



**AB1600:
Development Impact Fee
Annual Report**



Fiscal Year 24-25

City of Tracy

Prepared By:



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Section 1 Executive Summary

Development Impact Fees are fees imposed by a local government on new or proposed development projects to ensure public services and infrastructure will be sufficient to serve those new development projects. California state law requires local agencies, on an annual basis, to prepare a report on the status of their Development Impact Fee (DIF) program in accordance with California Assembly Bill 1600 (AB1600). Additionally, every five years following the first deposit into the account or fund, the City must make additional findings. In 2023, AB 516 was signed into law and amended certain portions of the Mitigation Fee Act related to the annual and five-year reporting requirements. This report will serve as the City of Tracy’s AB1600 report for the fiscal year starting July 1, 2024 and ending June 30, 2025. The City last completed the five-year reporting requirements along with the AB1600 report for the fiscal year starting July 1, 2021 and ending June 30, 2022. The next five-year report will be completed with the AB1600 report for the fiscal year starting July 1, 2026 and ending June 30, 2027.

The City of Tracy maintains three main fee areas: the Ellis Fees, the Master Plan Fees, and the Core Fees. Gateway Phase 1 will be consolidated with the City Master Plan Area in the future.

The Ellis Program Area

The Ellis Program Area (Ellis) is located between Lammers Road and Corral Hollow Road along the north side of the Union Pacific rail line. The infrastructure needed to serve the Ellis Program Area along with Ellis’ fair share of the facilities in the City and the resulting fees required to mitigate the impacts of the Ellis development are outlined in the “Ellis Program Area Finance and Implementation Plan” adopted August 2013.

The Citywide Master Plan Area

As new development occurred throughout the years, specific plans were developed and technical studies were completed to identify the infrastructure necessary to serve the new development. Each specific plan area developed a Finance and Implementation Plan (FIP) to establish the development impact fees that would be required to fund the new infrastructure and summarize the required improvements. In 2012, the City completed Citywide Infrastructure Master Plans and established citywide development impact fees for the Master Planned Area, known as the “Master Plan Fees”. The areas within the old, previously established specific plan areas with FIPs, were not included as a part of these new master plans and fee studies.

The Core Area

Many of the old FIPs established in the 1990’s are largely built-out. The City found that implementing and updating eight different sets of fees has been burdensome, especially as

the areas approach build-out. The Core Fees Development Impact Fee Study adopted on January 18, 2022 through resolution consolidated the old impact fee programs areas into a single fee area called the “Core Fees”.

The following are the development impact fee program areas in the City that were incorporated into the Core Fees:

- I-205 Development Area (I-205)
- Infill Development (Infill)
- Industrial Specific Plan-South (ISP South)
- Northeast Industrial Area - Phase I (NEI I)
- Northeast Industrial Area - Phase II (NEI II)
- Plan C Development (Plan C)
- Presidio Planning Area (Presidio)
- South MacArthur Planning Area (SMPA)

Development impact fee capital total expenditures and transfers across all DIF funds for FY24-25 totaled approximately \$21.5 million.

While the fee revenues collected from DIFs can be used by the City to build improvements, they are largely used as a credit and reimbursement mechanism for developers who fund the construction of the improvements within their project development area.

The following sections provide the legal context for this annual report, required reporting information for each of the City’s DIFs.

Section 2 Requirements of 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 with additional information reported 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 the following:

- 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. An identification of the purpose to which the fee is to be put
2. A demonstration of a reasonable relationship between the fee and the purpose for which it is charged
3. An identification of all sources and amounts of funding anticipated to complete financing of incomplete improvements in the fee program
4. A designation of the approximate dates on which the funding is expected to be deposited into the appropriate account or fund

This report is intended to satisfy the annual reporting requirements for FY24-25. The City must make this information available for public review and must present it at the next regularly scheduled public meeting no less than 15 days after this information is made available to the public.

Section 3 City of Tracy Development Impact Fees

Table 1 lists the fees and corresponding fund numbers that comprises the City of Tracy’s current DIF fee program.

Table 1: City of Tracy DIF Funds

| Fund Number | Fee(s) |
|-------------|--|
| 316 | Infill Area, Downtown Improvements Parking |
| 331 | Ellis Program Area, Traffic |
| 332 | Ellis Program Area, Drainage |
| 333 | Ellis Program Area, Parks |
| 334 | Ellis Program Area, Public Buildings |
| 335 | Ellis Program Area, Water |
| 336 | Ellis Program Area, Recycled Water |
| 337 | Ellis Program Area, Wastewater |
| 350 | NEI, Storm Drain |
| 356 | Tracy Gateway Area: Arterials, Storm Drain, Pub Buildings, Water, Wastewater |
| 358 | Ellis Program Area, Program Management |
| 360 | Citywide Master Plan Fees, Public Safety Comm |
| 361 | Citywide Master Plan Fees, Parks |
| 362 | Citywide Master Plan Fees, Storm Drain |
| 363 | Citywide Master Plan Fees, Traffic |
| 364 | Citywide Master Plan Fees, Wastewater |
| 365 | Citywide Master Plan Fees, Water |
| 366 | Citywide Master Plan Fees, Public Facilities |
| 367 | Citywide Master Plan Fees, Public Safety PD |
| 368 | Citywide Master Plan Fees, Recycled Water |
| 369 | Citywide Master Plan Fees, Public Safety Fire |
| 371 | Core Public Facilities |
| 372 | Core Public Safety Fire |
| 373 | Core Public Safety Police |
| 374 | Core Public Safety Comm Facilities |
| 375 | Core Traffic |
| 376 | Core Wastewater |
| 377 | Core Water |
| 378 | Core Parks |
| 379 | Core Storm Drain |
| 391 | Urban Management Plan, Program Management |

Section 4 Overview of Development Impact Fees

Below outlines the required information for each DIF fund.

Infill

The following section describes the fees imposed on new developments in the Infill area, based on the updated Infill Finance and Implementation Plan (FIP) adopted by City Council on April 3, 2012 by Resolution 2012-060. Most of the Infill fees were eliminated following the adoption of the Core Fee Program on January 18, 2022. The remaining Infill, Downtown Improvements Parking fee was closed out in FY22-23, however excess funds remained after the final audit was completed in FY22-23 and will be closed out in FY25-26.

Fund 316 – Infill Area, Downtown Improvements Parking

Requirement 1: Brief description of the type of fee

In conjunction with the adoption of Tracy Municipal Code chapter 6.20 regarding the Downtown Incentive Program, and TMC section 10.08.3470(d)(3), regarding off-street parking requirements within the Downtown Incentive Area, development impact fees were established to offset the City's costs in upgrading parking and streetscape improvements in the Downtown Incentive Area.

Requirement 2: Amount of fee

To spur revitalization of the Downtown, the **Infill Area**, Downtown Improvements Parking Fee had been reduced to \$0 by Resolution 2015-168, adopted on October 6, 2015.

Requirement 3: Beginning and ending balance in the fund

Table 2 summarizes the beginning and ending fund balances for the Infill Area, Downtown Improvements Parking for FY24-25. The remaining fund balance will be transferred out as there are no future planned projects and the fund will be closed out. Consistent with Mitigation Fee Act (AB1600) and AB 516, the City will ensure that any remaining funds are properly accounted for, transferred to eligible project funds, or refunded in accordance with Government Code Sections 66001(d) and 6606(b). This ensures compliance with State requirements and transparency in the management of the development impact fee revenues.

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 Infill Area, Downtown Improvements Parking Fee for FY24-25.

Table 2: Infill Area, Downtown Improvements Parking Fund Summary

| Infill, Parking | Total |
|--|-------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 2,478.00 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings | \$ - |
| Other Revenues | \$ - |
| Total Revenues | \$ - |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 2,478.00 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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.

There are no future projects planned under this fund, the fund will be closed and the remaining fund balance will be transferred out. Consistent with the Mitigation Fee Act (AB1600) and AB 516, the City will ensure that any remaining funds are properly accounted for, transferred to eligible project funds, or refunded in accordance with Government Code Sections 66001(d) and 6606(b). This ensures compliance with State requirements and transparency in the management of the development impact fee revenues.

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Ellis

The following sections describe the fees imposed on new developments in the Ellis Specific Plan area, based on the Ellis Finance and Implementation Plan adopted by City Council on August 20, 2013 by Resolution 2013-136. The Public Building Fees were further updated on September 16, 2014, by Resolution 2014-158.

Fund 331 – Ellis Program Area, Traffic

Requirement 1: Brief description of the type of fee

The purpose of the Ellis Program Area, Traffic Fee is to fund the intersection and roadways that are necessary to mitigate the traffic impacts created by new development within the Ellis Program Area. To accommodate this increased growth and travel demand, new or expanded intersections and roadways will be constructed as outlined in the Ellis Finance and Implementation Plan. The County traffic fee gets remitted to the Joint Power Authority to fund regional transportation improvements.

Requirement 2: Amount of fee

Table 3 identifies the Ellis Program Area, Traffic and County Traffic fee for FY24-25.

Table 3: Ellis Program Area, Traffic and County Traffic Fee

| Land Use | Traffic Fee | County Traffic Fee |
|-----------------------------------|--------------|--------------------|
| Residential (per unit) | | |
| Low Density | \$ 2,693.00 | \$ 1,500.00 |
| Medium Density | \$ 2,693.00 | \$ 1,500.00 |
| High Density | \$ 1,293.00 | \$ 720.00 |
| Non-Residential (per acre) | | |
| Commercial/Retail | \$ 42,825.00 | \$ - |
| Storage | \$ 2,693.00 | \$ - |

Requirement 3: Beginning and ending balance in the fund

Table 4 summarizes the beginning and ending fund balances for the Ellis Program Area, Traffic fee for FY24-25.

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 Ellis Program Area, Traffic fund for FY24-25. This includes both the Traffic Fee and the County Traffic Fee. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 4: Ellis Program Area, Traffic Fund Summary

| Ellis Area Traffic | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 1,794,771.49 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 86,752.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 86,752.00 |
| Expenses | |
| Project Expenses | \$ (257,717.06) |
| Other Expenses | \$ - |
| Total Expenses | \$ (257,717.06) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 1,623,806.43 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 5 summarizes FY24-25 Ellis Program Area, Traffic expenditures, including funding allocated to the traffic signal installation and roadway widening at Corral Hollow Road and Valpico Road intersection project (CIP # 72095).

Table 5 : Ellis Program Area, Traffic Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------|-------|-----------------|-----------------------------------|
| TS: CHR & Valpico | 72095 | \$ (257,717.06) | 10% |
| Total | | \$ (257,717.06) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 improvements below in **Table 6** are compiled from the Ellis FIP and the City’s CIP Budget FY25-26 and are currently in construction or soon to be constructed by the developer in exchange for fee credits and reimbursements. The developer will work with the City to determine timing of improvements based upon construction progress and project need. The County traffic fee gets remitted to the Joint Power Authority to fund regional transportation improvements. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 6: Ellis Program Area, Traffic CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|-------|------------------------------|-----------------|-----------------------------------|---|
| Corral Hollow/ Linne Rd - Signalize. Convert intersection to T with no EB Approach, widen WB approach to add 1 LT and 1 TR lane, widen NB approach to provide 2 Thru lanes and 1 RT lane, Widen SB approach to provide 1 LT and 2 Thru lanes. | 72104 | \$ 8,394.00 | In Progress | 4% | 242 - Transp Sales Tax 261 - Grant 363 - TIMP Traffic |
| Corral Hollow/Valpico Rd - Signalize & widen SB approach to provide 1 TL and 1 TR Lane | 72095 | \$ 146,765.00 | In Progress | 10% | 375 - Core Traffic 363 - TIMP Traffic |
| Corral Hollow Road - 2 lanes to 4 lane arterial (Linne to Old Schulte) | 73144 | \$ 432,021.00 | In Progress | 3% | 242 - Transp Sales Tax 245 - Gas Tax 363 - TIMP Traffic 392 - Reg Transport Impact |
| Corral Hollow Road - Rural to 4 lane Arterial (I580 - Linne) | 73161 | \$ 821,260.00 | In Progress | 25% | 301 - General Projects 363 - TIMP Traffic |
| Valpico Road - Rural to 4 lane Arterial | 73190 | \$ 147,987.00 | 2025/2026 | 2% | 375 - Core Traffic |
| Corral Hollow / I-580 Interchange Widening Improvements | 73198 | \$ 63,032.77 | In Progress | 0.2% | 375 - Core Traffic 363 - TIMP Traffic |
| Total | | \$ 1,619,459.77 | | | |

Table 7 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 7: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|--|
| Corral Hollow/ Linne Rd - Signalize. Convert intersection to T with no EB Approach, widen WB approach to add 1 LT and 1 TR lane, widen NB approach to provide 2 Thru lanes and 1 RT lane, Widen SB approach to provide 1 LT and 2 Thru lanes. | 72104 | In Progress | NA | NA |
| Corral Hollow/Valpico Rd - Signalize & widen SB approach to provide 1 TL and 1 TR Lane | 72095 | In Progress | NA | NA |
| Corral Hollow Road - 2 lanes to 4 lane arterial (Linne to Old Schulte) | 73144 | In Progress | NA | NA |
| Corral Hollow Road - Rural to 4 lane Arterial (I580 - Linne) | 73161 | In Progress | NA | NA |
| Valpico Road - Rural to 4 lane Arterial | 73190 | 2025/2026 | NA | Delay due to ROW acquisition issues. |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 332 – Ellis Program Area, Storm Drainage

Requirement 1: Brief description of the type of fee

This fee is collected from development located within the Ellis Program Sub-basin to fund master plan drainage infrastructure needs and to pay for the use of excess capacity in existing downstream storm drainage facilities as outlined in the Ellis Finance and Implementation Plan and the Ellis Program Sub-Basin Reevaluation of Program Storm Drainage Infrastructure Memo prepared by Storm Water Consulting Inc. on August 4, 2015.

Requirement 2: Amount of fee

Table 8 identifies the Ellis Program Area, Storm Drainage Fee for FY24-25.

Table 8: Ellis Program Area, Storm Drainage Fee

| Land Use | Fee |
|-----------------------------------|--------------|
| Residential (per unit) | |
| Low Density | \$ 1,797.00 |
| Medium Density | \$ 981.00 |
| High Density | \$ 2,229.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 23,836.00 |
| Storage | \$ 6,691.00 |

Requirement 3: Beginning and ending balance in the fund

Table 9 summarizes the beginning and ending fund balances for the Ellis Program Area, Storm Drainage Fee for FY24-25.

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

Table 9 summarizes the fees collected and the interest earned for the Ellis Program Area, Storm Drainage Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 9: Ellis Program Area, Storm Drainage Fund Summary

| Ellis Area Drainage | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 2,748,650.15 |
| Revenues | |
| Fees Collected | \$ 1,206.32 |
| Interest/Investment Earnings ² | \$ 138,215.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 139,421.32 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 2,888,071.47 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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.

No expenses were made from this fund in FY24-25

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 list of improvements in **Table 10** are identified in the Ellis FIP. The developer is currently working with the City to process reimbursements for completed projects, which will be reimbursed in accordance with the City’s Municipal Code and applicable agreements. Consistent with Mitigation Fee Act (AB 1600) and AB 516, the City will ensure that any reimbursements and remaining funds are properly accounted for in accordance with Government Code Sections 66001(d) and 66006(b).

Table 10: Ellis Program Area, Storm Drainage CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--|-----------------|------------------------------|----------------------------------|-----------------------------------|---------------------------------------|
| Detention Basin 3A (36 AF plus 36 AF add'l excavation) | Developer Build | \$ 972,000.00 | Completed, Reimbursement Pending | 100% | |
| 2,800 LF of 12" SD (100 LF of Bore & Jack) | Developer Build | \$ 351,000.00 | Completed, Reimbursement Pending | 100% | |
| 2,640 LF of 60" SD | Developer Build | \$ 1,960,200.00 | Completed, Reimbursement Pending | 100% | |
| 660 LF of 66" SD (Valpico Road) | Developer Build | \$ 579,150.00 | Completed, Reimbursement Pending | 100% | |
| 2,100 LF of 66" SD (to DET 3A) | Developer Build | \$ 1,842,750.00 | Completed, Reimbursement Pending | 100% | |
| Total | | \$ 5,705,100.00 | | | |

Table 11 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 11: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--|-----------------|-------------------------------------|--------------------|--|
| Detention Basin 3A (36 AF plus 36 AF add'l excavation) | 76PP-XXX | Completed, Reimbursement Pending | NA | NA |
| 2,800 LF of 12" SD (100 LF of Bore & Jack) | Developer Build | Completed, Reimbursement Pending | NA | NA |
| 2,640 LF of 60" SD | 76PP-XXX | Completed, Reimbursement Pending | NA | NA |
| 660 LF of 66" SD (Valpico Road) | 76PP-XXX | Completed, Reimbursement Pending | NA | NA |
| 2,100 LF of 66" SD (to DET 3A) | 76PP-XXX | Completed, Reimbursement Pending | NA | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 333 – Ellis Program Area, Parks and Recreation

Requirement 1: Brief description of the type of fee

The purpose of the Ellis Program Area, Parks and Recreation Fee is to fund the park and recreation needs generated by growth in the Ellis Program Area. Each new resident creates a demand for additional park and recreation facilities such as neighborhood parks and community parks. The City’s adopted standard is to provide three acres of Neighborhood Park and one acre of Community Park for each 1,000 new residents. In order to accommodate these needs, new facilities will be built and/or existing facilities will be expanded. The developer receives park credits for the construction of parks.

Requirement 2: Amount of fee

Table 12 identifies the Ellis Program Area, Parks and Recreation Fee for FY24-25.

| Land Use | Fee |
|-------------------------------|-------------|
| Residential (per unit) | |
| Low Density | \$ 8,128.00 |
| Medium Density | \$ 6,651.00 |
| High Density | \$ 5,419.00 |

Requirement 3: Beginning and ending balance in the fund

Table 13 summarizes the beginning and ending fund balances for the Ellis Program Area, Parks and Recreation Fee for FY24-25.

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

Table 13 summarizes the fees collected and the interest earned for the Ellis Program Area, Parks and Recreation fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 13: Ellis Program Area, Parks and Recreation Fund Summary

| Ellis Area Parks | Total |
|--|---------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 192,862.29 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 9,697.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 9,697.00 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 202,559.29 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 developer is building and dedicating neighborhood park improvements in exchange for fee credits, thus, this fund is not anticipated to fund any projects in the near future. Developer will work with the City to determine timing of improvements based upon construction progress and project need. In compliance with the Mitigation Fee Act (AB 1600) and AB 516 reporting requirements, the City will ensure that any remaining unexpended or uncommitted funds are used for eligible project or refunded, as applicable, consistent with Government Code Sections 66001(d) and 66006(b). No projects were identified in last year’s report to report on.

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 334 – Ellis Program Area, Public Buildings

Requirement 1: Brief description of the type of fee

The purpose of the Ellis Program Area, Public Buildings Fee is to fund their fair share portion of the City Hall & Public Works facility, community center, library, and public safety facility projects that are needed to serve new development within the Ellis Program Area. In order to accommodate these needs, new facilities will be built or existing facilities will be expanded. The facilities are identified in the Ellis Finance and Implementation Plan.

Requirement 2: Amount of fee

Table 14 identifies the Ellis Program Area, Public Buildings Fee for FY24-25.

Table 14: Ellis Program Area, Public Buildings Fee

| Land Use | Fee ¹ |
|-----------------------------------|------------------|
| Residential (per unit) | |
| Low Density | \$ 3,479.00 |
| Medium Density | \$ 2,846.00 |
| High Density | \$ 2,319.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 2,369.00 |
| Storage | \$ 2,369.00 |

¹ Ellis met their Communication Tower and Equipment fee obligation by paying \$155,141.50 at the first final map, as such, fees do not include the Communication Tower and Equipment fee.

Requirement 3: Beginning and ending balance in the fund

Table 15 summarizes the beginning and ending fund balances for the Ellis Program Area, Public Buildings Fee for FY24-25.

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

Table 15 summarizes the fees collected and the interest earned for the Ellis Program Area, Public Buildings fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 15: Ellis Program Area, Public Buildings Fund Summary

Fund Summary

| Ellis Area Public Bldgs | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 3,052,595.70 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 104,935.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 104,935.00 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ (2,506,799.00) |
| Ending Fund Balance (June 30, 2025) | \$ 650,731.70 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 16 shows the current prioritization of funds which includes a multi-generational recreation facility which will include a police substation. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 16: Ellis Program Area, Public Buildings CIP Projects

| Project | CIP # | Project Cost | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources |
|---|-------|------------------------|-----------------|-----------------------------------|---|
| Public Safety Facilities - Multigenerational Center (PD Substation) | 78178 | \$ 1,753,220.00 | In Progress | 5% | 307 - Measure V 366 - TIMP Public Facilities |
| Total | | \$ 1,753,220.00 | | | |

Table 17 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 17: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|---|
| Multi-Generational Rec Center | 78178 | In Progress | NA | Project in progress. Funding from Fund 334 has been transferred to the project. |
| Public Safety Facilities - Multigenerational Center (PD Substation) | 78178 | In Progress | NA | NA |

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.

Table 18 summarizes the interfund transfer for the Ellis Program Area, Public Building Fund to cover expenses for the Multi-Generational Recreation Center (CIP #78178).

Table 18: Interfund Transfer From Ellis Area Public Buildings

| Description of Transfer | Transfer To | Transfer From | Amount |
|-------------------------------|-------------|---------------|--------------------------|
| Multi-Generational Rec Center | 308 | 334 | \$ (2,506,799.00) |
| Total | | | \$ (2,506,799.00) |

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.

No refunds were made from this fund in FY24-25.

Fund 335 – Ellis Program Area, Water

Requirement 1: Brief description of the type of fee

The purpose of the Ellis Program Area, Water Fee is to fund the water conveyance, water supply, and water treatment facilities that are necessary to provide water to the future new development in the Ellis Program Area. In order to accommodate this increased demand, new facilities must be built and/or existing facilities expanded as shown in the Ellis Finance and Implementation Plan.

Requirement 2: Amount of fee

Table 19 identifies the Ellis Program Area, Water Fee for FY24-25.

| Land Use | Fee |
|-----------------------------------|--------------|
| Residential (per unit) | |
| Low Density | \$ 7,058.00 |
| Medium Density | \$ 6,070.00 |
| High Density | \$ 4,094.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 39,736.00 |
| Storage | \$ 39,736.00 |

Requirement 3: Beginning and ending balance in the fund

Table 20 summarizes the beginning and ending fund balances for the Ellis Program Area, Water Fee for FY24-25.

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

Table 20 summarizes the fees collected and the interest earned for the Ellis Program Area, Water Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets. The fund balance includes interest collected from prior funds before reimbursements were made. These funds will be reallocated to the other Ellis funds.

Table 20: Ellis Program Area, Water Fund Summary

| Ellis Area Water | Total |
|--|--------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 25,281.26 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 1,270.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 1,270.00 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 26,551.26 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 developer is building and dedicating improvements in exchange for fee credits, thus, this fund is not anticipated to fund any projects in the near future. The Developer will coordinate with the City to determine timing of improvements based upon construction progress and project need. In compliance with the Mitigation Fee Act (AB 1600) and AB 516 reporting requirements, the City will ensure that any remaining unexpended or uncommitted funds are used for eligible project or

refunded, as applicable, consistent with Government Code Sections 66001(d) and 66006(b). There were no projects listed in last year's report to provide an update on.

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 336 – Ellis Program Area, Recycled Water

Requirement 1: Brief description of the type of fee

The purpose of the Ellis Program Area, Recycled Water Fee is to fund the recycled water facilities that are necessary to provide recycled water to the future new development in the Ellis Program Area. To accommodate this increased demand, new facilities must be built and/or existing facilities expanded.

Requirement 2: Amount of fee

Table 21 identifies the Ellis Program Area, Recycled Water Fee for FY24-25.

| Land Use | Fee |
|-----------------------------------|--------------|
| Residential (per unit) | |
| Low Density | \$ 2,654.00 |
| Medium Density | \$ 2,282.00 |
| High Density | \$ 1,539.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 14,942.00 |
| Storage | \$ 14,942.00 |

Requirement 3: Beginning and ending balance in the fund

Table 22 summarizes the beginning and ending fund balances for the Ellis Program Area, Recycled Water Fee for FY24-25.

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

Table 22 summarizes the fees collected and the interest earned for the Ellis Program Area, Recycled Water fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets. Ellis receives credits for building their recycled water improvements.

Table 22: Ellis Program Area, Recycled Water Fund Summary

| Ellis Area Recycled Water | Total |
|--|---------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 37,333.34 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 1,875.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 1,875.00 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 39,208.34 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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.

Ellis funds a fair share of the improvements identified in the Recycled Water Master Plan. Ellis has built infrastructure and received fee credits and reimbursements. **Table 23** identifies the current prioritization of funds. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The

percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 23: Ellis Program Area, Recycled Water CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--------------------------------------|-------|------------------------------|-----------------|-----------------------------------|--|
| Citywide Recycled Water Contribution | 74168 | \$ 5,617,291.00 | 2025/2026 | 19% | 368 - TIMP Recycled Water 525 - Grants |
| Total | | \$ 5,617,291.00 | | | |

Table 24 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 24: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--------------------------------------|-------|-------------------------------------|--------------------|--|
| Citywide Recycled Water Contribution | 74168 | 2025/2026 | NA | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 337 – Ellis Program Area, Wastewater

Requirement 1: Brief description of the type of fee

The purpose of the Ellis Program Area, Wastewater System Fee is to fund the wastewater facilities and improvements that are needed to serve new development within the Ellis Program Area. In order to accommodate the increase wastewater generated by new development, new facilities will be built and/or existing facilities will be expanded as outlined in the Ellis Finance and Implementation Plan.

Requirement 2: Amount of fee

Table 25 identifies the Ellis Program Area, Wastewater Fee for FY24-25.

| Land Use | Fee |
|-----------------------------------|--------------|
| Residential (per unit) | |
| Low Density | \$ 8,337.00 |
| Medium Density | \$ 6,753.00 |
| High Density | \$ 5,586.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 43,352.00 |
| Storage | \$ 3,168.00 |

Requirement 3: Beginning and ending balance in the fund

Table 26 summarizes the beginning and ending fund balances for the Ellis Program Area, Wastewater Fee for FY24-25.

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 Ellis Program Area, Wastewater Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 26: Ellis Program Area, Wastewater Fund Summary

| Ellis Area Wastewater | Total * |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 3,590,435.84 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 180,537.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 180,537.00 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 3,770,972.84 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 27 identifies the Ellis Program Area, Wastewater CIP projects identified in the Ellis FIP and FY25-26 CIP budget updated with remaining project costs. Fees will continue to be collected for contribution to the WWTP expansion future phases. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 27: Ellis Program Area, Wastewater CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|-------|------------------------------|-----------------|-----------------------------------|--|
| Sewer Capacity Upgrade - Corral Hollow between Schulte & 11th | 74165 | \$ 1,207,636.00 | In Progress | 11% | 364 - TIMP Wastewater |
| Tracy WWTP Expansion Future Phase 2C | 74169 | \$ 9,043,404.00 | In Progress | 34% | 523 - Wastewater Capital 364 - TIMP Wastewater 376 - Core Wastewater |
| Total | | \$ 10,251,040.00 | | | |

Table 28 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 28: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|--|
| Sewer Capacity Upgrade - Corral Hollow between Schulte & 11th | 74165 | In Progress | NA | NA |
| Tracy WWTP Expansion Future Phase 2C | 74169 | In Progress | NA | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 350 - Northeast Industrial Area, Storm Drain

Requirement 1: Brief description of the type of fee

This fee is collected from Northeast Industrial Area and Eastside Industrial Area, to contribute to the construction of Storm Drain facilities as identified in Storm Drainage Impact Fee Study for the expanded Northeast Industrial Area and Eastside Industrial Area adopted on October 2, 2018 by Resolution 2018-204.

Requirement 2: Amount of fee

Table 29 identifies the Northeast Industrial Area, Storm Drain Fee for FY24-25.

| Land Use | Fee |
|-----------------------------------|--------------|
| Residential (per unit) | |
| Very Low Density | \$ 3,807.00 |
| Low Density | \$ 2,631.00 |
| Medium Density | \$ 1,625.00 |
| High Density | \$ 1,496.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 44,581.00 |
| Office | \$ 44,581.00 |
| Industrial | \$ 44,581.00 |

Requirement 3: Beginning and ending balance in the fund

Table 30 summarizes the beginning and ending fund balances for the Northeast Industrial Area, Storm Drain Fee for FY24-25.

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

Table 30 summarizes the fees collected and the interest earned for the Northeast Industrial Area, Storm Drain Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 30: Northeast Industrial Area, Storm Drain Fund Summary

| NEI Storm Drain | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 2,668,367.94 |
| Revenues | |
| Fees Collected | \$ 214,944.10 |
| Interest/Investment Earnings ² | \$ 135,366.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 350,310.10 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 3,018,678.04 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 improvements in **Table 31** are identified in the updated expanded Northeast Industrial Area and Eastside Industrial Area Storm Drainage Fees adopted on October 2, 2018 through Resolution No. 2018-204. The City has purchased land for DET NEI and developers are constructing the improvements, including the pump station and force main, and will receive fee credits/reimbursement for their costs per the City’s Municipal Code and applicable agreements. DET 16 is the next anticipated project that will be developer built and funded through this fee program.

Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The City will continue to evaluate storm drainage infrastructure needs as part of future CIP updates, and any new or expanded improvements identified in future CIPs may be considered for inclusion in an updated Nexus Study and corresponding impact fee program, if warranted.

The percentage of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds. In compliance with the Mitigation Fee Act (AB 1600) and AB 516 reporting requirements, the City will ensure that any remaining unexpended or uncommitted funds are accounted for in future fee updates, used for eligible project or refunded, as applicable, consistent with Government Code Sections 66001(d) and 66006(b).

Table 31: Northeast Industrial Area, Storm Drain CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund |
|---|-----------------|------------------------------|-----------------------------------|-----------------------------------|
| Eastside Channel Lining from Grant Line Road to MacArthur | 76087 | \$ 2,467,711.00 | In Progress | 100% |
| DET NEI (128 AF, plus 22 AF add'l excavation) - Reimbursement Remaining | Developer Build | \$ 377,825.96 | Completed, Awaiting Reimbursement | 100% |
| DET NEI, DET NEI Pump Station, SDFM, and Dewatering - Reimbursement Remaining | Developer Build | \$ 3,272,190.23 | Completed, Awaiting Reimbursement | 100% |
| Total | | \$ 6,117,727.19 | | |

Table 32 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 32: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-----------------|-------------------------------------|--------------------|--|
| Eastside Channel Lining from Grant Line Road to MacArthur | 76087 | In Progress | NA | NA |
| DET NEI (128 AF, plus 22 AF add'l excavation) - Reimbursement Remaining | Developer Build | Completed, Awaiting Reimbursement | NA | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 356 – Tracy Gateway Phase 1 Area

Requirement 1: Brief description of the type of fee

This fee is collected from the Tracy Gateway Phase 1 Area to contribute to the construction of Arterials, Storm Drain, Public Buildings, Water, Wastewater facilities as identified in the Finance and Implementation Plan adopted on July 17, 2007 by Resolution No. 2007-175. The Public Building Fees were further updated on September 16, 2014, by Resolution 2014-158.

Requirement 2: Amount of fee

Table 33 identifies the Tracy Gateway Phase 1 Area Fees for FY24-25.

Table 33: Tracy Gateway Phase 1 Area Fee

| Fee | Retail ^{1,2} | Office (without Deferral) ² | Office (with Deferral) ² | Hotel (200 room) |
|-----------------------------------|-----------------------|--|-------------------------------------|------------------|
| Non-Residential (per unit) | | | | |
| Public Buildings | \$ 7,385.02 | \$ 17,806.41 | \$ 17,806.41 | \$ 15,306.59 |
| Streets & Highways | \$ 36,952.18 | \$ 25,610.00 | \$ 1,626.10 | \$ 34,605.86 |
| Wastewater | \$ 28,176.43 | \$ 40,705.90 | \$ 1,106.02 | \$ 123,567.20 |
| Non-Potable Water | \$ 35,076.84 | \$ 50,674.77 | \$ 6,739.46 | \$ 153,828.79 |
| Water ³ | \$ 45,382.07 | \$ 65,562.52 | \$ 65,562.52 | \$ 199,022.19 |
| Storm | \$ 9,549.40 | \$ 9,549.40 | \$ 4,350.19 | \$ 5,199.20 |

1 Cost for the Second Floor Office and Hotel (150 room) are included in the Retail land use category.

2 Cost for The Golf Course Club House, Golf Course, and Golf Maintenance Facilities have been spread to other Phase 1 land uses. Spread is based on Percent of fees paid.

3 Costs for Water reflect costs for Over-sizing of facilities that Gateway will need to construct upfront. Over-sizing costs may be reimbursable to the developer.

Requirement 3: Beginning and ending balance in the fund

Table 34 summarizes the beginning and ending fund balances for the Tracy Gateway Phase 1 Area for FY24-25.

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

Table 34 summarizes the fees collected and the interest earned for the Tracy Gateway Phase 1 Area Fees for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 34: Tracy Gateway Phase 1 Area Fund Summary

| Gateway | Total |
|--|------------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 2,064,849.78 |
| Revenues | |
| Fees Collected | \$ - |
| Interest/Investment Earnings ² | \$ 103,826.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 103,826.00 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 2,168,675.78 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 list of improvements in **Table 35** is identified in the Tracy Gateway Phase 1 Finance and Implementation Plan and have had a portion of the project funding collected through fees from Sutter Hospital. Additional fees are needed to complete funding for the listed projects. Approximate construction start dates are not included in the table because the City may condition developers to construct specific improvements as part of their development projects as growth occurs. As a result, the timing of construction depends on the pace and location of private development rather than a pre-determined City capital schedule. An updated approximate start date is not provided because these projects will proceed in coordination with future development

activity, which is undetermined at this time. The collection of these impact fees remains necessary to ensure funding is available for the construction of these facilities when needed to support future development.

The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds. In compliance with the Mitigation Fee Act (AB 1600) and AB 516 reporting requirements, the City will ensure that any remaining unexpended or uncommitted funds are accounted for in future fee updates, used for eligible projects, or refunded, as applicable, consistent with Government Code Sections 66001(d) and 66006(b). The City will continue to evaluate the infrastructure needs, and any new or expanded improvements may be considered for inclusion in an updated Nexus Study and corresponding impact fee program, if warranted.

Table 35: Tracy Gateway Area CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--|----------|------------------------------|------------------------------------|-----------------------------------|---------------------------------------|
| Wastewater Conveyance to Tracy Hills Wastewater Reclamation Facility (WRF), Tracy Hills WRF Fair Share | 74PP-064 | \$ 2,147,479.00 | Pending additional project funding | 23% | 364 - TIMP Wastewater |
| Pressure Regulating Valve (PRV) in Lammers, In tract Program Water Transmission Lines, Off-site Water Transmission Pipelines Zone 1 and Zone 2 | 75085 | \$ 5,337,928.00 | Pending additional project funding | 100% | |
| Water Pump Station | 75PP-082 | \$ 1,620,000.00 | Pending additional project funding | 100% | |
| Emergency Well | 75PP-083 | \$ 2,430,000.00 | Pending additional project funding | 100% | |
| Total | | \$ 11,535,407.00 | | | |

Table 36 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 36: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--|----------|-------------------------------------|--------------------|--|
| Wastewater Conveyance to Tracy Hills Wastewater Reclamation Facility (WRF), Tracy Hills WRF Fair Share | 74PP-064 | Pending additional project funding | N/A | NA |
| Pressure Regulating Valve (PRV) in Lammers, In tract Program Water Transmission Lines, Off-site Water Transmission Pipelines Zone 1 and Zone 2 | 75085 | Pending additional project funding | N/A | NA |
| Water Pump Station | 75PP-082 | Pending additional project funding | N/A | NA |
| Emergency Well | 75PP-083 | Pending additional project funding | N/A | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 358 – Ellis Program Area, Program Management

Requirement 1: Brief description of the type of fee

The monies associated with the Ellis Project Management fund are collected under other fee programs as part of the five percent mark-ups and transferred to this account after they have been collected to fund costs related to the oversight and management of the fee program.

Requirement 2: Amount of fee

The fees are collected as part of the individual fees, calculated as a mark-up of five percent on the project costs. The five percent is then Transferred to the program management fund. **Table 37** identifies the Ellis Program Area, Program Management Fee is calculated.

Table 37: Ellis Program Area, Program Management Fee

| Land Use | Fee |
|-----------------------------------|------------|
| Residential (per unit) | |
| Low Density | Fee * 0.05 |
| Medium Density | Fee * 0.05 |
| High Density | Fee * 0.05 |
| Non-Residential (per acre) | |
| Commercial/Retail | Fee * 0.05 |
| Storage | Fee * 0.05 |

Requirement 3: Beginning and ending balance in the fund

Table 38 summarizes the beginning and ending fund balances for the Ellis Program Area, Program Management Fee for FY24-25.

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

Table 38 summarizes the fees collected and the interest earned for the Ellis Program Area, Program Management fund for FY24-25. The Interest/Investment Earnings include cash fair market value offsets.

It should be noted that the amount of \$765,729.75 represents the development impact fees that were previously held in separate deposit accounts for tracking purposes. These funds have been reclassified into this Ellis Program Management Fund to reflect the Ellis Program Management Fees collected.

Table 38: Ellis Program Area, Program Management Fund Summary

| Ellis Area Prgm Mgmt | Total |
|--|----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ (96,361.28) |
| Revenues | |
| Fees Collected ² | \$ 765,729.75 |
| Interest/Investment Earnings ³ | \$ 33,267.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 798,996.75 |
| Expenses | |
| Project Expenses | \$ (49,965.50) |
| Other Expenses | \$ - |
| Total Expenses | \$ (49,965.50) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 652,669.97 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Fees collected represents the program management development impact fees that were previously held in separate deposit accounts and have been reclassified into the Program Management Fund to reflect the total program management fees.

3 Investment Earnings total includes cash-fair market value offsets.

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 39 identifies the Ellis Program Area, Program Management Expenditures for FY24-25. Program management fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated AB1600 annual and five-year public reporting, and fee justification analysis for the Ellis fee program.

Table 39: Ellis Program Area, Program Management Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------------------|-------|-----------------|-----------------------------------|
| Ellis Area Program Management | 79211 | \$ (49,965.50) | 100% |
| Total | | \$ (49,965.50) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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.

This fund is used for program administrative costs, no public capital improvements are identified. Program management fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated AB1600 annual and five-year public reporting, and fee justification analysis for the Ellis 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 expended, and when each will be repaid and the rate of interest the account will receive on the loan.

No interfund transfers or loans were made from this fund in FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 360 – Citywide Master Plan Fees, Public Safety - Communication Facilities

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Public Safety Fee – Communication Facilities is to fund additional communication facilities that are needed to serve new development in Master Plan Fee program area. Each new resident and worker generate the need for the City to expand their facilities in order to provide adequate response times and improve the City’s emergency communication facilities. To accommodate these needs, new facilities will be built or existing facilities will be expanded as identified in the Public Safety Impact Fee Update adopted on October 1, 2019, by Resolution 2019-196.

Requirement 2: Amount of fee

Table 40 identifies the Citywide Master Plan Fees, Public Safety - Communication Facilities Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 40: Citywide Master Plan Fees, Public Safety - Communication Facilities Fee

| Land Use | Fee |
|---------------------------------------|-----------|
| Residential (per unit) | |
| Very Low Density | \$ 325.00 |
| Low Density | \$ 325.00 |
| Medium Density | \$ 268.00 |
| High Density | \$ 217.00 |
| Non-Residential (per 1,000 sf) | |
| Commercial/Retail | \$ 98.83 |
| Office | \$ 164.71 |
| Industrial | \$ 32.94 |

Requirement 3: Beginning and ending balance in the fund

Table 41 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Public Safety - Communication Facilities for FY24-25.

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

Table 41 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Public Safety - Communication Facilities Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 41: Citywide Master Plan Fees, Public Safety - Comm Facilities Fund Summary

| TIMP, Pub Safety Comm | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 1,053,808.30 |
| Revenues | |
| Fees Collected | \$ 132,569.60 |
| Interest/Investment Earnings ² | \$ 54,837.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 187,406.60 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 1,241,214.90 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Public Safety – Communication Facilities Impact Fees adopted on October 1, 2019, outlines the facilities necessary to mitigate new development’s impact on the City’s Communication Facilities. **Table 42** identifies the Radio Communications Tower project that will utilize funds collected by this fee. The project still requires additional funding to commence. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

In compliance with the Mitigation Fee Act (AB 1600) and AB 516 reporting requirements, the City will ensure that any remaining unexpended or uncommitted funds are accounted for in future fee updates, used for eligible projects funds, or refunded, as applicable, consistent with Government Code Sections 66001(d) and 66006(b). The City will continue to evaluate the infrastructure needs as part of future master plans, and any new or expanded improvements identified may be considered for inclusion in an updated Nexus Study and corresponding impact fee program, if warranted.

Table 42: Citywide Master Plan Fees, Public Safety - Communication Facilities CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|----------------------------|-------|------------------------------|-----------------|-----------------------------------|---------------------------------------|
| Radio Communications Tower | TBD | \$ 2,234,930.00 | FY 30/31 | 51% | TBD |
| Total | | \$ 2,234,930.00 | | | |

Table 43 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay. The previously identified project still does not have adequate funding to commence.

Table 43: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|----------------------------|-------|-------------------------------------|--------------------|--|
| Radio Communications Tower | TBD | TBD | FY 30/31 | Pending additional funding |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 361 – Citywide Master Plan Fees, Parks

Requirement 1: Brief description of the type of fee

The City standard for parks is 1 acre per 1,000 residents for Community Parks and 3 acres per 1,000 residents for Neighborhood parks. The Park fee is collected from new development within the master plan area based on the Park Development Impact Fees adopted on January 7, 2014, by Resolution 2014-10.

Requirement 2: Amount of fee

Table 44 identifies the Citywide Master Plan Fees, Parks Fee for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 44: Citywide Master Plan Fees, Parks Fee

| Land Use | Fee |
|-------------------------------|--------------|
| Residential (per unit) | |
| Very Low Density | \$ 10,654.00 |
| Low Density | \$ 10,654.00 |
| Medium Density | \$ 8,717.00 |
| High Density | \$ 7,103.00 |

Requirement 3: Beginning and ending balance in the fund

Table 45 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Parks Fee for FY24-25.

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

Table 45 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Parks Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 45: Citywide Master Plan Fees, Parks Fund Summary

| TIMP, Parks | Total |
|--|------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 12,732,804.23 |
| Revenues | |
| Fees Collected | \$ 1,451,719.64 |
| Interest/Investment Earnings ² | \$ 665,762.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 2,117,481.64 |
| Expenses | |
| Project Expenses | \$ (25,647.70) |
| Other Expenses | \$ - |
| Total Expenses | \$ (25,647.70) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 14,824,638.17 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 46 summarizes FY24–25 Citywide Master Plan Fee Park expenditures, including funding allocated to Gretchen Talley Park Phase III (CIP # 78170).

Table 46: Citywide Master Plan Fees, Parks Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------------------|-------|-----------------|-----------------------------------|
| Gretchen Tally Park Phase III | 78170 | \$ (25,647.70) | 27% |
| Total | | \$ (25,647.70) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Parks Master Plan outlines the park needs and costs to serve new development. The Master Plan Area infrastructure project needs have recently been updated through Master Plan updates.

Table 47 lists the projects currently in progress and anticipated to begin within the next 5 years. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 47: Citywide Master Plan Fees, Parks CIP Project

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|----------|------------------------------|-----------------|-----------------------------------|---|
| Gretchen Tally Park Phase III | 78170 | \$ 2,159,008.00 | In Progress | 27% | 271 - LMD 301 - General Projects 391 - Prgm Mngmt |
| Future 15-Acre Community Park (Tracy Hills) | 78PP-XXX | \$ 17,226,000.00 | 2026/2027 | 100% | |
| Total | | \$ 19,385,008.00 | | | |

Table 48 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 48: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|----------|-------------------------------------|--------------------|--|
| Gretchen Tally Park Phase III | 78170 | In Progress | NA | NA |
| Future 15-Acre Community Park (Tracy Hills) | 78PP-XXX | 2025/2026 | 2026/2027 | Start date is based on the estimated issuance of the 2,900th building permit for Tracy Hills, per the Tracy Hills DA |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 362 – Citywide Master Plan Fees, Storm Drainage

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Storm Drain Fee is to fund storm drain facilities included in the Citywide Storm Drainage Master Plan, and subsequent amendments, that are needed to serve future development in the Master Plan Fee program area. The Storm Drainage fees were adopted on January 7, 2014 by resolution 2014-10 and updated on October 2, 2018 by resolution 2018-204 and on July 1, 2020 by Resolution 2019-217.

Requirement 2: Amount of fee

Table 49 identifies the Citywide Master Plan Fees, Storm Drainage Fee for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 49: Citywide Master Plan Fees, Storm Drainage Fee

| Land Use | Keenan | Westside Residential | NW WSO | Larch Clover | Eastside Industrial | South MacArthur and Rocha | Mountain House ¹ | Lammers Watershed ¹ | Kagehiro and West Larch Clover ² |
|-----------------------------------|-------------|----------------------|--------------|--------------|---------------------|---------------------------|-----------------------------|--------------------------------|---|
| Residential (per unit) | | | | | | | | | |
| Very Low Density | NA | NA | NA | NA | NA | \$ 6,860.00 | NA | \$ 2,071.00 | \$ 866.00 |
| Low Density | \$ 3,019.00 | \$ 6,443.00 | NA | NA | NA | \$ 6,300.00 | NA | \$ 1,902.00 | \$ 751.00 |
| Medium Density | \$ 2,039.00 | \$ 4,317.00 | NA | NA | NA | \$ 4,189.00 | NA | \$ 1,265.00 | \$ 528.00 |
| High Density | \$ 1,822.00 | \$ 3,850.00 | NA | NA | NA | \$ 3,749.00 | NA | \$ 1,133.00 | \$ 470.00 |
| Non-Residential (per acre) | | | | | | | | | |
| Commercial/Retail | NA | NA | \$ 23,096.00 | \$ 14,175.00 | \$ 55,703.00 | \$ 114,893.00 | \$ 22,792.00 | \$ 34,731.00 | NA |
| Office | NA | NA | \$ 23,096.00 | NA | NA | NA | \$ 22,792.00 | \$ 34,731.00 | NA |
| Industrial | NA | NA | \$ 23,096.00 | NA | \$55,703.00 | NA | \$ 22,792.00 | \$ 34,731.00 | NA |

Please see the storm drainage shed fee studies for the split between outfall versus program infrastructure.

1 Updated Lammers and Mountain House Watershed Storm Drainage Fees were adopted on November 5, 2019 through Resolution No. 2019-217. Fees have been adjusted by ENR in 2020, 2021, 2022, 2023, and 2024.

2 Kagehiro and West Larch Clover only pay the Westside Outfall fee. No additional program infrastructure is required by Kagehiro and the West Larch Clover area is discharged directly to the existing detention basin.

Requirement 3: Beginning and ending balance in the fund

Table 50 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Storm Drainage Fund for FY24-25.

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

Table 50 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Storm Drainage Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 50: Citywide Master Plan Fees, Storm Drain Fund Summary

| TIMP, Strm Drm | Total |
|--|------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 14,025,965.74 |
| Revenues | |
| Fees Collected | \$ 216,665.25 |
| Interest/Investment Earnings ² | \$ 713,337.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 930,002.25 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ 432,877.40 |
| Ending Fund Balance (June 30, 2025) | \$ 15,388,845.39 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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.

No expenditures were made from this fund in FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Storm Drainage Master Plan and subsequent amendments, outline the facilities necessary to mitigate new development’s impact on the storm drainage system. The Master Plan Area infrastructure project needs are currently being updated. **Table 51** identifies the priority projects that will utilize funds collected by this fee within the next five years. The timing of project commencement and funding contributions will be prioritized and evaluated through the City’s CIP process pending the Master Plan updates. Future project expenditures are based on information available from the City’s current CIP and may be updated as the CIP moves through the project

life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

In compliance with the Mitigation Fee Act (AB 1600) and AB 516 reporting requirements, the City will ensure that any remaining unexpended or uncommitted funds are accounted for in future fee updates, utilized for eligible projects, or refunded, as applicable, consistent with Government Code Sections 66001(d) and 66006(b). The City will continue to evaluate the infrastructure needs as part of future Master Plan updates, and any new or expanded improvements identified may be considered for inclusion in an updated Nexus Study and corresponding impact fee program, if warranted.

Table 51: Citywide Master Plan Fees, Storm Drain CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|-------|------------------------------|-----------------|-----------------------------------|---------------------------------------|
| Eastside Concrete Channel Lining | TBD | \$11,529,000.00 | In Progress | 100% | TBD |
| DET 10/11 (240 AF needed for storage) | TBD | \$ 1,746,150.00 | 2026/2027 | 15% | TBD |
| DET 10/11 Pump Station (30.0 cfs capacity) | TBD | \$ 543,450.00 | 2026/2027 | 15% | TBD |
| DET 10/11 Landscaping – Low Visibility | TBD | \$ 158,700.00 | 2026/2027 | 15% | TBD |
| DET 10/11 Spillway & Outfall improvements | TBD | \$ 70,950.00 | 2026/2027 | 15% | TBD |
| DET 10/11 30" SD Force Main outlet from DET 10/11 | TBD | \$ 5,806,000.00 | 2026/2027 | 15% | TBD |
| Total | | \$19,854,250.00 | | | |

Table 52 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 52: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--|-------|-------------------------------------|--------------------|--|
| Storm Drain Master Plan | 76086 | In Progress | NA | NA |
| Eastside Concrete Channel Lining | TBD | In Progress | NA | In design |
| DET 10/11 (240 AF needed for storage) | TBD | 2026/2027 | NA | NA |
| DET 10/11 Pump Station (30.0 cfs capacity) | TBD | 2026/2027 | NA | NA |
| DET 10/11 Landscaping – Low Visibility | TBD | 2026/2027 | NA | NA |
| DET 10/11 Spillway & Outfall improvements | TBD | 2026/2027 | NA | NA |

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.

The Storm Drainage Master Plan and subsequent amendments, outline the facilities necessary to mitigate new development’s impact on the storm drainage system. The Storm Drainage Master Plan is currently being updated. Funds were transferred from Fund 391, Urban Management Plan – Program Management into Fund 362 for CIP#76086, the update of the Storm Drain Master Plan.

Table 53 summarizes the interfund transfer from the Urban Management Plan – Program Management Fund into the Citywide Master Plan, Storm Drain fund.

Table 53: Interfund Transfer into Citywide Master Plan Fees, Storm Drain

| Description of Transfer | Transfer To | Transfer From | Amount |
|-------------------------|-------------|---------------|----------------------|
| Storm Drain Master Plan | 362 | 391 | \$ 432,877.40 |
| Total | | | \$ 432,877.40 |

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.

No refunds were made from this fund in FY24-25.

Fund 363 – Citywide Master Plan Fees, Transportation

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Traffic Fee is to fund transportation facilities included in the Transportation Master Plan to serve future development in the Master Plan Fee program area. The facilities are identified in the Transportation Impact Fees adopted on January 7, 2014, by Resolution 2014-10.

Requirement 2: Amount of fee

Table 54 identifies the Citywide Master Plan Fees, Transportation Fee for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

| Land Use | Fee |
|-----------------------------------|---------------|
| Residential (per unit) | |
| Very Low Density | \$ 7,312.00 |
| Low Density | \$ 7,312.00 |
| Medium Density | \$ 4,461.00 |
| High Density | \$ 4,461.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 223,275.00 |
| Office | \$ 178,093.00 |
| Industrial | \$ 101,840.00 |

Requirement 3: Beginning and ending balance in the fund

Table 55 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Transportation Fee for FY24-25.

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

Table 55 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Transportation for FY24-25. The Interest/Investment Earnings includes cash fair market value offsets. The City had erroneously included fair share payments in the Other Revenues category which represented the fair share payments from Prologis of \$10,847.76 for the Chrisman Road and 11th Street intersection and Woodside of \$329,631.90 for the Valpico Road and Summit Drive intersection. These are not impact fees and are not included in our accounting. This amount will be transferred to the appropriate funds.

Table 55: Citywide Master Plan Fees, Transportation Fund Summary

| TIMP, Traffic | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 25,151,023.56 |
| Revenues | |
| Fees Collected | \$ 2,920,092.17 |
| Interest/Investment Earnings ² | \$ 1,308,849.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 4,228,941.17 |
| Expenses | |
| Project Expenses | \$ (2,870,621.19) |
| Other Expenses | \$ - |
| Total Expenses | \$ (2,870,621.19) |
| Transfers | \$ 550,112.64 |
| Ending Fund Balance (June 30, 2025) | \$ 27,059,456.18 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

3 Other Revenues included \$340,479.66, but because this amount is not an impact fee, it is not reflected in the table. This amount will be transferred to the appropriate funds.

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 56 summarizes the Citywide Master Plan Fees, Transportation expenditures for FY24-25. The percent of project funded may fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 56: Citywide Master Plan Fees, Transportation Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------------------------|-------|--------------------------|-----------------------------------|
| TS: CHR & Valpico | 72095 | \$ (273,746.24) | 68% |
| IC: I205 & Paradise | 73109 | \$ (1,504.60) | 68% |
| AW: Cor Hol Rd, Linne to Old Schult | 73144 | \$ (175,841.91) | 21% |
| I-205/Mtn House Overcrossing | 73146 | \$ (1,971.74) | 40% |
| I-580/Mtn House Overcrossing | 73147 | \$ (2,277,095.76) | 39% |
| Intrnl Pkwy Bridge Replace/Exp DMC | 73148 | \$ (21,093.06) | 100% |
| Widening - Corral Hollow I580/Linne | 73161 | \$ (13,379.82) | 16% |
| Transportation Master Plan | 73173 | \$ (105,988.06) | 69% |
| Total | | \$ (2,870,621.19) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Transportation Master Plan and Fee Study outline the facilities that are needed to serve new development in the City. The Master Plan Area infrastructure project needs are currently being updated. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 57 summarizes the projects currently programmed in the City's FY25-26 budget and the anticipated priority projects that will utilize funds collected through this fee program.

Table 57: Citywide Master Plan Fees, Transportation CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|-------|------------------------------|-----------------|-----------------------------------|---|
| Intersection Improvements - Corral Hollow & Linne | 72104 | \$ - | In Progress | 4% | 242 - Transp Sales Tax 331 - Ellis Area Traffic |
| Interchange: I205 & Paradise | 73109 | \$ - | 2030/2031 | 68% | 245 - Gas Tax |
| Avenue Widening: Cor Hol Rd, Linne to Old Schult | 73144 | \$ 848,840.00 | In Progress | 21% | 242 - Transp Sales Tax 331 - Ellis Area Traffic 245 - Gas Tax 392 - Reg Transport Impact |
| Overcrossing Upgrade - I205 & Mt House Pkwy | 73146 | \$ 539.00 | In Progress | 40% | 392 - Reg Transport Impact |
| Overcrossing Upgrade - I580 & International Pkwy | 73147 | \$ 19,204,100.00 | In Progress | 39% | 242 - Trans Sales Tax 245 - Gas Tax 261 - ISTEPA 392 - Reg Transport Impact |
| International Parkway Bridge Replacement & Expansion Project at DMC | 73148 | \$ 8,122,310.55 | In Progress | 46% | Grants Developer Contribution |
| Bridge Widening: DMC & OLD Schulte Rd | 73149 | \$ - | 2030/2031 | 100% | |
| Bridge Widening: DM Canal & Old Schulte | 73150 | \$ - | 2030/2031 | 100% | |
| Widening - Corral Hollow I580/Linne | 73161 | \$ 474,016.00 | In Progress | 16% | 301 - General Projects 331 - Ellis Area Traffic |
| Transportation Master Plan | 73173 | \$ 534,533.00 | In Progress | 69% | 391 - Program Management |
| TS: CHR & Valpico | 72095 | \$ 2,341,456.00 | In Progress | 68% | 331 - Ellis Area Traffic 354 - Core DIF 375 - Core Traffic |
| Total | | \$ 31,525,794.55 | | | |

Table 58 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 58: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|---|
| Intersection Improvements - Corral Hollow & Linne | 72104 | In Progress | NA | NA |
| Median & Crosswalk Improvements at Grant Line & MacArthur | 72121 | Completed | NA | NA |
| Interchange: I205 & Paradise | 73109 | In Progress | 2030/2031 | Caltrans is prioritizing the I-205 & MH Parkway Interchange. Pending additional funding |
| Avenue Widening: Cor Hol Rd, Linne to Old Schult | 73144 | In Progress | NA | NA |
| Overcrossing Upgrade - I205 & Mt House Pkwy | 73146 | In Progress | NA | NA |
| Overcrossing Upgrade - I580 & International Pkwy | 73147 | In Progress | NA | NA |
| International Parkway Bridge Replacement & Expansion Project at DMC | 73148 | In Progress | NA | NA |
| Bridge Widening: DMC & OLD Schulte Rd | 73149 | In Progress | 2030/2031 | Pending additional funding |
| Bridge Widening: DM Canal & Old Schulte | 73150 | In Progress | 2030/2031 | Pending additional funding |
| Widening - Corral Hollow I580/Linne | 73161 | In Progress | NA | NA |
| Transportation Master Plan | 73173 | In Progress | NA | NA |
| TS: CHR & Valpico | 72095 | 2024/2025 | In Progress | In Progress |

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.

The Transportation Master Plan and Fee Study, outline the facilities that are needed to serve new development in the City. The Transportation Master Plan Area is currently being updated. Funds were transferred from Fund 391, Urban Management Plan – Program Management into Fund 363 for CIP#73173, the update of the Transportation Master Plan.

Table 59 summarizes the interfund transfer from the Urban Management Plan – Program Management Fund into the Citywide Master Plan, Transportation Fund.

Table 59: Fund 363 Interfund Transfer – Transportation Master Plan

| Description of Transfer | Transfer To | Transfer From | Amount |
|----------------------------|-------------|---------------|----------------------|
| Transportation Master Plan | 363 | 391 | \$ 550,112.64 |
| Total | | | \$ 550,112.64 |

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.

No refunds were made from this fund in FY24-25.

Fund 364 – Citywide Master Plan Fees, Wastewater

Requirement 1: Brief description of the type of fee

The purpose of the Wastewater Conveyance and Wastewater Treatment Fees (Wastewater Fees) is to fund the facilities in each category that are necessary to provide wastewater services to future development in the Master Plan Fee program area. The facilities are identified in the Tracy Wastewater Conveyance and Treatment Development Impact Fee Study adopted on January 7, 2014, by Resolution 2014-10.

Requirement 2: Amount of fee

Table 60 identifies the Citywide Master Plan Fees, Wastewater Fees for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 60: Citywide Master Plan Fees, Wastewater Fee

| Land Use | Treatment Plant | East Conveyance | West Conveyance |
|-----------------------------------|-----------------|-----------------|-----------------|
| Residential (per unit) | | | |
| Very Low Density | \$ 9,483.00 | \$ 3,390.00 | \$ 2,269.00 |
| Low Density | \$ 9,483.00 | \$ 3,390.00 | \$ 2,269.00 |
| Medium Density | \$ 7,759.00 | \$ 2,775.00 | \$ 1,857.00 |
| High Density | \$ 6,323.00 | \$ 2,260.00 | \$ 1,513.00 |
| Non-Residential (per acre) | | | |
| Commercial/Retail | \$ 40,950.00 | \$ 14,641.00 | \$ 9,801.00 |
| Office | \$ 40,950.00 | \$ 14,641.00 | \$ 9,801.00 |
| Industrial | \$ 37,932.00 | \$ 13,562.00 | \$ 9,079.00 |

Requirement 3: Beginning and ending balance in the fund

Table 61 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Wastewater Fund for FY24-25.

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

Table 61 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Wastewater Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 61: Citywide Master Plan Fees, Wastewater Fund Summary

| TIMP, Wastewater | Total |
|--|------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 37,469,228.13 |
| Revenues | |
| Fees Collected | \$ 6,358,717.61 |
| Interest/Investment Earnings ² | \$ 1,994,479.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 8,353,196.61 |
| Expenses | |
| Project Expenses | \$ (219,870.88) |
| Other Expenses | \$ - |
| Total Expenses | \$ (219,870.88) |
| Transfers | \$ 569,891.00 |
| Ending Fund Balance (June 30, 2025) | \$ 46,172,444.86 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 62 summarizes FY 2024–25 Citywide Master Plan Fees, Wastewater expenditures, including funding allocated to Sewer Capacity Upgrade in Corral Hollow Road between Schulte Road and 11th Street (CIP # 74165).

Table 62: Citywide Master Plan Fees, Wastewater Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|--------------------------------------|-------|-----------------|-----------------------------------|
| Sewer Capacity Upgrade-CH/Schulte/11 | 74165 | \$ (219,870.88) | 34% |
| Total | | \$ (219,870.88) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Wastewater Master Plan and Fee Study outline the facilities that are needed to serve new development in the City. The Master Plan Area infrastructure project needs are currently being updated through Master Plan updates. Updated infrastructure project costs will be determined and the timing of project commencement will be prioritized through the City’s CIP process.

Table 63 highlights the projects currently programmed in the City’s FY25-26 budget and in the early design stages with City staff that will utilize this fund balance. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 63: Citywide Master Plan Fees, Wastewater CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--|-------|------------------------------|--|-----------------------------------|--|
| Wastewater Master Plan | 74159 | \$ - | In Progress | 100% | |
| Sewer Capacity Upgrade - Corral Hollow between Schulte & 11th | 74165 | \$ 3,106,033.00 | In Progress | 34% | 337 - Ellis Area Wastewater 376 - Core Wastewater 523 - Wastewater Capital |
| Tracy WWTP Expansion Future Phase 2c | 74169 | \$ 25,956,596.00 | In Progress | 74% | 337 - Ellis Area Wastewater 376 - Core Wastewater 523 - Wastewater Capital |
| Tracy WWTP Expansion Future Phase 3 | TBD | \$ 51,700,000.00 | TBD - Based on prior WWTP Expansion phases | TBD | |
| West Catchment Conveyance Lines: 4W.1 to Existing 24" in Lammers | TBD | \$ 6,221,248.71 | Pending additional WW Conveyance funding | 100% | |
| Hansen Pump Station to Tracy WWTP (24 Inch Pipe) | TBD | \$ 5,882,011.93 | Pending additional WW Conveyance funding | 100% | |
| West Schulte Pump Station | TBD | \$ 973,236.41 | Pending additional WW Conveyance funding | 100% | |
| Total | | \$ 93,839,126.05 | | | |

Table 64 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 64: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|--|
| Wastewater Master Plan | 74159 | In Progress | NA | NA |
| Sewer Capacity Upgrade - Corral Hollow between Schulte & 11th | 74165 | In Progress | NA | NA |
| Tracy WWTP Expansion Future Phase 2c | 74169 | In Progress | NA | NA |

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.

The Wastewater Master Plan and Fee Study, outline the facilities that are needed to serve new development in the City. The Wastewater Master Plan Area infrastructure project needs are currently being updated. Funds were transferred from Fund 391, Urban Management Plan – Program Management into Fund 364 for CIP#74159, the update of the Wastewater Master Plan.

Table 65 summarizes the interfund transfer from the Urban Management Plan – Program Management Fund into the Citywide Master Plan, Wastewater fund.

Table 65: Interfund Transfer into TIMP, Wastewater

| Description of Transfer | Transfer To | Transfer From | Amount |
|-------------------------|-------------|---------------|----------------------|
| Wastewater Master Plan | 364 | 391 | \$ 569,891.00 |
| Total | | | \$ 569,891.00 |

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.

No refunds were made from this fund in FY24-25.

Fund 365 – Citywide Master Plan Fees, Water

Requirement 1: Brief description of the type of fee

The purpose of the Water Supply, Water Distribution and Water Treatment Fees (Water Fee) is to fund the facilities in each category that are necessary to provide water to future development in the Master Plan Fee program area. The facilities are identified in the Citywide Water System Master Plan – Tier 1 Development Impact Fee Analysis for the Backbone Buildout Potable and Recycled Water Systems memo adopted on January 7, 2014, by Resolution 2014-10.

Requirement 2: Amount of fee

Table 66 identifies the Citywide Master Plan Fees, Water Fees for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 66: Citywide Master Plan Fees, Water Fee

| Land Use | Distribution | Supply | Treatment |
|-----------------------------------|--------------|--------------|--------------|
| Residential (per unit) | | | |
| Very Low Density | \$ 5,972.00 | \$ 2,555.00 | \$ 4,646.00 |
| Low Density | \$ 5,972.00 | \$ 2,555.00 | \$ 4,646.00 |
| Medium Density | \$ 4,299.00 | \$ 1,840.00 | \$ 3,344.00 |
| High Density | \$ 3,044.00 | \$ 1,304.00 | \$ 2,368.00 |
| Non-Residential (per acre) | | | |
| Commercial/Retail | \$ 24,841.00 | \$ 10,633.00 | \$ 19,322.00 |
| Office | \$ 18,630.00 | \$ 7,973.00 | \$ 14,492.00 |
| Industrial | \$ 18,630.00 | \$ 7,973.00 | \$ 14,492.00 |

Requirement 3: Beginning and ending balance in the fund

Table 67 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Water Fee for FY24-25.

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

Table 67 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Water Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 67: Citywide Master Plan Fees, Water Fund Summary

| TIMP, Water | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 22,960,104.43 |
| Revenues | |
| Fees Collected | \$ 2,961,379.69 |
| Interest/Investment Earnings ² | \$ 1,286,451.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 4,247,830.69 |
| Expenses | |
| Project Expenses | \$ (3,858,665.96) |
| Other Expenses | \$ - |
| Total Expenses | \$ (3,858,665.96) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 23,349,269.16 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 68 summarizes FY 2024–25 Citywide Master Plan Fees, Water expenditures, including funding allocated to Water Lines Lammers Rd (CIP # 75160).

Table 68: Citywide Master Plan Fees, Water Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|------------------------|-------|-------------------|-----------------------------------|
| Water Lines Lammers Rd | 75160 | \$ (3,858,665.96) | 95% |
| Total | | \$ (3,858,665.96) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Water Master Plan and Fee Study outline the facilities that are needed to serve new development in the City. The Master Plan Area infrastructure project needs are currently being re-evaluated and updated through Master Plan updates. Infrastructure projects to be constructed by this fund will be determined through the updates and the timing of project commencement will be prioritized through the City's CIP process.

Table 69 highlights the projects currently programmed in the City's FY25-26 budget and priority projects the City anticipates starting within the next five years. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 69: Citywide Master Plan Fees, Water CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--|-------|------------------------------|-----------------|-----------------------------------|---------------------------------------|
| Water Lines Lammers Rd | 75160 | \$ 3,712,232.04 | In Progress | 95% | 368 - TIMP Recycled Water |
| BF Sisk Dam Buy In | 75175 | \$ 66,249.00 | In Progress | 67% | 513 - Water Capital |
| ASR Expansion Study | TBD | \$ 350,000.00 | 2026/2027 | 100% | |
| Tracy Blvd Pipeline Improvements (Replace 12-in diameter pipelines) | TBD | \$ 1,149,000.00 | 2026/2027 | 100% | |
| Tracy Blvd Jack and Bore Improvements (18-in diameter, 24-in casing) | TBD | \$ 200,000.00 | 2026/2027 | 100% | |
| Groundwater Wells Improvements (ammonia addition) | TBD | \$ 2,745,000.00 | 2026/2027 | 100% | |
| JJWTP Storage Reservoir (1.0 MG Clearwell No. 3) | TBD | \$ 5,506,000.00 | 2026/2027 | 100% | |
| ASR Groundwater Well | TBD | \$ 7,138,000.00 | 2026/2027 | 100% | |
| Lammers Road Transmission Main Additional Costs | TBD | \$ 1,356,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Well No. 8) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Pressure Regulating Station No. 1) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Pressure Regulating Station No. 2) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Pressure Regulating Station No. 3) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Pressure Regulating Station No. 4) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Pressure Regulating Station No. 5) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| SCADA Improvements (Pressure Regulating Station No. 6) | TBD | \$ 229,000.00 | 2026/2027 | 100% | |
| Total | | \$ 23,825,481.04 | | | |

Table 70 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay. Several projects were delayed due to capacity of staff resources and pending adoption of the updated Master Plan and Fee Study.

Table 70: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--|-------|-------------------------------------|--------------------|--|
| Water Lines Lammers Rd | 75160 | In Progress | NA | NA |
| BF Sisk Dam Buy In | 75175 | In Progress | NA | NA |
| Los Vaqueros Reservoir | 75174 | In Progress | Cancelled | Cancelled by Contra Costa Water District |
| ASR Expansion Study | TBD | 2024/2025 | 2026/2027 | Project deferred |
| Tracy Blvd Pipeline Improvements (Replace 12-in diameter pipelines) | TBD | 2024/2025 | 2026/2027 | Project deferred |
| Tracy Blvd Jack and Bore Improvements (18-in diameter, 24-in casing) | TBD | 2024/2025 | 2026/2027 | Project deferred |
| Groundwater Wells Improvements (ammonia addition) | TBD | 2024/2025 | 2026/2027 | Project deferred |
| JJWTP Storage Reservoir (1.0 MG Clearwell No. 3) | TBD | 2024/2025 | 2026/2027 | Project deferred |
| ASR Groundwater Well | TBD | 2024/2025 | 2026/2027 | Project deferred |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 366 – Citywide Master Plan Fees, Public Facilities

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Public Facilities Fee is to fund public facilities needed to serve new development in the Master Plan program area. In order to accommodate these needs, new facilities will be built or existing facilities will be expanded. Each new resident and worker creates a demand for additional public facilities: such as additional space at City Hall or expansion of the Corporation Yard. In addition, new residents create the additional need for recreational facilities such as an aquatic center, library, and recreation center. These facilities are further defined in the City’s Public Facilities Master Plan and Impact Fee Technical Memo adopted on January 7, 2014, by Resolution 2014-10.

Requirement 2: Amount of fee

Table 71 identifies the Citywide Master Plan Fees, Public Facilities Fee for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 71: Citywide Master Plan Fees, Public Facilities Fee

| Land Use | Fee |
|---------------------------------------|-------------|
| Residential (per unit) | |
| Very Low Density | \$ 4,163.00 |
| Low Density | \$ 4,163.00 |
| Medium Density | \$ 3,405.00 |
| High Density | \$ 2,776.00 |
| Non-Residential (per 1,000 sf) | |
| Commercial/Retail | \$ 108.11 |
| Office | \$ 180.20 |
| Industrial | \$ 36.05 |

Requirement 3: Beginning and ending balance in the fund

Table 72 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Public Facilities Fee for FY24-25.

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

Table 72 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Public Facilities Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 72: Citywide Master Plan Fees, Public Facilities Fund Summary

| TIMP, Public Fac | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 7,495,894.26 |
| Revenues | |
| Fees Collected | \$ 1,647,499.25 |
| Interest/Investment Earnings ² | \$ 297,866.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 1,945,365.25 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ (5,264,362.00) |
| Ending Fund Balance (June 30, 2025) | \$ 4,176,897.51 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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.

No expenditures were made from this account for FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Public Facilities Master Plan and Fee Study identified the facilities necessary to serve new development. The City is currently planning for the construction of a bus maintenance / corp yard as identified in **Table 73** which will utilize funds collected to date from this fee program. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 73: Citywide Master Plan Fees, Public Facilities CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--------------------------------------|-------|------------------------------|---------------------------|-----------------------------------|---|
| Multi-Generational Recreation Center | 78178 | \$ - | In Progress | 0% | 241 - Trans Dev Act 301 - General Projects 307 - Measure V 334 - Ellis Public Bldgs Grants Developer Contribution 371 - Core Public Bldgs 373 - Core Pub Safety |
| Bus Maintenance/Corp Yard | 77586 | \$ 14,148,443.63 | In Progress - Under Study | 39% | 241 - Trans Dev Act 301 - General Projects 307 - Measure V 334 - Ellis Public Bldgs Grants Developer Contribution 371 - Core Public Bldgs 573 - Transit Capital |
| Total | | \$ 14,148,443.63 | | | |

Table 74 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 74: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--------------------------------------|-------|-------------------------------------|--------------------|--|
| Multi-Generational Recreation Center | 78178 | In Progress | NA | Funds transferred to project |

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.

The Public Facilities Master Plan and Fee Study identified the facilities necessary to serve new development. The City is currently constructing a multi-generational facility. A transfer was made from this fund in the amount of \$5,264,362.00 toward the Multi-Generational Recreation Center & Park Improvements (CIP#78178).

Table 75 summarizes the interfund transfer between the Citywide Master Plan Fees, Public Facilities Fee to contribute towards the Multi-Generational Recreation Center and Park Improvements (CIP#78178).

Table 75: Interfund Transfer from TIMP, Public Facilities for Multi-Generational Rec Center

| Description of Transfer | Transfer To | Transfer From | Amount |
|-------------------------------|-------------|---------------|--------------------------|
| Multi-Generational Rec Center | 308 | 366 | \$ (5,264,362.00) |
| Total | | | \$ (5,264,362.00) |

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.

No refunds were made from this fund in FY24-25.

Fund 367 – Citywide Master Plan Fees, Public Safety - Police

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Public Safety Fee - Police is to fund additional police facilities that are needed to serve new development in Master Plan Fee program area. Each new resident and worker generate the need for the City to expand their facilities in order to provide adequate response times and hire and house new officers as outlined in the City of Tracy Public Safety Impact Fee Update adopted on October 1, 2019 by Resolution 2019-196.

Requirement 2: Amount of fee

Table 76 identifies the Citywide Master Plan Fees, Public Safety - Police Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 76: Citywide Master Plan Fees, Public Safety – Police Fee

| Land Use | Fee |
|---------------------------------------|-----------|
| Residential (per unit) | |
| Very Low Density | \$ 965.00 |
| Low Density | \$ 965.00 |
| Medium Density | \$ 788.00 |
| High Density | \$ 642.00 |
| Non-Residential (per 1,000 sf) | |
| Commercial/Retail | \$ 292.31 |
| Office | \$ 487.16 |
| Industrial | \$ 97.45 |

Requirement 3: Beginning and ending balance in the fund

Table 77 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Public Safety - Police Fee for FY24-25.

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

Table 77 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Public Safety - Police Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 77: Citywide Master Plan Fees, Public Safety - Police Fund Summary

| TIMP, Public Safety PD | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 1,495,546.50 |
| Revenues | |
| Fees Collected | \$ 184,604.53 |
| Interest/Investment Earnings ² | \$ 74,278.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 258,882.53 |
| Expenses | |
| Project Expenses | \$ (27,297.13) |
| Other Expenses | \$ - |
| Total Expenses | \$ (27,297.13) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 1,727,131.90 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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 78 summarizes FY 2024–25 Citywide Master Plan Fees, Public Safety - Police expenditures, including funding allocated to Multipurpose Reality Based Training (CIP#71110).

Table 78: Citywide Master Plan Fees, Public Safety – Police Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------------------------|-------|-----------------|-----------------------------------|
| Multipurpose Reality Based Training | 71110 | \$ (27,297.13) | 5% |
| Total | | \$ (27,297.13) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Police Facilities needed to serve new development are identified in the Public Safety Master Plan and Public Safety Impact Fee Update. Table 79 shows the currently programmed project

from the FY25-26 CIP budget utilizing fees collected for this fund and the anticipated Police Remodel that will require additional funds. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 79: Citywide Master Plan Fees, Public Safety - Police CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--|-------|------------------------------|-----------------|-----------------------------------|---|
| Multipurpose Reality Based Training Facility | 71110 | \$ 25,449.00 | In Progress | 5% | 231 - Asset Forfeiture 301 - General Projects 605 - Equip |
| Police Department Remodel & Addition | TBD | \$ 19,998,078.00 | 2030/2031 | 56% | TBD |
| Total | | \$ 20,023,527.00 | | | |

Table 80 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 80: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--|-------|-------------------------------------|--------------------|--|
| Multipurpose Reality Based Training Facility | 71110 | In Progress | NA | NA |
| Police Department Remodel & Addition | TBD | Pending additional project funding | 2030/2031 | Estimated start date, pending additional project funding |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 368 – Citywide Master Plan Fees, Recycled Water

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Recycled Water Fee is to fund the recycled water facilities that are necessary to offset potable water needs with non-potable water in order to secure adequate potable water for future development in the Master Plan Fee program area, as shown in the Citywide Water System Master Plan – Tier 1 Development Impact Fee Analysis for the Backbone Buildout Potable and Recycled Water Systems Technical Memo adopted on January 7, 2014 by Resolution 2014-10.

Requirement 2: Amount of fee

Table 81 identifies the Citywide Master Plan Fees, Recycled Water Fee for FY24-25. It should be noted that the fee includes a 5% program management fee that is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 81: Citywide Master Plan Fees, Recycled Water Fee

| Land Use | Fee |
|-----------------------------------|--------------|
| Residential (per unit) | |
| Very Low Density | \$ 3,742.00 |
| Low Density | \$ 3,742.00 |
| Medium Density | \$ 3,217.00 |
| High Density | \$ 2,171.00 |
| Non-Residential (per acre) | |
| Commercial/Retail | \$ 21,063.00 |
| Office | \$ 17,173.00 |
| Industrial | \$ 17,173.00 |

Requirement 3: Beginning and ending balance in the fund

Table 82 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Recycled Water Fee for FY24-25.

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

Table 82 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Recycled Water Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 82: Citywide Master Plan Fees, Recycled Water Fund Summary

| TIMP, Recycled Water | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 3,552,776.37 |
| Revenues | |
| Fees Collected | \$ 1,230,187.89 |
| Interest/Investment Earnings ² | \$ 220,624.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 1,450,811.89 |
| Expenses | |
| Project Expenses | \$ (41,260.00) |
| Other Expenses | \$ - |
| Total Expenses | \$ (41,260.00) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 4,962,328.26 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 83 summarizes the expenditures from the Citywide Master Plan Fees, Recycled Water Fund for FY24-25. These funds were expended for the Recycled Water System Expansion (CIP#74168).

Table 83: Citywide Master Plan Fees, Recycled Water Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|---------------------------------|-------|-----------------|-----------------------------------|
| Recycled Water System Expansion | 74168 | \$ (41,260.00) | 21% |
| Total | | \$ (41,260.00) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 Water Master Plan and Impact Fee memo, outline the water infrastructure needs to serve the Master Plan Areas. **Table 84** identifies the anticipated priority projects once adequate fee revenues are collected. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 84: Citywide Master Plan Fees, Recycled Water CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|-----------------------------------|-------|------------------------------|-----------------|-----------------------------------|--|
| Recycled Water System Expansion | 74168 | \$ 5,218,074.00 | In Progress | 21% | 336 - Ellis Recycled Water Grant Funding |
| Water Lines Lammers Rd | 75160 | \$ 379,128.00 | In Progress | 5% | 365 - TIMP Water |
| New DMC Pipeline (30-in diameter) | TBD | \$ 18,618,709.00 | TBD | 77% | 336 - Ellis Recycled Water |
| Total | | \$ 24,215,911.00 | | | |

Table 85 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 85: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|-----------------------------------|-------|-------------------------------------|--------------------|--|
| Recycled Water System Expansion | 74168 | In Progress | NA | NA |
| Water Lines Lammers Rd | 75160 | In Progress | NA | NA |
| New DMC Pipeline (30-in diameter) | TBD | TBD | NA | Pending additional funding |

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.

No interfund transfers or loans were made from this account this FY24-25

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.

No refunds were made from this fund in FY24-25.

Fund 369 – Citywide Master Plan Fees, Public Safety - Fire

Requirement 1: Brief description of the type of fee

The purpose of the Citywide Master Plan Fees, Public Safety - Fire Fee is to fund additional fire facilities that are needed to serve new development in Master Plan Fee program area. Each new resident and worker generate the need for the City to expand their facilities in order to provide adequate firefighting services response times as identified in the Public Safety Impact Fee Update adopted on October 1, 2019, by Resolution 2019-196.

Requirement 2: Amount of fee

Table 86 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Public Safety – Fire Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 86: Citywide Master Plan Fees, Public Safety – Fire Fee

| Land Use | Fee |
|---------------------------------------|-----------|
| Residential (per unit) | |
| Very Low Density | \$ 797.00 |
| Low Density | \$ 797.00 |
| Medium Density | \$ 650.00 |
| High Density | \$ 531.00 |
| Non-Residential (per 1,000 sf) | |
| Commercial/Retail | \$ 241.22 |
| Office | \$ 402.04 |
| Industrial | \$ 80.41 |

Requirement 3: Beginning and ending balance in the fund

Table 87 summarizes the beginning and ending fund balances for the Citywide Master Plan Fees, Public Safety – Fire Fee for FY24-25.

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

Table 87 summarizes the fees collected and the interest earned for the Citywide Master Plan Fees, Public Safety - Fire for FY24-25. Tracy Hills is receiving fee credits for the construction of Fire Station 95. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 87: Citywide Master Plan Fees, Public Safety - Fire Fund Summary

| TIMP, Public Safety Fire | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 226,238.94 |
| Revenues | |
| Fees Collected | \$ 143,830.52 |
| Interest/Investment Earnings ² | \$ 11,143.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 154,973.52 |
| Expenses | |
| Project Expenses | \$ (356,989.69) |
| Other Expenses | \$ - |
| Total Expenses | \$ (356,989.69) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 24,222.77 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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 88 identifies the expenditures from this fund. These funds are being allocated to Fire Training Tower Site (CIP#71109).

Table 88: Citywide Master Plan Fees, Public Safety – Fire Fee Expenditure

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|--------------------------|-------|-----------------|-----------------------------------|
| Fire Training Tower Site | 71109 | \$ (356,989.69) | 52% |
| Total | | \$ (356,989.69) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 89 identifies the project budgeted in the City’s FY25-26 CIP Budget for this fund. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 89: Citywide Master Plan Fees, Public Safety - Fire CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources |
|--------------------------------------|-------|------------------------------|-----------------|-----------------------------------|---|
| Fire Training Tower at NEI Reservoir | 71109 | \$ 121,321.00 | In Progress | 52% | 605 - Equip Replacement Tracy Rural Fire |
| Total | | \$ 121,321.00 | | | |

Table 90 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 90: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--------------------------------------|-------|-------------------------------------|--------------------|--|
| Fire Training Tower at NEI Reservoir | 71109 | In Progress | NA | NA |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 371 – Core Public Facilities Fees

Requirement 1: Brief description of the type of fee

The purpose of the Core Public Facilities Fee is to fund the general government and recreational facilities generated by new development and growth in the Core program fee area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 91 identifies the Core Public Facilities Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 91: Core Public Facilities Fee

| Land Use | Fee |
|---------------------------------------|-------------|
| Residential (per unit) | |
| SFR | \$ 3,328.00 |
| MFR (attached 2-4) | \$ 2,723.00 |
| HDR (attached 4+) | \$ 2,221.00 |
| Non-Residential (per 1,000 sf) | |
| Office | \$ 132.93 |
| Commercial/Retail | \$ 79.65 |
| Industrial | \$ 26.36 |

Requirement 3: Beginning and ending balance in the fund

Table 92 summarizes the beginning and ending fund balances for the Core Public Facilities Fee for FY24-25.

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

Table 92 summarizes the fees collected and the interest earned for the Core Public Facilities Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 92: Core Public Facilities Fund Summary

| CORE Public Buildings | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 5,073,686.09 |
| Revenues | |
| Fees Collected | \$ 7,671.97 |
| Interest/Investment Earnings ² | \$ 201,667.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 209,338.97 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ (2,771,867.00) |
| Ending Fund Balance (June 30, 2025) | \$ 2,511,158.06 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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.

No expenditures were made from this account for FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 list of Core, Public Facilities projects that are currently in progress are identified in **Table 93**. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 93: Core Public Facilities CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|--|-------|------------------------------|-----------------|-----------------------------------|---|
| Aquatic Center (Fair Share) | 78054 | \$ 1,975,082.00 | In Progress | 3% | 307 - Measure V 378 - Core Parks Developer Contribution |
| Multi-Generational Rec Center (Fair share of the library facilities expansion) | 78178 | \$ 1,029,596.00 | In Progress | 4% | 241 - Transportation Dev Act 301 - General Projects 307 - Measure V 334 - Ellis Pub Bldg 366 - TIMP Public Fac Grant Funding Developer Contribution |
| Total | | \$ 3,004,678.00 | | | |

Table 94 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 94: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|--|-------|-------------------------------------|--------------------|--|
| Fair share of the Aquatic Center | 78054 | In Progress | NA | NA |
| Multi-Generational Rec Center (Fair share of the library facilities expansion) | 78178 | In Progress | NA | NA |

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.

The Core Public Facilities called out the facilities necessary to serve new development. The City is currently in the process of the construction of a Multi-Generational Recreation Center.

Table 95 summarizes the interfund transfer from Core Public Facilities for the Multi-Generational Recreational Center (CIP#78178).

Table 95: Interfund Transfer for Multi-Generational Rec Center

| Description of Transfer | Transfer To | Transfer From | Amount |
|-------------------------------|-------------|---------------|--------------------------|
| Multi-Generational Rec Center | 308 | 371 | \$ (2,771,867.00) |
| Total | | | \$ (2,771,867.00) |

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.

No refunds were made from this fund in FY24-25.

Fund 372 – Core Public Safety Fire

Requirement 1: Brief description of the type of fee

The purpose of the Core Public Safety Fire Fee is to fund the fire facilities generated by new development and the growth in the Core program fee area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 96 identifies the Core Public Safety Fire fee For FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan-Program Management.

Table 96: Core Public Safety Fire Fee

| Land Use | Fee |
|---------------------------------------|-------------|
| Residential (per unit) | |
| SFR | \$ 1,520.00 |
| MFR (attached 2-4) | \$ 1,244.00 |
| HDR (attached 4+) | \$ 1,014.00 |
| Non-Residential (per 1,000 sf) | |
| Office | \$ 767.55 |
| Commercial/Retail | \$ 460.52 |
| Industrial | \$ 153.51 |

Requirement 3: Beginning and ending balance in the fund

Table 97 summarizes the beginning and ending fund balances for the Core Public Safety Fire Fee for FY24-25.

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

Table 97 summarizes the fees collected and the interest earned for the Core Public Safety Fire Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 97: Core Public Safety Fire Fund Summary

| CORE Public Safety Fire | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 2,511,586.62 |
| Revenues | |
| Fees Collected | \$ 18,245.77 |
| Interest/Investment Earnings ² | \$ 126,728.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 144,973.77 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 2,656,560.39 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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.

No expenditures were made from this account for FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 improvement in **Table 98** is a priority project identified in the Core Fee Study and project construction will be prioritized through the City’s CIP process once sufficient funds are collected. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 98: Core Public Safety Fire CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|-------|------------------------------|-----------------|-----------------------------------|---------------------------------------|
| Fire Station #97 - Valpico & Tracy Blvd | 71020 | \$ 5,560,112.90 | 2030/2031 | 42% | 369 - TIMP, Fire |
| Total | | \$ 5,560,112.90 | | | |

Table 99 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 99: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|--|
| Fire Station #97 - Valpico & Tracy Blvd | 71020 | TBD | 2030/2031 | Estimated start date, pending additional project funding |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 373 – Core Public Safety Police

Requirement 1: Brief description of the type of fee

The purpose of the Core Public Safety Police Fee is to fund the police facilities generated by new development and the growth in the Core program fee area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 100 identifies the Core Public Safety Police Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan-Program Management.

Table 100: Core Public Safety Police Fee

| Land Use | Fee |
|---------------------------------------|-----------|
| Residential (per unit) | |
| SFR | \$ 342.00 |
| MFR (attached 2-4) | \$ 281.00 |
| HDR (attached 4+) | \$ 228.00 |
| Non-Residential (per 1,000 sf) | |
| Office | \$ 173.09 |
| Commercial/Retail | \$ 103.85 |
| Industrial | \$ 34.61 |

Requirement 3: Beginning and ending balance in the fund

Table 101 summarizes the beginning and ending fund balances for the Core Public Safety Police for FY24-25.

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

Table 101 summarizes the fees collected and the interest earned for the Core Public Safety Police Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 101: Core Public Safety Police Fund Summary

| CORE Public Safety Police | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 780,407.41 |
| Revenues | |
| Fees Collected | \$ 4,115.20 |
| Interest/Investment Earnings ² | \$ 32,227.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 36,342.20 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ (367,268.00) |
| Ending Fund Balance (June 30, 2025) | \$ 449,481.61 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 remaining improvement in **Table 102** is identified in the Core Fee Study and project construction will be prioritized through the City’s CIP Process as additional funds are collected. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 102: Core Public Safety Police CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|----------|------------------------------|-----------------|-----------------------------------|---------------------------------------|
| Police Facility Expansion for Additional Officers | 71PP-060 | \$ 2,236,169.13 | 2035/2036 | 100% | TBD |
| Total | | \$ 2,236,169.13 | | | |

Table 103 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 103: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|----------|-------------------------------------|--------------------|--|
| Police Facility Expansion for Additional Officers | 71PP-060 | TBD | 2035/2036 | Estimated start date, pending additional project funding |

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.

The Core Public Safety Police called out the facilities necessary to serve new development. The City is currently in the process of the construction of a Multi-Generational Recreation Center which will include a police substation.

Table 104 summarizes the funds transferred out of this fund for the Multi-Generational Recreational Center Police Substation component (CIP#78178).

Table 104: Interfund Transfer into Fund 308

| Description of Transfer | Transfer To | Transfer From | Amount |
|--|-------------|---------------|------------------------|
| Multi-Generational Rec Center - Public Safety Facilities - PD Substation | 308 | 373 | \$ (367,268.00) |
| Total | | | \$ (367,268.00) |

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.

No refunds were made from this fund in FY24-25.

Fund 374 – Core Public Safety Communication Facilities

Requirement 1: Brief description of the type of fee

The purpose of the Core Public Safety Communication Facilities Fee is to fund the fire, police, and communication facilities generated by new development and the growth in the Core program fee area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 105 identifies the Core Public Safety Communication Facilities Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 105: Core Public Safety Communication Facilities Fee

| Land Use | Fee |
|---------------------------------------|----------|
| Residential (per unit) | |
| SFR | \$ 33.00 |
| MFR (attached 2-4) | \$ 27.00 |
| HDR (attached 4+) | \$ 22.00 |
| Non-Residential (per 1,000 sf) | |
| Office | \$ 16.84 |
| Commercial/Retail | \$ 10.11 |
| Industrial | \$ 3.37 |

Requirement 3: Beginning and ending balance in the fund

Table 106 summarizes the beginning and ending fund balances for the Core Public Safety Communication Facilities for FY24-25.

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

Table 106 summarizes the fees collected and the interest earned for the Core Public Safety Communication Facilities Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 106: Core Public Safety Communication Facilities Fund Summary

| CORE Public Safety Comm Facilities | Total |
|--|----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ (95,409.25) |
| Revenues | |
| Fees Collected | \$ 7,228.37 |
| Interest/Investment Earnings ² | \$ 287.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 7,515.37 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ (87,893.88) |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 expenses from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 improvement identified in the Core Fee Study for the Public Safety Communication Facilities Fund (reimbursement to the general fund for CIP 71050 and CIP 71114) was completed FY21-22. Collection of fees will continue to cover the fronted cost of the improvements until the fund balance is made whole. Once the fund balance is made whole, this fee program will be complete and closed unless other eligible projects are identified and adopted by Council.

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 375 – Core Traffic

Requirement 1: Brief description of the type of fee

The purpose of the Core Traffic Fee is to fund the transportation infrastructure and facilities that are necessary to mitigate the traffic impacts created by new development in the Core program fee area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 107 identifies the Core Traffic Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 107: Core Traffic Fee

| Land Use | Fee ¹ |
|-----------------------------------|------------------|
| Residential (per unit) | |
| SFR | \$ 6,764.00 |
| MFR (attached 2-4) | \$ 3,247.00 |
| HDR (attached 4+) | \$ 3,247.00 |
| Non-Residential (per acre) | |
| Office | \$ 88,273.00 |
| Commercial/Retail | \$ 127,369.00 |
| Industrial | \$ 70,281.00 |

¹ Pursuant to the California Code Section 66005.1, new housing developments within a half mile of the transit center, will receive a 20% Traffic Fee reduction.

Requirement 3: Beginning and ending balance in the fund

Table 108 summarizes the beginning and ending fund balances for Core Traffic Fee for FY24-25.

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

Table 108 summarizes the fees collected and the interest earned for Core Traffic Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 108: Core Traffic Fund Summary

| CORE Traffic | Total |
|--|------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 30,192,093.52 |
| Revenues | |
| Fees Collected | \$ 384,371.29 |
| Interest/Investment Earnings ² | \$ 1,527,778.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 1,912,149.29 |
| Expenses | |
| Project Expenses | \$ (271,672.45) |
| Other Expenses | \$ - |
| Total Expenses | \$ (271,672.45) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 31,832,570.36 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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 109 summarizes FY 2024–25 Core Traffic expenditures, including funding allocated to the traffic signal installation and roadway widening at Corral Hollow Road and Valpico Road intersection project (CIP # 72095).

Table 109: Core Traffic Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------|-------|-----------------|-----------------------------------|
| TS: CHR & Valpico | 72095 | \$ (271,672.45) | 20% |
| Total | | \$ (271,672.45) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 110 lists the priority projects and share of funding expected to come from the Core Fees. Exact timing and prioritization will be determined as part of the City’s CIP process and based on collection of adequate funds. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 110: Core Traffic CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|---|----------|------------------------------|----------------------------------|-----------------------------------|---|
| Corral Hollow Road / Valpico Road | 72095 | \$ 340,422.00 | In Progress | 20% | 331 - Ellis Traffic 354 - Core Traffic 363 - TIMP Traffic |
| Traffic Signal at Tracy Blvd./Valpico Road | 72074 | \$ 526,052.91 | In Progress | 24% | 364 - TIMP Traffic |
| Corral Hollow Road: 11th Street to Schulte Road | 73103 | \$ 2,686,195.55 | In Progress | 31% | 364 - TIMP Traffic |
| Valpico Road: Tracy Boulevard to MacArthur Dr | 73190 | \$ 6,911,376.14 | 2025/2026 | 69% | 363 - TIMP Traffic 331 - Ellis Traffic |
| Grant Line Road: I-205 to Lammers | 73035 | \$ 3,789,207.63 | 2026/2027 | 76% | 363 - TIMP Traffic |
| Grant Line Road / Lammers Road | 72PP-081 | \$ 59,002.81 | In Progress | 5% | 363 - TIMP Traffic |
| Acquire ROW for Chrisman Road: I-205 to Grant Line Road | 73090 | \$ 2,791,330.00 | Completed, Pending Reimbursement | 90% | 363- TIMP Traffic Other TBD |
| Corral Hollow Road: Old Schulte to I-580 | 73PP-046 | \$ 2,097,962.33 | 2026/2027 | 10% | 363- TIMP Traffic Other TBD |
| Grant Line Road: Byron Road to Street "A" (Power Road) | 73PP-043 | \$ 276,466.92 | 2025/2026 | 5% | 363- TIMP Traffic Other TBD |
| Tracy Boulevard / Gandy Dancer | 72094 | \$ 418,178.25 | 2025/2026 | 25% | 363- TIMP Traffic Other TBD |
| Grant Line Road / Power Road (Street "A") | 72PP-028 | \$ 1,003,038.65 | 2025/2026 | 100% | Other TBD |
| Corral Hollow Road / I-580 EB and WB | 72PP-030 | \$ 892,637.30 | 2027/2028 | 10% | 363- TIMP Traffic Other TBD |
| Chrisman Road / Valpico Road | 72PP-056 | \$ 357,201.30 | In Progress | 25% | 363- TIMP Traffic Other TBD |
| Grant Line Road / Naglee Road / I-205 WB ramps | 72PP-082 | \$ 77,895.90 | 2025/2026 | 10% | 363- TIMP Traffic Other TBD |
| I-205 EB Ramps / Grant Line Road | 72PP-084 | \$ 875,866.79 | 2025/2026 | 10% | 363- TIMP Traffic Other TBD |
| Widen 11th Street MacArthur Drive to Chrisman Road | 73143 | \$ 744,323.04 | In progress | 10% | 363- TIMP Traffic Other TBD |
| MacArthur Drive: Approximately 650 LF from I-205 WB Ramps towards Arbor Ave, incl. frontage | 73PP-071 | \$ 2,218,881.78 | 2025/2026 | 30% | 363- TIMP Traffic Other TBD |
| Grant Line Road / Lincoln Boulevard | 72PP-064 | \$ 59,002.81 | 2026/2027 | 14% | 245 - Gas Tax Other TBD |
| Eleventh Street / Lincoln Boulevard | 72PP-094 | \$ 1,130,654.66 | 2026/2027 | 8% | Other TBD |
| Aqueduct Crossing for Corral Hollow Road | 73158 | \$ 841,188.53 | 2026/2027 | 7% | 363- TIMP Traffic Other TBD |
| Valpico Road: Lammers Road to Corral Hollow | 73PP-051 | \$ 1,035,489.28 | 2026/2027 | 8% | 363- TIMP Traffic Other TBD |
| MacArthur Drive / I-205 Interchange | 72062 | \$ 18,455,900.14 | TBD | 100% | |
| Total | | \$ 47,588,274.74 | | | |

Table 111 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 111: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|----------|-------------------------------------|--------------------|---|
| Corral Hollow Road / Valpico Road | 72095 | In Progress | NA | NA |
| Traffic Signal at Tracy Blvd./Valpico Road | 72074 | In Progress | NA | NA |
| Corral Hollow Road: 11th Street to Schulte Road | 73103 | In Progress | NA | NA |
| Valpico Road: Tracy Boulevard to MacArthur Dr | 73190 | 2024/2025 | 2025/2026 | Updated estimated start date. |
| Grant Line Road: I-205 to Lammers | 73035 | 2025/2026 | 2027/2028 | Project priority downgraded. Additional funding required. |
| Grant Line Road / Lammers Road | 72PP-081 | In Progress | NA | NA |
| Acquire ROW for Chrisman Road: I-205 to Grant Line Road | 73090 | Completed, Pending Reimbursement | NA | NA |
| Corral Hollow Road: Old Schulte to I-580 | 73PP-046 | 2026/2027 | NA | NA |
| Grant Line Road: Byron Road to Street "A" (Power Road) | 73PP-043 | 2025/2026 | NA | NA |
| Tracy Boulevard / Gandy Dancer | 72094 | 2024/2025 | 2025/2026 | Reviewing project need. |
| Grant Line Road / Power Road (Street "A") | 72PP-028 | 2025/2026 | NA | NA |
| Corral Hollow Road / I-580 EB and WB | 72PP-030 | 2027/2028 | NA | NA |
| Chrisman Road / Valpico Road | 72PP-056 | In Progress | NA | NA |
| Grant Line Road / Naglee Road / I-205 WB ramps | 72PP-082 | 2024/2025 | 2025/2026 | Updated estimated start date. |
| I-205 EB Ramps / Grant Line Road | 72PP-084 | 2024/2025 | 2025/2026 | Updated estimated start date. |
| Widen 11th Street: MacArthur Drive to Chrisman Road | 73143 | 2024/2025 | In progress | Project in progress. |
| MacArthur Drive: Approximately 650 LF from I-205 WB Ramps towards Arbor Ave, incl. frontage | 73PP-071 | 2025/2026 | NA | NA |
| Grant Line Road / Lincoln Boulevard | 72PP-064 | 2026/2027 | NA | NA |
| Eleventh Street / Lincoln Boulevard | 72PP-094 | 2026/2027 | NA | NA |
| Aqueduct Crossing for Corral Hollow Road | 73158 | 2026/2027 | NA | NA |
| Valpico Road: Lammers Road to Corral Hollow | 73PP-051 | 2026/2027 | NA | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 376 – Core Wastewater

Requirement 1: Brief description of the type of fee

The purpose of the Core Wastewater Fee is to fund the wastewater conveyance and treatment facilities that are necessary to provide wastewater services to future development in the Core Fee program area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 112 identifies the Core Wastewater Fees for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 112: Core Wastewater Fee

| Land Use | Wastewater Treatment Plant ¹ | Wastewater Conveyance Fee ^{2,3} |
|-----------------------------------|---|--|
| Residential (per unit) | | |
| SFR | \$ 4,477.00 | \$ 4,442.00 |
| MFR (attached 2-4) | \$ 3,671.00 | \$ 3,644.00 |
| HDR (attached 4+) | \$ 2,999.00 | \$ 2,976.00 |
| Non-Residential (per acre) | | |
| Office | \$ 22,742.00 | \$ 22,572.00 |
| Commercial/Retail | \$ 22,742.00 | \$ 22,572.00 |
| Industrial | \$ 21,085.00 | \$ 20,928.00 |

- 1 ISP South will pay the AD 84-1 WWTP upgrade fees in lieu of the Core Fees WWTP Fee since their original capacity was funded through AD 84-1. The Upgrade fees fund the WWTP upgrade to a tertiary treatment system to meet the NPDES conditions.
- 2 NEI I bond funded 24% of wastewater conveyance projects and will only be obligated to pay 76% of the Core Fees Wastewater Conveyance Fee.
- 3 ISP South was part of AD 84-1 which funded wastewater capacity (both conveyance and treatment) for ISP South parcels. HDR will pay 85% and non-residential land use will pay 15% of the Core Fees Wastewater Conveyance Fee to account for increased flows of 15% and the change in land uses to HDR which triggered the need for additional improvements not funded in AD 84-1.

Requirement 3: Beginning and ending balance in the fund

Table 113 summarizes the beginning and ending fund balances for Core Wastewater Fee in FY24-25.

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

Table 113 summarizes the fees collected and the interest earned for the Core Wastewater Fee for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 113: Core Wastewater Fund Summary

| CORE Wastewater | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 3,928,697.04 |
| Revenues | |
| Fees Collected | \$ 143,526.35 |
| Interest/Investment Earnings ² | \$ 201,783.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 345,309.35 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 4,274,006.39 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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.

No expenditures were made from this fund during FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 list of improvements in **Table 114** are identified as the priority projects for this fund and are from the Core Fee Study and the City’s FY25-26 CIP Budget. The fund balance in this fee program will be used to fund these projects until additional funding is collected to move on to next projects. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 114: Core Wastewater CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources |
|---|-------|------------------------------|-----------------|-----------------------------------|---|
| New Outfall Pipeline WW Treatment Plant - Larch Rd & Holly Dr | 74083 | \$ 213,234.00 | In Progress | 13% | 523 - Wastewater Capital |
| East Side Sewer Upgrades | 74084 | \$ 721,013.00 | In Progress | 100% | |
| WWTP Expansion Phase 2B | 74107 | \$ 3,100,000.00 | In Progress | 10% | 364 - TIMP Wastewater 337 - Ellis Wastewater 523 - Wastewater Capital |
| Corral Hollow Sewer Lines (Parkside Drive to Fieldview) | TBD | \$ 314,720.00 | 2026/2027 | 6% | 364 - TIMP Wastewater 337 - Ellis Wastewater |
| Total | | \$ 4,348,967.00 | | | |

Table 115 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 115: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|---|-------|-------------------------------------|--------------------|--|
| New Outfall Pipeline WW Treatment Plant - Larch Rd & Holly Dr | 74083 | In Progress | NA | NA |
| East Side Sewer Upgrades | 74084 | On Hold | In Progress | In Progress |
| WWTP Expansion Phase 2B | 74107 | In Progress | NA | NA |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 377 – Core Water

Requirement 1: Brief description of the type of fee

The purpose of the Core Water Fee is to fund the water conveyance, water supply, and water treatment facilities that are necessary to provide water to future development in the Core Fee program area. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022, by Resolution 2022-008.

Requirement 2: Amount of fee

Table 116 identifies the Core Water Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 116: Core Water Fee

| Land Use | Fee ^{1, 2, 3, 4} |
|-----------------------------------|---------------------------|
| Residential (per unit) | |
| SFR | \$ 6,904.00 |
| MFR (attached 2-4) | \$ 4,972.00 |
| HDR (attached 4+) | \$ 3,521.00 |
| Non-Residential (per acre) | |
| Office | \$ 21,541.00 |
| Commercial/Retail | \$ 28,722.00 |
| Industrial | \$ 21,541.00 |

- 1 NEI I bond funded 85% of water projects and will only be obligated to pay 15% of the Core Fees Water Fee.
- 2 NEI II bond funded 55% of water projects and will only be obligated to pay 45% of the Core Fees Water Fee.
- 3 Plan C, except for Edgewood, bonded for water facilities and will not pay the Water Fee. Only Edgewood will pay the Core Fees Water Fee.
- 4 ISP South residential will pay the full Core Fees Water Fee and non-residential will pay 46% of the Core Fees Water Fee. The water treatment and supply for the original ISP South development was funded through AD 87-3, but due to change in land use from non-residential to high density residential, the residential land uses are responsible for purchasing additional water supply and treatment.

Requirement 3: Beginning and ending balance in the fund

Table 117 summarizes the beginning and ending fund balances for the Core Water Fee for FY24-25.

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

Table 117 summarizes the fees collected and the interest earned for the Core Water Fee for FY24-25.

Table 117: Core Water Fund Summary

| CORE Water | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ (5,043,212.49) |
| Revenues | |
| Fees Collected | \$ 83,005.55 |
| Interest/Investment Earnings | \$ - |
| Other Revenues | \$ - |
| Total Revenues | \$ 83,005.55 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ (4,960,206.94) |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

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.

No expenditures were made from this account for FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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.

Sufficient funds have not been collected from this fee program to commence capital water improvements identified in the Core Fee Study. The fund is in a negative balance and fee collection will continue to cover the prefunding of Core Fee Water projects. There are currently no capital improvement projects scheduled.

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 378 – Core Parks

Requirement 1: Brief description of the type of fee

The purpose of the Core Parks Fee is to fund the park and recreation needs generated by new development and growth in the Core Program area. Each new resident creates a demand for additional park and recreation facilities such as neighborhood parks and community parks. The City’s adopted standard is to provide three acres of Neighborhood Park and one acre of Community Park for each 1,000 new residents. In order to accommodate these needs, new parks will be built and/or existing parks will be expanded. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022, by Resolution 2022-008.

Requirement 2: Amount of fee

Table 118 identifies the Core Parks Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan- Program Management.

Table 118: Core Parks Fee

| Land Use | Neighborhood Park | Community Park |
|-----------------------------------|-------------------|----------------|
| Residential (per unit) | | |
| SFR | \$ 6,965.00 | \$ 1,323.00 |
| MFR (attached 2-4) | \$ 5,699.00 | \$ 1,084.00 |
| HDR (attached 4+) | \$ 4,643.00 | \$ 883.00 |
| Non-Residential (per acre) | | |
| Office | \$ - | \$ - |
| Commercial/Retail | \$ - | \$ - |
| Industrial | \$ - | \$ - |

Requirement 3: Beginning and ending balance in the fund

Table 119 summarizes the beginning and ending fund balances for the Core Parks Fee for FY24-25.

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

Table 119 summarizes the fees collected and the interest earned for the Core Parks Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 119: Core Parks Fund Summary

| CORE Parks | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 4,067,083.80 |
| Revenues | |
| Fees Collected | \$ 12,239.93 |
| Interest/Investment Earnings ² | \$ 203,182.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 215,421.93 |
| Expenses | |
| Project Expenses | \$ (321,197.38) |
| Other Expenses | \$ - |
| Total Expenses | \$ (321,197.38) |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 3,961,308.35 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

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 120 summarizes FY 2024–25 Core Parks expenditures, including funding allocated to Gretchen Tally Park PH III (CIP # 78170).

Table 120: Core Parks Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|----------------------------|-------|-----------------|-----------------------------------|
| Gretchen Tally Park PH III | 78170 | \$ (321,197.38) | 61% |
| Total | | \$ (321,197.38) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 list of improvements in **Table 121** is compiled from the Core Fee Study and the City’s FY25-26 CIP Budget as projects utilizing funding from this fee program. Project construction will be

prioritized through the City’s CIP process as sufficient funds continue to be collected. Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 121: Core Parks CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources |
|-------------------------------|----------|------------------------------|-----------------|-----------------------------------|-----------------------|
| Gretchen Tally Park Phase III | 78170 | \$ 3,321,268.00 | In Progress | 61% | 361 - TIMP Parks |
| Future Community Park | 78PP-XXX | \$ 3,278,597.00 | TBD | TBD | TBD |
| Total | | \$ 6,599,865.00 | | | |

Table 122 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 122: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|-------------------------------|-------|-------------------------------------|--------------------|--|
| Gretchen Tally Park Phase III | 78170 | In Progress | NA | NA |

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.

No interfund transfers or loans were made from this account this FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 379 – Core Storm Drainage

Requirement 1: Brief description of the type of fee

The purpose of the Core Storm Drainage Fee is to fund the storm drainage facilities and improvements needed to serve new development within the Core Fees drainage area. As each new development is built, the amount of impervious area is increased, thus generating more storm water runoff that must be mitigated. The facilities funded by this fee are described in the Core Fees Development Impact Fee Study adopted on January 18, 2022 by Resolution 2022-008.

Requirement 2: Amount of fee

Table 123 identifies the Core Storm Drainage Fee for FY24-25. It should be noted that an additional 5% program management fee is deposited in Fund 391 - Urban Management Plan-Program Management.

Table 123: Core Storm Drainage Fee

| Land Use | Fee ^{1,2} |
|-----------------------------------|--------------------|
| Residential (per unit) | |
| SFR | \$ 2,584.00 |
| MFR (attached 2-4) | \$ 1,716.00 |
| HDR (attached 4+) | \$ 1,537.00 |
| Non-Residential (per acre) | |
| Office | \$ 40,033.00 |
| Commercial/Retail | \$ 40,033.00 |
| Industrial | \$ 40,033.00 |

- 1 NEI I and NEI II will not pay the Core Fees Storm Drainage Fee. Through the study "Storm Drainage Impact Fee Study NEI and Eastside Industrial" by Harris & Associates, adopted by City Council on 10/02/2018 through Resolution No. 2018-204, NEI I and NEI II will pay the current Master Plan Fees for the Northeast Industrial Drainage Shed.
- 2 SMPA will help fund the South MacArthur Sub-basin and as such will pay the current Master Plan fees for South MacArthur and Rocha Storm Drainage shed.

Requirement 3: Beginning and ending balance in the fund

Table 124 summarizes the beginning and ending fund balances for the Core Storm Drainage Fee for FY24-25.

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

Table 124 summarizes the fees collected and the interest earned for the Core Storm Drainage Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 124: Core Storm Drain Fund Summary

| CORE Drainage | Total |
|--|-----------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 8,121,029.57 |
| Revenues | |
| Fees Collected | \$ 30,881.73 |
| Interest/Investment Earnings ² | \$ 408,828.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 439,709.73 |
| Expenses | |
| Project Expenses | \$ - |
| Other Expenses | \$ - |
| Total Expenses | \$ - |
| Transfers | \$ - |
| Ending Fund Balance (June 30, 2025) | \$ 8,560,739.30 |

1 Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

2 Investment Earnings total includes cash-fair market value offsets.

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.

No expenditures were made from this fund in FY24-25.

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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 list of Storm Drain improvements in **Table 125** is compiled from the Core Fee Study and the City’s FY25-26 CIP budget. Project construction will be prioritized through the City’s CIP process. Approximate construction start dates are estimated in the table because the City may condition developers to construct specific improvements as part of their development projects as growth occurs. As a result, the timing of construction depends on the pace and location of private development rather than a pre-determined City capital schedule. These projects will proceed in coordination with future development activity. The collection of these impact fees remains necessary to ensure funding is available for the construction of these facilities when needed to support future development

Future project expenditures are based on information available from the City's current CIP and may be updated as the CIP moves through the project life cycle. The percent of project funded may also fluctuate as the final project cost is identified to reflect available grants, tax revenue, and impact fee funds.

Table 125: Core Storm Drain CIP Projects

| Project | CIP # | Estimated Future Expenditure | Estimated Start | Percent of Project Funded by Fund | Other Funding Sources (if applicable) |
|-----------------------------------|---------------|------------------------------|-----------------------------------|-----------------------------------|---------------------------------------|
| South MacArthur, Ph 2 | 76059 | \$ 500,580.00 | In Progress | 100% | |
| Detention Basin 2B (Zone 1) | 76066 / 76081 | \$ 5,855,822.00 | Completed, Reimbursement Pending. | 100% | |
| Detention Basin 2A (Zone 2) | 76045 | \$ 628,727.00 | Completed, Reimbursement Pending. | 100% | |
| Detention Basin V | 76PP-XXX | \$ 137,388.54 | 2026/2027 | 100% | |
| DET V Pump Station | 76PP-XXX | \$ 206,471.02 | 2026/2027 | 100% | |
| Reimbursement to Westside Outfall | 76PP-XXX | \$ 953,849.47 | 2026/2027 | 100% | |
| Detention Basin 12 | 76PP-073 | \$ 511,501.00 | TBD | 100% | |
| Total | | \$ 8,794,339.02 | | | |

Table 126 summarizes the capital improvement projects listed in the previous report, whether construction began as scheduled, and if delayed, a revised approximate new start date and the reason for the delay.

Table 126: Capital Improvements Identified in the Previous Report

| Project | CIP # | Estimated Start Date (Prior Report) | Revised Start Date | Reason for Date Change (if applicable) |
|-----------------------------------|---------------|-------------------------------------|--------------------|--|
| South MacArthur, Ph 2 | 76059 | In Progress | NA | NA |
| Detention Basin 2B (Zone 1) | 76066 / 76081 | Completed, Reimbursement Pending. | NA | NA |
| Detention Basin 2A (Zone 2) | 76045 | Completed, Reimbursement Pending. | NA | NA |
| Detention Basin V | 76PP-XXX | 2024/2025 | 2026/2027 | Deferred to later start date |
| DET V Pump Station | 76PP-XXX | 2024/2025 | 2026/2027 | Deferred to later start date |
| Reimbursement to Westside Outfall | 76PP-XXX | 2024/2025 | 2026/2027 | Deferred to later start date |

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.

No interfund transfers or loans were made from this fund during FY24-25.

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.

No refunds were made from this fund in FY24-25.

Fund 391 – Urban Management Plan- Program Management

Requirement 1: Brief description of the type of fee

The Urban Management Plan - Program Management Fee is a five percent fee collected as a soft cost mark-up used to fund the cost related to the oversight and management of the fee program.

Requirement 2: Amount of fee

The fees are collected as part of the individual fees, calculated as a mark-up of 5% on the project costs. The 5% is then deposited in the program management fund. **Table 127** shows how the Urban Management Plan - Program Management Fee is calculated.

Table 127: Program Management Fee

| Land Use | Fee |
|-----------------------------------|-------------|
| Residential (per unit) | |
| SFR | Fees * 0.05 |
| MFR (attached 2-4) | Fees * 0.05 |
| HDR (attached 4+) | Fees * 0.05 |
| Non-Residential (per acre) | |
| Office | Fees * 0.05 |
| Commercial/Retail | Fees * 0.05 |
| Industrial | Fees * 0.05 |

Requirement 3: Beginning and ending balance in the fund

Table 128 summarizes the beginning and ending fund balances for the Urban Management Plan - Program Management Fee for FY24-25.

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

Table 128 summarizes the fees collected and the interest earned for the Urban Management Plan - Program Management Fund for FY24-25. It should be noted that the Interest/Investment Earnings includes cash fair market value offsets.

Table 128: Urban Management Plan - Program Management Fund Summary

| Urban Mgt Plan-PM | Total |
|--|-------------------|
| Beginning Fund Balance (July 1, 2024)¹ | \$ 5,297,875.41 |
| Revenues | |
| Fees Collected | \$ 926,643.43 |
| Interest/Investment Earnings ² | \$ 424,196.00 |
| Other Revenues | \$ - |
| Total Revenues | \$ 1,350,839.43 |
| Expenses | |
| Project Expenses | \$ (565,954.61) |
| Other Expenses ³ | \$ (347,533.84) |
| Total Expenses | \$ (913,488.45) |
| Transfers | \$ (1,552,881.04) |
| Ending Fund Balance (June 30, 2025) | \$ 4,182,345.35 |

¹ Beginning FY 24-25 fund balance may differ from ending fund balances reported in FY23-24 report. This is due to corrections to the fair market offset in the final audited numbers, which were not available at the time the report was prepared.

² Investment Earnings total includes cash-fair market value offsets.

³ Other Expenses include Payroll expenses not related to CIPs.

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.

Program management fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated AB1600 annual and five-year public reporting, and fee justification analysis for the fee programs.

Table 129 summarizes the Urban Management Plan - Program Management Fund expenditures for FY24-25. The Other Expenses from this fund were for reimbursement of staff and administrative time related to program management.

Table 129: Program Management Project Expenditures

| Project | CIP # | Amount Expended | Percent of Project Funded by Fund |
|-------------------------------|-------|------------------------|-----------------------------------|
| Public Facilities Master Plan | 71107 | \$ (9,937.50) | 100% |
| Storm Drain Master Plan | 76086 | \$ (43,586.25) | 58% |
| TIMP Program Management | 79212 | \$ (512,430.86) | 100% |
| Total | | \$ (565,954.61) | |

Requirement 6: i) 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. ii) Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. iii) 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.

This fund is used for program management costs associated with administering the various DIF funds versus a physical public improvement. Program management fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated AB1600 annual and five-year public reporting, and fee justification analysis for the fee programs 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 expended, and when each will be repaid and the rate of interest the account will receive on the loan.

The Storm Drain, Transportation, and Wastewater Master Plans and Fee Studies, are currently being updated. Funds were transferred from Fund 391, Urban Management Plan – Program Management, to the following funds to support the Master Plan updates: Fund 362 Citywide Master Plan - Storm Drainage (CIP#76086), Fund 363 Citywide Master Plan – Transportation (CIP#73173), and Fund 364 Citywide Master Plan - Wastewater (CIP#74159).

Table 130 summarizes the Program Management Fund interfund transfers from the Urban Management Plan – Program Management Fund to the Citywide Master Plan Funds for Storm Drainage, Transportation and Wastewater.

Table 130: Program Management Interfund Transfer

| Description of Transfer | Transfer To | Transfer From | Amount |
|----------------------------|-------------|---------------|--------------------------|
| Storm Drain Master Plan | 362 | 391 | \$ (432,877.40) |
| Transportation Master Plan | 363 | 391 | \$ (550,112.64) |
| Wastewater Master Plan | 364 | 391 | \$ (569,891.00) |
| Total | | | \$ (1,552,881.04) |

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.

No refunds were made from this fund in FY24-25.