construction commencement Date	Status Of Project
CP 3700 - Storm Drain System Rehabilitation	Prior work included storm drain system repairs at various locations and wetland riparian mitigation and maintenance work at Wrigley-Ford and Ford Creeks. The remaining work is required by Regional Water Quality Control Board and Army Corps of Engineer permits to inspect, repair, maintain, and submit reports on the Creek sites until February 2023.	100%	2008	In Process
CP 3709 - Dempsey Road Storm Drain Replacement	The work includes replacement of Dempsey Road storm drain pipelines and installation of two outfalls in Los Coches Creek at Dempsey Road. Project will construct a 36 inch diameter pipe within Dempsey Road between South Park Victoria and Los Coches Creek, approximately 1,100 linear feet.	54%	On hold as funding for construction will be defunded in FY20-21	In Process
CP 3715 - Storm Drain System Rehab 17-19	This project provides for the maintenance of the City's storm drain systems due to insufficient capacity and aging infrastructure. Work will include maintenance to pumps, electrical and mechanical systems at pump stations, and maintenance of City owned creeks and drainage ditches. Work will be programmed based on the	100%	2018	In Process

	new Storm Drain Master Plan and urban runoff program requirements.			
CP3718 – Storm Supervisory Control & Data Acquisition	This project provides a real-time data, such as wet well level and pump operational status to utility systems operators.	100%	2020	In Process

Inter-fund transfer or loan made description:

None

Refunds made from surplus fees and amount of any allocations made:

None