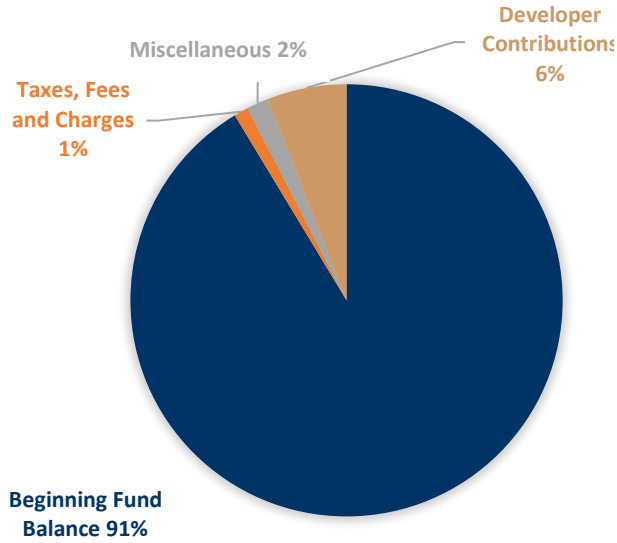


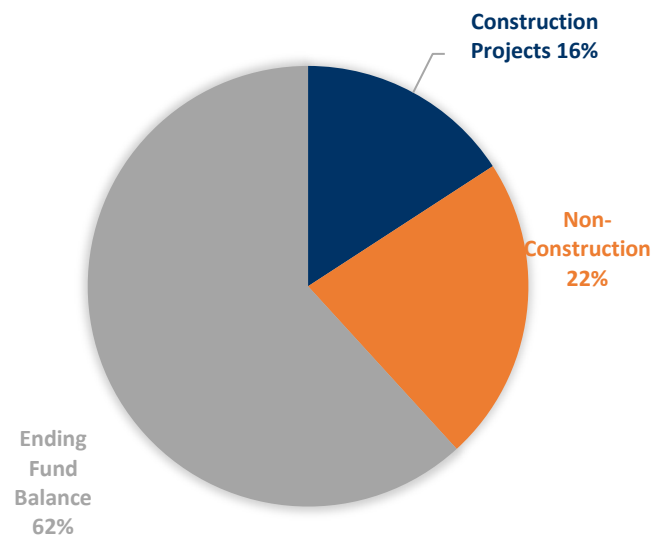
DEVELOPER ASSISTED PROJECTS

2025-2029 Capital Improvement Program

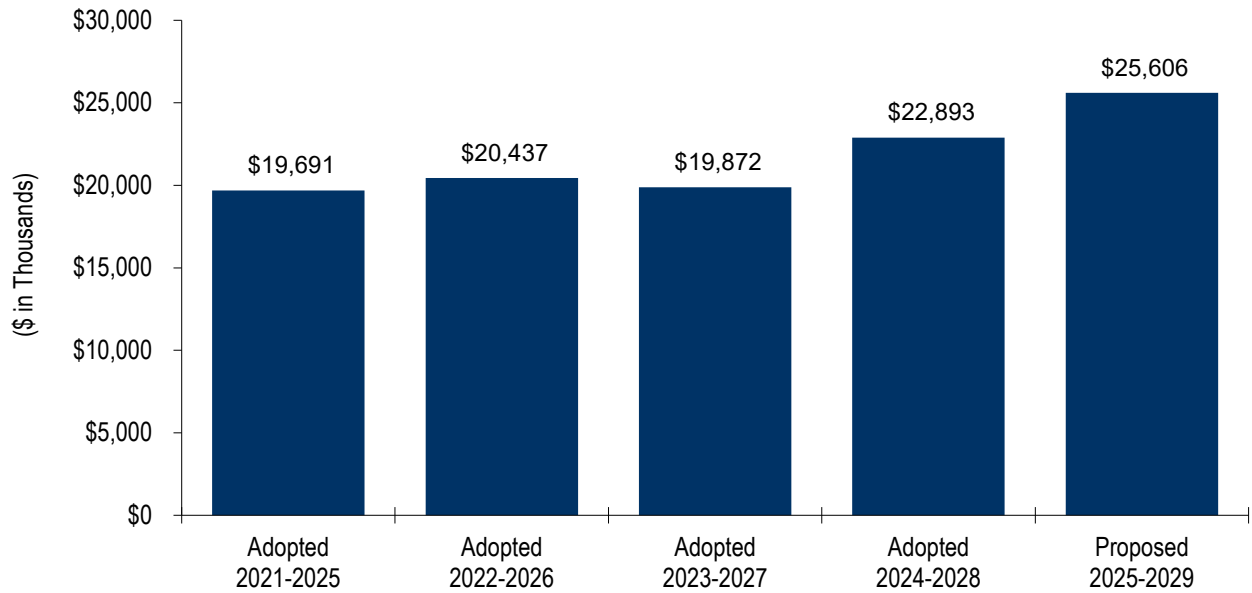
**2024-2025 PROPOSED
SOURCE OF FUNDS**



**2024-2025 PROPOSED
USE OF FUNDS**



CIP History



Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

OVERVIEW

INTRODUCTION

The Developer Assisted Projects Capital Program includes the management and administration of the Underground Utility Fund, the Residential Construction Tax Contribution Fund, the Contingent Lien District Fund, and the Diridon Station Impact Fee Fund. These funds receive money from and/or provide payments to utility companies and private land developers.

UNDERGROUND UTILITIES	
MILES OF UNDERGROUNDED UTILITIES IN THE PAST 10 YEARS (includes cable, electrical, phone, etc.)	5.9

The 2025-2029 Proposed Capital Improvement Program (CIP) provides funding of \$25.6 million, of which \$18.6 million is allocated in 2024-2025. This program is part of the Community and Economic Development City Service Area (CSA) and supports the following outcome: *Safe, Healthy, Attractive, and Vital Community*.

PROGRAM PRIORITIES AND OBJECTIVES

This capital program is used to facilitate the undergrounding of existing overhead facilities, reimburse developers for the construction of certain street improvements throughout the City, and manage contingent lien districts throughout the City. Based on the CSA outcomes supported by this program, the following list of priorities has been developed:

- Complete projects according to the In-Lieu Fee Underground Master Plan and Council-approved Underground Utility Workplan;
- Continue to leverage PG&E/utility company investments averaging \$7 million per year using In-Lieu Fee funds for Administration of the Rule 20A program;
- Adjust projects in the Underground Utility Workplan to address utility company resource issues and high priority emergency work;
- Leverage developer reimbursements to fund projects, which promote the General Plan goals of the transportation network; and
- Use Contingent Lien reserves to fund future improvements in existing districts.

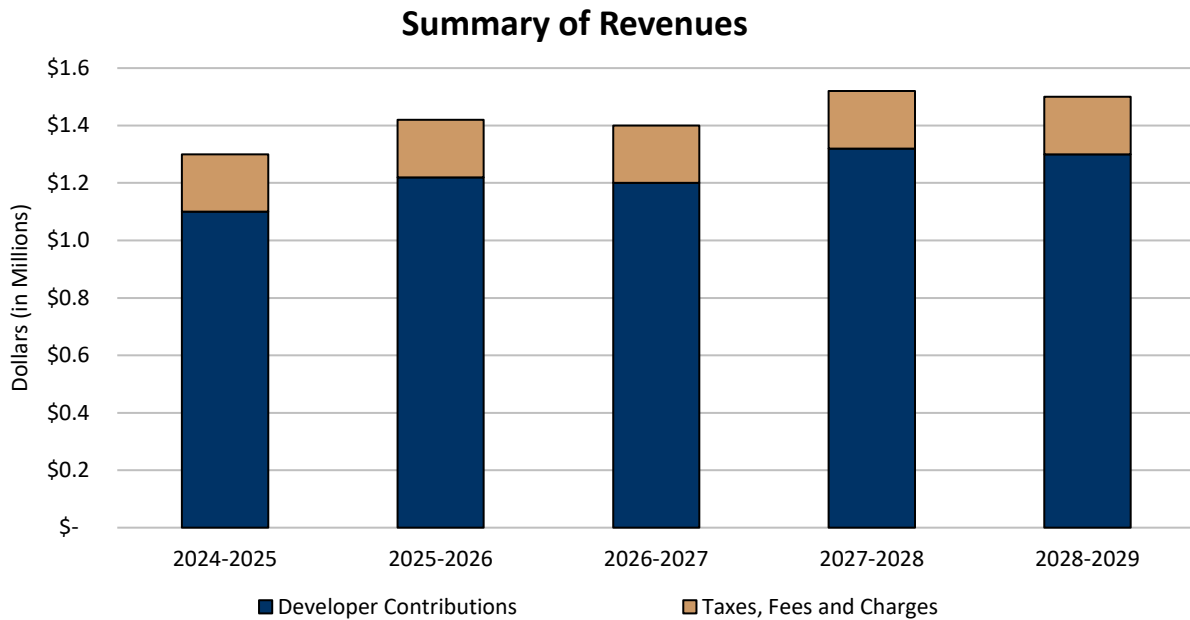
Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

OVERVIEW

SOURCES OF FUNDING

The 2025-2029 Proposed CIP provides funding of \$25.6 million, which represents an overall increase of \$2.7 million from the \$22.9 million programmed in the 2024-2028 Adopted CIP. Revenue for this CIP is derived from the following sources: the Underground Utility In-Lieu Fee (\$6.1 million), the Residential Construction Tax (\$1.0 million), and interest earnings (\$1.5 million). The below chart outlines the estimated revenue collection over the five years of the CIP for Underground Utility In-Lieu Fees (Developer Contributions) and Residential Construction Taxes (Taxes, Fees and Charges).



Developer Assisted Projects

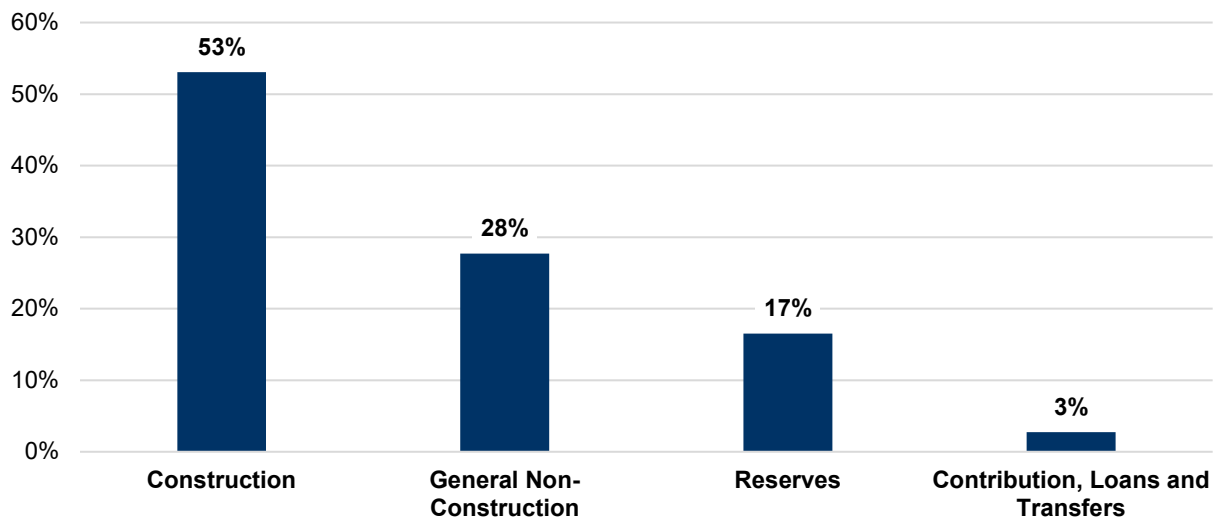
2025-2029 Proposed Capital Improvement Program

OVERVIEW

PROGRAM HIGHLIGHTS

The Developer Assisted Projects Capital Program expenditures are organized to show the use of funds in several categories. The following highlights the major projects in the program. For further information on the program's individual projects, please refer to the Detail Pages.

**2025-2029 Developer Assisted Projects
Capital Program Expenditures
\$18.3 million
(excludes Ending Fund Balance)**



Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

OVERVIEW

PROGRAM HIGHLIGHTS

Underground Utility

Within the Underground Utility Fund, current City Council approved Underground Utility District (UUD) project priorities are listed below. The status of Rule 20A projects remain relatively unchanged from the 2023-2024 Adopted Capital Budget due to PG&E's schedule.

Project Name	Location	Project Status
Delmas Ave./Park Ave. Rule 20A UUD	San Fernando Street, Delmas Avenue to Wilson Avenue; Cahill Street, San Fernando Street to Santa Clara Street; Delmas Avenue, San Fernando Street to Auzerais Avenue; and Auzerais Avenue, Delmas Avenue to Bird Avenue	90% completed, pole removal expected for Winter 2025. Requires construction of the Delmas/Park Rule 20B project. (PG&E managed construction)
Monterey Rd. Rule 20A UUD	Willow Street to Curtner Avenue	Expected to start construction March 2025. (PG&E managed construction)
Lincoln Ave. Rule 20A UUD	Lincoln Avenue from West San Carlos Street to approximately 160 feet northwest of Coe Avenue, Auzerais Avenue approximately 190 feet west of Lincoln Avenue, Northrup Street from Lincoln Avenue to Highway 280, Parkmoor Avenue from Lincoln Avenue to approximately 280 feet west of Northrup Street, and Paula Street approximately 210 feet west of Lincoln Avenue.	Expected to start construction July 2027. (PG&E managed construction)
Kirk Park Rule 20A UUD	Foxworthy Avenue from Yucca Avenue to Briarwood Avenue	Expected to start construction July 2029. (PG&E managed construction)
Delmas Ave./Park Ave. Rule 20B UUD	Delmas Avenue, Santa Clara Street to San Fernando Street; San Fernando Street, Delmas Avenue to Route 87; and Park Avenue, Bird Avenue to Delmas Avenue	95% completed. Project is currently in construction. Substructure installation was completed July 2021. Pole removal to be completed in May 2025. (City managed construction)

Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

OVERVIEW

PROGRAM HIGHLIGHTS

Underground Utility (Cont'd.)

<p>McKee Road/Jose Figueres Rule 20B UUD</p>	<p>McKee Road from Jose Figueres Avenue to North Jackson Avenue</p>	<p>Project is currently in design phase. PG&E redesigning due to shortage of subsurface transformers. Expected to start construction Summer 2024. (City managed construction)</p>
<p>Pearl/Hillsdale Rule 20B UUD</p>	<p>Pearl Avenue: from Capitol Expressway to Hillsdale Avenue. Hillsdale Avenue: from Pearl Avenue to Summer Creek Drive.</p>	<p>Project is currently in scoping phase. Expected construction start date of July 2027. (City managed construction)</p>
<p>Meridian Avenue Rule 20B UUD</p>	<p>Meridian Avenue from Park Avenue to Auzerais Avenue</p>	<p>Project is currently in scoping phase. Expected construction start date of July 2028. (City managed construction)</p>



(before)



(after)

***Dr. Robert Cruz Alum Rock Branch SJ Public Library
West side of White Road, south of Alum Rock Avenue.***

Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

OVERVIEW

MAJOR CHANGES FROM THE 2024-2028 ADOPTED CIP

The overall size of the Developer Assisted Projects CIP increased by \$2.5 million from \$22.9 million in the 2024-2028 Adopted CIP to \$25.6 million in the 2025-2029 Proposed CIP. The following table outlines the most significant change to project budgets, including new/augmented allocations and reduced/eliminated allocations. The Quimby/Fowler Creek Riparian Restoration project is being paused at this time because construction costs identified in the final design have dramatically exceeded funding. The project can be reconsidered when additional liens are collected, or additional funding is identified.

Project	Increase/(Decrease)
Evergreen Specific Plan District Reserve	\$0.9 million
Capital Program and Public Works Department Support Service Costs	(\$0.4 million)
Quimby/Fowler Creek Riparian Restoration	(\$0.9 million)

OPERATING BUDGET IMPACT

There are no operating and maintenance cost impacts associated with the projects programmed in the 2025-2029 Proposed CIP. Within the Underground Utility Program, utility companies maintain their own facilities.

Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

Source of Funds (Combined)

	Estimated 2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
Underground Utility Fund (416)							
Beginning Balance	12,058,530	10,836,530	8,657,530	6,906,530	6,511,530	6,049,530	10,836,530
Reserve for Encumbrance	85						
Revenue from Use of Money and Property							
Interest Income	166,000	210,000	210,000	210,000	210,000	210,000	1,050,000
TOTAL Revenue from Use of Money and Property	166,000	210,000	210,000	210,000	210,000	210,000	1,050,000
Developer Contributions							
Various Developer Contributions	1,050,000	1,100,000	1,223,500	1,200,000	1,322,000	1,300,000	6,145,500
TOTAL Developer Contributions	1,050,000	1,100,000	1,223,500	1,200,000	1,322,000	1,300,000	6,145,500
Total Underground Utility Fund (416)	13,274,615	12,146,530	10,091,030	8,316,530	8,043,530	7,559,530	18,032,030
Residential Construction Tax Contribution Fund (420)							
Beginning Balance	3,069,239	2,873,239	2,686,239	2,498,239	2,310,239	2,122,239	2,873,239
Revenue from Use of Money and Property							
Interest Income	95,000	95,000	90,000	90,000	90,000	95,000	460,000
TOTAL Revenue from Use of Money and Property	95,000	95,000	90,000	90,000	90,000	95,000	460,000

* The 2025-2026 through 2028-2029 Beginning Balances are excluded from the FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.

Developer Assisted Projects
2025-2029 Proposed Capital Improvement Program
Source of Funds (Combined)

	Estimated						
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
Residential Construction Tax							
Residential Construction Tax--	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
TOTAL Residential Construction Tax	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Total Residential Construction Tax Contribution Fund (420)	3,364,239	3,168,239	2,976,239	2,788,239	2,600,239	2,417,239	4,333,239
Contingent Lien District Fund (634)							
Beginning Balance	3,331,032	3,241,032	120,000	90,000	60,000	30,000	3,241,032
Reserve for Encumbrance	62,650						
Total Contingent Lien District Fund (634)	3,393,682	3,241,032	120,000	90,000	60,000	30,000	3,241,032
TOTAL SOURCES	20,032,536	18,555,801	13,187,269	11,194,769	10,703,769	10,006,769	25,606,301

* The 2025-2026 through 2028-2029 Beginning Balances are excluded from the FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.

Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

Use of Funds (Combined)

	Estimated 2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
Developer Assisted Projects							
Underground Utility Program (20B)	1,565,085	2,937,000	2,549,000	1,255,000	1,350,000	1,650,000	9,741,000
Other Developer Assisted Projects - Construction	1,565,085	2,937,000	2,549,000	1,255,000	1,350,000	1,650,000	9,741,000
Developer Assisted Projects - Construction	1,565,085	2,937,000	2,549,000	1,255,000	1,350,000	1,650,000	9,741,000
Contingent Lien District Administration	30,000	30,000	30,000	30,000	30,000	30,000	150,000
PG&E/Private Electrical Service Panel Conversion Reimbursement	26,000		73,500		72,000		145,500
Quimby/Fowler Creek Riparian Restoration	122,650	60,000					60,000
Reimbursement to Developers for Center Strip Paving	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Reimbursement to Developers for Landscaping	150,000	150,000	150,000	150,000	150,000	150,000	750,000
Residential Program Administration	35,000	37,000	38,000	38,000	38,000	38,000	189,000
Street Improvements for New Development	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Underground Utility Administration (20A)	540,000	355,000	370,000	385,000	400,000	415,000	1,925,000
Underground Utility Administration (20B)	110,000	115,000	120,000	125,000	130,000	135,000	625,000
General Non-Construction - Developer Assisted Projects	1,213,650	947,000	981,500	928,000	1,020,000	968,000	4,844,500
Developer Assisted Projects - Non- Construction	1,213,650	947,000	981,500	928,000	1,020,000	968,000	4,844,500
Capital Program and Public Works Department Support Service Costs	199,000	73,000	63,000	31,000	33,000	40,000	240,000
Allocations	199,000	73,000	63,000	31,000	33,000	40,000	240,000
City Hall Debt Service Fund	9,000	9,000	9,000	9,000	9,000	9,000	45,000
Transfers to Special Funds	9,000	9,000	9,000	9,000	9,000	9,000	45,000

* The 2024-2025 through 2027-2028 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

Use of Funds (Combined)

	Estimated						5-Year Total
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
General Fund - Interest Income	95,000	95,000	90,000	90,000	90,000	95,000	460,000
Transfers to the General Fund	95,000	95,000	90,000	90,000	90,000	95,000	460,000
Transfers Expense	104,000	104,000	99,000	99,000	99,000	104,000	505,000
Evergreen Creek District Reserve		1,168,153					1,168,153
Evergreen Specific Plan District Reserve		1,098,905					1,098,905
Silicon Valley Bridge District Reserve		288,741					288,741
Silver Creek Development District 1A Reserve		281,936					281,936
Silver Creek Development District 1B Reserve		193,297					193,297
Expense Reserves - Non-Construction		3,031,032					3,031,032
Total Expenditures	3,081,735	7,092,032	3,692,500	2,313,000	2,502,000	2,762,000	18,361,532
Ending Fund Balance	16,950,801	11,463,769	9,494,769	8,881,769	8,201,769	7,244,769	7,244,769
TOTAL	20,032,536	18,555,801	13,187,269	11,194,769	10,703,769	10,006,769	25,606,301

* The 2024-2025 through 2027-2028 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Developer Assisted Projects
2025-2029 Proposed Capital Improvement Program
Summary of Projects that Start After 2024-2025

Project Name	PG&E/Private Electrical Service Panel Conversion Reimbursement	Initial Start Date	Ongoing
5-Yr CIP Budget	\$ 145,500	Initial End Date	Ongoing
Total Budget	\$ 185,000	Revised Start Date	3rd Qtr. 2025
Council Districts	City-wide	Revised End Date	
Description	This allocation, evaluated annually, allows the City to accept funds from PG&E and reimburse property owners (up to \$1,500) for electrical service panel conversion work on their property.		

Developer Assisted Projects

2025-2029 Proposed Capital Improvement Program

Summary of Reserves

Project Name Evergreen Creek District Reserve

5-Yr CIP Budget \$ 1,168,153

Total Budget \$ 1,168,153

Council Districts 8

Description This reserve sets aside funding for the Evergreen Creek District in the Contingent Lien District Fund to facilitate cost sharing agreements through special districts between private parties in regards to the construction of public improvements as required by the City for development purposes. The district collects contingent assessments from properties that benefit from the improvements constructed or are to be constructed, and reimburses those who have either financed or constructed the improvements. Any remaining funds will be liquidated to the appropriate parties in the event that all improvements are constructed and all contingent assessments are collected for the respective district.

Project Name Evergreen Specific Plan District Reserve

5-Yr CIP Budget \$ 1,098,905

Total Budget \$ 1,098,905

Council Districts 8

Description This reserve sets aside funding for the Evergreen Specific Plan District in the Contingent Lien District Fund to facilitate cost sharing agreements through special districts between private parties in regards to the construction of public improvements as required by the City for development purposes. The district collects contingent assessments from properties that benefit from the improvements constructed or are to be constructed, and reimburses those who have either financed or constructed the improvements. Any remaining funds will be liquidated to the appropriate parties in the event that all improvements are constructed and all contingent assessments are collected for the respective district.

Project Name Silicon Valley Bridge District Reserve

5-Yr CIP Budget \$ 288,741

Total Budget \$ 288,741

Council Districts 2

Description This reserve sets aside funding for the Silicon Valley Bridge District in the Contingent Lien District Fund to facilitate cost sharing agreements through special districts between private parties in regards to the construction of public improvements as required by the City for development purposes. The district collects contingent assessments from properties that benefit from the improvements constructed or are to be constructed, and reimburses those who have either financed or constructed the improvements. Any remaining funds will be liquidated to the appropriate parties in the event that all improvements are constructed and all contingent assessments are collected for the respective district.

Project Name Silver Creek Development District 1A Reserve

5-Yr CIP Budget \$ 281,936

Total Budget \$ 281,936

Council Districts 2

Description This reserve sets aside funding for the Silver Creek Development District 1A in the Contingent Lien District Fund to facilitate cost sharing agreements through special districts between private parties in regards to the construction of public improvements as required by the City for development purposes. The district collects contingent assessments from properties that benefit from the improvements constructed or are to be constructed, and reimburses those who have either financed or constructed the improvements. Any remaining funds will be liquidated to the appropriate parties in the event that all improvements are constructed and all contingent assessments are collected for the respective district.

**Developer Assisted Projects
2025-2029 Proposed Capital Improvement Program
Summary of Reserves**

Project Name Silver Creek Development District 1B Reserve

5-Yr CIP Budget \$ 193,297

Total Budget \$ 193,297

Council Districts 2

Description This reserve sets aside funding for the Silver Creek Development District 1B in the Contingent Lien District Fund to facilitate cost sharing agreements through special districts between private parties in regards to the construction of public improvements as required by the City for development purposes. The district collects contingent assessments from properties that benefit from the improvements constructed or are to be constructed, and reimburses those who have either financed or constructed the improvements. Any remaining funds will be liquidated to the appropriate parties in the event that all improvements are constructed and all contingent assessments are collected for the respective district.

Developer Assisted Projects
2025-2029 Proposed Capital Improvement Program
Summary of Projects with Close-Out Costs Only in 2024-2025

Project Name	Quimby/Fowler Creek Riparian Restoration	Initial Start Date	3rd Qtr. 2013
5-Yr CIP Budget	\$ 60,000	Initial End Date	2nd Qtr. 2014
Total Budget	\$ 867,631	Revised Start Date	3rd Qtr. 2014
Council Districts	8	Revised End Date	4th Qtr. 2024
Description	This allocation provides funding for a restoration effort as stipulated by the Evergreen Specific Plan and funded by the Evergreen Specific Plan District to improve habitat conditions along portions of the Quimby Road and Fowler Creek riparian corridors. Improvements may include, but are not limited to, culvert modifications, flow controls, erosion control measures, plantings, and pedestrian enhancements.		
