

CITY OF LATHROP
SPECIAL FINANCING DISTRICTS
Fiscal Year 2011/12

East Lathrop – North **Special Financing Districts**

East Lathrop – North is the area generally bounded by the City limits to the north and east, Lathrop Road to the south, and Interstate Hwy 5 to the west.

1. North Harlan Water Improvement District 99-01

(Bonded Assessment District – Tax Code 82480)

- Final Fiscal Year of assessment: FY 2019/20
- Improvements provided: Construction of water main improvements and water service connections to City water system
- Typical Single Family Residential Unit (SFR) Amount per year (FY 2011/12):
From \$90 to \$115
- Annual Escalation Factor: none, annual variations depend on amortization schedule and administrative expenses

2. Storm Drain Zone 1

(Non-bonded Assessment District – Tax Code 72500)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M for storm drain facilities
- Typical SFR Amount per year (FY 2011/12): \$112.52
- Annual Escalation Factor: None

3. CFD 2005-1, Annexation 1, Zone 2 (Historic Lathrop CFD)

(Non-bonded Special Tax District – Tax Code 82490)

- Final Fiscal Year of taxation: This SFD runs in perpetuity, to fund perpetual services
- Services provided: Police and fire protection, O & M for parks, parkways, open space, flood and storm protection services
- Typical SFR Amount per year (FY 2011/12): \$750.00
- Annual Escalation Factor: None

4. LLMD 93-1 (Woodfield Park Maintenance District)

(Non-bonded Assessment District – Tax Code 82380)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M for Woodfield Park (5.49 acres)
- Typical SFR Amount per year (FY 2011/12): \$123.90
- Annual Escalation Factor: None

5. Industrial Lighting Maintenance District (Zone C)

(Non-bonded Assessment District – Tax Code 81940)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of street lighting facilities
- Typical SFR Amount per year (FY 2011/12 Actual): \$5.97/EDU (Zone C); (FY 2011/12 Max: \$6.21/EDU)
- Annual Escalation Factor: SF CPI-U, not to exceed 3.00%

6. Residential Lighting Maintenance District

(Non-bonded Assessment District – Tax Code 81960)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of street lighting facilities
- Typical SFR Amount per year (FY 2011/12 Actual): Varies by Zone from \$5.68/EDU to \$43.16/EDU; (FY 2011/12 Max from \$6.02/EDU to \$45.79/EDU)
- Annual Escalation Factor: SF CPI-U or 3%, whichever is greater

7. Stonebridge Drainage & Lighting Area of Benefit

(Non-bonded Assessment District – Tax Code 82440)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of public lighting facilities, including traffic signals, and storm drain facilities
- Typical SFR Amount per year (FY 2011/12 Actual): \$256.55; (FY 2011/12 Max: \$282.84)
- Annual Escalation Factor: 5.00%

8. Stonebridge Landscape Maintenance District

(Non-bonded Assessment District – Tax Code 82460)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of trees, landscaping, grass, other ornamental vegetation, statuary and fountain improvements
- Typical SFR Amount per year (FY 2011/12 Actual): \$256.55; (FY 2011/12 Max: \$282.84)
- Annual Escalation Factor: 5.00%

9. Sanitary Sewer Assessment District No. 1

(Bonded Assessment District – Tax Code 65461)

- Final Fiscal Year of taxation: FY 2026/27
- Improvements provided: Acquisition and construction of a sanitary sewer system.
- Typical SFR Amount per year (FY 2011/12): approximately \$100
- Annual Escalation Factor: none, annual variations depend on amortization schedule and administrative expenses

**FY 2011/12 PROPERTY TAX INFORMATION
For East Lathrop - North**

Net Assessed Value: \$ 200,000.00

City/Non-City item	Tax Code	Tax Description	Annual Amount	Description
Non-City & CITY#	00001	Property 13 Mandate	\$ 2,000.00	1% of assessed value and limited property assessment increases to 2% annually. (209) 468-2630
Non-City	04061	Manteca Unified School District	\$ 15.72	These are Manteca Unified School District Bonds. You will need to contact them for information on this at (209) 825-3200 Business Services
Non-City	04062	Manteca Unified School District	\$ 63.16	
Non-City	04063	Manteca Unified School District	\$ 8.00	
Non-City	04561	SJ Delta College DS 1	\$ 44.66	You will need to contact San Joaquin Delta College at (209) 954-5151 for information.
Non-City	04562	SJ Delta College DS 2	\$ 4.62	
Non-City	56001	Lathrop Manteca Fire	\$ 66.30	This is for Fire Services. (209) 858-2331
Non-City	57101	Water Investigation District	\$ 3.14	You will need to contact the Water Investigation District for information. Best place to start is the SJ County. (209) 468-3090
Non-City	63701	SJC Mosquito Abatement	\$ 1.10	
Non-City	63702	SJC Mosquito & Vector Control	\$ 7.02	This is for Mosquito Abatement. This is a program through the County. (800) 300-4675
Non-City	68601	CSA NO 53 - Haz Waste	\$ 4.00	This is for the Household Hazardous Waste Program through the County. All properties in the County have this fee. (209) 468-3066
Non-City	80840	Reclamation District No. 17	\$ 70.00	This is to maintain and fortify levies in the area. (209) 478-1696
CITY	82380	Lathrop Woodfield Land	\$ 123.90	This pays for O & M for Woodfield Park. (209) 941-7320
CITY	82440	Lathrop Stnbr Drain Light	\$ 256.55	Provides funding for O & M activities for Stonebridge Storm Drain and Streetlighting. (209) 941-7320
CITY	82460	Lathrop Stonebridge	\$ 256.55	Provides funding for O & M activities for Stonebridge park facilities. (209) 941-7320
CITY	82480	Lathrop N Harlan Wtr (B)	\$ 100.00	Provided funding for construction of water main improvements and water service connectors to City water system. (209) 941-7320
CITY	82495	Lathrop-CFD 2005-1 Anx 1, Zn 2	\$ 750.00	This pays for police/fire services, park site, and storm drain maintenance. (209) 941-7320
Non-City	82610	Manteca 89-2	\$ 601.00	This is Manteca Unified School District Bond. Please contact MUSD at (209) 858-0763 for additional Information.

Annual Total Secured Property Tax Bill: \$ 4,375.72

City receives approximately 12% of Prop 13 Mandate (Tax Code 00001) ONLY, NOT THE TOTAL AMOUNT

THIS IS AN EXAMPLE ONLY.

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<http://www.co.san-joaquin.ca.us/Treasurer/>

East Lathrop – South **Special Financing Districts**

East Lathrop – South is the area generally bounded by the City limits to the north, east, and partially to the south, Louise Avenue partially to the south, and Interstate Hwy 5/Howland Road to the west.

1. Storm Drain Zone 1

(Non-bonded Assessment District – Tax Code 72500)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M for storm drain facilities
- Typical SFR Amount per year (FY 2011/12): \$112.52
- Annual Escalation Factor: None

2. Storm Drain Zone 1A

(Non-bonded Assessment District – Tax Code 81980)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M for storm drain facilities
- Typical SFR Amount per year (FY 2011/12): \$84.72/Maintenance Acre, \$115.20/Availability Acre
- Annual Escalation Factor: None

3. CFD 2003-2

(Bonded Special Tax District – Tax Code 82486)

- Final Fiscal Year of taxation: FY 2032/33
- Improvements provided: Provided funds for the City's share of the cost of constructing a wastewater treatment plant project that the City participates in with the City of Manteca
- Typical SFR Amount per year (FY 2011/12): Varies greatly by both Improvement Area within the CFD and size of the parcel
- Annual Escalation Factor: 2.00%

4. CFD 2005-1, Zone 1 (Historic Lathrop CFD)

(Non-bonded Special Tax District – Tax Code 82490)

- Final Fiscal Year of taxation: This SFD runs in perpetuity, to fund perpetual services
- Services provided: Police and fire protection, O & M for parks, parkways, open space, flood and storm protection services
- Typical SFR Amount per year (FY 2011/12 Actual): Zone 1: \$251.03; (FY 2011/12 Max: \$263.58)
- Annual Escalation Factor: Average increase in SF CPI-W and National CPI

5. Industrial Lighting Maintenance District (Zones A & B)

(Non-bonded Assessment District – Tax Code 81940)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of street lighting facilities
- Typical SFR Amount per year (FY 2011/12 Actual): \$5.97/EDU (Zone A), \$30.42/EDU (Zone B); (FY 2011/12 Max: \$6.21/EDU (Zone A), \$31.69/EDU (Zone B))
- Annual Escalation Factor: SF CPI-U, not to exceed 3.00%

6. Residential Lighting Maintenance District

(Non-bonded Assessment District – Tax Code 81960)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of street lighting facilities
- Typical SFR Amount per year (FY 2011/12 Actual): Varies by Zone from \$5.68/EDU to \$43.16/EDU; (FY 2011/12 Max from \$6.02/EDU to \$45.79/EDU)
- Annual Escalation Factor: SF CPI-U or 3%, whichever is greater

7. Sanitary Sewer Assessment District No. 1

(Bonded Assessment District – Tax Code 65461)

- Final Fiscal Year of assessment: FY 2026/27
- Improvements provided: Acquisition and construction of a sanitary sewer system.
- Typical SFR Amount per year (FY 2011/12): approximately \$100
- Annual Escalation Factor: none, annual variations depend on amortization schedule and administrative expenses

**FY 2011/12 PROPERTY TAX INFORMATION
For East Lathrop - South**

Net Assessed Value: \$ 200,000.00

City/Non-City item	Tax Code	Tax Description	Annual Amount	Description
Non-City & CITY#	00001	Property 13 Mandate	\$ 2,000.00	1% of assessed value and limited property assessment increases to 2% annually. (209) 468-2630
Non-City	04061	Manteca Unified School District	\$ 19.20	These are Manteca Unified School District Bonds. You will need to contact them for information on this at (209) 825-3200 Business Services
Non-City	04062	Manteca Unified School District	\$ 77.14	
Non-City	04063	Manteca Unified School District	\$ 9.78	
Non-City	04561	SJ Delta College DS 1	\$ 54.56	You will need to contact San Joaquin Delta College at (209) 954-5151 for information.
Non-City	04562	SJ Delta College DS 2	\$ 5.64	
Non-City	55401	S Delta Water Agency	\$ 3.50	You will need to contact S Delta Water Agency at (209) 956-0150
Non-City	56001	Lathrop Manteca Fire	\$ 77.18	This is for Fire Services. (209) 858-2331
Non-City	57101	Water Investigation District	\$ 3.50	You will need to contact the Water Investigation District for information. Best place to start is the SJ County. (209) 468-3090
Non-City	63701	SJC Mosquito Abatement	\$ 1.98	This is for Mosquito Abatement. This is a program through the County. (800) 300-4675
Non-City	63702	SJC Mosquito & Vector Control	\$ 7.02	
CITY	65461	Lathrop Sani Swr Bond (B)	\$ 100.00	This is for the Sanitary Sewer District, which provided sewer infrastructure to the parcel.
Non-City	68601	CSA NO 53 - Haz Waste	\$ 4.00	This is for the Household Hazardous Waste Program through the County. All properties in the County have this fee. (209) 468-3066
CITY	72500	Lathrop Storm Drainage	\$ 112.52	This pays for storm drainage facility maintenance and operations. (209) 941-7320
Non-City	80840	Reclamation District No. 17	\$ 81.16	This is to maintain and fortify levies in the area. (209) 478-1696
CITY	81960	Lathrop Light Zone 2B	\$ 33.56	This pays for streetlighting M & O within the Residential Lighting Maintenance District (209) 941-7320
CITY	82486	Lathrop CFD 2003-2 (MR)	\$ 413.00	This pays for the City of Lathrop's portion of WQCF (wastewater facility) costs. (209) 941-7320
CITY	82490	Lathrop CFD 2005-1	\$ 251.03	This pays for police/fire services, park site, and storm drain maintenance. (209) 941-7320

Annual Total Secured Property Tax Bill: \$ 3,254.77

City receives approximately 12% of Prop 13 Mandate (Tax Code 00001) ONLY, NOT THE TOTAL AMOUNT

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Mossdale **Special Financing Districts**

The Mossdale area is generally bounded by the southern boundary of CLSP to the north, the City limits and Stewart Tract to the south and west, and Interstate Hwy 5 to the east.

1. CFD 2003-1

(Bonded Special Tax District – Tax Code 82484)

- Final Fiscal Year of taxation: FY 2034/35
- Improvements provided: Mossdale's portion of SSJID's South County Water Supply Project, and certain transmission/delivery facilities
- Maximum Typical SFR Amount per year (FY 2011/12): \$425.00 or \$643.25, for medium or low density SFR parcels, respectively.
- Annual Escalation Factor: 2.00%

2. CFD 04-1

(Non-bonded Special Tax District – Tax Code 82488)

- Final Fiscal Year of taxation: This SFD runs in perpetuity, to fund perpetual services
- Services provided: police protection (including animal control), O & M for parks, parkways, open space, flood control/storm drain facilities
- Maximum Typical SFR Amount per year (FY 2011/12): \$618.27 or \$927.41, for medium or low density SFR parcels, respectively.
- Annual Escalation Factor: average increase in SF CPI-W & National CPI

3. Mossdale LLMD

(Non-bonded Assessment District – Tax Code 82465)

- Final Fiscal Year of assessment: This SFD runs in perpetuity, to fund perpetual services
- Services provided: O & M of lighting, landscaping, park sites, and appurtenant facilities
- Maximum Typical SFR Amount per year (FY 2011/12 Actual): \$205.44; (FY 2011/12 Max: \$217.95)
- Annual Escalation Factor: 3.00%

4. AD 03-1, Series 2003 & 2005

(Bonded Assessment District – Tax Codes 82482 (Series 2003) & 82483 (Series 2005))

- Final Fiscal Year of taxation:
 - Series 2003: FY 2032/33
 - Series 2005: FY 2034/35
- Improvements provided: Wastewater treatment facility, potable water tank and pump station, sewer collection and storm drainage piping, recycled water distribution system, offsite storm drain outfalls, retention/detention basins, sanitary sewer pump station
- Maximum Typical SFR Amount per year (FY 2011/12):
 - Series 2003: \$ 170 to \$655 (depending on pro-rata share of original assessment)
 - Series 2005: \$ 185 to \$540 (depending on pro-rata share of original assessment)
- Annual Escalation Factor: none, annual variations depend on amortization schedule and administrative expenses

5. Standby District 2005-1

(Non-bonded Assessment District – Tax Code 82470)

- Final Fiscal Year of assessment: This SFD will sunset in the subsequent fiscal year to the one in which 80% of the WRP 1 Phase 1 has been allocated to property classified as either Residential Sewer Rate Paying Parcels or Non-residential Sewer Rate Paying Parcels.
- Services provided: O & M of 750,000 gal./day Membrane Bioreactor (MBR) facility, and sanitary sewer collection system
- Maximum Typical SFR Amount per year per EDU (FY 2011/12): \$1,249.13; Actual SFR Amount per EDU (FY 2011/12): \$834.96
- Annual Escalation Factor is greatest of:
 - SF CPI-U
 - LA CPI-U
 - 8.00%

6. MUSD – CFD 2005-4*

(Bonded Special Tax District – Tax Code 82610)

***This is a Manteca Unified School District bond issue; thus informational items for this SFD are estimates.**

- Final Fiscal Year of taxation: Unknown, however it is likely FY 2034/35
- Improvements/Services provided: School Improvements
- Typical SFR Amount per year (FY 2011/12): approximately \$1,530
- Annual Escalation Factor: 2.00% (most likely)

**FY 2011/12 PROPERTY TAX INFORMATION
For Mossdale**

Net Assessed Value: \$ 200,000.00

City/Non-City item	Tax Code	Tax Description	Annual Amount	Description
Non-City & CITY#	00001	Property 13 Mandate	\$ 2,000.00	1% of assessed value and limited property assessment increases to 2% annually. (209) 468-2630
Non-City	04061	Manteca Unified School District	\$ 15.72	These are Manteca Unified School District Bonds. You will need to contact them for information on this at (209) 825-3200 Business Services
Non-City	04062	Manteca Unified School District	\$ 63.16	
Non-City	04063	Manteca Unified School District	\$ 8.00	
Non-City	04561	SJ Delta College DS 1	\$ 44.66	You will need to contact San Joaquin Delta College at (209) 954-5151 for information.
Non-City	04562	SJ Delta College DS 2	\$ 4.62	
Non-City	55401	S Delta Water Agency	\$ 3.50	You will need to contact S Delta Water Agency at (209) 956-0150
Non-City	56001	Lathrop Manteca Fire	\$ 127.10	This is for Fire Services. (209) 858-2331
Non-City	57101	Water Investigation District	\$ 3.30	You will need to contact the Water Investigation District for information. Best place to start is the SJ County. (209) 468-3090
Non-City	63701	SJC Mosquito Abatement	\$ 1.48	This is for Mosquito Abatement. This is a program through the County. (800) 300-4675
Non-City	63702	SJC Mosquito & Vector Control	\$ 7.02	
Non-City	68601	CSA NO 53 - Haz Waste	\$ 4.00	This is for the Household Hazardous Waste Program through the County. All properties in the County have this fee. (209) 468-3066
Non-City	80840	Reclamation District No. 17	\$ 70.00	This is to maintain and fortify levies in the area. (209) 478-1696
CITY	82465	Lathrop Mossdale Village	\$ 205.44	Maintains street trees, landscaping, park sites, and street lighting within the subdivision. (209) 941-7320
CITY	82482	Lathrop Mossdale Village (B) 03-1 2003	\$ 600.00	To provide the sewer infrastructure for the Mossdale Development. Including the Treatment Plant, pump station, recycled water station. (209) 941-7320
CITY	82483	Lathrop Mossdale Village (B) 03-1 2005	\$ 275.00	
CITY	82484	Lathrop CFD 2003-1	\$ 643.25	South County Surface Water Supply and Wells for the Mossdale Development. (209) 941-7320
CITY	82488	Lathrop CFD 2004-1	\$ 927.41	Maintenance District - Maintains storm drainage, signal lighting, street lighting, landscaping, parks, and a portion of police & animal control services. (209) 941-7320
Non-City	82610	Manteca Unified School District 2005-4	\$ 1,530.00	This is Manteca Unified School District Bond. Please contact MUSD at (209) 858-0763 for additional Information.

Annual Total Secured Property Tax Bill: \$ 6,533.66

City receives approximately 12% of Prop 13 Mandate (Tax Code 00001) ONLY, NOT THE TOTAL AMOUNT

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