

# City of Milpitas

## Annual Report of Development Fees and Expenditures for the Fiscal Year ended June 30, 2023

### Exhibit 1

#### 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, 2023 was as follows:

Area Covered	Type of Dwelling	Amount
Citywide except TASP to widen Calaveras Boulevard	Residential 5 or more units	\$278 per dwelling unit
	Retail Development of 1,000 or more square feet	\$1,184 per thousand square feet
	Office Development of 1,000 or more square feet	\$588 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 2022-2023

Fees collected and interest earned:

Revenues

Traffic Fees	\$ 3,407
Interest	<u>890</u>
Total Revenues	<u>4,297</u>

Excess/(deficiency) of revenues over/ (under) expenditures	4,297
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Beginning and ending balance:

Fund Balance, beginning of year	<u>80,710</u>
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Fund Balance, end of year	<u>\$85,007</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

## **Exhibit 2**

### **Annual Report for the Transit Area Specific Plan (TASP) Impact Fee**

Fiscal Year ended June 30, 2023

#### **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 as of June 30, 2023 was as follows:

<b>Type of Dwelling</b>	<b>Amount</b>
Residential	\$47,550 per unit
Retail	\$31.11 per square foot
Office	\$53.46 per square foot

## **Exhibit 2- Continued**

### Transit Area Specific Plan (TASP) Impact Fee Fund Statement of Revenues, Expenditures, and Changes in Fund Balances for

Fiscal Year 2022-2023

Fees collected and interest earned:

Revenues:

TASP Impact Fees	\$ 728,766
Interest	<u>690,543</u>
Total Revenues	<u>1,419,309</u>

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

Expenditures:

1. CP 2006 - Transit Area Specific Plan Update (DB44)	(134,636)*
2. CP 2010 – Land/Right-of-Way Value Determination	9,000
3. CP 2016 – S. Milpitas Blvd. Veh. Bridge at Penitencia	700,000
4. CP 2018 – Montague Ped. Overcrossing at Penitencia	2,490,000
5. CP 2019 – (Rmb) TASP Recycled Water Distribution	300,000
6. CP 2022 - Feasibility of POCs at VTA Light Rail Platforms	(56,221)*
7. CP 3469 – Metro Impact Fee Study	150,000
8. CP3490 – Capital Improvement Program Administration	144,000
9. CP5115 – Parks and Recreation Master Plan Update	(16,168)*
10. S. Milpitas Blvd Railroad Crossing Reconstruction and Widening Improvements	242,000
11. TASP Plan Administration Expenses	<u>36,512</u>
Total Expenditures	<u>3,864,485</u>

Excess (deficiency) of revenues over (under) expenditures	(2,445,176)
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Payment received for Loan to Piper Montague Infrastructure Plan (PMIP) fund	719,142
PMIP refund to Pulte and SCS	(498,008)
Pulte Homes PJ Invoices	(46,744)

Beginning and ending balance:

Fund Balance, beginning of year	<u>45,838,875</u>
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Fund Balance, end of year	<u>\$43,568,089</u>
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\*Capital Improvement Project 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 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%	N/A
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 2016 - S. Milpitas Blvd. Vehicle 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 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. No funding for construction yet.
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 2022 - Feasibility of POCs at VTA Light Rail Platforms	The project provides for a feasibility study to determine the possibility of constructing pedestrian overcrossings (POC) at Valley Transportation Authority (VTA) Light Rail Platforms over eastbound lanes of Great Mall Parkway near South Main Street and E. Capital Avenue near S. Milpitas Blvd.	100%	N/A

CP 3469 - Metro Impact Fee Study	This project provide for the preparation of an impact fee nexus study for infrastructure needs in the Milpitas Metro Specific Plan (update of the 2008 TASP) planning area.	100%	N/A
CP 3490 - Capital Improvement Program Administration	This project provides for the annual preparation of the Capital Improvement Program. Work includes program administration, printing, and software programming assistance.	20%	N/A
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 an 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
8	South Milpitas Blvd Railroad Crossing Reconstruction and Widening Improvements.	100%	2016
9	TASP Plan Administration Expense	100%	N/A

Inter-fund transfer or loan made description:

None

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

None

### **Exhibit 3**

#### **Annual Report Storm Drain Fee**

Fiscal Year ended June 30, 2023

**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, 2023 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 3- continued**

Storm Drain Development Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balances for

Fiscal Year 2022-2023

Fees collected and interest earned:

Revenues:

Connection Fees	\$164,259
Funding returned from closed project CP 3700	202,345
Interest	<u>50,269</u>

Total Revenues	<u>416,873</u>
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Expenditures:

Unused funding returned to General Government CIP for closed project CP 3713	<u>3,844</u>
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Excess (deficiency) of revenues over (under) expenditures	<u>413,029</u>
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Beginning and ending balance:

Fund Balance, beginning of year	<u>1,273,204</u>
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Fund Balance, end of year	<u>\$ 1,686,233</u>
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CIP Number	Project Description	% of the project funded with development fees	Construction commencement Date	Status Of Project
CP 3700 – Wrigley-Ford Creek Rehabilitation	This project provides for dredging and removal of debris and maintenance work at Wrigley-Ford Creeks. The work required permits from the Army Corp of Engineers (ACOE) and the Regional Water Quality Control Board (RWQCB) for wetland and riparian restoration.	100%	2008	Closed
CP 3713 – Trash Removal Devices	The project provides for the installation of trash removal devices within the City's storm water collection system. Proposed work includes design and installation of two devices.	70%	2016	Closed

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

None