

CITY OF MILPITAS
ANNUAL REPORT OF DEVELOPMENT FEES AND EXPENDITURES FOR THE
FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 1
CALAVERAS BOULEVARD WIDENING TRAFFIC IMPACT FEE

Description:

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, 2024 was as follows:

Activity Description	FY 23/24 Fee	Unit
1 Residential 5 or More Units	\$ 278.00	per unit
2 Retail Development of 1,000 or more Square Feet	\$ 1,184.00	per square foot
3 Office Development of 1,000 or more Square Feet	\$ 588.00	per square foot
4 Other Uses	To Be Determined	

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EXHIBIT 1
CALAVERAS BOULEVARD WIDENING TRAFFIC IMPACT FEE

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

Fees Collected And Interest Earned:

Revenues	
Interest	\$ 1,646
Total Revenues	<hr/> \$ 1,646

Excess/(Deficiency) Of Revenues Over/(Under) Expenditures	\$ 1,646
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Beginning and Ending Balance:

Fund Balance, Beginning Of Year	\$ 85,007
Fund Balance, End Of Year	<hr/> \$ 86,653

Inter-Fund Transfer Or Loan Made Description	None
Refunds Made From Surplus Fees And Amount Of Any Allocations Made	None

CITY OF MILPITAS
ANNUAL REPORT OF DEVELOPMENT FEES AND EXPENDITURES FOR THE
FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 2
TRANSIT AREA SPECIFIC PLAN (TASP) IMPACT FEE

Description:

Based on Resolution No. 8344, Transit Area Development Impact Fee Update Report Exhibit A prepared by Economic & Planning Systems, Inc., dated February 2014, the purpose of the Transit Area Specific Plan (TASP) 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, 2024 was as follows:

Activity Description		FY 23/24 Fee	Unit
1 Residential		\$ 50,056.00	per unit
2 Commercial		\$ 32.75	per square foot
3 Office		\$ 56.28	per square foot
4 Hotel		\$ -	per room
5 Other Uses		To Be Determined	

^a Fee applies Citywide except TASP Fees for Calaveras Boulevard Widening

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FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 2
TRANSIT AREA SPECIFIC PLAN (TASP) IMPACT FEE

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

Fees Collected And Interest Earned:

Revenues

TASP Impact Fees	\$ 2,093,717
Funding returned from closed project CP 2013– (Rmb ¹) Trade Zone/Montague Park – North	1,977,503
Funding returned from closed project CP 2021 – Costa Street Plan Line Study	125,000
Funding returned from closed project CP 4179 – Montague Expwy Widening	578,227
Interest	1,236,098
Total Revenues	\$ 6,010,545

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

CP 2010 – Land/Right-of-Way Value Determination	\$ 8,000
CP 2019 – (Rmb ¹) TASP Recycled Water Distribution	104,609
CP 3469 – Metro Impact Fee Study	180,000
CP 3490 – Capital Improvement Program Administration	144,000
TASP Plan Administration Expenses	5,746
Total Expenditures	\$ 442,355

Excess/(Deficiency) Of Revenues Over/(Under) Expenditures \$ 5,568,190

Payment received for Loan to Piper Montague Infrastructure Plan (PMIP) Plan \$ 440,100

Beginning and Ending Balance:

Fund Balance, Beginning Of Year	\$ 43,568,089
Fund Balance, End Of Year	\$ 49,576,379

Inter-Fund Transfer Or Loan Made Description	None
Refunds Made From Surplus Fees And Amount Of Any Allocations Made	None

¹ Rmb = Reimbursement

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FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 2
TRANSIT AREA SPECIFIC PLAN (TASP) IMPACT FEE

CIP Item Number and Title	Project Description	% Funded with Development Fees	Construction Commencement Date	Project Status
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	In Process
CP 2012 – (Rmb) ¹ 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 José in the Trade Zone/Montague Park subdistrict as specified in the Transit Area Specific Plan.	100%	2017	Closed
CP 2019 - (Rmb ¹) Metro Recycled Water Distribution	The project provides reimbursement to developers for the construction of recycled water system extension in the Metro Specific Plan 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	In Process
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 Metro Specific Plan area. The study will evaluate right-of way, adjacent property access, emergency vehicle access, pedestrian circulation, and streetscape opportunities.	100%	N/A	Closed

¹ Rmb = Reimbursed

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FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 2
TRANSIT AREA SPECIFIC PLAN (TASP) IMPACT FEE

CIP Item Number and Title	Project Description	% Funded with Development Fees	Construction Commencement Date	Project Status
CP 3469 - Metro Impact Fee Study	This project provides 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	Closed
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	In Process
CP 4179 - Montague Expwy Widening at Great Mall Pkwy	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 a new bridge over Berryessa Creek. Construction is to be completed by VTA's contractor.	11%	2019	In Process
	TASP Plan Administration Expense	100%	N/A	In Process

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EXHIBIT 3
STORM DRAINAGE IMPROVEMENT IMPACT FEE

Description:

Each Developer shall install all storm drains necessary to serve his development, sized in accordance with the City's current Storm Master Plan. In addition, the Developer is required to pay all storm-related fees including connection fees as set forth in ordinance 239.8.

Fee:

Effective April 20, 2024, the amount of the fee was as follows:

Activity Description		FY 23/24 Fee	Unit
1 Milpitas Metro Specific Plan Area		\$ -	per runoff acre
Milpitas Metro Specific Plan Area		\$ -	per 100 sf of runoff surface
2 Gateway-Main Street Specific Plan Area		\$ 48,768.00	per runoff acre
Gateway-Main Street Specific Plan Area		\$ 112.00	per 100 sf of runoff surface
3 Remaining Urban Service Area		\$ 240,000.00	per runoff acre
Remaining Urban Service Area		\$ 551.00	per 100 sf of runoff surface

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EXHIBIT 3
STORM DRAINAGE IMPROVEMENT IMPACT FEE

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

Fees Collected And Interest Earned:

Revenues

Connection Fees	\$ 32,703
Funding returned from closed project CP 3709	1,401,460
Interest	79,447
Total Revenues	\$ 1,513,610

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

CP 3714 – Flap Gate Replacement	\$ 400,000
CP 3715 – Storm Drain System Rehabilitation	1,000,000
Total Expenditures	\$ 1,400,000

Excess/(Deficiency) Of Revenues Over/(Under) Expenditures \$ 113,610

Beginning and Ending Balance:

Fund Balance, Beginning Of Year	\$ 1,686,233
Fund Balance, End Of Year	\$ 1,799,843

Inter-Fund Transfer Or Loan Made Description

None

Refunds Made From Surplus Fees And Amount Of Any Allocations Made

None

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ANNUAL REPORT OF DEVELOPMENT FEES AND EXPENDITURES FOR THE
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EXHIBIT 3
STORM DRAINAGE IMPROVEMENT IMPACT FEE

CIP Item Number and Title	Project Description	% Funded with Development Fees	Construction Commencement Date	Project Status
CP 3709-Dempsey Road Storm Drain Replacement	The project provides for the design and construction to increase the capacity of the existing storm drain system in Dempsey Road and Edsel Dr. as recommended in the Storm Drain Master Plan, dated October 21, 2021.	100%	N/A	Closed
CP 3714 - Flap Gate Replacement	This project provides for the assessment, design, and installation of City flap gates, check valves, and outfalls located in all creeks within the City.	100%	2017	In Process
CP 3715 - Storm Drain System Rehabilitation	This project provides for the design and improvements 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 improvements of City-owned creeks and drainage ditches. Work will be programmed based on the new Storm Drain Master Plan and Urban Runoff Program requirements.	100%	2018	In Process

CITY OF MILPITAS
FIVE-YEAR REPORT OF DEVELOPMENT FEES AND EXPENDITURES FOR THE
FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 4
CALAVERAS BOULEVARD WIDENING TRAFFIC IMPACT FEE

Summary:

This Five Year Report provides information and findings on unexpended funds in the Calaveras Boulevard Widening Traffic Impact Fee account as of June 30, 2024 pursuant to Government Code section 66001(d).

Fund Information:

The Calaveras Boulevard Widening Traffic Impact Fund currently contains Eighty-Six Thousand Six Hundred Fifty-Three Dollars (\$ 86,653) in unexpended Traffic Impact Fees for the Calaveras Widening Project (Unexpended Fee).

Pursuant to Government Code section 66001(d)(1):

- A) **Purpose.** The Unexpended Traffic Impact Fee will be used to fund facilities necessary to provide for the Calaveras Boulevard Widening Project as identified in the Transportation Impact Fee Study Report dated February 2009, and the City Capital Improvement Program 2018-2023 Final Report. The Project will widen Calaveras Boulevard from four lanes to six lanes between Town Center Drive and Abel Street within the City limits, with pedestrian and bicycle access in each direction, as well as reconstruction of certain bridge structures.
- B) **Relationship between the fee and the purpose for which it is charged.** There exists a reasonable relationship between the Unexpended Fee described above and the purpose for which it was charged, as the improvements will mitigate increased traffic caused by development and ensure adverse traffic impacts be minimized by implementing needed roadway improvements as set forth in the Transportation Impact Fee Study Report Dated February 2009. The Fee is a means of ensuring new development located outside of the Transit Area Specific Plan (TASP) pay its proportionate share of the costs of the Calaveras Boulevard Widening Project. Specifically, the Fee is assessed based on vehicle trips generated by future (non-TASP) growth in Milpitas during PM peak hours which justify the need for additional street capacity.
- C) **Sources of funding anticipated to complete financing of incomplete improvements.** Based on the Transportation Impact Fee Study Report dated February 2009, the current estimated total cost of the Calaveras Boulevard Widening Project is approximately Eighty Million Dollars (\$80,000,000), of which the City minimum local match share (11.47%) is Nine Million One Hundred Seventy Six Thousand Dollars (\$9,176,000). The difference between the Project cost and the City local match share is anticipated to come from California State Transportation Improvement Funds. The City funding source for the local match share will include the Unexpended Fee of Eighty-Six Thousand Six Hundred Fifty-Three Dollars (\$ 86,653), TASP funds of \$6.8M, and future traffic impact fees to be collected for this Project from developments outside the TASP area.
- D) **Approximate dates on which the funding will be deposited.** The funding will be transferred to the City Capital Improvement Program 2025-2029.

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FIVE-YEAR REPORT OF DEVELOPMENT FEES AND EXPENDITURES FOR THE
FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 5
TRANSIT AREA SPECIFIC PLAN (TASP) IMPACT FEE

Summary:

This Five Year Report provides information and findings on unexpended funds in the Transit Area Specific Plan (TASP) Fee account as of June 30, 2024 pursuant to Government Code section 66001(d).

Fund Information:

The TASP Fee Fund currently contains Forty-Nine Million Five Hundred Seventy-Six Thousand Three Hundred Seventy-Nine Dollars (\$ 49,576,379) in unexpended TASP Fees (Unexpended Fee).

Pursuant to Government Code section 66001(d)(1):

- A) **Purpose.** The Unexpended Fee will be used to fund facilities necessary to provide infrastructure, as identified in the Transit Area Development Impact Fee Report, dated February 2014, prepared by Economic and Planning Systems, Inc. and the City Capital Improvement Program 2018-2023 Final Report. The Fee funds basic public infrastructure needed to serve the new development in the Transit Area Specific Plan area and to maintain or improve levels of service for public facilities.
- B) **Relationship between the fee and the purpose for which it is charged.** There exists a reasonable relationship between the Unexpended Fee described above and the purpose for which it was charged as the improvements will mitigate the infrastructure needs and use caused by both the residential and commercial development and ensure increased TASP area impacts be minimized by implementing needed TASP infrastructure improvements as set forth in the Transit Area Development Impact Fee Report dated February 2014.
- C) **Sources of funding anticipated to complete financing of incomplete improvements.** Based on the Transit Area Development Impact Fee Update dated February 2014, the current estimated total cost of infrastructure is approximately \$249,611,290. Anticipated funding will come from developers who have been entitled and will pay at the building permit issuance milestone.
- D) **Approximate dates on which the funding will be deposited.** The date on which future TASP fees will be collected from developers is unknown.

CITY OF MILPITAS
FIVE-YEAR REPORT OF DEVELOPMENT FEES AND EXPENDITURES FOR THE
FISCAL YEAR ENDED JUNE 30, 2024

EXHIBIT 6
FIVE YEAR REPORT OF STORM DRAINAGE IMPROVEMENT IMPACT FEE

Summary:

This Five Year Report provides information and findings on unexpended funds in the Storm Drain Fee account as of June 30, 2024 pursuant to Government Code section 66001(d).

Fund Information:

The Storm Drain Fee Fund currently contains One Million Seven Hundred Ninety-Nine Thousand Eight Hundred Forty-Three Dollars (\$ 1,799,843) in unexpended Storm Drain Fees (Unexpended Fee).

Pursuant to Government Code section 66001(d)(1):

- (A) **Purpose.** The Unexpended Fee will be used to fund facilities necessary to fund storm drainage infrastructure, as identified in the Storm Drainage Improvement Impact Fee Report, dated June 2023, and the City Capital Improvement Program 2025-2029 Final Report. The Fee funds basic public infrastructure needed to serve new development in the Gateway – Main Street Specific Plan (GSP) area, which includes extending the storm drain system to underserved areas of proposed development, and capital improvement projects downstream of proposed development, which are identified in the 2021 Storm Drain Master Plan (SDMP).
- (B) **Relationship between the fee and the purpose for which it is charged.** There exists a reasonable relationship between the Unexpended Fee described above and the purpose for which it was charged as new development will increase the impervious percentage of a project site and generate additional runoff, and development in the GSP area will require the addition of storm drain infrastructure set forth in Storm Drainage Improvement Impact Fee Report dated June 2023.
- (C) **Sources of funding anticipated to complete financing of incomplete improvements.** Based on the Storm Drainage Improvement Impact Fee Report dated June 2023, the current estimated total cost of infrastructure is approximately \$116,070,871. Anticipated funding will come from developers who have been entitled and will pay at the building permit issuance milestone.
- (D) **Approximate dates on which the funding will be deposited.** The City will perform an assessment on Main Street Flood Study Project to identify any new storm drain improvements needed in this area. The City plans to appropriate the Unexpended Fee to this Project in the upcoming fiscal year 2026-2027 based on the result of the assessment.