

LIST OF AUTHORIZED FACILITIES AND SERVICES**CITY OF STOCKTON
COMMUNITY FACILITIES DISTRICT NO. 2019-1 (CANNERY PARK II)**

The Mello-Roos Community Facilities Act of 1982 (the "Act") authorizes the creation of a Community Facilities District to finance public facilities and services, within or of benefit to the land in the district. The facilities and services shown below are proposed to be financed by the City of Stockton Community Facilities District No. 2019-1 (Cannery Park II) (the "CFD"). The facilities shall be constructed, whether or not acquired in their completed states, pursuant to the plans and specifications approved by the City of Stockton (the "City") and the officials thereof, including the City Engineer.

FACILITIES

Authorized facilities for the CFD include these:

(1) Roadway Improvements

Roadway improvements include improvements to roadways in the CFD and those off-site roadway improvements required to mitigate project-related impacts. Improvements may include site preparation and rough grading, sanitary sewer (i.e., sewer pipelines, manholes, laterals, cleanouts, and other necessary appurtenances in the public streets. Improvements also may include construction techniques used to extend the wastewater system underneath creeks or as an attachment to a bridge), domestic and non-potable water system(s) (i.e., water transmission pipelines, valves, fire hydrants, thrust blocks, and other necessary appurtenances. Improvements also may include construction techniques used to extend the wastewater system underneath creeks or as an attachment to a bridge), storm drain storm (i.e., drainage pipelines, reinforced concrete pipe, manholes, catch basins, drop inlets, and other necessary appurtenances), culverts, headwalls, bus turnouts, dry utilities (e.g., electrical, gas, telephone, cable, fiber optics), curbs, gutter, sidewalks, electroliners, conduit, transformers, wiring, paving, landscaping, irrigation, pavement marking and signage, monument wells, sound walls, and barricades.

(2) Traffic Signal Improvements

Traffic signal improvements include all necessary equipment, facilities, and appurtenances at required intersections in the CFD or at off-site locations to mitigate project-related impacts.

(3) Bridge Improvements

Bridge improvements may include the bridge deck, abutments and piers, retaining walls, drainage facilities, dry utility conduits, lighting, bollards, fencing, erosion control, curbs, gutters, and sidewalk.

(4) Bicycle Pathway/Public Access Way Improvements

Bicycle pathway/public access way improvements may include site preparation, grading, erosion control, silt fencing, paving or other surfacing, bollards, lighting, landscaping, irrigation, refuse containers, benches, and signage.

(5) Relocating or Undergrounding Irrigation Canals and Facilities

Improvements associated with relocating or undergrounding of irrigation canals and facilities may include excavation, grading, concrete lining of canals, erosion protection (e.g., rip rap), reinforced concrete pipe, manholes, access road, pedestrian trail, landscaping, land acquisition, and access road ways.

(6) Non-Potable Water System Improvements

Improvements associated with a non-potable water system may include excavation, grading, fencing, motors and pumps, generator, electrical panel, controls, inlet pipes, discharge pipes, and access roadways.

(7) Storm Water Basin and Pump Station Improvements

Storm water basin and pump station improvements may include excavation, grading, storm water quality design grasses, berms, rip rap, headwall structure, fencing, motors and pumps, generator, sump/wet well, electrical panel, controls, inlet pipes, discharge pipes, land acquisition, and access roadways.

(8) Soundwall Improvements

Soundwall improvements may include concrete block, pillars, pilasters, rebar, footings, mortar, and concrete.

(9) Railroad Underpass/Overpass Improvements

Improvements associated with railroad underpass/overpass may include demolition of existing facilities, utilities and infrastructure, excavation, bridges, abutments, piers, retaining walls, shoofly construction, track and signal relocation, relocation of utilities and infrastructure, roadway approaches and connections, land acquisition, and access roadways.

(10) Incidental Expenses

The above-listed improvements include incidental expenses as authorized by the Act, including the cost of planning, obtaining permits, engineering and designing the improvements (including the cost of environmental evaluation thereof); the costs associated with creating the CFD, issuing bonds, and determining the amount of taxes and the collection of payment thereof; costs otherwise incurred to carry out the authorized purpose of the CFD; and any other expenses incidental to constructing, completing, and inspecting the improvements.

SERVICES

Authorized services to be financed by the CFD are services for or related to police and criminal justice, fire, ambulance and paramedic, parks, parkways, roads, streets, open space, and maintenance and operation of any city real property or other tangible property with an estimated useful life of five or more years, including incidental expenses related to any authorized service.

OTHER

The CFD may also finance any of the following:

1. Bond related expenses, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses, bond remarketing costs, and all other incidental expenses.
2. Administrative fees of the City and the Bond trustee or fiscal agent related to the CFD and the Bonds.
3. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD.
4. All “costs” and “incidental expenses” related to the eligible facilities as those terms are defined in the Act.