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Mossdale Tract Program:
**2018 Annual
Adequate Progress
Report Update**

FOR URBAN LEVEL OF PROTECTION

FINAL REPORT

Prepared for: The San Joaquin Area Flood Control Agency (SJAFCA)
June 28, 2018

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LIST OF ABBREVIATIONS

APR	RD 17 Area Adequate Progress Report for Urban Level of Protection (June 2016)
2017 APR Update	RD 17 Area 2017 Annual Adequate Progress Report for Urban Level of Protection (May 30, 2017 revised June 13, 2017)
Area	Mossdale Tract Area
CEQA	California Environmental Quality Act
CVFPB	Central Valley Flood Protection Board
DIF	Development Impact Fee
DWR	California Department of Water Resource
EIFD	Enhanced Infrastructure Financing District
EIP	Early Implementation Program
Engineer's Report	PBI's March 22, 2016 ULDC Evaluation of the RD 17 Levee
Project	Levee Improvements to achieve ULDC 200-year requirements
IPE	Independent Panel of Experts
JEPA	Joint Exercise of Powers Agreement
JPA	Joint Powers Authority
KSN	Kjeldsen, Sinnock & Neudeck Inc.
LFMA	Local Flood Management Agency (previously RD 17, Lathrop, and Manteca, now SJAFCA)
LSRP	Levee Seepage Repair Project
LWA	Larsen Wurzel & Associates, Inc.
Mossdale Tract	Reclamation District No. 17
O&M	Operations and maintenance
OAD	Special Benefit Overlay Assessment District
PBI	Peterson Brustad, Inc.
RD 17	Reclamation District 17
RFP	Request for Proposal

SB 5	Senate Bill 5 (2007)
SJAFCA	San Joaquin Flood Control Agency
SJCFCWCD	San Joaquin County Flood Control and Water Conservation District
the Plan	Infrastructure Financing District Plan
UFRR	Urban Flood Risk Reduction
ULDC	Urban Levee Design Criteria
ULOP	Urban Level of Flood Protection
USACE	U.S. Army Corps of Engineers

Overview & Context

Larsen Wurzel & Associates, Inc. (LWA) has been engaged by the San Joaquin Flood Control Agency (SJAFCA), the Local Flood Management Agency (LFMA) for the Mossdale Tract Area (the Area), to prepare the Annual Report on Adequate Progress toward the achievement of an Urban Level of Flood Protection (ULOP) within the Mossdale Tract Area. Previously, the Cities of Lathrop and Manteca, as well as Reclamation District 17 (RD 17) comprised the LFMA and these agencies have been reporting status of Adequate Progress for the Mossdale Tract Area to the Central Valley Flood Protection Board (CVFPB). With the recent modification of SJAFCA's membership, SJAFCA has taken over the role of LFMA for the Area and this report is now being submitted to support all land use agencies within the Mossdale Tract Area.

Prior to January 2018, SJAFCA's membership consisted of the City of Stockton, San Joaquin County and the San Joaquin County Flood Control and Water Conservation District (SJCFWCWD). Effective January 1, 2018, the Joint Exercise of Powers Agreement (JEPA) establishing SJAFCA was amended to include the Cities of Lathrop and Manteca (reference **Appendix A**). This action was taken by all the members of the new SJAFCA organization as part of the plan (described further within this report¹) to achieve ULOP.

In June 2016, LWA prepared the "RD 17 Area: Adequate Progress Report for Urban Level of Protection" (APR). The APR served as a strategic plan describing and outlining the steps that the LFMA and the land use agencies in the RD 17 basin (hereinafter referred to as the Mossdale Tract Area) are taking to generate the local funding necessary to advance and ultimately implement 200-year levee improvements in accordance with the requirements of Senate Bill 5 (2007) (SB 5). The APR described several aspects including:

- The requirements set forth by SB 5 and ULOP;
- The requirements of Land Use Agencies in making findings related to Adequate Progress toward ULOP, and, more specifically;
- The approach the LFMAs in the Mossdale Tract Area were taking with respect to compliance with the guidance provided by the California Department of Water Resource (DWR) in support of the Land Use Agencies' maintenance of findings of Adequate Progress.

Land Use and Local Flood Management Agency Requirements for Maintaining Findings of Adequate Progress toward ULOP

Adequate Progress has been defined by the 2007 California Flood Legislation (see Government Code §65007(a)) as:

- The development of the scope, schedule, and cost to complete flood protection facilities;
- Documentation that revenues have been identified to support implementation of the flood protection facilities;
- Evidence that critical features of the flood protection facilities are under construction and progressing;

¹ Reference the **Governance Approach to Funding & Implementation** section (Page 12) of this report.

- The city or county has not been responsible for a significant delay in the completion of the system; and
- The LFMA has provided DWR and the CVFPB information to determine substantial completion of the required flood protection.

Regarding the last bullet, the LFMA must annually document:

- That the total project scope, schedule, and cost of the completed flood protection system have been developed to meet the appropriate standard of protection;
- That 90% of the required revenue scheduled to be received by that year have been appropriated and are being expended;
- Critical features of the flood protection system are under construction and each critical feature is progressing as indicated by the actual expenditures of the construction budget; and,
- The City or County has not been responsible for a significant delay in the completion of the system.

In addition, the 2007 California Flood Control Legislation requires the LFMA to report annually to the CVFPB on the status of progress toward completion of the flood protection system.

*This **2018 Annual Adequate Progress Report Update** is intended to satisfy the annual reporting requirements of the LFMA for reference by the Land Use Agencies in the Mossdale Tract Area in their ULOP findings.*

Mossdale Tract Area Approach to ULOP

An APR was prepared in June 2016 by the Cities of Lathrop, Manteca and RD 17 to provide information for the Cities and County located within the Mossdale Tract Area, for their reference in support of their respective ULOP findings for land use decisions within the Mossdale Tract Area. The following describes the evidentiary conclusions from the 2016 APR, based on DWR's ULOP criteria (collectively the ULOP Criteria EVD-3²):

- A report prepared by the LFMA demonstrating Adequate Progress as defined in California Government Code Section 65007(a).
 - *The APR prepared in June 2016 in combination with other documentation prepared by the Land Use Agencies demonstrated adequate progress.*
- A report prepared by a Professional Civil Engineer registered in California to document the data and analyses for demonstrating the property, development project, or subdivision will have an Urban Level of Flood Protection at the time when the flood protection system is completed.
 - *The LFMA requested that a team of Professional Engineers led by Peterson Brustad, Inc. (PBI) in coordination with their subconsultants, Kjeldsen, Sinnock & Neudeck Inc. (KSN) and ENGE0 prepare the required report. Their report, dated March 22, 2016, compiled under a Cover Memorandum titled "Urban Levee Design Criteria (ULDC) Evaluation of the RD17 Levee" met the requirement at that time.*
- A report by an Independent Panel of Experts (IPE) on the review of the report prepared by the Professional Civil Engineer.

² Reference page 2-10 within the ULOP Criteria, November 2013.

- *An IPE consisting of Robert Pyke, Edwin Hultgren, and Thomas Plummer was engaged to review the Engineer's Report. The panel's report dated May 24, 2016 titled "Independent Review of Urban Levee Design Criteria Evaluation, March 2016" fulfilled this requirement.*
- A response by the Professional Civil Engineer to the comments from the IPE.
 - *PBI, author of the documents reviewed by the IPE responded in a letter addressed to Mr. Glenn Gebhardt and Mr. Kevin Jorgensen dated June 3, 2016. Mr. Dave Peterson, P.E. of PBI prepared the response. This letter fulfilled this requirement.*
- An annual report prepared by the LFMA, submitted to the CVFPB documenting the efforts in working toward completion of the flood protection system.
 - *The June 2016 APR, in combination with additional materials prepared by the acting LFMA, supported the evidentiary requirements of Adequate Progress. The APR addressed how the flood protection system that will provide an ULOP will be funded and financed. The APR report described the proposed funding mechanisms, the approach and schedule for their implementation, and the projected revenues identified to support implementation of the flood protection system.*

The CVFPB, on October 25, 2016, acknowledged receipt of the evidentiary documentation including the APR and indicated that the, "submittal sufficiently complies with the statutory requirements of California Government Code Section 65007(a)". The CVFPB indicated that their compliance letter was valid through September 30, 2017 and that future year's evaluations would be based upon review of annually submitted documents.

On August 10, 2017, the City of Lathrop acting as the LFMA and on behalf of the Cities of Lathrop and Manteca, transmitted the first annual update of the APR, the ***2017 Adequate Progress Report Update***, June 2017. In response to the submission of that report, CVFPB staff requested that the City of Lathrop prepare an Adequate Progress Submittal Form which was completed and submitted to the CVFPB on Thursday November 2, 2017 to CVFPB staff.

*This **2018 Annual Adequate Progress Report Update** is intended to continue to address the requirements of Government Code Section 65007 (a)(5). "The local flood management agency shall annually report to the CVFPB on the efforts in working toward completion of the flood protection system."*

As noted above, it is also intended that this report, in combination with any other required documentation pursuant to SB5 and DWR's associated ULOP Guidance, may be referenced by all of the Land Use Agencies in the Mossdale Tract Area (specifically the Cities of Lathrop, Manteca, and Stockton, as well as San Joaquin County) in making new or validating findings related to approval of development projects that rely on the Adequate Progress Findings where such a finding is applicable.

Adequate Progress toward ULOP

The existing RD 17 levees protecting the Mossdale Tract Area do not meet the updated DWR ULDC standards adopted in May 2012, and the existing levees are not currently certified to provide 200-year protection. Accordingly, SJAFCA and RD 17 are pursuing efforts to achieve ULOP by 2025.

The LFMA's plan for flood protection through the year 2025 consists of two components: (1) RD 17's ongoing Levee Seepage Repair Project (LSRP) and (2) SJAFCA Levee Improvements to achieve ULDC 200-year requirements (the Project).

The Project, as described in 2016 previously consisted of a Fix-In-Place Levee Improvement Project and an extension of the existing dryland levee in Manteca. A review of the (i) project scope, (ii) project schedule, and (iii) the cost of the completed flood protection system, all as proposed in 2016, demonstrates that they were developed to meet the appropriate standard of protection based on information known at that time. During this last year information has been shared by the State of California regarding potential changes in hydraulics and hydrology due to climate change. As discussed further below, the City of Lathrop and SJAFCA are currently advancing a Feasibility Study funded by State of California under its Urban Flood Risk Reduction (UFRR) program. As part of the UFRR study already underway, that information is being considered to determine what changes, if any, need to be made to the proposed project to ensure that it continues to meet the appropriate standard of protection. Due to the incomplete status of the UFRR study, a new determination that the project meets the appropriate standard of protection will need to be made in conjunction with the 2019 Adequate progress Report. For the purposes of this analysis, it is assumed that the Project will provide 200-year flood protection for the Mossdale Tract Area.

Critical Features of the Flood Protection System are Under Construction and Each Critical Feature is Progressing

RD 17, with funding from the issuances of multiple series of bonds secured by assessment revenues and a funding agreement with DWR, is currently constructing the LSRP improvements.

Since June 2016 (the time the APR was completed), a cumulative total of approximately \$7.9 million of LSRP improvements (an additional \$1.5 million since June 2017) have been completed including the construction of seepage berms during and after the storms of February 2017. In addition, the RD 17 Levee Area Public Financing Authority, a Joint Powers Authority (JPA) set up by agencies in the RD 17 Basin, issued \$20.85 million of bonds in 2017 to both refinance a prior financing from 2009 and to generate additional net new proceeds for flood control improvements of \$6.531 million. These funds have been utilized by RD 17 to continue to advance the LSRP over the last 12 months. Remaining work on the LSRP is progressing through the regulatory review process and is now scheduled to resume construction in the Spring of 2019. The projections included within this APR have been revised in light of the slower regulatory process, relative to the 2017 APR, to reflect the updated schedule for the completion of the LSRP.

As noted in the APR from June 2016, the prior LFMA completed preliminary investigations and preliminary design for additional enhancements needed to improve the levees consistent with the ULDC. This effort resulted in the preparation of the required ULOP EVD-3 documentation. Specifically, Lathrop and Manteca, in coordination with RD 17, prepared an Engineer's Report that details the project scope, schedule, and budget. This information is incorporated into this report by reference to PBI's March 22, 2016 ULDC Evaluation of the RD 17 Levee (the Engineer's Report). The Engineer's Report includes an identification of the approved and pending features of the LSRP that are currently under construction as well as a description of the phasing of the project.

Since June 2016, the City of Lathrop secured a commitment of \$5.0 million from DWR under the UFRR Program and has subsequently executed a funding agreement with DWR to first fund a feasibility analysis of a focused array of alternatives which address state estimates of climate change through 2040 (which is scoped to cost \$667,000) and then provide the remaining funds to advance environment review (California Environmental Quality Act [CEQA] Analysis) and preliminary design of an initial phase of the preferred alternative. As of the date of this 2018 Annual APR Update, the feasibility study portion of the scope of work is well underway and is expected to be completed in the fall of 2018. Further, as part of the re-organization of SJAFCA to become the LFMA for the Mossdale Tract Area, the City of Lathrop, SJAFCA, and DWR have agreed to transition the local sponsorship of the study from Lathrop to SJAFCA. This effort could lead to a different array of elements to a better project for the region, with the corresponding additional funding requirements for the design and implementation of the Project beyond what were identified in the 2016 Engineer's Report.

Summary of Scope, Schedule & Cost

The 2016 Engineer's Report identified two projects. These projects are listed below and, when fully implemented, will meet the objective of 200-Year ULOP for the RD 17 Basin for 2015 climate conditions. These projects include;

1. RD 17 LSRP

RD 17 is implementing the LSRP in three phases as listed below:

- a. Phase 1 (Completed 2008-09)
- b. Phase 2 (Completed 2009-11)
- c. Phase 3 (Construction Commenced 2016 - Completion scheduled in 2021)

2. SJAFCA Project³

The LFMA is pursuing the Project as Phase 4 which includes all the following outlined steps:

- a. ULDC engineering analysis and identification of deficiencies (completed March 22, 2016)
- b. Design and environmental evaluation of levee improvements to cure ULDC deficiencies

³ Throughout this report the Phase 4 Project was formerly known as the "Fix-In-Place" Project and included the extension of the RD 17 dryland levee.

c. Implement levee improvements to cure ULDC deficiencies

Schedule

The following schedule of milestones provides the LFMA’s updated current plan to implement the levee improvements by 2025. In addition, the Project Funding and Financing Approach outlines key milestones for implementation of the various funding mechanisms identified to support the revenue and financing requirements for the Project implementation.

Activity	Completion⁴
Phase 3: RD 17 LSRP	12/31/2021
Phase 4: Project	
Engineering Design	12/31/2020
Environmental Documentation	6/31/2020
Permitting	12/31/2020
Right of Way Acquisition	10/10/2022
Construction	6/1/2025

Total Program Costs

Table 1 presents the total costs for the LSRP and SJAFCA Projects. The total estimated design, permitting, and construction project costs in 2016 dollars is **\$207.1 million**. This number has been updated with this 2018 Annual APR Update to reflect increased costs related to the LSRP.

⁴ The Completion schedule for the LSRP has been updated to reflect a 2021 completion with this 2018 APR.

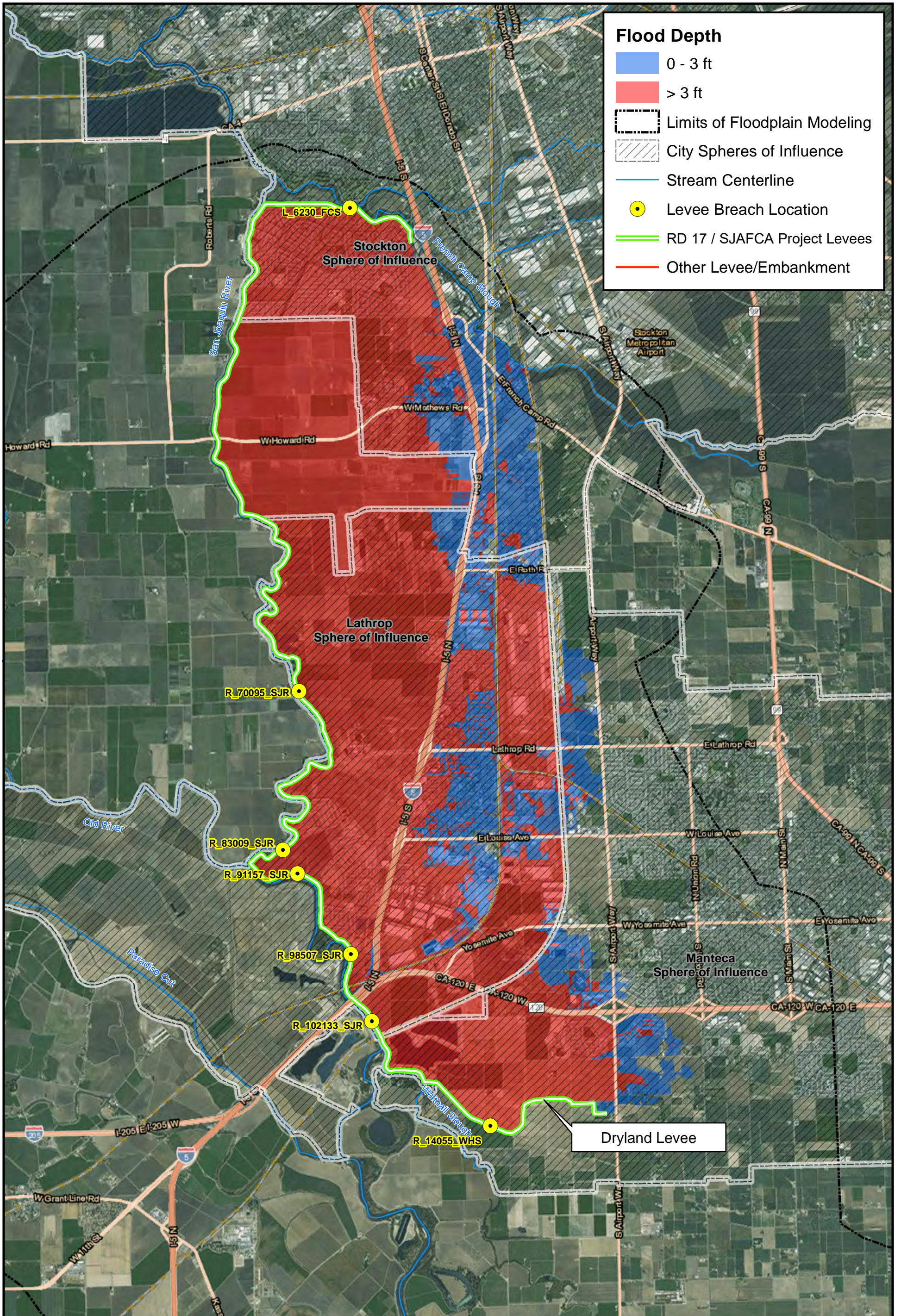
Table 1
Mossdale Tract: 2018 Adequate Progress Report
Program Cost Summary

Project Phase	Total Project Costs 2016\$
LSRP Phase 1	\$2,866,307
LSRP Phase 2	\$10,114,560
LSRP Phase 2 - Parks	\$2,557,561
LSRP Phase 3	\$54,149,689
SJAFCA Project	\$137,381,000
Total Cost	\$207,069,117

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

Applicable Geographic Area Reliant on Adequate Progress Report

As noted in the APR and in the 2017 Annual Update, the Adequate Progress Report applies to development afforded ULOP within the Mossdale Tract Area once the Project is complete. **Figure 1** shows the results of PBI's hydraulics analysis included as part of the Engineer's Report. The overall area removed from the floodplain as a result of the completion of the LSRP and SJAFCA's Projects is shown as the combined red and blue areas in **Figure 1**. More specifically, the area with greater than three-foot flood depths that would be subject to SB 5 development restrictions without the completion of the LSRP and SJAFCA Projects is shown in red.



Project Funding and Financing Approach

In accordance with SB 5, the APR provides documentation that revenues have been identified to support implementation of the flood protection facilities. The following discussion restates and, where applicable, updates the revenue sources identified for the projects.

RD 17 has been advancing the LSRP since 2008 with the formation of the Reclamation District No. 17 (Mossdale Tract) Assessment (RD 17 Assessment) and funding from DWR's Early Implementation Program (EIP). These two revenues sources remain in place to fund the LSRP.

In order to fund the Phase 4 Project, the LFMA identified the following funding sources for the design, environmental review, permitting, and construction of ULOP improvements. In summary, the near-term potential funding sources include:

- Net revenues from the existing RD 17 Assessment
 - It is expected that some net revenues (after debt service, RD 17 operation and maintenance [O&M] expenses and pay-as-you-go funding for the final construction of the LSRP) will be available to fund the Fix-In-Place project.
- A new Regional SJAFCA 200-Year Development Impact Fee (DIF)
 - A new DIF would be paid by property owners developing property within the 200-year floodplain. It is expected that some of the property already entitled and planned for development within the basin that will benefit from the ULOP may advance fund some of the development project's DIF obligations with the expectation that advance funding will be creditable toward the project's ultimate fee obligation via a fee crediting arrangement. A new Regional DIF is expected to be established by December 2018.
 - Prior to the establishment of a regional DIF as described above, the Cities of Lathrop and Manteca adopted Interim DIF programs that established funding obligations for any new development project within the 200-year floodplain within the respective Cities for ULOP projects. These fee programs were adopted in February 2017 and copies of the ordinances adopted by the Cities are included in **Appendix B** to this 2018 Annual APR Update. It is expected that when SJAFCA's regional development fee program is in place, it would supplant these Interim Fee Programs.
- A new Special Benefit Assessment District
 - A new special benefit Overlay Assessment district (OAD) would levy assessments or taxes on the properties (parcels) directly receiving flood damage reduction benefit from the construction and long-term O&M of the Project. With the reorganization of SJAFCA, it is now expected that SJAFCA would be the entity imposing this proposed Special Benefit Assessment. The next step is for SJAFCA to qualify a consultant to prepare the requisite Assessment Engineer's Report and administer the legislative processes required by Proposition 218 and

the underlying statutory authority for the imposition of the assessment. SJAFCA expects to select this consultant before September 2018.

- A new Enhanced Infrastructure Financing District (EIFD)
 - A new EIFD would capture a portion of the growth in general property taxes and dedicate the revenue toward the construction of the Project. This revenue, in conjunction with the new Special Benefit Assessment or Special Taxing District revenues could be pledged to the repayment of bonds, the proceeds of which could fund construction of the Project. SJAFCA expects to further evaluate the need for this funding after the completion of the UFRR Feasibility Study.

Governance Approach to Funding & Implementation

To facilitate the funding and implementation of the Phase 4 Project, the Cities of Lathrop and Manteca commissioned a governance evaluation. The original APR outlined the governance structure that existed at the time in the RD 17 Basin for implementing the LSRP and outlined the entities that would be needed to support the implementation of the Phase 4 Project. The governance evaluation was completed in late 2017 and ultimately resulted in the reorganization of SJAFCA. SJAFCA is now the LFMA and Funding Entity, for the Mossdale Tract Area. SJAFCA now fulfills several distinct governance structures that were previously identified and evaluated to support the implementation, funding, and financing of the project as detailed further below:

Implementing Entity: SJAFCA

The cities of Lathrop, Manteca, Stockton, as well as San Joaquin County and the San Joaquin County Flood Control and Water Conservation District entered into a new JEPA that allows SJAFCA to be the entity responsible for implementing the Phase 4 Project. SJAFCA will directly, or through contract, provide for the design, permitting, environmental review, rights of way, and construction of the Phase 4 Project improvements. SJAFCA will also pursue grant funding to defray a portion of the local cost of implementing Phase 4 Project improvements. SJAFCA directly holds the powers and authority to implement the Project.

Funding Entities: Two Funding entities are currently proposed to fund the Phase 4 Improvements. SJAFCA and, if needed, a new Enhanced Infrastructure District Public Financing Authority.

SJAFCA will coordinate the funding and provide the authority to impose a new benefit assessment that will extend beyond the jurisdictional boundaries of the current RD 17 benefit assessment. SJAFCA will also be responsible for facilitating the imposition of and administering a new Regional DIF. As previously noted, SJAFCA will also be tasked with pursuing future State funding from DWR and Federal funding through the U.S. Army Corps of Engineers (USACE).

A new Enhanced Infrastructure District Public Financing Authority would need to be established as a Public Financing Authority pursuant to EIFD Law in order to govern the new proposed EIFD. SJAFCA

would play a significant role as the entity that would be the recipient of the funding generated by the proposed EIFD. Pursuant to EIFD Law, San Joaquin County would initiate the process of formation by a resolution and direct the preparation of an Infrastructure Financing Plan. The Plan would describe the amount of funding to be provided by each participating taxing entity member of the future Public Financing Authority that will ultimately govern the EIFD. The Plan would need the consent of all entities agreeing to an amount of tax increment to be provided by the entity.⁵

The EIFD Public Financing Authority would have the powers and authority to implement the Tax Increment Financing Program including the collection and leveraging of future tax increment dedicated by participating taxing entity member agencies to the Phase 4 Project. As the LFMA, it is expected that SJAFCA would be the primary entity studying, evaluating, and advancing the EIFD effort going forward.

Financing Entity: In order to facilitate the financing of the Phase 4 Project, new bonds would need to be issued and sold to generate the necessary funds to construct the improvements. The existing RD 17 Levee Area Public Financing Authority that previously issued bonds secured by RD 17 Assessment revenues could facilitate the issuance of bonds for this purpose. As an alternative, SJAFCA could also issue the bonds as well. Any new bonds issued would be secured by a combined pledge of revenues from the new OAD and EIFD.

Efforts to facilitate implementation of the identified funding programs within the APR are already underway. In November 2016, the Cities of Lathrop and Manteca authorized a contract with LWA to assist with detailed evaluation and implementation efforts of the funding and financing plan identified in the APR. This contract has since been transferred to SJAFCA as the LFMA. The tasks included within the contract scope of work of that relate to the establishment of a governance structure supporting the funding and finance plan include:

- *Interim and Regional DIF Program*
 - To support the implementation of an Interim Development Impact Fee Program, LWA prepared an AB 1600 Nexus Study to serve as the legal and financial basis of collecting fees in Lathrop and Manteca. LWA's work entailed: 1) determining the amount of new and existing development that will be subject to the fee program over the anticipated program term; 2) determining the costs of facilities eligible for funding through the program; 3) distribution of those costs to each of the land use categories in order to calculate the fees; 4) preparation of a nexus study to document the required findings; and 5) supporting the legislative process required prior the collection of the fee by the Cities.
 - LWA is currently preparing a new Regional DIF Nexus Study for adoption by SJAFCA. As noted above, it is expected that SJAFCA will consider adoption of the regional DIF by December 2018.

⁵ An EIFD may not include the Tax Increment from any portion of a former redevelopment project area that is committed to outstanding successor agency obligations. There is at least one redevelopment agency (or successor agency) covering a portion of the Mossdale Tract Basin. SJAFCA will need to assess the implications of any remaining successor agency obligations on the availability of funds for the EIFD Public Financing Authority's use.

LWA will also support the development and adoption of collection agreements between SJAFCA and the local agencies collecting the DIF.

- *Advance Funding and Fee Crediting Program Support*

In order to secure the level of funding needed to advance the Project described in the APR, funding is needed from development interests within the Mossdale Tract Area that benefit from the Project's implementation. Development interests in the basin have been advancing this needed funding through the land use agencies (SJAFCA's) members. It is expected that SJAFCA will adopt a set of policies and procedures in order to afford crediting against the contemplated Regional DIF. Ultimately the fee credits would be redeemed upon the development's construction in the future. LWA is under contract with SJAFCA to assist with the development, implementation, and administration of an Advance Funding and Fee Credit Program.

- *Overlay Assessment District Support*

LWA will support the execution of the activities and analyses needed to support the implementation of a new OAD that, in combination with a new EIFD, will help generate the funding needed to finance the final design and construction of the Project. As noted above, it is expected that LWA will scope and develop a Request for Proposal (RFP) for an Assessment Engineer before September 2018.

- *Enhanced Infrastructure Financing District Coordination*

The last mechanism identified in the APR is an EIFD. This mechanism would allow for the use of Tax Increment Financing of the Project. The entities would form a new Public Financing Authority that includes members of the legislative bodies of the public agencies that form the EIFD, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan (the Plan) that describes the funding for the construction of the Project and also specifies how much of the property tax increment each taxing entity receiving a share would allocate to the Project. The Plan would also describe the use of the OAD revenues and their utilization as part of a long-term debt issuance supported by the combination of OAD revenues and tax increment. LWA would support the implementation and evaluation of the EIFD and its formation. It is expected that this evaluation would take place after the completion of the UFRR Feasibility Study.

Project Funding and Financing Plan

In accordance with Government Code §65007(a), this portion of the APR Update provides documentation that revenues have been identified to support implementation of the flood protection facilities and further, that sufficient revenues to fund each year of the project schedule have been identified. The June 2016 APR presented a Funding and Financing Plan that has been refined and updated based on the actual progression of the Project's implementation and additional information obtained subsequent that report. Further this section addresses the requirement to demonstrate that in any given year, and consistent with that schedule of identified revenues, at least 90 percent of the revenues scheduled to be received by that year have been appropriated and are currently being expended.

Remaining Project Costs

LSRP Project

This document has been updated since the preparation of the original APR to reflect progress since May 2016 based on the remaining costs as of May 2018 for the RD 17 LRSP as summarized in **Table 2** below. **Table 2** shows the split of costs between the State and RD 17 and the percentage of remaining project costs based on the amount expended in the last 12 months. Because the cost estimate for the LSRP has been updated since June 2017 and increased a greater amount than has been spent in the last year, **Table 2** shows that the reduction in remaining costs is negative. As a result, the percent of remaining costs as of June 2017 (the last APR's remaining cost estimate) is negative as well.

Phase 4 Project Costs

Table 3 presents the Opinion of Probable Costs prepared by PBI for the Phase 4 Project as of December 2015. This cost estimate has been prepared after the completion of the ULDC Engineer's Report supporting the Adequate Progress Findings. There has been no change in amounts presented on **Table 3** from the June 2016 APR.

Sources & Uses

An updated financing plan prepared for the implementation of the remaining levee improvements is shown in **Table 4**. **Table 4** presents and sources and uses statement based on an updated cash flow reflective of the progress of the work over the past year. Additionally, **Table 4** shows the identified revenues that provide the basis for the conceptual financing plan. The financing plan is governed by the following assumptions:

- The RD 17 Mossdale Tract Assessment and the associated bond issuances in combination with committed State funding from DWR's EIP will continue to fund seepage remediation work until completion in 2021. This financing plan has been updated to assume that the ultimate State cost share of the LSRP Project is 65%/35% State and Local Funding.
- The Cities, RD 17, and/or their developer partners, would continue to cash flow the design of the Phase 4 Project and the implementation of the contemplated funding mechanisms until 2019 from either cash reserves or developer advances. The total committed funding including previously

advanced funds is now assumed to be \$4.4 million⁶. All contributions from development interests are assumed to be creditable toward the contemplated development impact fee program, however, the specific terms and policies for credit and reimbursement are to be determined.

- Net revenues from RD 17's implementation of the LSRP, including retention releases and net RD 17 Assessment revenues after debt service, would be available to help fund Phase 4 Project expenses.
- SJAFCA would work to establish the following funding mechanisms:
 - A new OAD in place to collect revenues in FY 2019/2020.
 - A new EIFD covering the properties directly benefiting from the project. The EIFD would have a Base Year of 2019/20.
 - A new regional DIF program would be in place to collect revenues in 2018.
 - A bond authorization to securitize both new OAD and EIFD revenues would take place in FY 2022/23. The proceeds from the bond authorization would be used to fund construction costs of the Phase 4 Project.

Detailed Cash Flow Analysis and Schedule of Expenses and Revenues

In order to support the Adequate Progress Findings, as described in the APR, the LFMA must document that 90% of the required revenue scheduled to be received have been appropriated and are being expended. **Table 5** presents an updated detailed cash flow analysis showing how the planned expenditures are funded over time. This schedule is intended to be used by the LFMA to report annually to the CVFPB on the progress of the flood protection system. **Table 5** is supported by a series of tables (reflected in various appendices) that provide details regarding the expenditure and revenues schedule for the LSRP and SJAFCA's Phase 4 Project.

Government Code §65007(a) (2) (A) Compliance

It is important to note that because ULOP for the Mossdale Tract Area is being implemented in multiple stages, by multiple agencies, the financing plan identified for ULOP takes into consideration multiple funding sources. This approach was outlined in the June 2016 APR and continues here. The following discussion breaks the funding sources apart by project and discusses compliance with Government Code §65007(a).

With this 2018 Annual APR Update, the analysis associated with Government Code §65007(a)(2)(A) has been updated. As noted above, **Table 5** presents the updated schedule of revenue and expense projections in order to demonstrate progress of the Project as it relates to the requirements of Government Code §65007(a)(2)(A). Because of permitting and funding delays related to the LSRP project, the estimates, including the overall costs and timing of expenses, as well as the schedule of revenues, have been updated relative to the 2017 APR Update.

Consistent with Government Code §65007(a)(2)(A), all of the revenues for the LSRP have been identified. These revenues included 1) State Funding from the EIP Program and 2) RD 17 Mossdale Tract Assessment

⁶ This amount has been updated from the June 2017 APR. The prior APR incorrectly referenced the total cost of the Pre-Project expenses versus the amount of funding committed from developers, the Cities, and their partners. This updated APR now reflects the seed funding being provided by the SJAFCA members to fund the costs of the implementation of the funding and financing program, an additional \$1.2 million.

Revenues and Bond Proceeds. Further, consistent with the revised schedule, 90% of the revenues that are scheduled to be received by this year have either been appropriated by a granting agency (in this case the State) or have been set aside by RD 17 (reference **Table 6**). State funding for the RD 17 Project was included within prior State Budget Appropriations and the entirety of RD 17's grant agreement has been appropriated. As it relates to the local share of the funding, while RD 17 is not required to adopt an appropriated budget by law⁷, they have set aside the funds for the Project and entered into contracts and/or are required by law based on the source of the revenues to expend those funds for the specific purpose of implementing the LSRP (this is consistent with the intent of a budgetary appropriation). More specifically, those contracts include the EIP Funding Agreement that RD 17 has entered into with DWR as well as the Indenture of Trust Agreements between the District and its Bond Trustee. Finally, as a matter of law, RD 17's Assessment Revenues must be utilized consistent with its Assessment Engineer's Report and annual resolution approving the levy of the assessment.

Finally, the last requirement of Government Code §65007(a)(2)(A) is that the revenues scheduled to be received by that year are currently being expended. As noted previously, RD 17 has expended an additional \$1.5 million on the LSRP since June 2017.

For the Phase 4 Project, because all of the identified funding is derived from local sources, there are no requirements of appropriations from the Federal or State governments. **Table 6** shows the cumulative scheduled revenues and the associated compliance check with Government Code §65007(a)(2)(A).

Table 7 provides the assumed expenditure schedule for the Phase 4 Project. It is expected that these tables will be refined over time as the planning and development of the Projects progress.

⁷ Reference Reclamation District No. 17 Financial Statements and Independent Auditor's Report, June 30, 2017 Note A – Summary of Significant Accounting Policies (Page 13) – “Budgetary accounting: The District does not adopt an appropriated budget and is not required to adopt such a budget by law. However, the District does adopt a non-appropriated budget annually, which is approved by the Board of Trustees.”

Table 2
Mossdale Tract: 2018 Adequate Progress Report
RD 17 LSRP Remaining Capital Cost Estimate & Cost Share

Item	Remaining Costs <i>May 2018</i>	Local [1] 35%	State [1] 65%
LSRP - Project Remaining Costs			
Phase 1 ROW Remaining Costs	35,000	12,250	22,750
Phase 2 ROW Remaining Costs	47,100	16,485	30,615
Phase Remaining Costs	44,121,286	5,717,470	38,403,816
Total Remaining Cost	\$44,203,386	\$5,746,205	\$38,457,181
Remaining Costs as of APR (June 2017)	\$37,443,950		
Reduction in Remaining Costs [1]	-\$6,759,436		
% of June 2017 Remaining Project Completed	(18%)		

Source: Kjeldsen Sinnock & Neudeck (Updated by LWA)

[1] Amounts are approximate. Local & State share for certain environmental related work is 50%

Table 3
Mossdale Tract: 2018 Adequate Progress Report
ULDC Project Engineer's Opinion of Probable Cost

Item	Total Costs
Soft Costs	
Admin / Planning	4,988,000
Environmental / Permitting	3,118,000
Surveying / Engineering	7,482,000
Construction Management	7,481,000
Mitigation	1,870,000
Subtotal: Soft Costs	24,939,000
Construction	79,793,000
Right-of-Way Acquisition (existing deficiencies)	12,381,000
Right-of-Way Acquisition (new construction improvements)	3,900,000
Subtotal: Right of Way	16,281,000
Dryland Levee Extension Alternative:	16,368,000
Total Cost	\$137,381,000

Source: Table 3 - KSN Technical Memorandum dated March 3, 2016 re: Project Cities of Lathrop & Manteca ULDC Evaluation - Identify Necessary Improvements and Cost Estimate

Table 4
Mossdale Tract: 2018 Adequate Progress Report
ULOP Adequate Progress Sources & Uses Statement (through 2026)

Item	Total [1]	Notes
Project Uses		
<u>LSRP Expenditures</u>		
LSRP - Phase I	\$ 2,866,307	
LSRP - Phase II (including Parks)	\$ 12,672,121	
LSRP - Phase III	\$ 54,149,689	
Subtotal: LSRP Expenditures	\$ 69,688,117	
<u>ULOP Program Planning & Implementation</u>		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,229,308	
Funding Program Implementation Costs	\$ 1,638,344	
Subtotal: ULOP Program Planning & Implementation	\$ 4,867,652	
<u>SJAFCA Project Expenditures</u>		
Soft Costs	\$ 29,936,611	
Construction Costs	\$ 99,940,992	
Right-of-Way	\$ 20,957,007	
Dryland Levee Extension	\$ 20,774,042	
Subtotal: SJAFCA Project Expenditures	\$ 171,608,651	
Total Project Uses	\$ 246,164,420	
Project Sources		
State Funding for LSRP (EIP Program)	\$ 46,424,355	[2]
<i>Subtotal State Funding</i>	<i>\$ 46,424,355</i>	
<i>Local Funding Sources</i>		
<u>LSRP Funding</u>		
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 25,784,037	[3]
LSRP - RD 17 Mossdale Tract (Bond Revenues)	\$ 27,307,703	[4]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 23,376,766)	[5]
<u>SJAFCA Project Funding</u>		
Developer Advances / City Funding	\$ 4,429,308	[6]
SJAFCA Overlay Assessment - ULDC	\$ 45,723,504	[7]
Development Fee Program	\$ 19,207,058	[8]
EIFD Revenues	\$ 18,627,464	[9]
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 105,800,000	[10]
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	(\$ 23,676,563)	[11]
<i>Subtotal Local Funding</i>	<i>\$ 199,825,745</i>	
Total Project Sources	\$ 246,250,100	
Total Project Sources less Uses	\$ 85,680	

Source: LWA

[1] Total Amounts between 2010 & 2026 including escalation.

[2] Assumed State Share of Funding for RD 17 LSRP

[3] Assumed share of RD 17 Assessment Revenues that are used to fund Project Costs and Debt Service for the LSRP during the time frame of the Analysis

[4] Bond Proceeds assumed to be available to fund Project Costs as calculated per the Cash Flow Analysis (Table 5)

[5] Debt service for RD 17 PFA Financing during period of analysis.

[6] Funding advanced by Cities and Developers from 2010 to 2016 for ULDC Analysis & Implementation of the Funding Program.

[7] New overlay assessment revenues during period of implementation.

[8] Development Impact fee revenues collected during period of implementation.

[9] EIFD revenues collected during period of implementation.

[10] Assumed financing secured by Overlay Assessment and EIFD Revenues.

[11] Debt service for for the Hybrid EIFD and Assessment Financing during period of analysis.

Mossdale Tract: 2018 Adequate Progress Report
 ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LEVEE PROGRAM - STARTING BALANCE				-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,824,508	8,315,627	9,335,933	12,877,914	18,303,964	70,221,349	40,596,388	39,889,319	2,431,347
Net Cash Flow LSRP	[6]			-	2,777,476	(169,237)	2,261,338	(78,900)	(416,675)	4,999,136	(7,667,810)	4,534,397	(4,028,287)	(2,211,439)	-	3,534,280	(987,261)	3,976,599	(41,273)	(31,133)
Net Cash Flow SJAFCA Project	[6]			-	-	-	-	-	-	-	119,179	1,956,722	5,048,593	5,753,420	5,426,051	(18,416,895)	(23,768,600)	(38,814,568)	(32,547,600)	6,754,730
Program Financing																				
Bridge Financing Costs (Developer Advances / Other)																				
Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AD & EIFD Borrowing																				
Proceeds		105,800,000		-	-	-	-	-	-	-	-	-	-	-	-	66,800,000	-	39,000,000	-	-
Debt Service Costs		(23,676,563)		-	-	-	-	-	-	-	-	-	-	-	-	-	(4,869,100)	(4,869,100)	(4,869,100)	(9,069,263)
LEVEE PROGRAM - ENDING BALANCE				-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,824,508	8,315,627	9,335,933	12,877,914	18,303,964	70,221,349	40,596,388	39,889,319	2,431,347	85,680

[1] Credit amounts shown for LSRP on Table C2

[2] Amount needed to support project cashflows prior to 2017. Amount in 2017 is amount projected by RD 17. The amount is assumed to come from Bond Proceeds or Reserves available to support the LSRP.

[3] Amount based on RD 17 refunding bond issuance.

[4] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterprise and Developer committed funding. Reference Table B7.

[5] Assumed Development Impact Fee revenues based on projected absorption assumptions. To the extent that development absorption does not generate the needed development fee revenues, it is assumed the development interests advance fund development impact fees at a sufficient pace to cash flow the near term revenue shortfalls in order to cover projected expenditures in a similar fashion as has been done in the past, reference Note [4].

[6] Prior to 2020, the net cash flows of the LSRP RD 17 Project and the Fix-In-Place urban project are assumed to be required to independently cash flow the respective projects, however, after January 2021, it is assumed that the combined cashflows of the respective projects have the benefit of combined funding sources, therefore, the Levee Program Ending Balance is required to be positive in order to ensure that the Levee Program is able to cash flow program expenditures.

Table 6
Mossdale Tract: 2018 Adequate Progress Report
Government Code 65007 (a) Analysis

Item	Total Revenues Scheduled to be Appropriated by June 2018 for each Identified Revenue <i>Per 2018 APR</i>	Appropriation Applicable (Y, N or N/A)	Note <i>If Y - Details</i>	65007 (a) Check <i>% Appropriated if Required</i>
Project Revenues - LSRP				
State Funding for LSRP (EIP Program)	\$ 7,967,175	N/A	Part of Prop1E Allocation 5096.821 Project 3860-P1E-203.	N/A [1]
<i>Local Funding Sources</i>				
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 14,899,675	N/A	Annual RD 17 Budget	N/A [2]
LSRP - RD 17 Mossdale Tract (Bond Revenues/Cash Balance)	\$ 9,053,525	N/A	Annual RD 17 Budget	N/A [3]
LSRP - RD 17 Mossdale Tract (Debt Service)	(\$ 1,424,554)	N/A	Annual RD 17 Budget	N/A
Project Revenues - SJAFCA Project				
SJAFCA Overlay Assessment - ULDC	\$ 0	N/A	Future Source	N/A
Developer Advances / City Funding	\$ 3,229,308	N/A	Agreement / City Council Actions	N/A [4]
Development Fee Program	\$ 119,179	N/A	City Council Actions (Fee Programs)	N/A [5]
EIFD Revenues	\$ 0	N/A	Future Source	N/A
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 0	N/A	Future Source	N/A
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	\$ 0	N/A	Future Source	N/A

Source: LWA, Reclamation District No. 17, EMMA, the City of Lathrop.

[1] Based on information provided from RD 17. See Table C5 for RD 17 Annual Budgets / Financial Statement Information

[2] Reference Table C5 for supporting information on RD 17's budgets for Fiscal Year 2016/17.

[3] Based on RD17 Financing Authority's December 2016 Bond Issuance Official Statement and information from RD 17, represents use of Bond Proceeds and or cash available to fund Capital Outlays.

[4] Based on data provided by the City of Lathrop and known contract that have been authorized by Council action.

[5] As reported by the City of Lathrop.

Table 7
Mossdale Tract: 2018 Adequate Progress Report
Expenditure Schedule for the Phase 4 Project

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Soft Costs											
Admin / Planning	-	-	1,090,104	1,122,808	1,156,492	1,191,187	408,974	421,243	433,881	-	5,824,688
Environmental / Permitting	-	-	511,068	526,400	542,192	558,458	511,300	526,639	542,438	-	3,718,495
Surveying / Engineering	-	-	1,635,157	1,684,211	1,734,738	1,786,780	1,840,383	-	-	-	8,681,269
Construction Management	-	-	-	-	-	1,786,541	2,300,172	2,843,012	2,440,252	-	9,369,977
Mitigation	-	-	-	-	-	446,576	574,966	710,658	609,981	-	2,342,181
Subtotal Soft Costs	-	-	3,236,330	3,333,419	3,433,422	5,769,541	5,635,794	4,501,552	4,026,552	-	29,936,611
Construction											
Construction	-	-	-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-	99,940,992
Real Estate (Existing)	-	-	-	-	-	-	-	5,227,960	5,384,799	5,546,343	16,159,102
Real Estate (New)	-	-	-	-	-	1,552,268	1,598,836	1,646,801	-	-	4,797,905
Dryland Levee Extension	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-	20,774,042
Total Expenses	-	-	3,236,330	3,333,419	3,433,422	28,573,074	34,030,200	49,737,785	43,718,078	5,546,343	171,608,651

Source: KSN / PBI / LWA

Evaluation of Identified Revenues

This section identifies, describes, and presents the updated evaluation of the funding sources for the remaining levee improvement work previously identified in the June 2016 APR. The combined use of these sources is dependent on several factors including implementation timing. A discussion of the implementation timing of the planned funding mechanisms follows this section.

RD 17 LSRP Project – RD 17 Assessment Revenues/State EIP Funding

Appendix C provides an updated expenditure schedule for the LSRP as well as the supporting analysis of the identified revenues for implementation with funds from the RD 17 Mossdale Tract Assessment and DWR’s EIP program. This analysis supports the net revenues identified in **Table 5** that are available to support the implementation of the Phase 4 Project after completion of the LSRP.

Development Fees & Advance Funding

Currently, the Cities of Lathrop and Manteca are collecting fees as a condition of development within the Project’s benefit area within their respective Cities. In the future, this fee obligation will shift to SJAFCA once a Regional DIF program is adopted. Currently, portions of the Mossdale Tract Area include planned development projects that lie within the 200-Year Floodplain, and, as a result, within the Phase 4 Project benefit area. In order to mitigate the impact of development in the floodplain, a Regional DIF will be imposed to provide funding to ensure that improvements can be made to flood control infrastructure to mitigate increases in expected annual damages.

In order to ensure that sufficient revenues are made available from this mechanism to meet the near-term cash flow demands of the project, the land use agencies would enter (in some cases, have already entered) into agreements with landowners to advance the fee obligation and, if successful with the completion of project, utilize the advanced funding as credit toward payment of the fee. An analysis showing an allocation of the costs to planned development is documented in the “RD17 Area: Interim Urban Level of Flood Protection Levee Impact Fee Nexus Study” dated January 19, 2017. An updated analysis of the fee rates that are expected to be incorporated into a Regional DIF are presented in this study in **Appendix B**. **Appendix B** also shows the projected revenues to come from the Regional Fee Program overtime (based on the plan that the Interim Fee Program transitions to SJAFCA as a Regional DIF.)

To continue to advance the Phase 4 Project the land use agencies and developers will need to continue to provide upfront cash to fund the initial cash flow of the Project during the early formulation and planning phases. This funding is expected to support ongoing efforts until the approval of an Overlay Assessment and through December 2019. This early funding is expected to be reimbursed (in the future) or, in the case of developer funding, creditable toward the DIF Program as described above.

New Special Assessment

Given the fact that a significant portion of the beneficiaries of the Phase 4 Project are already developed properties within the Mossdale Tract Area, the APR described a plan to move forward with the formation of a new special benefit assessment district that would overlay the existing RD 17 Mossdale Tract Assessment.

RD 17's existing Mossdale Tract Assessment currently generates in excess of \$3.2 million per year with an average residential assessment of approximately \$96 per year. In order to test the feasibility of a new OAD, a detailed analysis of the apportionment of special benefits for the Phase 4 Project was completed as part of the financial analyses associated with the Governance Analysis completed in late 2017 and has been updated as part of this 2018 Annual APR Update. The new OAD is assumed to have an expected average residential per parcel assessment of approximately \$75 in addition to the existing assessment. With this assumed average residential per parcel assessment and similar apportionment as the existing RD 17 Mossdale Tract Assessment, the overlay assessment is expected to generate an additional \$5.8 million per year. **Appendix D** provides the updated analysis technical memorandum and provides a supporting analysis for the overlay assessment revenues presented in **Table 5**.

The new OAD, once formed and in combination with the tax increment revenues from a new EIFD (described below), would provide the necessary annual revenues to both directly fund a portion of the design and planning of the project, and help service future debt that could be issued to provide the needed cash flow for the project.

Enhanced Infrastructure Financing District

The local land use agencies have the ability to initiate formation of an EIFD⁸ which would allow for the use of Tax Increment Financing for the regional flood control improvements. The entities would form a new Public Financing Authority that would include members of the legislative bodies of the public agencies that form the district, plus at least two public members. The Public Financing Authority would prepare an Infrastructure Financing District Plan that describes the funding for the construction of regional flood control improvements that provide benefit to the Mossdale Tract Area. The Infrastructure Financing District Plan would also specify what taxing entities receiving a share of Property Tax Increment would be participating in the EIFD and how much of the increment each Taxing Entity would allocate to the Project as well as what other revenue sources would be used to fund the Project. In this case, the proposed OAD would be identified as an additional funding source.

EIFD Formation Procedure

In order to form the EIFD, each Taxing Entity participating must approve the Infrastructure Financing District Plan. As a note, school districts may not participate within the EIFD. In addition, a Noticed Public Hearing is required at the time the EIFD is created. The formation process does not require a vote of qualified electors to be formed, however, a vote is required in order for the EIFD to issue debt. The voter threshold for the approval of debt is 55 percent and it is expected that the vote would be by registered voters residing within the boundary of the EIFD.⁹

⁸ Specifically, the process would start with San Joaquin County.

⁹ It is assumed that there will be more than 12 registered voters residing within the boundary of the proposed EIFD.

EIFD / Special Benefit District Financing

Appendix E presents an updated analysis of the projected revenues to come from the proposed EIFD given certain stated assumptions regarding a future Infrastructure Financing Plan. In order to ensure sufficient revenues are available to finance the improvements, the Public Financing Authority created as part of the EIFD process would issue debt secured by a combination of Assessment District and Tax Increment Revenues. An updated analysis of the financing capacity of the proposed OAD and EIFD has been prepared and is also included within **Appendix E. Figure 2** below illustrates the revenues, proposed bond issuances, and debt service associated with the assumed financing.

The updated Financing Plan assumes the following borrowings take place:

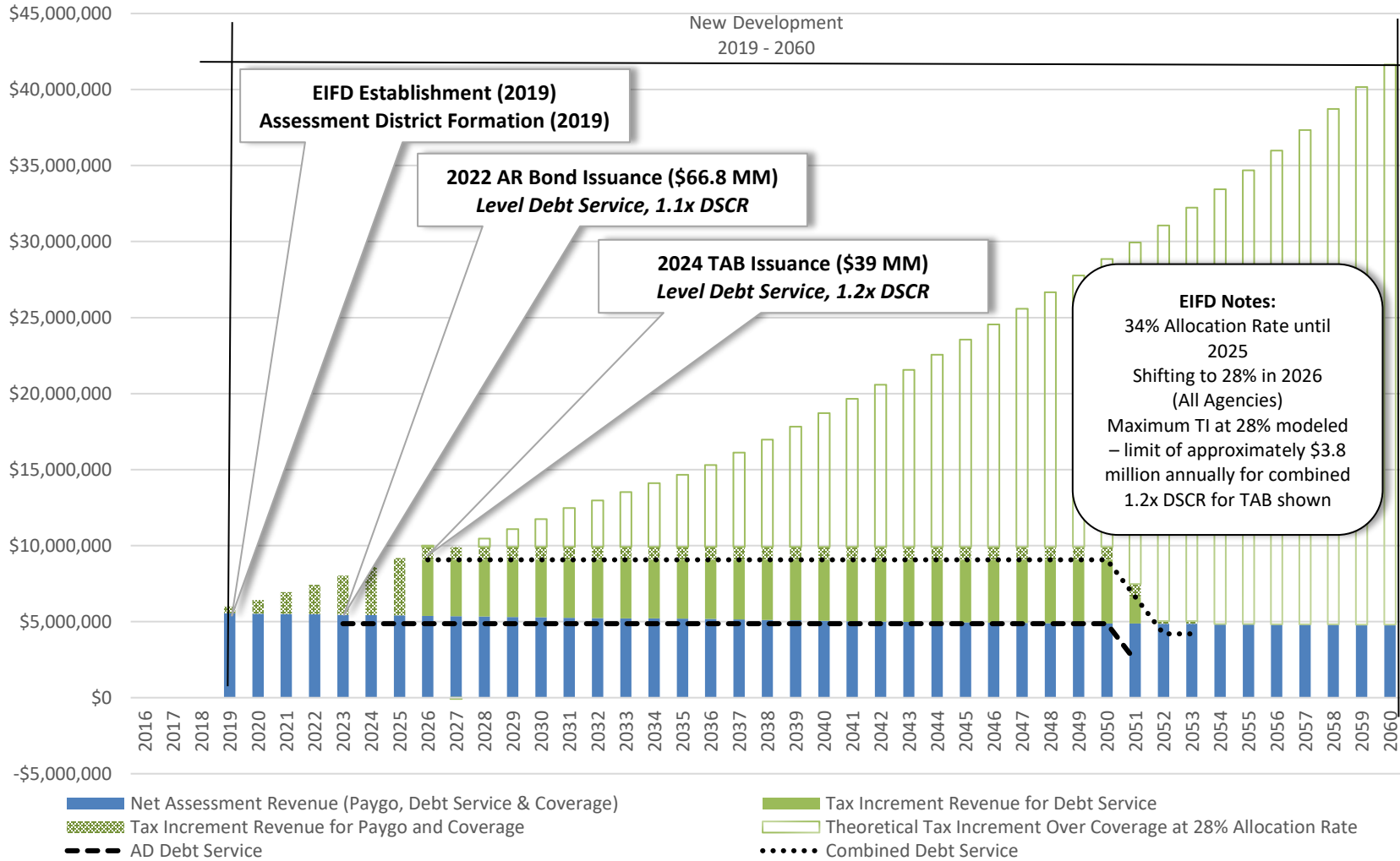
- A 2022 borrowing yielding \$66.8 million in proceeds (approximately \$74.85 Million Par) takes place. This borrowing would be secured by an established assessment district with several years of collection history and rate covenant of 1.1x Maximum Annual Debt Service. The current financing plan assumes a 30-year issue with 5% interest rate and level debt services. The issue is sized for one year of capitalized interest and a 50% of Maximum Annual Debt Service reserve fund.
- A 2024 borrowing yielding \$39 million in proceeds (approximately \$52.12 million Par) takes place. This borrowing would be secured by a pledge of Tax Increment from the EIFD as well as an assumption that debt service coverage could be met with a backup pledge of any net assessment revenues. The current financing plan assumes a 30-year issue with 7% interest rate and level debt service. The issues sized for two years of capitalized interest and 1x Maximum Annual Debt Service Reserve Fund.

The Financing Plan presented with this 2018 Annual APR Update has refined the EIFD Revenue Analysis previously presented. As shown in **Appendix E**, the updated EIFD revenue analysis has been prepared to present an initial starting property tax revenue allocation rate of 34 percent that shifts to 28 percent in 2025/26. This results in modeled capacity of approximately \$670 million through 2060. However, the Updated Financing plan need shown in **Table E17** (and demonstrated in **Figure 2**) is approximately \$115.6 million between 2018/19 and 2051/52.

The OAD would provide revenues sufficient to bridge the gap between available Tax Increment Revenues and the required debt service needed to provide coverage for the bonds. In addition, available net revenues from the OAD, after filling the gap for the required Tax Increment Financing, would be available and authorized to provide ongoing operations and maintenance for the improved levee system.

Figure 2: EIFD Assessment Hybrid Financing Approach

SJAFCA Phase 4 Project
Combined Assessment Revenue & EIFD Tax Increment Financing
(AD @ \$5.8 Million Starting Rate & EIFD @ 34% Starting Rate)



Status and Schedule for Funding & Financing Implementation

The following matrix outlines a conceptual schedule and details the status for the implementation of the contemplated funding mechanisms and associated financing of the improvements.

Activity	Start	End	Duration [1]	Status
MOU Principles		June 1, 2016	N/A	Completed
Prepare and Review ULOP Adequate Progress Report		June 1, 2016	N/A	Completed
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation Framework		March 2016	N/A	Completed
Prepare Financial & Governance Analysis Supporting Governance Entity & Financial Plan		September 2017	N/A	Completed
<i>Implement Governance Entity</i>				
Enter into JPA & (SJAFCA Reorganization)		December 2017	N/A	Completed
<i>Implement Funding Mechanisms</i>				
Interim Impact Fee		April 2017	N/A	Completed
Regional Impact Fee	January 2018	December 2018	12 months	Ongoing
Overlay Assessment District	June 2018	August 2019	18 months	Preliminary Analysis Completed & Implementation Scoped & Underway
IFD Adoption and EIFD Formation	September 2018	September 2019	12 months	Analysis & Evaluation Scoped, Commence when UFRR Study is Complete
<i>Implement Financing Entity / Mechanism</i>				
Amend Current RD 17 PFA / Confirm Financing Entity	2022	2022	TBD	
Issued Hybrid Financing Debt		2024	N/A	

The above information will continue to be updated annually as progress is made. The information above coincides with the cash flow model assumptions presented within **Table 5** and the supporting analysis appendices.

**APPENDIX A:
SAN JOAQUIN AREA FLOOD CONTROL AGENCY
AMENDED AND RESTATED JOINT EXERCISE OF POWERS
AGREEMENT**



SAN JOAQUIN AREA FLOOD CONTROL AGENCY
AMENDED AND RESTATED
JOINT EXERCISE OF POWERS AGREEMENT

This Amended and Restated Agreement is made and entered into to be effective on the 1st day of January, 2018, by and among the following parties:

- a. City of Stockton, hereinafter referred to as the "Stockton";
- b. County of San Joaquin, hereinafter referred to as the "County";
- c. San Joaquin County Flood Control and Water Conservation District, hereinafter referred to as "SJCFCWCD"
- d. City of Lathrop, hereinafter referred to as "Lathrop"; and
- e. City of Manteca, hereinafter referred to as "Manteca".

RECITALS

On May 23, 1995 (as amended on November 5, 1996 and May 20, 2009), Stockton, County, and SJCFCWCD executed a Joint Exercise of Powers Agreement to create the San Joaquin Area Flood Control Agency ("Agency"). Agency has implemented certain projects within the boundaries of Stockton and unincorporated County but has not advanced projects in the Cities of Lathrop or Manteca. Lathrop and Manteca have now requested that the Joint Exercise of Powers Agreement be amended to include those cities.

The Parties to this Amended and Restated Agreement have and possess the power and authorization to acquire, construct, operate and maintain Works for the purpose of controlling and conserving waters for the protection of life and property that would or could be damaged by being inundated by still or flowing water.

However, there is a need for (i) coordinated planning for the control of waters within or flowing into the boundaries of the Parties, (ii) the protection of private and public property within said boundaries, and (iii) the creation of a single point of contact to represent the Parties' flood control interests for the region and to negotiate with State and Federal agencies on their behalf.

There is a need for a coordinated and regional effort to finance, provide, and maintain Facilities and Works necessary to ensure not less than the minimum level of flood protection, as defined by the Federal Emergency Management Agency and pursuant to State law, in developed and urbanized areas within the boundaries of the Parties.

There is a need to provide leadership and/or local assurances and to participate in cost sharing for such Projects as levee reconstruction, detention basins, pumping plants, conduits, ditches, channels, pumps, dam structures, or other Works necessary for the achievement of at least the minimum level of flood protection.

There is a need to continue to pursue the priorities of the Agency prior to the Amendment and Restatement while also ensuring that the Agency adopts new priorities sought by the new Parties.

Such a regional Water Control Plan can best be achieved through the cooperative action of the Parties operating through a Joint Exercise of Powers Agency.

Each of the Parties is authorized to contract with each other for the joint exercise of any common power under Article I, Chapter 5, Division 7, Title 1 of the Government Code.

COVENANTS

In consideration of the mutual promises and covenants herein contained, the Parties hereto agree as follows:

PURPOSE AND POWERS

1. Definitions. For the purpose of this Amended and Restated Agreement, the meaning of the capitalized terms used in the Amended and Restated Agreement shall be the following:

a. "Act" means any special legislation enacted by the California Legislature which provides additional powers and authority to the Agency not currently provided by the general laws.

b. "Agency" means the "San Joaquin Area Flood Control Agency" formed pursuant to this Amended and Restated Agreement.

c. "Amended and Restated Agreement" means this Joint Exercise of Powers Agreement.

d. "Board" or "Board of Directors" means the governing body of the Agency.

e. "Budget" means the approved budget applicable to the expenses of the Agency.

f. "Directors" means the members of the governing Board of the Agency.

g. "Facility" or "Facilities" means any Works financed, acquired or constructed by the Agency.

h. "Fiscal Year" means July 1, to and including the following June 30.

i. "JPA Law" means Articles 1-4 commencing with Section 6500 of Chapter 5, Division 7, Title 1, of the California Government Code, as such may be amended.

j. "Party" or "Parties" means each of the parties that become a signatory to this Amended and Restated Agreement, acknowledging the rights and obligations of the Agency

hereunder, including any public entity executing an addendum of the Amended and Restated Agreement as hereinafter provided.

k. "Project" means any Facilities or Works constructed or reconstructed by the Agency.

l. "Special District" means a city, county, any irrigation, reclamation, levee or levee maintenance, and drainage district or any other district or public entity which is not a Party of the Agency and which has authority to construct, operate and maintain Water Control Works.

m. "Water Control" means regulating still or moving surface and/or stream water that, if left unchecked, would inundate private or public property.

n. "Work" or "Works" means dams, watercourses, drainage channels, conduits, ditches, canals, pumping plants, levees, buildings, and other structures utilized for the control and disposal of waters within the jurisdictional boundaries of the Parties or for the control and disposal of waters outside and running into the boundaries of the Agency and for which said Facilities and improvements are required either for the protection of the property therein or for the purpose of conserving any waters for beneficial use within the boundaries of the Agency.

2. Agency Created. There is hereby created a public entity to be known as the "San Joaquin Area Flood Control Agency". The Agency is formed by this Amended and Restated Agreement pursuant to the provisions of Articles 1-4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California. The Agency shall be a public entity separate from the Parties hereto and shall administer this Amended and Restated Agreement.

3. Boundaries of the Agency. The geographic boundaries of the Agency shall be coextensive with those of the portions of the three cities and those portions of the unincorporated area of the County all as specified on the map depicting the Agency's geographic boundaries attached hereto as Exhibit A.

4. Purpose of the Amended and Restated Agreement; Common Power to Be Exercised. Each Party has in common the power to study, plan for, develop, finance, acquire, construct, maintain, repair, manage, operate and control Water Control Works and Facilities for the protection of the public either alone or in cooperation with the United States, the State of California, or other entities. The purpose of this Amended and Restated Agreement is to jointly exercise the foregoing common powers in the manner hereinafter set forth for the purpose of maintaining at least the level of flood protection specified under the National Flood Insurance Program and achieving such other levels of flood protection as appropriate, all within the boundaries of the Agency.

5. Additional Powers to Be Exercised. In addition to those powers common to each of the Parties, the Agency shall have those powers conferred upon it by the Act and the JPA Law.

6. Existing Water Control Works. Notwithstanding anything to the contrary, the Agency shall not undertake the acquisition, of any existing Water Control Works or Facilities within any Party's jurisdiction and shall not perform any Water Control functions currently performed by any Party without obtaining the prior written consent of the Party's governing body which consent shall not be unreasonably withheld if such consent is for the purposes of this Amended and Restated Agreement.

7. Powers. The Agency shall have the power in its own name to do any of the following:

a. To study, plan and implement ways and means to provide a reasonable program and plan of operation for the control of waters within or flowing into the boundaries of the Parties;

b. To exercise the powers conferred upon it by the Act, the JPA Law, and this Amended and Restated Agreement, necessary to the accomplishment of the purposes of this Amended and Restated Agreement;

- c. To participate in financing or re-financing any flood control Works or the flood control components of any dam, in accordance with any terms and conditions imposed by the Act and the JPA Law;
- d. To make and enter contracts necessary to the full exercise of its powers;
- e. To contract for the services of engineers, attorneys, planners, financial consultants and other staff, and to employ such other persons as it deems necessary;
- f. To acquire, construct, manage, maintain, operate and replace any Projects, Facilities, or Works;
- g. To enter into agreements with the United States of America, or the State of California, or any other governmental agency to provide a portion of the local contribution that may be required for any Projects, Facilities or Works constructed by the State or federal governments;
- h. To acquire, by the power of eminent domain or otherwise, and to hold and dispose of real and personal property necessary to the full exercise of its powers;
- i. To incur debts, liabilities or obligations subject to limitations herein set forth;
- j. To levy and collect special benefits assessments and/or special taxes, participate in other financing districts, and to issue revenue bonds as hereinafter provided;
- k. To levy and collect special capital assessments;
- l. To sue and be sued in its own name;
- m. To prescribe, revise and collect fees as a condition of development of land;

n. To apply for, accept and receive state, federal or local licenses, permits, grants, loans or other aid from any agency of the United States of America, or of the State of California necessary for the Agency's full exercise of its powers;

o. To perform all acts necessary or proper to carry out fully the purpose of this Amended and Restated Agreement and not inconsistent with the Act and the JPA Law;

p. To invest any money in the treasury pursuant to Section 6505.5 of the Act which is not required for the immediate necessities of the Agency, as the Agency determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the Government Code of the State of California;

q. To apply for letters of credit or other form of financial guarantees in order to secure the repayment of its obligations and enter into agreements in connection therewith;

r. To carry out and enforce all the provisions of this Amended and Restated Agreement;

s. To refinance indebtedness incurred by the Parties in connection with any of the purposes hereof;

t. To the extent not herein specifically provided for, to exercise any powers in the manner and according to methods provided under the laws applicable to the County.

8. Restrictions on Exercise of Powers; Obligations of Agency. The Act and the powers of the Agency shall be exercised in the manner provided in the JPA Law, and, except for those powers set forth in Article 4 of the JPA Law, shall be subject (in accordance with Section 6509 of the JPA Law) to the restrictions upon the manner of exercising such powers that are imposed upon the County in the exercise of similar powers. The debts, liabilities and obligations of the Agency shall not be the debts, liabilities and obligations of the Parties. No Party, officer, agent or employee of the Agency shall be individually or personally liable for the payment of the principal or of premium or interest on any obligations of the Agency or be subject to any personal liability or accountability by reason of any obligations of the Agency; but nothing herein contained shall

relieve any such Party, officer, agent or employee from the performance of any official duty provided by law or by the instruments authorizing the issuance of any obligations of the Agency.

ORGANIZATION

9. Membership. The Parties of the Agency shall be each public entity which has executed, or hereafter shall execute, this Amended and Restated Agreement, or any addenda, amendment or supplement thereto and which has not, pursuant to the provisions hereof, withdrawn therefrom.

10. Names. The names and particular capacities of the initial Directors shall be reflected on Exhibit B after being so appointed by the Parties. Exhibit B shall be amended or supplemented from time to time to reflect the then current Directors. A change in Exhibit B shall not be deemed an amendment to this Amended and Restated Agreement.

11. Governing Body of the Agency.

a. The business of the Agency shall be conducted by a Board of Directors consisting of nine (9) persons. All voting power of the Agency shall reside in the Board of Directors. The Board shall be comprised as follows: One (1) member of the SJCFWCD; one (1) member of the Board of Supervisors of the County; two (2) members of the City Council of Stockton; two (2) members of the City Council of Lathrop; two (2) members of the City Council of Manteca; and one (1) member of the public, appointed by a simple majority of the other Board members for a term as specified in bylaws to be adopted by the Directors, who shall reside or work within the boundaries of the Agency as reflected in Exhibit A.

b. An alternate for each Director from a city or the County or the SJCFWCD shall be appointed by the governing body of the respective Party from among the elected or appointed members of the governing board. The names of all alternates shall be on file with the Board. The alternates shall assume all rights of the Director and shall have the authority to act in the absence of a Director or in the event that a Director has a conflict of interest which precludes participation by the Director in any decision making process of the Agency.

c. Each Director and alternate shall hold office from the first meeting of the Board after his appointment by the governing body he represents until his successor is appointed. The terms of each Director and alternate shall be four (4) years, except that the term of a Director or alternate who is a member of the SJCFWCD, the Board of Supervisors of the County, or of the City Council of one of the cities shall immediately terminate in the event that the Director or alternate loses his status as a member of the SJCFWCD, Board of Supervisors or a city council. In such event, the governing body of the SJCFWCD, County or the city, as the case may be, shall appoint a successor from among its members to hold office for the remainder of the four (4) year term.

d. A Director may receive such compensation from the Agency for the Director's services as may from time to time be established by the Board. A Director may be reimbursed for expenses incurred by such Director in the conduct of the Agency's business subject to any applicable policy of the Agency.

12. Principal Office. The principal office of the Agency shall be established by the Board. The Board is hereby granted full power and authority to change said principal office from one location to another in the boundaries of the Agency. Any change shall be noted by the secretary under this section, but shall not be considered an amendment to this Amended and Restated Agreement.

13. Meetings. The Board shall meet at the Agency's principal office or at such other place as may be designated by the Board. The time and place of regular meetings of the Board shall be determined by resolution adopted by the Board; a copy of such resolution shall be furnished to each Party hereto. Regular, adjourned and special meetings shall be called and held in the manner as provided in Chapter 9, Division 2, Title 5 of the Government Code of the State of California (commencing at Section 54950).

14. Powers and Limitations Thereon. All the power and authority of the Agency shall be exercised by the Board, subject however, to the provisions of this Amended and Restated Agreement, the Act, the JPA Law, and the rights reserved by the Parties as herein set forth.

15. Minutes. The secretary of the Agency shall cause to be kept minutes of regular, adjourned and special meetings of the Board, and shall cause a copy of the minutes to be forwarded to each Director and to each of the Parties hereto.

16. Rules. The Board may adopt from time to time such bylaws and rules and regulations for the conduct of its affairs as may be necessary or advisable for the purposes of this Amended and Restated Agreement.

17. Vote or Assent of Parties. The vote, assent, or approval of the Parties in any matter requiring such vote, assent or approval hereunder, shall be evidenced by a certified copy of the resolution of the governing Board of such Party filed with the Agency.

18. Officers. There shall be selected from the membership of the Board, a Chair and Vice Chair. The Chair and Vice Chair shall hold office for a period of one year commencing with the first Board meeting of each and every calendar year that falls after the appointment of Board members by the County, the SJCFWCD, and the three cities. The Board shall have the power to establish by resolution a different commencement date for the term of office of the Chair and Vice Chair. The Board shall also have the power to appoint such additional officers as it deems necessary and appropriate. It is understood by the Parties that the leadership of the Board should rotate on an annual basis, with the Chair position being held by the County, then Stockton, then Lathrop, then Manteca, with the rotation then repeated.

The Treasurer of the County shall be the Treasurer of the Agency. The Treasurer shall be the depository, shall have the custody of all the money of the Agency from whatever source, and shall have the duties and obligations of the Treasurer as set forth in Sections 6505 and 6505.5 of the Act. The Treasurer shall be responsible for receiving quarterly reports and verifying the balance of this report with respect to the balance as maintained by the records of the Auditor.

19. The Auditor of the County shall be the Auditor of the Agency. The Auditor shall have the duties and obligations of the Auditor as set forth in Section 6505 and 6505.5 of the Act. The Auditor shall assure strict accountability of all receipts and disbursements of the Agency and shall make arrangements with a certified public accountant or firm of certified public accountants for the annual audit of accounts and records of the Agency.

The public officer or officers or persons who have charge of any funds or securities of the Agency shall be bonded and the amount of their bond shall be fixed by resolution. All of the privileges and immunities from liability, exemptions from laws, ordinances and rules, all pension, relief, disability, worker's compensation and other benefits which apply to the activity of officers, agents, or employees of any of the Parties when performing their respective functions shall apply to them to the same degree and extent while engaged in the performance of any of the functions and other duties under this Amended and Restated Agreement. None of the officers, agents, or employees appointed by the Board shall be deemed by reason of their employment by the Board to be employed by any of the Parties or by reason of their employment by the Board to be subject to any of the requirements of such Parties.

20. Executive Director. The Acting Executive Director of the Agency in place prior to the execution of this Amended and Restated Agreement by the five Parties shall remain as the Acting Executive Director who shall continue to serve at the pleasure of the Board of Directors. The Board of Directors shall appoint any successors who shall also serve at the pleasure of the Board. The Executive Director shall be responsible to the Board for the proper and efficient administration of the Agency as is or hereafter may be placed in his charge, or under his or her jurisdiction or control, pursuant to the provisions of this Amended and Restated Agreement, or of any ordinance, resolution or order of the Board. In addition to other powers and duties herein provided, the Executive Director shall have the power:

a. Under policy direction of the Board to plan, organize and direct all Agency Water Control activities;

b. To appoint and to remove all Agency employees, all of whom shall serve at the pleasure of the Executive Director, except as is otherwise provided by law or by sections 7(e) and 19 of this Amended and Restated Agreement;

c. To authorize expenditures within the designations and limitations of the approved Budget;

- d. To make recommendations to and requests of the Board concerning all of the matters and things which are to be performed, done or carried out by said Board;
- e. To call meetings of the Board.

PLANNING

21. Planning Policy. In keeping with the purpose of this Amended and Restated Agreement, the Parties hereby authorize and direct the Board to undertake and/or participate in such studies and planning as necessary to provide for the control of waters of or within the boundaries of the Agency. The specific objective thereof shall be to obtain regional solutions to the Water Control problems. To achieve this objective, the studies and planning may include, but are not limited to, proposals for the construction of an upstream storage or detention dam, the rehabilitation or elevation or construction of levees, and assumption and/or maintenance of Water Control Works of any of the Parties of the Agency. The studies and planning shall also concentrate on the financing methods for such proposals, as well as the allocation of costs among the Parties such that there is a proportionate relationship between the costs paid and the benefits received. Consideration shall be given to the value to the Agency of acquiring and/or operating Facilities presently owned by the Parties and the allocation of the maintenance and operating costs to the Parties.

PROJECTS

22. Projects. The Agency's Projects are intended to consist of developing, designing, acquiring, and constructing Projects, Works, and Facilities as well as funding (including local cost shares of federal projects) of the same, required to attain the minimum levels of flood protection as well as the resolution of Water Control problems within the boundaries of the Agency. The Agency may undertake the construction, rehabilitation or funding of all or any portion of the Projects on its own or in conjunction and cooperation with the United States, the State of California, or other public entity. Participation in financing and refinancing the construction of a flood control dam shall be in accordance

with the terms and conditions imposed by applicable law. Construction, rehabilitation or funding of Project Facilities may be all at one time or in sequence.

BUDGETS AND PAYMENTS

23. Budget. Prior to the commencement of each Fiscal Year, the Board shall adopt a Budget for the Agency for the ensuing Fiscal Year. The Parties understand that it may be necessary to amend the 2017-18 budget to reflect the expanded scope of work for the Agency as a result of this Amended and Restated Agreement.

24. Contributions for Operating Expenses.

a. For Projects that the Agency undertakes within the RD 17 Basin, the Parties agree that the Agency shall fund such Projects using the available funds that the Agency has budgeted for the Projects in accordance with Section 24.

b. It is understood by the Parties that the Agency does not have any assets on hand at the time of the expansion of the Agency to permanently allocate to any projects within the RD 17 Basin. Notwithstanding the foregoing, the Parties understand that the Agency will undertake certain planning and administrative work necessary to expand its services within the RD 17 Basin for an initial period prior to the Board's adoption of the amended 2017-2018 budget. The Parties agree to fund their proportionate share in an amount or in amounts to be agreed to by the Parties and deposited in an interest-bearing account to fund the Agency's initial work to assume the responsibilities to expand its Work within RD 17 until such time as the Board adopts the amended 2017-2018 budget under Section 24.

c. It is understood that the Agency shall allocate overhead costs across all projects of the Agency using generally applicable accounting principles. The allocation of overhead costs shall not be finalized and applied by the Agency until the Agency has given the Parties a reasonable period of time to review and comment on the proposed allocation and consulted on the allocation with the Parties.

d. It is understood that the Board may arrange for the payment of the expenses of the Agency through some other source, including but not limited to state or federal grants or loans; provided, however, that the Agency may not assess a Party directly for the costs of the operation and maintenance of Projects, Works and Facilities, for the payment of administrative expenses or for the satisfaction of any liabilities imposed against the Agency without such Party's consent.

e. The Board may raise additional funds for the operating expenses of the Agency from time to time by levying and collecting special benefit assessments in accordance with the provisions of section 24 and 25 of this Amended and Restated Agreement.

f. In accordance with Government Code Section 6512.1, repayment or return to the Parties of all or part of any contributions made by the Parties may be directed by the Board at such time, and upon such terms as may be consistent with the Act, the JPA Law, and/or any revenue bond issue. The Agency shall hold title to all funds, property and Works acquired by it during the term of this Amended and Restated Agreement.

25. Operation and Maintenance Assessments. The Agency is hereby empowered to levy and collect assessments and reassessments, and raise funds for the operation and maintenance of Works and Facilities, for the payment of the Agency's administrative costs, and for the satisfaction of any liabilities imposed against the Agency arising from Projects, Works and Facilities pursuant to applicable law. The Board may order the creation of a separate assessment roll to pay the allowable expenses of any single Project or any group or system of Projects. In the event that a roll for a single Project is created, an assessment for satisfaction of any liabilities imposed against the Agency arising from said single Project shall be levied against such roll.

26. State and Federal Grants and Loans. It is understood and acknowledged that some Projects may qualify for grant or loan funding from the State of California or the federal government. The Board shall have the power, in its discretion, to contract for such funding of eligible Projects. Funds received by the Agency from such sources may be used to pay for, reimburse or otherwise finance such eligible Projects.

27. Reimbursement of Funds. Funds received by the Agency from any federal, state or local agency to pay for budgeted expenditures for which the Agency has received all or a portion of said funds from its Parties shall be proportionately paid to said Parties to reimburse the Parties for the funds advanced to the Agency for the acquisition, construction, operation and maintenance of the Facilities or Works for which such funds have been received.

FINANCIAL PROVISIONS

28. General Financial Provisions. The Agency may, in any given year, levy assessments, reassessments, fees and charges, or special taxes and issue bonds to finance Projects in accordance with the provisions of any applicable law, including the Act and the JPA Law. The Agency may also enter into such funding or financing arrangements with the Parties and other partner agencies as may allow the Agency to fund its Projects.

29. Revenue Bonds. The Board shall have the power and authority to issue revenue bonds for the purposes and in accordance with the procedures and requirements set forth in the JPA Law.

30. Special Capital Assessments. As an alternative or in addition to any other power available to the Agency, the Agency may, in any year, levy and collect assessments and sell bonds for any Project in accordance with the provisions of applicable law, including the Act.

31. Development Fees. The Agency may, by resolution, prescribe, revise and collect fees as a condition of development of land in accordance with the provisions of applicable law, including the Act.

MAINTENANCE AND OPERATION OF FACILITIES

32. Maintenance and Operation of Facilities. The Board shall determine prior to the acquisition or construction of any Project, whether or not the Agency shall maintain and/or operate such Facilities. If the Agency is to maintain and/or operate such Facilities, it shall do so in an efficient and economical manner and in a manner not detrimental to the other Parties.

It is the intent of the Parties that any Project may be maintained and operated in the name of the Agency although, as herein provided, a majority of the Directors shall make all determinations of the Agency in connection therewith. If it is determined that one or more of the Parties shall maintain and/or operate said Facilities, said Parties shall, by written agreement with the Agency, consent thereto prior to the acquisition or construction thereof.

ACCOUNTING AND AUDITS

33. Accounts and Reports. To the extent not covered by the duties assigned to a trustee chosen by the Agency, the Auditor shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust agreement entered into with respect to the proceeds of any bonds issued by the Agency. The books and records of the Agency in the hands of a trustee or the Treasurer shall be open to inspection at all reasonable times by representatives of the Parties. The Treasurer, within 120 days after the close of each Fiscal Year, shall give a complete written report of all financial activities for such Fiscal Year to the Parties to the extent such activities are not covered by the report of such trustee. The trustee appointed under any trust agreement shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said trust agreement. Said trustee may be given such duties in said trust agreement as may be desirable to carry out this Amended and Restated Agreement.

Subject to the applicable provisions of any trust agreement or indenture which the Agency may enter into, which may provide for a trustee to receive, have custody of, and disburse Agency funds, the Treasurer of the Agency shall receive, have the custody of, and disburse Agency funds on warrants drawn by the Auditor as nearly as possible in accordance with generally accepted accounting practices, shall make the disbursements required by this Amended and Restated Agreement, or to carry out any of the provisions or purposes of this Amended and Restated Agreement.

34. Audit. The records and the accounts of the Agency shall be audited annually by the County Auditor and copies of such audit reports shall be filed with the State Controller and each Party within six months of the end of the Fiscal Year under examination.

PROPERTY RIGHTS

35. Agency Facilities. All Facilities constructed or acquired by the Agency shall be held in the name of the Agency for the benefit of the Agency in accordance with the terms of this Amended and Restated Agreement.

36. Liabilities. The debts, liabilities and obligations of the Agency shall be the debts, liabilities or obligations of the Agency alone and not of the Parties to this Amended and Restated Agreement. Further, to the extent that the previous sentence is not consistent with the controlling law, a Party shall not have any share of a debt, liability or obligation which accrues to the Agency resulting from actions taken prior to a Party joining the Agency.

LIABILITY OF BOARD

37. Except as otherwise provided in this Amended and Restated Agreement, the funds of the Agency shall be used to defend, indemnify and hold harmless the Agency and any Director, officer or employee for their actions taken within the scope of the authority of the Agency. Nothing herein shall limit the right of the Agency to purchase insurance to provide such coverage as is hereinabove set forth.

RESCISSION, TERMINATION, WITHDRAWAL, ASSIGNMENT

38. Term. The Agency shall continue until this Amended and Restated Agreement is rescinded or terminated as herein provided.

39. Rescission or Termination. This Amended and Restated Agreement may be rescinded and the Agency terminated by unanimous written consent of the Parties; provided that no such termination or rescission shall occur so long as the Agency has any obligations (including, but not limited to, outstanding revenue bonds). Nothing in this Amended and Restated Agreement

shall prevent the Parties from entering into other joint exercise of power agreements regarding regional Water Control problems.

40. Disposition of Property Upon Termination. Upon termination of this Amended and Restated Agreement, any surplus funds on hand shall be returned to the then Parties in proportion to the contributions made. The Board shall first offer any Works, Facilities, rights and interests of the Agency for sale to the Parties for good and adequate consideration. If no such sale is consummated, the Board shall consider offering such Works, Facilities, rights and interests of the Agency for sale to any governmental agency, or other entity for good and adequate consideration. The net proceeds from any sale shall be distributed among the Parties in proportion to the contributions made. If no such sale is consummated, then the Works, Facilities, rights and interests of the Agency shall be allocated to the Parties in the same manner as the allocation of the net proceeds from a sale, unless otherwise agreed to by all of the Parties.

41. Withdrawal.

a. Subject to section 39 of this Amended and Restated Agreement, a Party may withdraw from the Agency provided that such Party (1) provides written notification of its intent to withdraw to the other Parties within thirty (30) days of its withdrawal from the Agency, and (2) the withdrawing Party honors any unmet obligations under the Amended and Restated Agreement prior to formally terminating the Amended and Restated Agreement.

b. In the event the withdrawing Party has any rights in any Facilities or obligations to the Agency, said Party cannot sell, lease or transfer said rights or be relieved of its obligations, except its obligation to pay its share of operation and maintenance costs directly related to the use of the Facilities, without the execution of a written agreement executed by the withdrawing Party and all Parties affected by such withdrawal. The Agency may not sell, lease, transfer or use any rights of a Party who has withdrawn without first obtaining the written consent of the withdrawn Member.

c. No refund or repayment of the initial commitment of funds shall be made to a Party ceasing to be a Party to this Amended and Restated Agreement whether pursuant to this

section or any other section of this Amended and Restated Agreement. The refund or repayment of any other contribution shall be made in accordance with the terms and conditions upon which the contribution was made.

42. Admission of New Parties. It is recognized that public entities, other than the original Parties, may wish to participate in the Agency. Additional public entities may become Parties of the Agency upon such terms and conditions as provided by the Board with the unanimous consent of each existing Party of the Agency, evidenced by the execution of a written addendum to this Amended and Restated Agreement signed by all of the Parties, including the additional Party.

43. Amendments. This Amended and Restated Agreement may be further amended only by the unanimous vote of all Parties.

44. Assignment; Binding on Successors. Except as otherwise provided in this Amended and Restated Agreement, the rights and duties of the Parties may not be assigned or delegated without the written consent of all other Parties. Any attempt to assign or delegate such rights or duties in contravention of this Amended and Restated Agreement shall be null and void. Any approved assignment or delegation shall be consistent with the terms of any contracts, resolutions, indemnities and other obligations of the Agency then in effect.

45. Notice. Any notice or instrument required to be given or delivered by depositing the same in any United States Post Office, registered or certified, postage prepaid, addressed to the addressee of the Parties, shall be deemed to have been received by the Party to whom the same is addressed at the expiration of 72 hours after deposit of the same in the United States Post Office for transmission by registered or certified mail as aforesaid.

46. Severability. Should any part, term or provision of this Amended and Restated Agreement be decided by any court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

47. Successors. This Amended and Restated Agreement shall be binding upon and shall inure to the benefit of the successors of the Parties hereto, respectively.

48. Rescission of MOU and Authorizing Resolutions. Upon execution of this Amended and Restated Agreement by the Parties and upon consent by Reclamation District 17, the Memorandum of Understanding dated May 16, 2016 ("MOU") and the resolutions adopted by the Parties ratifying the MOU shall be superseded by this Amended and Restated Agreement, and the MOU and the resolutions shall be rescinded.

49. Interpretation. For purposes of this Amended and Restated Agreement, references to "he" shall mean and include "she," references to "him" shall mean and include "her," and references to "his" shall mean and include "hers."

IN WITNESS WHEREOF, the Parties hereto have caused this Amended and Restated Agreement to be executed on the day and year first above-written.

COUNTY OF SAN JOAQUIN,
a political subdivision of the State of California

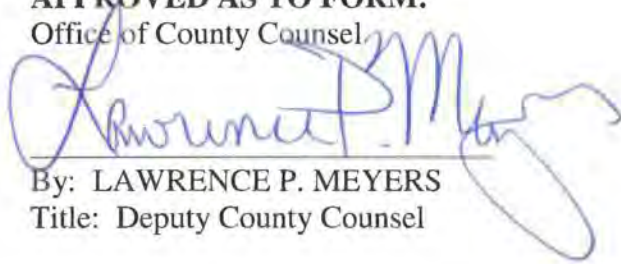


Robert V. Elliott 4/23/2018
By: ROBERT V. ELLIOTT
Title: Chair Board of Supervisors

ATTEST: Clerk of the Board of Supervisors
of the County of San Joaquin,
State of California

Mimi Duzenski
By: MIMI DUZENSKI
Title: Board Clerk

APPROVED AS TO FORM:
Office of County Counsel



By: LAWRENCE P. MEYERS
Title: Deputy County Counsel

RECOMMENDED FOR APPROVAL:



By: KRIS BALAJI, PMP, P.E.
Title: Director of Public Works

**SAN JOAQUIN COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

 4/23/2018

By: ROBERT V. ELLIOTT
Title: Chair Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors of the
San Joaquin County Flood Control and
Water Conservation District



By: MIMI DUZENSKI
Title: Board Clerk

CITY OF STOCKTON, a municipal Corporation

[Handwritten signature]

By: KURT O. WILSON

Title: City Manager

ATTEST:

Clerk of the City of Stockton

[Handwritten initials]

[Handwritten signature]

By: BRET HUNTER

Title: City Clerk



APPROVED AS TO FORM:

[Handwritten signature]

By: JOHN LUEBBERKE

Title: City Attorney

CITY OF LATHROP, a municipal Corporation

[Handwritten signature]

By: STEPHEN J. SALVATORE

Title: City Manager

ATTEST:

Clerk of the City of Lathrop

[Handwritten signature]

By: TERESA VARGAS

Title: City Clerk

APPROVED AS TO FORM:

City Attorney

[Handwritten signature]

By: SALVADOR NAVARRETE

Title: City Attorney

CITY OF MANTECA, a municipal Corporation



By: Stephen F. DeBrum
Title: Mayor

ATTEST:
Clerk of the City of Manteca



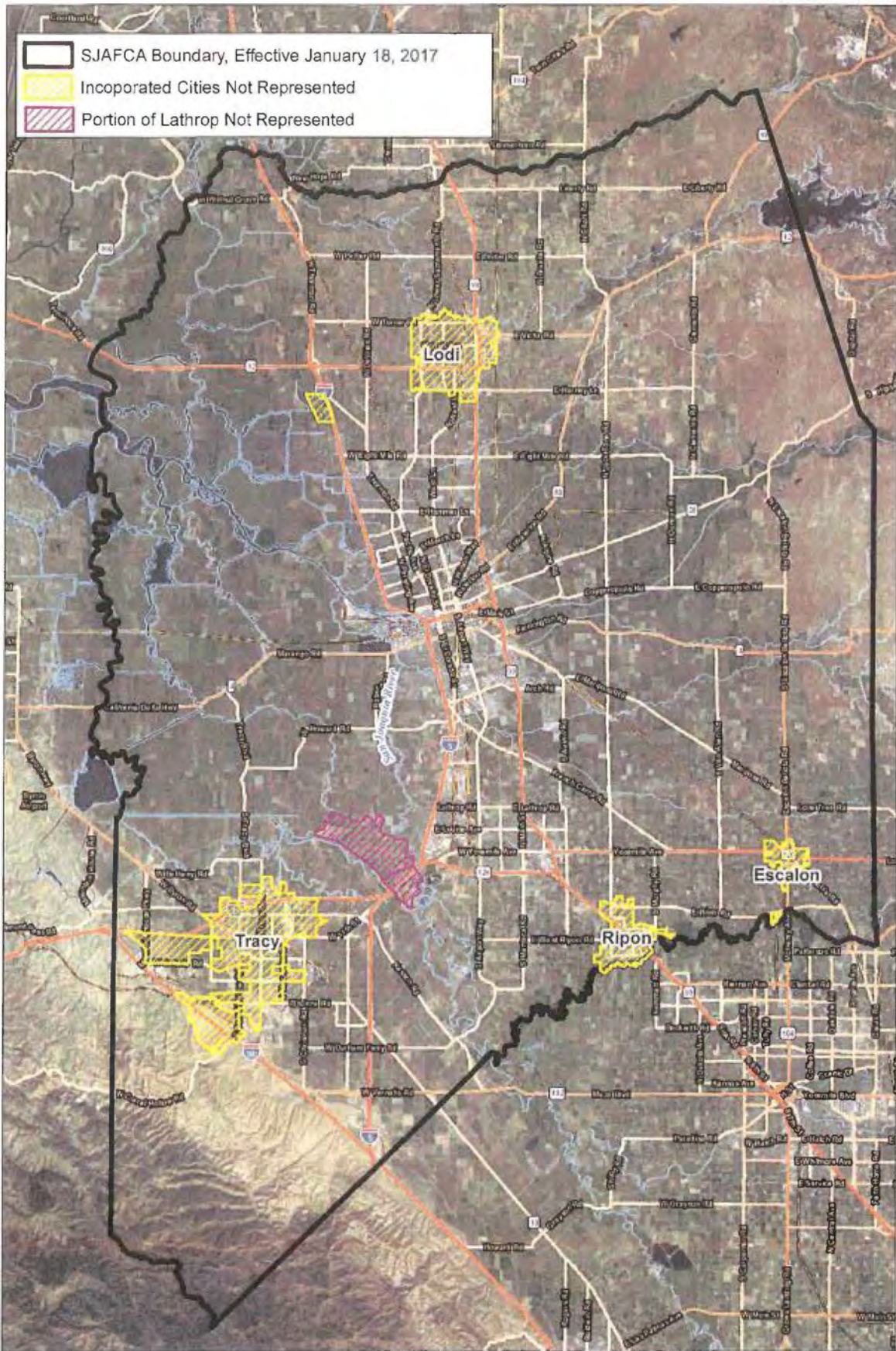
By: LISA BLACKMON
Title: City Clerk

APPROVED AS TO FORM:



By: JOHN BRINTON
Title: City Attorney

EXHIBIT A



— SJAFOA Boundary, Effective January 18, 2017
▨ Incorporated Cities Not Represented
▨ Portion of Lathrop Not Represented

PETERSON . BRUSTAD . INC
ENGINEERING . CONSULTING
1180 Iron Point Rd., Suite 300
Felton, CA 95630
Phone: (916) 806-2212
Fax: (916) 466-2322



0 2.5 5 Miles

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
**SJAFOA Boundaries,
Effective January 18, 2017**

FIGURE
1

EXHIBIT B

San Joaquin Area Flood Control Agency

22 E. Weber Ave, STE 301
Stockton, CA 95202-2317



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**APPENDIX B:
INTERIM DEVELOPMENT LEVEE IMPACT FEE
ORDINANCES (CITIES OF LATHROP & MANTECA) &
DEVELOPMENT IMPACT FEE PROGRAM SUMMARY AND
SUPPORTING TABLES**

(WITH EXECUTED SIGNATURES AVAILABLE AS OF 6-14-2016)

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ORDINANCE NO. 17-374

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING LATHROP MUNICIPAL CODE, TITLE 3, "REVENUE AND FINANCE", AND ADDING A NEW CHAPTER TO 3.23, "INTERIM URBAN LEVEL OF FLOOD PROTECTION LEEVE IMPACT FEE"

WHEREAS, on November 7, 2016, the City Council approved Task Order No.1 with Larsen Wurzel & Associates, Inc., (LWA) which, among other tasks, included the preparation of an Nexus Study to support the City's adoption of an Interim Levee Impact Fee Program as part of the implementation of the financing plan for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements;

WHEREAS, LWA has prepared the RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Study (Nexus Study) dated January 19, 2017; and

WHEREAS, the Nexus Study of January 19, 2017 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

WHEREAS, a notice of the public hearing on this Ordinance was published in the Manteca Bulletin on January 10, 2017; and

WHEREAS, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) are made by Council with this action as contained in the administrative record and hereby incorporated by reference herein; and

WHEREAS, the City Council did use its independent judgment and considered all of said reports including but not limited to the Nexus Study, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. APPROVAL OF NEXUS STUDY AND FINDINGS. The City Council of the City of Lathrop does hereby approve the Interim Urban Levee of Flood Protection Levee Impact Fee (Nexus Study) dated January 19, 2017 attached as Attachment "C" to the City Council Staff Report of January 23, 2017 and incorporated herein by this reference and Council hereby adds this new fee to the Capital Facility Fee Program based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.), specifically Council hereby makes all of the following findings:

1. The purposes of the Interim ULOP Levee Impact Fee study imposed by this Ordinance are necessary to fund design and construction of Levee System Improvements for the Reclamation District 17. Pursuant to the Lathrop Municipal Code Section 3.20.040 collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is Reclamation District 17 Urban Level of Flood Protection (ULOP) study area, as illustrated in Attachment "C" boundary map.
3. The estimated reasonable costs for providing the Levee System improvements, are contained in the Interim ULOP Levee Impact Fee study report.
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site Levee system improvements, because, as set forth in the Report the development projects can be expected to be flood protected from the 200-year ULOP flood, as mandated by the State of California senate bill SB5.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public improvement attributable to the development projects on which the fee is imposed, because, as is set forth in the Report, the fees have been apportioned based upon a Property Damage Index as described within the Report.

SECTION 2. APPROVAL OF FEE. The City Council of the City of Lathrop, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby establishes the Interim Urban Level of Flood Protection (ULOP) Levee Impact Fee for Reclamation District 17 Levee System protection as:

Single Family Residential	\$17,054	Per Gross Developable Acre
Multi-Family Residential	\$18,667	Per Gross Developable Acre
Commercial	\$19,236	Per Gross Developable Acre
Industrial	\$15,080	Per Gross Developable Acre

The City Council may, following the procedures set forth in Chapter 3.20 of the Municipal Code, take future action to make other revisions to these rates. These fees shall be in addition to any fees previously imposed by the City, that these fees shall be collected and administered in the manner set forth in Chapter 3.20 of the Municipal Code. These fees shall be effective sixty (60) days after the adoption of this Ordinance.

SECTION 3. ADDITION TO THE MUNICIPAL CODE. Chapter 3.23 is added to Title 3 of the Lathrop Municipal Code to read as follows:

Chapter 3.23: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEEVE IMPACT FEE.

Section 3.23.010. **TITLE.** This Chapter shall be known as the "Interim Urban Level of Flood Protection Levee Impact Fee" regulation of the City of Lathrop. The City of Lathrop hereinafter shall be called "City." This chapter shall be applicable in the incorporated territory of the City.

Section 3.23.020. **OPERATIVE DATE.** "Operative Date" of this chapter begins on the 60th day following the adoption of the ordinance codified in this chapter and continuing for 30 years thereafter at which time, unless operative date is amended prior to that date, the collection of the Impact Fee pursuant to chapter shall cease.

Section 3.23.030. **PURPOSE.** This chapter is adopted to impose a levee improvement development impact fee (Levee Fee) to ensure that new development pays its proportionate share of the levee improvement costs needed to provide Urban Level of Flood Protection (ULOP) to the Reclamation District 17 Area. This Levee Fee, in combination with other sources of funding described within the Interim ULOP Development Impact Fee Nexus Study (Nexus Study), will fund the Project to provide 200-year flood protection to the Reclamation District 17 Area as detailed in the Nexus Study.

Section 3.23.040. **FEE RATE.** The Interim ULOP Impact Fee for Reclamation District 17 Levee System is:

Single Family Residential	\$17,054	Per Gross Developable Acre
Multi-Family Residential	\$18,667	Per Gross Developable Acre
Commercial	\$19,236	Per Gross Developable Acre
Industrial	\$15,080	Per Gross Developable Acre

Section 3.23.060. **DETERMINATION OF GROSS DEVELOPABLE ACREAGE (GDA).** A Project's GDA, for purposes of the fee calculation, is determined as follows:

- i. For New Development of Vacant Land. In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

Residential Land Uses

- For Single Family residential projects that consist of residential uses that require a Tentative and Final map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding major dedicated public land uses, such as major arterials, major collectors,

drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in Appendix C to the Nexus Study.

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:
 - For parcels up to .15 acres, the Project Acreage is the actual acreage of the parcel.
 - For parcels greater than .15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage¹ of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.
- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

Nonresidential Land Uses (Commercial and Industrial)

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure being constructed less major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

ii.) For Development of Land with Existing or Pre-Existing Structures. In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

Residential Land Uses

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the use pre-existing structure), and the

¹ Square Footage can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

Nonresidential Land Uses

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

Section 3.23.070. EXEMPTIONS AND EXCLUSIONS.

The following land uses and/or projects are exempt from the Levee Fee -

1. Agricultural Exemption: Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. Pre-Existing Structures: Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. Addition/Replacement Damage: If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.

4. Structure raised above the 200-Year Floodplain Elevation: Projects with structures raised above the elevation of the 200-year flood as determined by the City or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the City, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land defined as follows: with written approval from the City Manager, any or all portions of the proposed fees may be waived if it can be determined to the City Manager that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes. Any denial by the City Manager of a requested exemption under this section may be appealed to a hearing officer by serving written notice on the City within 15 calendar days of the City Manager's denial. Upon receipt of timely notice of appeal, City shall have no more than 30 days to scheduled appeal hearing before a hearing officer. City shall initially bear the cost of hearing officer but hearing officer shall have the authority to order reimbursement of costs if the appeal is determined by the hearing officer to be frivolous.

Section 3.23.080 SEVERABILITY. If any provision of this chapter or the application thereof to any entity or circumstance is held invalid, the remainder of the chapter and the application of such provision to other entities or circumstances shall not be affected thereby.

Section 3.23.090 FEE REVENUE ACCOUNTING. All proceeds of the Fee imposed under this chapter shall be placed in a separate fund established by the City (the Levee Fee Fund). Separate and special accounts may be established in the Levee Fee Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Levee Fee was collected.

SECTION 4. PUBLICATION. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

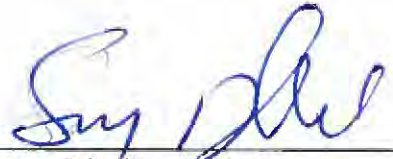
THIS ORDINANCE was regularly introduced at a special meeting of the City Council of the City of Lathrop on the 23rd day of January 2017, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 6th day of February 2017, by the following vote, to wit:

AYES: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal

NOES: None

ABSENT: None

ABSTAIN: None



Sonny Dhaliwal, Mayor

ATTEST:



Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

I, Teresa Vargas, City Clerk of the City of Lathrop, California, do hereby certify that the foregoing ordinance was duly and regularly introduced at a special meeting of the City Council on the 23rd day of January 2017, and that thereafter said ordinance was duly and regularly adopted at a regular meeting of the City Council on the 6th day of February 2017, by the following vote, to wit:

AYES: Akinjo, Dresser, Elliott, Salcedo and Dhaliwal

NOES: None

ABSENT: None

ABSTAIN: None

This ordinance was duly published in accordance with State law (G.C. 40806).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Lathrop, California, this 6th day of February 2017.


CITY CLERK

ORDINANCE O2017-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, AMENDING MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC SERVICES, BY THE ADDITION OF A NEW CHAPTER 13.50, INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE

WHEREAS, on December 6, 2016, the City Council approved Task Order No.1 with Larsen Wurzel & Associates, Inc., (LWA) which, among other tasks, included the preparation of an Nexus Study to support the City's adoption of an Interim Levee Impact Fee Program as part of the implementation of the financing plan for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements as further described in the RD 17 Area Adequate Progress Report for Urban Level of Protection-Final Report dated June 14, 2016 prepared by LWA;

WHEREAS, LWA has prepared the RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Study (Nexus Study) dated January 19, 2017; and

WHEREAS, the Nexus Study of January 19, 2017 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

WHEREAS, a notice of the public hearing on this Ordinance was published in the Manteca Bulletin on January 27, 2017; and

WHEREAS, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) are made by Council with this action as contained in the administrative record and hereby incorporated by reference herein; and

WHEREAS, the City Council did use its independent judgment and considered all of said reports including but not limited to the Nexus Study, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION 1: APPROVAL OF NEXUS STUDY AND FINDINGS. The City Council of the City of Manteca does hereby approve the Interim Urban Level of Flood Protection Levee Impact Fee (Nexus Study) report dated January 19, 2017, attached as Exhibit "B" and incorporated herein by this reference, and Council hereby adopts this new fee based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.), specifically Council hereby makes all of the following findings:

1. The purposes of the Interim ULOP Levee Impact Fee study imposed by this Ordinance are necessary to fund design and construction of Levee System Improvements for the Reclamation District 17; collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is the 200-year floodplain within the Reclamation District 17 Urban Level of Flood Protection (ULOP) study area, as illustrated by the Interim Levee Fee Program Boundary Map within Exhibit "B".
3. The estimated reasonable costs for providing the Levee System improvements, are contained in the Interim ULOP Levee Impact Fee report.
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site Levee system improvements.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public improvement attributable to the development projects on which the fee is imposed.

SECTION 2: APPROVAL OF FEE. The City Council of the City of Manteca, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby establishes the Interim Urban Level of Flood Protection (ULOP) Levee Impact Fee for the Reclamation District 17 Levee System.

The City Council may take future action to make other revisions to these fees. These fees shall be in addition to any fees previously imposed by the City. These fees shall be paid at the time of building permit issuance and collected and administered consistent with Title 13 Public Services of the Municipal Code. These fees shall be effective sixty (60) days after the adoption of this Ordinance.

SECTION 3: ADDITION TO THE MUNICIPAL CODE. Chapter 13.50 is added to Title 13 of the Manteca Municipal Code to read as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 4: PUBLICATION. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

SECTION 5: SEVERABILITY. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 6: EFFECTIVE DATE. This Ordinance shall become effective sixty (60) days following adoption.

City of Manteca, a municipal corporation

MAYOR: Steve DeBrum
STEPHEN F. DEBRUM

ATTEST: Lisa Blackmon
LISA BLACKMON, CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS:
CITY OF MANTECA }

I, Lisa Blackmon, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 7th day of February, 2017, and had its second reading and was adopted and passed during the public meeting of the City Council on the 21st day of February, 2017, by the following vote:

AYES: Morowit, Silverman, Singh, DeBrum

NOES: None

ABSENT: Moorhead

ABSTAIN: None

ATTEST: Lisa Blackmon
LISA BLACKMON
City Clerk

EXHIBIT "A"

AMENDING MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC SERVICES, BY THE ADDITION OF A NEW CHAPTER 13.50 TO READ AS FOLLOWS:

Chapter 13.50: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE.

Section 13.50.010. TITLE. This Chapter shall be known as the "Interim Urban Level of Flood Protection Levee Impact Fee" regulation of of the City of Manteca. The City of Manteca hereinafter shall be called "City." This chapter shall be applicable in the incorporated territory of the City.

Section 13.50.020. OPERATIVE DATE. "Operative Date" of this chapter begins on the 60th day following the adoption of the ordinance codified in this chapter and continuing for 30 years thereafter at which time, unless operative date is amended prior to that date, the collection of the Impact Fee pursuant to chapter shall cease.

Section 13.50.030. PURPOSE. This chapter is adopted to impose a levee improvement development impact fee (Levee Fee) to ensure that new development within the RD 17 portion of the City of Manteca pays its proportionate share of the levee improvement costs needed to provide Urban Level of Flood Protection (ULOP) to the Reclamation District 17 Area. This Levee Fee, in combination with other sources of funding described within the Interim ULOP Development Impact Fee Nexus Study dated January 19, 2017 (Nexus Study), will fund the Project to provide 200-year flood protection to the Reclamation District 17 Area as detailed in the Nexus Study.

Section 13.50.040. FEE RATE. The Interim ULOP Impact Fee for Reclamation District 17 Levee System, based on the acreage of a project, is detailed within the Nexus Study.

Section 13.50.050. DETERMINATION OF GROSS DEVELOPABLE ACREAGE (GDA). A Project's GDA, for purposes of the fee calculation, is determined as follows:

- i. For New Development of Vacant Land. In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

Residential Land Uses

- For Single Family residential projects that consist of residential uses that require a Tentative and Final Subdivision map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding

EXHIBIT "A"

major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in Appendix C to the Nexus Study.

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:
 - For parcels up to 0.15 acres, the Project Acreage is the actual acreage of the parcel.

For parcels greater than 0.15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage¹ of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.

- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

Nonresidential Land Uses (Commercial and Industrial)

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure is being constructed less the major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

ii.) For Development of Land with Existing or Pre-Existing Structures. In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

Residential Land Uses

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)

¹ Square Footage can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

EXHIBIT "A"

- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure), and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

Nonresidential Land Uses

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

Section 13.50.060. EXEMPTIONS AND EXCLUSIONS.

The following land uses and/or projects are exempt from the Levee Fee -

1. Agricultural Exemption: Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. Pre-Existing Structures: Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. Addition/Replacement Damage: If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of

EXHIBIT "A"

fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.

4. Structure raised above the 200-Year Floodplain Elevation: Projects with structures raised above the elevation of the 200-year flood as determined by the City or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the City, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land defined as follows: with written approval from the City Manager, any or all portions of the proposed fees may be waived if it can be determined to the City Manager that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes. Any denial by the City Manager of a requested exemption under this section may be appealed to a hearing officer by serving written notice on the City within 15 calendar days of the City Manager's denial. Upon receipt of timely notice of appeal, City shall have no more than 30 days to scheduled appeal hearing before a hearing officer. City shall initially bear the cost of hearing officer but hearing officer shall have the authority to order reimbursement of costs if the appeal is determined by the hearing officer to be frivolous.

Section 13.50.070 SEVERABILITY. If any provision of this chapter or the application thereof to any entity or circumstance is held invalid, the remainder of the chapter and the application of such provision to other entities or circumstances shall not be affected thereby.

Section 13.50.080 FEE REVENUE ACCOUNTING. All proceeds of the Levee Fee imposed under this chapter shall be placed in a separate fund established by the City (the Flood Protection Improvement Fund). Separate and special accounts may be established in the Flood Protection Improvement Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Flood Protection Improvement Fund was collected.

Table B1
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Fee Summary

Land Use	Fee Rate Summary				
	Cost Share Per Acre	Administrative Fee	Fee Rate Per Acre	Units / 1,000 Building Sq Ft Per Acre	Fee Rate per Unit / 1,000 Building Sq Ft
Reference	[1]	3%			[2]
Single-Family	\$18,146	\$544	\$18,691	6.13	\$3,049
Multifamily	\$16,524	\$496	\$17,019	19.19	\$887
Commercial	\$17,185	\$516	\$17,701	12.76	\$1,387
Industrial	\$14,299	\$429	\$14,728	13.76	\$1,071

[1] Updated estimate of Revised Regional Development Impact Fee Rates.

[2] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

Table B2
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Total Development Impact Fee Revenue Estimate

Revenue by Land Use					
Year	Single Family	Multifamily	Commercial	Industrial	Total Fee Revenue
	<i>Table B3</i>	<i>Table B4</i>	<i>Table B5</i>	<i>Table B6</i>	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 1,200,720	\$ 75,656	\$ 200,541	\$ 772,034	\$ 2,248,951
2019	\$ 1,134,123	\$ 75,656	\$ 200,541	\$ 772,034	\$ 2,182,354
2020	\$ 1,332,220	\$ 98,789	\$ 200,541	\$ 772,034	\$ 2,403,584
2021	\$ 929,739	\$ 268,190	\$ 214,845	\$ 261,454	\$ 1,674,228
2022	\$ 1,018,393	\$ 334,827	\$ 869,204	\$ 261,454	\$ 2,483,878
2023	\$ 1,284,356	\$ 152,354	\$ 280,281	\$ 261,454	\$ 1,978,445
2024	\$ 1,284,356	\$ 136,682	\$ 346,034	\$ 316,164	\$ 2,083,236
2025	\$ 992,351	\$ 76,629	\$ 346,034	\$ 316,164	\$ 1,731,178
2026	\$ 841,514	\$ 125,261	\$ 1,017,724	\$ 317,526	\$ 2,302,026
2027	\$ 841,514	\$ 125,261	\$ 1,056,150	\$ 317,526	\$ 2,340,452
2028	\$ 841,514	\$ 1,446	\$ 1,056,150	\$ 317,526	\$ 2,216,637
2029	\$ 841,514	\$ 1,446	\$ 1,056,150	\$ 317,526	\$ 2,216,637
2030	\$ 1,144,258	\$ 1,446	\$ 1,056,150	\$ 326,349	\$ 2,528,202
2031	\$ 339,061	\$ 1,446	\$ 431,980	\$ 405,806	\$ 1,178,293
2032	\$ 339,061	\$ 67,481	\$ 497,734	\$ 405,806	\$ 1,310,082
2033	\$ 318,754	\$ 67,481	\$ 497,734	\$ 405,806	\$ 1,289,775
2034	\$ 14,154	\$ 67,481	\$ 497,734	\$ 405,806	\$ 985,175
2035	\$ 770,372	\$ 67,481	\$ 458,129	\$ 405,806	\$ 1,701,788
2036	\$ 1,131,878	\$ 67,481	\$ 612,537	\$ 811,613	\$ 2,623,509
2037	\$ 1,131,878	\$ 67,481	\$ 628,589	\$ 811,613	\$ 2,639,561
2038	\$ 1,131,878	\$ 14,653	\$ 632,837	\$ 811,613	\$ 2,590,980
2039	\$ 1,131,878	\$ 1,446	\$ 632,837	\$ 811,613	\$ 2,577,773
2040	\$ 1,131,878	\$ 1,446	\$ 632,837	\$ 811,613	\$ 2,577,773
2041	\$ 1,586,649	\$ 39,192	\$ 322,594	\$ 13,513	\$ 1,961,948
2042	\$ 1,586,649	\$ 39,192	\$ 264,411	\$ 13,513	\$ 1,903,765
2043	\$ 1,586,649	\$ 39,192	\$ 264,411	\$ 13,513	\$ 1,903,765
2044	\$ 1,388,220	\$ 39,192	\$ 204,069	\$ 13,513	\$ 1,644,994
2045	\$ 1,225,869	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,456,932
2046	\$ 1,225,869	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,456,932
2047	\$ 1,225,869	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,456,932
2048	\$ 1,139,652	\$ 39,192	\$ 178,358	\$ 13,513	\$ 1,370,715
2049	\$ 680,995	\$ 39,192	\$ 178,358	\$ 13,513	\$ 912,058
2050	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2051	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2052	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2053	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2054	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2055	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2056	\$ 469,651	\$ 39,192	\$ 178,358	\$ 13,513	\$ 700,714
2057	\$ 469,651	\$ 39,192	\$ 176,380	\$ 13,513	\$ 698,736
2058	\$ 469,651	\$ 39,192	\$ 139,932	\$ 13,513	\$ 662,288
2059	\$ 469,651	\$ 39,192	\$ 139,932	\$ 13,513	\$ 662,288
2060	\$ 469,651	\$ 39,192	\$ 139,932	\$ 13,513	\$ 662,288
Total	\$ 37,939,947	\$ 2,681,362	\$ 17,215,254	\$ 11,686,592	\$ 69,523,155

Table B3
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Single Family

Year	Single Family Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
					<i>Fee Rate/Acre</i>	<i>\$ 18,146</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	28.5	23.0	0.0	14.7	66.2	\$ 1,200,720
2019	28.5	23.0	0.0	11.0	62.5	\$ 1,134,123
2020	28.5	33.1	11.9	0.0	73.4	\$ 1,332,220
2021	22.3	17.1	11.9	0.0	51.2	\$ 929,739
2022	22.3	22.0	11.9	0.0	56.1	\$ 1,018,393
2023	22.3	36.7	11.9	0.0	70.8	\$ 1,284,356
2024	22.3	36.7	11.9	0.0	70.8	\$ 1,284,356
2025	22.3	25.3	7.1	0.0	54.7	\$ 992,351
2026	26.8	19.5	0.0	0.0	46.4	\$ 841,514
2027	26.8	19.5	0.0	0.0	46.4	\$ 841,514
2028	26.8	19.5	0.0	0.0	46.4	\$ 841,514
2029	26.8	19.5	0.0	0.0	46.4	\$ 841,514
2030	26.8	36.2	0.0	0.0	63.1	\$ 1,144,258
2031	0.8	17.9	0.0	0.0	18.7	\$ 339,061
2032	0.8	17.9	0.0	0.0	18.7	\$ 339,061
2033	0.8	16.8	0.0	0.0	17.6	\$ 318,754
2034	0.8	0.0	0.0	0.0	0.8	\$ 14,154
2035	0.8	41.7	0.0	0.0	42.5	\$ 770,372
2036	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878
2037	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878
2038	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878
2039	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878
2040	0.8	61.6	0.0	0.0	62.4	\$ 1,131,878
2041	25.9	61.6	0.0	0.0	87.4	\$ 1,586,649
2042	25.9	61.6	0.0	0.0	87.4	\$ 1,586,649
2043	25.9	61.6	0.0	0.0	87.4	\$ 1,586,649
2044	25.9	50.6	0.0	0.0	76.5	\$ 1,388,220
2045	25.9	41.7	0.0	0.0	67.6	\$ 1,225,869
2046	25.9	41.7	0.0	0.0	67.6	\$ 1,225,869
2047	25.9	41.7	0.0	0.0	67.6	\$ 1,225,869
2048	25.9	36.9	0.0	0.0	62.8	\$ 1,139,652
2049	25.9	11.6	0.0	0.0	37.5	\$ 680,995
2050	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2051	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2052	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2053	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2054	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2055	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2056	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2057	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2058	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2059	25.9	0.0	0.0	0.0	25.9	\$ 469,651
2060	25.9	0.0	0.0	0.0	25.9	\$ 469,651
Total	856.5	1,142.2	66.4	25.7	2,090.8	\$37,939,947

Table B4
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Multifamily

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
					<i>Fee Rate/Acre</i>	<i>\$ 16,524</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	4.6	0.0	0.0	0.0	4.6	\$ 75,656
2019	4.6	0.0	0.0	0.0	4.6	\$ 75,656
2020	4.6	1.4	0.0	0.0	6.0	\$ 98,789
2021	4.6	4.0	7.6	0.0	16.2	\$ 268,190
2022	4.6	8.0	7.6	0.0	20.3	\$ 334,827
2023	4.6	4.6	0.0	0.0	9.2	\$ 152,354
2024	4.6	3.6	0.0	0.0	8.3	\$ 136,682
2025	4.6	0.0	0.0	0.0	4.6	\$ 76,629
2026	0.1	0.0	7.5	0.0	7.6	\$ 125,261
2027	0.1	0.0	7.5	0.0	7.6	\$ 125,261
2028	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2029	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2030	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2031	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2032	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2033	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2034	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2035	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2036	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2037	0.1	0.0	4.0	0.0	4.1	\$ 67,481
2038	0.1	0.0	0.8	0.0	0.9	\$ 14,653
2039	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2040	0.1	0.0	0.0	0.0	0.1	\$ 1,446
2041	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2042	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2043	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2044	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2045	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2046	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2047	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2048	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2049	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2050	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2051	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2052	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2053	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2054	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2055	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2056	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2057	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2058	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2059	2.4	0.0	0.0	0.0	2.4	\$ 39,192
2060	2.4	0.0	0.0	0.0	2.4	\$ 39,192
Total	85.7	21.6	55.0	0.0	162.3	\$2,681,362

Table B5
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Commercial

Year	Commercial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
					<i>Fee Rate/Acre</i>	<i>\$ 17,185</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	11.7	0.0	0.0	0.0	11.7	\$ 200,541
2019	11.7	0.0	0.0	0.0	11.7	\$ 200,541
2020	11.7	0.0	0.0	0.0	11.7	\$ 200,541
2021	12.5	0.0	0.0	0.0	12.5	\$ 214,845
2022	12.5	0.0	38.1	0.0	50.6	\$ 869,204
2023	12.5	0.0	3.8	0.0	16.3	\$ 280,281
2024	12.5	3.8	3.8	0.0	20.1	\$ 346,034
2025	12.5	3.8	3.8	0.0	20.1	\$ 346,034
2026	51.6	3.8	3.8	0.0	59.2	\$ 1,017,724
2027	51.6	3.8	6.0	0.0	61.5	\$ 1,056,150
2028	51.6	3.8	6.0	0.0	61.5	\$ 1,056,150
2029	51.6	3.8	6.0	0.0	61.5	\$ 1,056,150
2030	51.6	3.8	6.0	0.0	61.5	\$ 1,056,150
2031	15.3	3.8	6.0	0.0	25.1	\$ 431,980
2032	15.3	7.7	6.0	0.0	29.0	\$ 497,734
2033	15.3	7.7	6.0	0.0	29.0	\$ 497,734
2034	15.3	7.7	6.0	0.0	29.0	\$ 497,734
2035	15.3	5.3	6.0	0.0	26.7	\$ 458,129
2036	25.8	3.8	6.0	0.0	35.6	\$ 612,537
2037	25.8	4.8	6.0	0.0	36.6	\$ 628,589
2038	25.8	5.0	6.0	0.0	36.8	\$ 632,837
2039	25.8	5.0	6.0	0.0	36.8	\$ 632,837
2040	25.8	5.0	6.0	0.0	36.8	\$ 632,837
2041	8.1	5.0	5.6	0.0	18.8	\$ 322,594
2042	8.1	5.0	2.2	0.0	15.4	\$ 264,411
2043	8.1	5.0	2.2	0.0	15.4	\$ 264,411
2044	8.1	1.5	2.2	0.0	11.9	\$ 204,069
2045	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2046	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2047	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2048	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2049	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2050	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2051	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2052	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2053	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2054	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2055	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2056	8.1	0.0	2.2	0.0	10.4	\$ 178,358
2057	8.1	0.0	2.1	0.0	10.3	\$ 176,380
2058	8.1	0.0	0.0	0.0	8.1	\$ 139,932
2059	8.1	0.0	0.0	0.0	8.1	\$ 139,932
2060	8.1	0.0	0.0	0.0	8.1	\$ 139,932
Total	723.5	99.0	179.2	0.0	1,001.7	\$17,215,254

Table B6
Mossdale Tract: 2018 Adequate Progress Report
Updated Regional Development Fee Revenue Analysis
Development Impact Fee Revenue Estimate - Industrial

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table E13</i>	<i>Table E7</i>	<i>Table E10</i>	<i>Table E16</i>		<i>Table B1</i>
					<i>Fee Rate/Acre</i>	<i>\$ 14,299</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	0.0	0.0	0.0	0.0	0.0	\$ 0
2018	54.0	0.0	0.0	0.0	54.0	\$ 772,034
2019	54.0	0.0	0.0	0.0	54.0	\$ 772,034
2020	54.0	0.0	0.0	0.0	54.0	\$ 772,034
2021	18.3	0.0	0.0	0.0	18.3	\$ 261,454
2022	18.3	0.0	0.0	0.0	18.3	\$ 261,454
2023	18.3	0.0	0.0	0.0	18.3	\$ 261,454
2024	18.3	3.8	0.0	0.0	22.1	\$ 316,164
2025	18.3	3.8	0.0	0.0	22.1	\$ 316,164
2026	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2027	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2028	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2029	18.4	3.8	0.0	0.0	22.2	\$ 317,526
2030	18.4	4.4	0.0	0.0	22.8	\$ 326,349
2031	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2032	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2033	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2034	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2035	28.4	0.0	0.0	0.0	28.4	\$ 405,806
2036	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2037	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2038	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2039	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2040	56.8	0.0	0.0	0.0	56.8	\$ 811,613
2041	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2042	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2043	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2044	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2045	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2046	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2047	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2048	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2049	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2050	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2051	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2052	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2053	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2054	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2055	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2056	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2057	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2058	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2059	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2060	0.9	0.0	0.0	0.0	0.9	\$ 13,513
Total	789.9	27.4	0.0	0.0	817.3	\$11,686,592

Table B7
Mossdale Tract: 2018 Adequate Progress Report
Creditable Pre-Project Expenditures

Pre-Project Expenditure - Contractor (Amendment/Task Order)	Cost	Funding Source	Amount
Peterson Brustad - Agreement No. 1 <i>Funding 11/2014 Staff Report</i>	\$123,244	Manteca River Islands Saybrook CLSP Richland Lathrop Gateway/Lazares Saybrook CLSP	\$61,622 \$15,500 \$13,020 \$14,415 \$3,720 \$14,967
	\$123,244		\$123,244
Peterson Brustad - Agreement No. 2	\$7,500	Lathrop	\$7,500
	\$7,500		\$7,500
Peterson Brustad - Agreement No. 3	\$17,499	Lathrop	\$17,499
	\$17,499		\$17,499
Peterson Brustad - Agreement No. 4	\$50,000	Saybrook CLSP Lathrop	\$25,000 \$25,000
	\$50,000		\$50,000
Peterson Brustad - Agreement No. 5	\$2,589,197	Manteca Lathrop Saybrook CLSP Others	\$863,066 \$750,000 \$500,000 \$476,131
	\$2,589,197		\$2,589,197
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (A) <i>Financial Planning / Grant Application</i>	\$63,540	Lathrop Manteca	\$42,360 \$21,180
	\$63,540		\$63,540
Larsen Wurzel & Associates, Inc. - Agreement No. 1 (B) <i>Financial Plan for ULOP</i>	\$80,010	Lathrop Manteca	\$53,340 \$26,670
	\$80,010		\$80,010
Larsen Wurzel & Associates, Inc. - Agreement No. 3 <i>Financial Plan Implementation & Analysis</i>			
<i>Task Order No. 1</i>	\$172,018	Lathrop Manteca	\$114,679 \$57,339
<i>Task Order No. 2</i>	\$126,300	RD 17	\$126,300
	\$298,318		\$298,318
SJAFCA Funding Agreement	\$1,200,000	Lathrop Manteca Stockton SJ County	\$300,000 \$300,000 \$300,000 \$300,000
	\$1,200,000		\$1,200,000
Total Cost / Sources	\$4,429,308	Lathrop Lathrop Gateway/Lazares Manteca Stockton SJ County Others Richland River Islands Saybrook CLSP RD 17	\$1,310,378 \$3,720 \$1,329,877 \$300,000 \$300,000 \$476,131 \$14,415 \$15,500 \$552,987 \$126,300
	\$4,429,308		\$4,429,308

Source: City of Lathrop, LWA

APPENDIX C: RD 17 LSRP PROJECT SUPPORTING TABLES

Table C1	Remaining Expenditure Schedule for Phase 3 LSRP	C1
Table C2	EIP Funding Agreement Credit.....	C2
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Table C1
Mossdale Tract: 2018 Adequate Progress Report
Remaining Expenditure Schedule for LSRP (All Phases)

Month & Year	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019
Remaining Costs	266,981	266,981	266,981	266,981	266,981	266,981	266,981	214,359	214,359	214,359	214,359	\$1,870,593	\$1,870,593	\$1,870,593	\$1,870,593
Total Expenses	266,981	266,981	266,981	266,981	266,981	266,981	266,981	214,359	214,359	214,359	214,359	1,870,593	1,870,593	1,870,593	1,870,593

Month & Year	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020
Remaining Costs	1,817,080	1,817,080	1,711,307	84,976	84,976	84,976	84,976	84,976	1,912,298	1,912,298	1,912,298	1,895,060	1,895,060	1,895,060	1,815,143
Total Expenses	1,817,080	1,817,080	1,711,307	84,976	84,976	84,976	84,976	84,976	1,912,298	1,912,298	1,912,298	1,895,060	1,895,060	1,895,060	1,815,143

Month & Year	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022
Remaining Costs	84,976	84,976	84,976	84,976	84,976	1,880,179	1,880,179	1,880,179	1,850,997	1,668,676	1,709,770	1,709,770	126,071	77,352	77,352
Total Expenses	84,976	84,976	84,976	84,976	84,976	1,880,179	1,880,179	1,880,179	1,850,997	1,668,676	1,709,770	1,709,770	126,071	77,352	77,352

Month & Year	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023
Remaining Costs	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352
Total Expenses	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352	77,352

Month & Year	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	TOTAL
Remaining Costs	77,352	77,352	77,352	77,352	77,352	77,352	77,352	44,203,386
Total Expenses	77,352	77,352	77,352	77,352	77,352	77,352	77,352	44,203,386

Table C2
Mossdale Tract: 2018 Adequate Progress Report
EIP Funding Agreement Credit

Levee Seepage Repair Project Phase	Eligible Project Credit	State Share
LSRP - Phase I	2,389,737	1,553,329
LSRP - Phase II	4,422,373	2,874,542
LSRP - Phase III	200,296	130,192
Total	\$7,012,406	\$4,558,064

Source: KSN

Table C3
Mossdale Tract: 2018 Adequate Progress Report
State Payments Received to Date & State Share Remaining

Received Date	Total	State Share	Credit Applied
4/15/2010	2,182,950.00	1,389,150.00	793,800.00
6/8/2010	886,525.00	602,717.00	283,808.00
12/19/2011	2,828,433.00	2,355,408.00	473,025.00
5/30/2012	452,031.61	420,837.61	31,194.00
11/13/2013	1,617,235.00	1,041,086.00	576,149.00
<i>Subtotal</i>	<i>7,967,174.61</i>	<i>5,809,198.61</i>	<i>2,157,976.00</i>
State Share Remaining	38,457,180.79	36,057,092.85	2,400,087.95
Total	\$ 46,424,355.40	\$ 41,866,291.46	\$ 4,558,063.95

Source: KSN

Table C4
Mossdale Tract: 2018 Adequate Progress Report
Expenses Reported to DWR

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 1	2010	Q1	\$0	\$866,617	\$143,410
Quarter 2	2010	Q2	\$0	\$1,973,380	\$478,498
Quarter 3	2010	Q3	\$2,019	\$944,450	\$250,587
Quarter 4	2010	Q4	\$2,717	\$320,758	\$394,322
Quarter 5	2011	Q1	\$1,756	\$58,861	\$483,449
Quarter 6	2011	Q2	\$0	\$319,945	\$105,736
Quarter 7	2011	Q3	\$1,413	\$79,657	\$89,536
Quarter 8	2011	Q4	\$2,247	\$27,994	\$99,003
Quarter 9	2012	Q1	\$0	\$119,734	\$129,487
Quarter 10	2012	Q2	\$1,311	\$379,956	\$70,233
Quarter 11	2012	Q3	\$1,444	\$552,568	\$41,375
Quarter 12	2012	Q4	\$502	\$383,096	\$59,527
Quarter 13	2013	Q1	\$0	\$83,459	\$97,808
Quarter 14	2013	Q2	\$638	\$107,580	\$38,624
Quarter 15	2013	Q3	\$509	\$7,251	\$71,068
Quarter 16	2013	Q4	\$0	\$4,571	\$81,088
Quarter 17	2014	Q1	\$0	\$369	\$98,262
Quarter 18	2014	Q2	\$0	\$7,184	\$272,519
Quarter 19	2014	Q3	\$0	\$9,230	\$66,138
Quarter 20	2014	Q4	\$999	\$7,591	\$211,733
Quarter 21	2015	Q1	\$7,933	\$8,519	\$135,074
Quarter 22	2015	Q2	\$7,142	\$18,661	\$101,491
Quarter 23	2015	Q3	\$540	\$7,997	\$144,609
Costs to March 31, 2016			\$410,402	\$113,069	\$539,040
Cost to May 2017					\$6,428,868
Costs to May 2018					\$1,535,811
Total			\$441,570	\$6,402,498	\$12,167,297

Source: KSN, LWA

Table C5
Mossdale Tract: 2018 Adequate Progress
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2010				2011				2012			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
DWR special projects	1,534,738	1,534,738	-	-	-	-	-	-	1,640,233	1,640,233	-	-
Assessments	1,542,907	1,542,907	-	-	1,573,048	1,573,048	-	-	1,495,598	1,495,598	-	-
Property taxes	80,197	80,197	-	-	121,729	121,729	-	-	102,670	102,670	-	-
Interest	44,107	44,107	-	-	32,566	32,566	-	-	9,557	9,557	-	-
Other revenue	100,550	100,550	-	-	100,295	100,295	-	-	562	562	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	3,302,498	3,302,498	-	-	1,827,637	1,827,637	-	-	3,248,619	3,248,619	-	-
Expenditures												
Legal and accounting	78,800	78,800	-	-	82,354	82,354	-	-	66,601	66,601	-	-
Levee repairs and maintenance	182,568	182,568	-	-	90,630	90,630	-	-	78,201	78,201	-	-
Engineering	44,731	44,731	-	-	63,021	63,021	-	-	40,144	40,144	-	-
Vegetation control	42,823	42,823	-	-	34,175	34,175	-	-	34,825	34,825	-	-
County charges	14,980	14,980	-	-	15,096	15,096	-	-	25,768	25,768	-	-
Insurance	7,162	7,162	-	-	6,293	6,293	-	-	5,536	5,536	-	-
Rodent control	3,250	3,250	-	-	255	255	-	-	12,962	12,962	-	-
Payroll expenses	4,812	4,812	-	-	8,482	8,482	-	-	6,623	6,623	-	-
Permits	435	435	-	-	435	435	-	-	-	-	-	-
Miscellaneous	11,828	11,828	-	-	1,287	1,287	-	-	375	375	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	1,800	1,800	-	-	1,908	1,908	-	-	1,800	1,800	-	-
Dues and subscriptions	500	500	-	-	500	500	-	-	553	553	-	-
Trustee fees	438	438	-	-	388	388	-	-	438	438	-	-
Publication cost	61	61	-	-	138	138	-	-	238	238	-	-
Capital outlay	3,892,403	3,892,403	-	-	2,552,743	2,552,743	-	-	499,463	499,463	-	-
Debt service												
Principal	453,309	453,309	-	-	107,500	107,500	-	-	112,500	112,500	-	-
Interest	376,391	376,391	-	-	522,227	522,227	-	-	518,335	518,335	-	-
Special projects	34,398	34,398	-	-	29,043	29,043	-	-	31,721	31,721	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	150,000	150,000	-	-	-	-	-	-	-	-	-	-
Equipment rental	1,412	1,412	-	-	-	-	-	-	-	-	-	-
Office expense	132	132	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	5,302,227	5,302,227	-	-	3,516,471	3,516,471	-	-	1,436,079	1,436,079	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year Ending June 30, 2017. Future Years are based on projections using prior year data as assumed by LWA.

Table C5
Mossdale Tract: 2018 Adequate Progress
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2013				2014				2015			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
DWR special projects	-	-	-	-	808,618	808,618	-	-	-	-	-	-
Assessments	1,450,901	1,450,901	-	-	1,444,959	1,444,959	-	-	1,415,812	1,415,812	-	-
Property taxes	107,189	107,189	-	-	106,405	106,405	-	-	120,689	120,689	-	-
Interest	13,447	13,447	-	-	14,364	14,364	-	-	17,264	17,264	-	-
Other revenue	103,835	103,835	-	-	6,625	6,625	-	-	514	514	-	-
Penalties and interest on late assessments	-	-	-	-	3,434	3,434	-	-	-	-	-	-
Total Revenues	1,675,371	1,675,371	-	-	2,384,404	2,384,404	-	-	1,554,278	1,554,278	-	-
Expenditures												
Legal and accounting	65,667	65,667	-	-	104,832	104,832	-	-	137,060	137,060	-	-
Levee repairs and maintenance	43,227	43,227	-	-	132,018	132,018	-	-	116,170	116,170	-	-
Engineering	31,757	31,757	-	-	152,597	152,597	-	-	99,124	99,124	-	-
Vegetation control	41,225	41,225	-	-	47,425	47,425	-	-	41,575	41,575	-	-
County charges	14,984	14,984	-	-	15,019	15,019	-	-	15,108	15,108	-	-
Insurance	8,121	8,121	-	-	7,722	7,722	-	-	7,828	7,828	-	-
Rodent control	3,017	3,017	-	-	3,090	3,090	-	-	5,785	5,785	-	-
Payroll expenses	8,371	8,371	-	-	6,831	6,831	-	-	5,409	5,409	-	-
Permits	-	-	-	-	-	-	-	-	3,535	3,535	-	-
Miscellaneous	372	372	-	-	1,016	1,016	-	-	2,333	2,333	-	-
Bank fees	-	-	-	-	-	-	-	-	2,100	2,100	-	-
Automobile expense	1,172	1,172	-	-	723	723	-	-	723	723	-	-
Dues and subscriptions	500	500	-	-	500	500	-	-	500	500	-	-
Trustee fees	1,038	1,038	-	-	300	300	-	-	375	375	-	-
Publication cost	45	45	-	-	-	-	-	-	91	91	-	-
Capital outlay	1,171,156	1,171,156	-	-	344,282	344,282	-	-	279,875	279,875	-	-
Debt service												
Principal	117,500	117,500	-	-	120,000	120,000	-	-	125,000	125,000	-	-
Interest	513,838	513,838	-	-	508,897	508,897	-	-	471,060	471,060	-	-
Special projects	31,721	31,721	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	49,863	49,863	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	2,053,706	2,053,706	-	-	1,495,112	1,495,112	-	-	1,313,647	1,313,647	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

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Table C5
Mossdale Tract: 2018 Adequate Progress
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2016				2017				2018			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
DWR special projects	-	-	-	-	4,611	4,611	-	-	-	-	-	-
Assessments	1,403,761	1,403,761	-	-	1,403,873	1,403,873	-	-	1,431,950	1,431,950	-	-
Property taxes	132,475	132,475	-	-	145,166	145,166	-	-	149,520	149,520	-	-
Interest	31,917	31,917	-	-	41,708	41,708	-	-	42,959	42,959	-	-
Other revenue	1,056	1,056	-	-	3,247	3,247	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,569,208	1,569,208	-	-	1,598,604	1,598,604	-	-	1,624,430	1,624,430	-	-
Expenditures												
Legal and accounting	168,652	168,652	-	-	172,608	172,608	-	-	177,786	177,786	-	-
Levee repairs and maintenance	700,807	700,807	-	-	558,933	558,933	-	-	244,954	244,954	-	-
Engineering	165,311	165,311	-	-	190,658	190,658	-	-	196,378	196,378	-	-
Vegetation control	43,925	43,925	-	-	113,618	113,618	-	-	117,026	117,026	-	-
County charges	15,270	15,270	-	-	15,272	15,272	-	-	15,730	15,730	-	-
Insurance	8,080	8,080	-	-	8,266	8,266	-	-	8,514	8,514	-	-
Rodent control	2,649	2,649	-	-	-	-	-	-	-	-	-	-
Payroll expenses	5,160	5,160	-	-	4,947	4,947	-	-	5,095	5,095	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	4,118	4,118	-	-	7,109	7,109	-	-	7,322	7,322	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	723	723	-	-	723	723	-	-	744	744	-	-
Dues and subscriptions	500	500	-	-	500	500	-	-	515	515	-	-
Trustee fees	400	400	-	-	400	400	-	-	412	412	-	-
Publication cost	-	-	-	-	53	53	-	-	55	55	-	-
Capital outlay	331,619	331,619	-	-	2,766,672	2,766,672	-	-	-	-	-	-
Debt service												
Principal	163,352	163,352	-	-	166,758	166,758	-	-	172,175	172,175	-	-
Interest	455,886	455,886	-	-	331,513	331,513	-	-	443,815	443,815	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	319,861	319,861	-	-	-	-	-	-
Reimbursements	658	658	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	350	350	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	1,560	1,560	-	-	-	-	-	-
Total Expenditures	2,067,456	2,067,456	-	-	4,659,448	4,659,448	-	-	1,390,521	1,390,521	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

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Table C5
Mossdale Tract: 2018 Adequate Progress
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
DWR special projects	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,460,589	1,460,589	-	-	1,489,801	1,489,801	-	-	1,519,597	1,519,597	-	-
Property taxes	154,006	154,006	-	-	158,626	158,626	-	-	163,385	163,385	-	-
Interest	44,248	44,248	-	-	45,575	45,575	-	-	46,943	46,943	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,658,844	1,658,844	-	-	1,694,003	1,694,003	-	-	1,729,925	1,729,925	-	-
Expenditures												
Legal and accounting	183,120	183,120	-	-	188,613	188,613	-	-	194,272	194,272	-	-
Levee repairs and maintenance	252,302	252,302	-	-	259,871	259,871	-	-	267,667	267,667	-	-
Engineering	202,269	202,269	-	-	208,337	208,337	-	-	214,587	214,587	-	-
Vegetation control	120,537	120,537	-	-	124,153	124,153	-	-	127,877	127,877	-	-
County charges	16,202	16,202	-	-	16,688	16,688	-	-	17,189	17,189	-	-
Insurance	8,769	8,769	-	-	9,032	9,032	-	-	9,303	9,303	-	-
Rodent control	-	-	-	-	-	-	-	-	-	-	-	-
Payroll expenses	5,248	5,248	-	-	5,406	5,406	-	-	5,568	5,568	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	7,542	7,542	-	-	7,768	7,768	-	-	8,001	8,001	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	767	767	-	-	789	789	-	-	813	813	-	-
Dues and subscriptions	530	530	-	-	546	546	-	-	563	563	-	-
Trustee fees	424	424	-	-	437	437	-	-	450	450	-	-
Publication cost	56	56	-	-	58	58	-	-	60	60	-	-
Capital outlay	-	-	-	-	-	-	-	-	-	-	-	-
Debt service												
Principal	179,503	179,503	-	-	183,813	183,813	-	-	201,197	201,197	-	-
Interest	438,324	438,324	-	-	432,684	432,684	-	-	414,542	414,542	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,415,594	1,415,594	-	-	1,438,197	1,438,197	-	-	1,462,090	1,462,090	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
Mossdale Tract: 2018 Adequate Progress
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues												
DWR special projects	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,549,989	1,549,989	-	-	1,580,989	1,580,989	-	-	1,612,609	1,612,609	-	-
Property taxes	168,287	168,287	-	-	173,335	173,335	-	-	178,535	178,535	-	-
Interest	48,351	48,351	-	-	49,802	49,802	-	-	51,296	51,296	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,766,627	1,766,627	-	-	1,804,126	1,804,126	-	-	1,842,440	1,842,440	-	-
Expenditures												
Legal and accounting	200,100	200,100	-	-	206,103	206,103	-	-	212,286	212,286	-	-
Levee repairs and maintenance	275,697	275,697	-	-	283,968	283,968	-	-	292,487	292,487	-	-
Engineering	221,025	221,025	-	-	227,656	227,656	-	-	234,485	234,485	-	-
Vegetation control	131,714	131,714	-	-	135,665	135,665	-	-	139,735	139,735	-	-
County charges	17,704	17,704	-	-	18,236	18,236	-	-	18,783	18,783	-	-
Insurance	9,583	9,583	-	-	9,870	9,870	-	-	10,166	10,166	-	-
Rodent control	-	-	-	-	-	-	-	-	-	-	-	-
Payroll expenses	5,735	5,735	-	-	5,907	5,907	-	-	6,084	6,084	-	-
Permits	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	8,241	8,241	-	-	8,489	8,489	-	-	8,743	8,743	-	-
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	838	838	-	-	863	863	-	-	889	889	-	-
Dues and subscriptions	580	580	-	-	597	597	-	-	615	615	-	-
Trustee fees	464	464	-	-	478	478	-	-	492	492	-	-
Publication cost	61	61	-	-	63	63	-	-	65	65	-	-
Capital outlay	-	-	-	-	-	-	-	-	-	-	-	-
Debt service												
Principal	201,197	201,197	-	-	201,197	201,197	-	-	201,197	201,197	-	-
Interest	414,542	414,542	-	-	414,542	414,542	-	-	414,542	414,542	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,487,480	1,487,480	-	-	1,513,632	1,513,632	-	-	1,540,569	1,540,569	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

Table C5
Mossdale Tract: 2018 Adequate Progress
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues								
DWR special projects	-	-	-	-	-	-	-	-
Assessments	1,644,861	1,644,861	-	-	1,677,758	1,677,758	-	-
Property taxes	183,891	183,891	-	-	189,408	189,408	-	-
Interest	52,834	52,834	-	-	54,419	54,419	-	-
Other revenue	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-
Total Revenues	1,881,587	1,881,587	-	-	1,921,586	1,921,586	-	-
Expenditures								
Legal and accounting	218,655	218,655	-	-	225,214	225,214	-	-
Levee repairs and maintenance	301,262	301,262	-	-	310,300	310,300	-	-
Engineering	241,520	241,520	-	-	248,765	248,765	-	-
Vegetation control	143,927	143,927	-	-	148,245	148,245	-	-
County charges	19,346	19,346	-	-	19,926	19,926	-	-
Insurance	10,471	10,471	-	-	10,785	10,785	-	-
Rodent control	-	-	-	-	-	-	-	-
Payroll expenses	6,267	6,267	-	-	6,455	6,455	-	-
Permits	-	-	-	-	-	-	-	-
Miscellaneous	9,005	9,005	-	-	9,276	9,276	-	-
Bank fees	-	-	-	-	-	-	-	-
Automobile expense	915	915	-	-	943	943	-	-
Dues and subscriptions	633	633	-	-	652	652	-	-
Trustee fees	507	507	-	-	522	522	-	-
Publication cost	67	67	-	-	69	69	-	-
Capital outlay	-	-	-	-	-	-	-	-
Debt service								
Principal	201,197	201,197	-	-	65,500	65,500	-	-
Interest	414,542	414,542	-	-	352,274	352,274	-	-
Special projects	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-
Total Expenditures	1,568,314	1,568,314	-	-	1,398,927	1,398,927	-	-

Source: RD 17 Audited Financial Statements through Fiscal Year

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**APPENDIX D:
REVISED DRAFT TECHNICAL MEMORANDUM -
MOSSDALE TRACT AREA: OVERLAY ASSESSMENT RATE
ANALYSIS DATED JUNE 13, 2018**



Revised Draft Technical Memorandum

Mossdale Tract Area: Overlay Assessment Rate Analysis

June 13, 2018

Prepared for: Mossdale Tract 17 Area Agencies – San Joaquin County and Cities of Stockton, Lathrop, Manteca and Reclamation District No. 17

Prepared by: Megan Jonsson

Reviewed by: Seth Wurzel, CGFM

Summary

As part of Larsen Wurzel & Associates, Inc.'s (LWA) financial analyses in support of a new Governance Entity, LWA conducted an analysis of a proposed Overlay Assessment (OA). This analysis was prepared by reviewing the current Reclamation District No. 17 (RD 17) Mossdale Tract benefit assessment and apportionment methodology as described in the **Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report** (RD 17 ER) prepared by Kjeldsen, Sinnock & Neudeck, Inc. (KSN) dated May 15, 2008 and by making adjustments to the methodology to account for the following:

- All properties within the 200-Year Floodplain Basin within San Joaquin County (SJC 200-YFP Basin).
- An adjustment to benefit apportionment methodology to consider a greater amount of benefit to properties designated for development.
- And an analysis of the marginal effect to the net OA revenues as these properties developed based on the **RD 17 Basin Financing Plan Implementation Updated Development Absorption Projections Final Updated Technical Memorandum** (DAP) prepared by LWA dated May 17, 2017.

This analysis is intended to be used to inform an updated financing plan as described with the RD 17 Area ULOP Adequate Progress Report. This analysis also identifies apportionment and benefit assessment considerations that will need to be addressed in the future as the RD 17 Area Agencies move forward with implementation of the proposed OA.

Methodology

LWA prepared Development Absorption Projections based on meetings with and information provided by representative staff from the Cities of Lathrop, Manteca, Stockton, and San Joaquin County and their follow-on review. The methodology behind the DAP is covered in greater detail in the **RD 17 Basin Financing Plan Implementation Updated Development Absorption Projections Final Updated Technical Memorandum** (DAP) prepared by LWA dated May 17, 2017. After the release of the DAP, further refinements were requested by the City of Lathrop, specifically, to adjust the amount of commercial development that was deemed retail versus non-retail. In conjunction with the DAP, LWA prepared an analysis of an Overlay Assessment (OA) to be levied in

addition to the current RD 17 Mossdale Tract Assessment. The OA rates were based on the methodology outlined in the **Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report** (RD 17 ER) prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008. Using parcel data from the current RD 17 assessment roll, provided by NBS (RD 17's assessment administrator), and parcel data from the San Joaquin County 200-Year Floodplain GIS mapping, provided by KSN, LWA created a database of all parcels benefitting from the Levee Project (OA Database).

Table 1 provides a summary of the current RD 17 Mossdale Tract Assessment for FY 2016-17 by acre and by parcel.

The DAP provided data in terms of units for residential development and thousands of square feet for non-residential development. For the purpose of the OA Analysis, the DAP was converted to acres based either on direct acreage data provided by the agencies or based on assumptions from supporting documents (such as specific plans, land use summaries, and tentative subdivision maps) providing residential densities or commercial and industrial floor area ratios (FAR). DAP data for Parks, School, and other public land uses was excluded from the OA Analysis. The total provided or assumed acreages and the associated density or FAR, where applicable, are summarized in **Appendix A, Table A-3**. This data was used to calculate the DAP by acres presented in **Appendix A, Table A-2**.

In the RD 17 ER, the county land use codes were grouped into eleven categories: Agricultural, Commercial, Easements, Industrial, Parks, Residential, Rural Residential, Vacant, Vacant Commercial, Vacant Industrial, and Vacant Residential. These same land use code groupings were applied to the OA Database. The total acreages for Vacant Commercial, Vacant Industrial, and Vacant Residential were compared to the total projected development in these categories from the DAP by acres and an adjustment was made to accommodate additional projected acreage in each category. The total additional acreage was assumed to be currently classified as Agricultural lands, and therefore, was subtracted from this land use category to balance the total acreage in the OA Database. These adjustments are summarized in **Appendix A, Table A-1**.

The Average 2016-17 Assessment Per Acre rates from **Table 1** were applied to the Overlay Assessment Acreage and the Proportional Total Overlay Assessment was calculated for each of the eleven land use categories as shown in **Table 2**. To adjust the assessment rates to reflect additional benefit received by vacant properties with the potential development acreage, LWA doubled the effective equivalency factor as determined by the rates utilized in the RD 17 ER for all Vacant Commercial, Industrial, and Residential land. This increased assessment is assumed to approximate the increased benefit received by properties that have a potential to develop directly as result of the implementation of the RD 17 Area 200-Year ULOP Project. The resulting per acre assessment rates for the OA are shown on **Table 3**. These resulting rates are based upon an assumed total assessment budget of \$5.8 million per year (the total updated OA budget assumed within the 2018 Annual ULOP APR Update financing plan).

Overlay Assessment Cash Flow

One important factor to consider as a result of employing an assessment methodology that would apportion greater benefit to properties with the potential for development is that the assessment district will likely generate

less revenue overtime as properties develop and their land use category changes to a land use type with a lower assessment rate.

The goal of modeling the OA is to provide a cash flow of potential assessment revenues over time. To do this, the marginal change in assessment revenues was calculated as developable vacant properties are developed. **Table B-3** provides the calculation of the marginal change in assessment rates per acre for Vacant Commercial, Vacant Industrial, and Vacant Residential lands as they are developed. These rates were then applied to the acreages in **Appendix A, Table A-2** to demonstrate the marginal change in assessment over time by Land Use Jurisdiction by Land Use Category in **Appendix B, Table B-2**. **Table B-1** models the OA cash flow in conjunction with the development projections as defined by the DAP absorption schedule. **Table 4** summarizes of the annual OA revenues by year. The OA revenues are effectively reduced by approximately \$729,000 over the 43-year modeling period.

Implementation Concerns

LWA believes that it is possible to develop a defensible assessment methodology that justifies the assessment and apportionment of greater benefit to those properties that have the potential to develop as a result of the RD 17 200-Year ULOP Project. However there are several issues that will need to be addressed at either a policy level or an administrative level in order to implement and administer the proposed assessment over time. The following summarizes some of the immediately identified issues;

- Land Use Categorization Trigger – What would the threshold trigger be for property that is designated for development thus determining that it receives greater benefit than its current use (which could be the same use as a similar property). Zoning, General Plan, Entitlement Application, Approved Entitlement, etc.?
- Land Use Categorization Administration – How would the assessment be administered, would categorization be totally based upon assessor’s use code? Or some other database?
- Assessment Appeals (no plans for development) – How would the Agency implementing the assessment ultimately determine that a property receives greater benefit if a property owner appeals and indicates that they have no plans or desire to develop in the future?
- Un-intended consequences – This type of assessment methodology may have the unintended consequence of delaying development that is needed to help finance the levee program as a result of properties delaying the entitlement application process because there is no way to defer the funding obligation (versus a fee that can be deferred collection until development occurs).

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Table 1

RD 17 Area: Overlay Assessment Rate Analysis
Current RD 17 Mossdale Tract 2016-17 Assessment Summary by Acre & by Parce

Current Assessment

Land Use	2016-17 Acreage A	2016-17 Parcel Count B	Total 2016-17 Assessment C	Average 2016-17 Assessment Per Acre D = C / A	Average 2016-17 Assessment Per Parcel E = C / B
Agricultural	7,037	182	\$137,227	\$19.50	\$754.00
Commercial	1,680	376	\$687,966	\$409.50	\$1,829.70
Easements	651	131	\$253,774	\$390.00	\$1,937.21
Industrial	1,656	231	\$645,856	\$390.00	\$2,795.91
Parks	311	32	\$6,068	\$19.50	\$189.61
Residential	2,037	11,868	\$794,447	\$390.00	\$66.94
Rural Residential	896	295	\$44,799	\$49.99	\$151.86
Vacant [1]	66	47	\$1,293	\$19.50	\$27.50
Vacant Commercial	436	167	\$133,980	\$307.13	\$802.28
Vacant Industrial	371	56	\$108,492	\$292.50	\$1,937.36
Vacant Residential	543	472	\$158,972	\$292.50	\$336.81
Total	15,685	13,857	\$2,972,874	\$189.53	\$214.54

[1] Aerial photographs of those parcels classified as Vacant under the Engineer's Report for the current RD 17 Mossdale Tract Assessment were analyzed and it was determined that these parcels are undevelopable and therefore not grouped with those land uses that are considered to be vacant and developable as a designated land use.

Table 2
RD 17 Area: Overlay Assessment Rate Analysis
Proportional Overlay Assessment Calculations

**Overall Assessment with
 Vacant Multiplier: 2x**

Land Use	Overlay Assessment Acreage [1] <small>A (Table A-1)</small>	2016-17 Average Assessment Per Acre <small>B (Table 1)</small>	Equivalency Factor [2] <small>C = B / \$19.50</small>	Multiplier [3] <small>D</small>	Adjusted Acreage <small>E = A * C * D</small>	Proportionate Total Overlay Assessment <small>F = E * Assessment Rate Per Adjusted Acre [4]</small>
Agricultural	8,347	\$19.50	1.0	1.0	8,347	\$157,465
Commercial	3,656	\$409.50	21.0	1.0	76,781	\$1,448,465
Easements	651	\$390.00	20.0	1.0	13,014	\$245,508
Industrial	1,767	\$390.00	20.0	1.0	35,347	\$666,809
Parks	319	\$19.50	1.0	1.0	319	\$6,019
Residential	2,360	\$390.00	20.0	1.0	47,200	\$890,421
Rural Residential	1,057	\$49.99	2.6	1.0	2,711	\$51,135
Vacant	66	\$19.50	1.0	1.0	66	\$1,239
Vacant Commercial	1,002	\$307.13	15.75	2.0	31,555	\$595,287
Vacant Industrial	817	\$292.50	15.0	2.0	24,519	\$462,548
Vacant Residential	2,253	\$292.50	15.0	2.0	67,591	\$1,275,102
Total	22,295	\$189.53			307,450	\$5,800,000

[1] Acreage was added to the Vacant Commercial, Vacant Industrial, and Vacant Residential in order to match the Development Absorption Projections totals. The total additional acreage was subtracted from the Agricultural category. See Table A-1, Appendix A for detailed calculations.

[2] The the per acres assessment for Agricultural is used as the base to calculate the Equivalency Factor as per the RD 17 Mossdale Tract Assessment Engineer’s Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008.

[3] For this analysis a multiplier is used as a proxy for apportioning more benefit to Vacant lands that are developable versus currently developed properties due to the fact that the Levee Project will allow these lands to be developed.

[4] Assessment Rate Per Adjusted Acre (\$18.86) is calculated as the total Adjusted Acreage (307,450) divided by the Target Assessment Rate (\$5,800,000).

Table 3
RD 17 Area: Overlay Assessment Rate Analysis
Overlay Assessment Summary

Overlay Assessment with Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage A (Table 2)	Overlay Parcel Count B	Proportionate Overlay Assessment C (Table 2)	Average Overlay Assessment Per Acre D = C / A	Equivalency Factor E = D / \$18.86	Average Overlay Assessment Per Parcel F = C / B	Pct. of Total Overlay Assessment G = C / \$5,800,000	Aggregate Pct. of Overlay Assessment H = SUM(G)
Agricultural	8,347	257	\$157,465	\$18.86	1.0	\$612.71	2.7%	
Commercial	3,656	515	\$1,448,465	\$396.16	21.0	\$2,812.55	25.0%	
Easements	651	131	\$245,508	\$377.30	20.0	\$1,874.11	4.2%	
Industrial	1,767	257	\$666,809	\$377.30	20.0	\$2,594.59	11.5%	
Parks	319	35	\$6,019	\$18.86	1.0	\$171.96	0.1%	59.8%
Residential	2,360	12,478	\$890,421	\$377.30	20.0	\$71.36	15.4%	
Rural Residential	1,057	526	\$51,135	\$48.36	2.6	\$97.22	0.9%	
Vacant	66	107	\$1,239	\$18.86	1.0	\$11.58	0.0%	
Vacant Commercial	1,002	187	\$595,287	\$594.25	31.50	\$3,183.35	10.3%	
Vacant Industrial	817	90	\$462,548	\$565.95	30.0	\$5,139.42	8.0%	
Vacant Residential	2,253	594	\$1,275,102	\$565.95	30.0	\$2,146.64	22.0%	40.2%
Total	22,295	15,177	\$5,800,000	\$260.14		\$382.16	100.0%	

[1] The the per acres assessment for Agricultural is used as the base to calculate the Equivalency Factor as per the RD 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008.

Table 4
RD 17 Area: Overlay Assessment Rate Analysis
Overlay Assessment Revenues By Year

Year	Annual Assessment Amount	Year	Annual Assessment Amount
2018	\$0	2040	\$5,308,983
2019	\$5,800,000	2041	\$5,279,197
2020	\$5,774,849	2042	\$5,258,358
2021	\$5,747,374	2043	\$5,238,190
2022	\$5,728,721	2044	\$5,218,022
2023	\$5,700,843	2045	\$5,200,612
2024	\$5,679,071	2046	\$5,185,186
2025	\$5,655,999	2047	\$5,169,761
2026	\$5,636,648	2048	\$5,154,335
2027	\$5,610,549	2049	\$5,139,806
2028	\$5,584,007	2050	\$5,130,045
2029	\$5,558,879	2051	\$5,122,480
2030	\$5,533,752	2052	\$5,114,916
2031	\$5,505,360	2053	\$5,107,352
2032	\$5,491,485	2054	\$5,099,788
2033	\$5,476,099	2055	\$5,092,224
2034	\$5,460,924	2056	\$5,084,660
2035	\$5,448,915	2057	\$5,077,096
2036	\$5,429,501	2058	\$5,069,555
2037	\$5,399,196	2059	\$5,062,434
2038	\$5,368,705	2060	\$5,055,312
2039	\$5,338,769		

[1] See Table B-1, Appendix B for detailed calculation of the Annual Assessment Amounts.

Table A-1
RD 17 Area: Overlay Assessment Rate Analysis
Calculation of Overlay Assessment Acreage

Overlay Assessment Land Use Category	ER Overlay Assessment Acreage [1] A	Total Acreage from DAP [2] B	Adjustment to ER Overlay Assessment Acreage [1] C = B - A	Overlay Assessment Acreage D = A + C
Agricultural	10,162	N/A	-1,815	8,347
Commercial	3,656	N/A	0	3,656
Easements	651	N/A	0	651
Industrial	1,767	N/A	0	1,767
Parks	319	N/A	0	319
Residential	2,360	N/A	0	2,360
Rural Residential	1,057	N/A	0	1,057
Vacant	66	N/A	0	66
Vacant Commercial	692	1,002	310	1,002
Vacant Industrial	727	817	90	817
Vacant Residential	837	2,253	1,416	2,253
Total	22,295	4,072	0	22,295

[1] Based on the County Land Use classifications from the RD 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008.

[2] Summarized from Table A-2, Appendix A.

Table A-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use Category

Development Area / Project	OA Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Cross Roads																							
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Cross Roads Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Historic/East Lathrop																							
Low Density Residential	Residential	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	
Medium Density Residential	Residential	0.9	0.9	0.9	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	
High Density Residential	Residential	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
Commercial	Commercial	5.0	5.0	5.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Industrial	Industrial	8.3	8.3	8.3	5.0	5.0	5.0	5.0	5.0	10.0	10.0	10.0	10.0	10.0	20.0	20.0	20.0	20.0	20.0	40.0	40.0	40.0	
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Historic/East Lathrop Acres		14.6	14.6	14.6	8.9	8.9	8.9	8.9	8.9	14.9	14.9	14.9	14.9	14.9	24.9	24.9	24.9	24.9	24.9	44.9	44.9	44.9	
Subtotal City of Lathrop Acres		98.7	98.7	98.7	57.7	57.7	57.7	57.7	57.7	96.9	96.9	96.9	96.9	96.9	44.5	44.5	44.5	44.5	44.5	83.4	83.4	83.4	
City of Manteca																							
Terra Ranch																							
Single-Family	Residential	23.0	23.0	15.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily	Residential	-	-	1.4	4.0	4.0	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Terra Ranch Acres		23.0	23.0	16.4	4.0	4.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Cerri																							
Single-Family	Residential	-	-	-	-	4.9	19.5	19.5	19.5	19.5	19.5	19.5	19.5	18.3	-	-	-	-	-	-	-	-	
Subtotal Cerri Acres		0.0	0.0	0.0	0.0	4.9	19.5	19.5	19.5	19.5	19.5	19.5	19.5	18.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Future Development																							
Multifamily	Residential	-	-	-	-	4.0	4.0	3.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	Commercial	-	-	-	-	-	-	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	4.8	-	
Industrial	Industrial	-	-	-	-	-	-	3.8	3.8	3.8	3.8	3.8	3.8	4.4	-	-	-	-	-	-	-	-	
Subtotal Future Development Acres		0.0	0.0	0.0	0.0	4.0	4.0	11.3	7.7	7.7	7.7	7.7	7.7	8.3	3.8	3.8	3.8	3.8	3.8	3.8	4.8	0.0	
Denali																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	17.9	17.9	17.9	16.8	-	-	-	-	-	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8	3.8	3.8	1.5	-	-	-	
Subtotal Denali Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.9	17.9	21.7	20.6	3.8	1.5	0.0	0.0	0.0	
The Trails of Manteca																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21.7	21.7	21.7	21.7	
Subtotal The Trails of Manteca Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	21.7	21.7	21.7	21.7	
Oakwood Trails																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19.9	19.9	19.9	
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.0	
Subtotal Oakwood Trails Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.9	19.9	24.9	
Oleander																							
Single-Family	Residential	-	-	18.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Oleander Acres		0.0	0.0	18.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Sundance																							
Single-Family	Residential	-	-	-	17.1	17.1	17.1	17.1	5.8	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Sundance Acres		0.0	0.0	0.0	17.1	17.1	17.1	17.1	5.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Subtotal City of Manteca Acres		23.0	23.0	34.5	21.1	30.0	41.2	47.9	33.0	27.2	27.2	27.2	27.2	44.5	21.7	25.6	24.4	7.7	27.0	45.4	46.3	46.6	

Table A-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use Category

Development Area / Project	OA Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
City of Stockton																							
Weston Ranch																							
Single-Family	Residential	-	-	11.9	11.9	11.9	11.9	11.9	7.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	7.6	7.6	-	-	-	7.5	7.5	-	-	-	-	4.0	4.0	4.0	4.0	4.0	4.0	0.8	-
Commercial	Commercial	-	-	-	-	38.1	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
Subtotal City of Stockton Acres		0.0	0.0	11.9	19.5	57.6	15.7	15.7	10.9	11.3	11.3	3.8	3.8	3.8	3.8	7.8	7.8	7.8	7.8	7.8	7.8	4.6	3.8
San Joaquin County																							
Future Stockton Annex																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Stockton Annex Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2
Future Manteca Annex																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20.0	20.0	20.0	20.0
Subtotal Future Manteca Annex Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	20.0	20.0	20.0
Oakwood Shores																							
Single-Family	Residential	14.7	11.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Shores Acres		14.7	11.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Subtotal San Joaquin County Acres		14.7	11.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	22.2	22.2	22.2	22.2	22.2
Total RD 17 Area Acres		136.4	132.7	145.1	98.3	145.2	114.6	121.3	101.6	135.4	137.6	130.1	130.1	147.4	72.3	80.1	79.0	62.2	101.6	158.9	159.8	156.8	156.0

Table A-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use Category

Development Area / Project	OA Rate Land Use Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Cross Roads																							
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Subtotal Cross Roads Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Historic/East Lathrop																							
Low Density Residential	Residential	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	6.8
Medium Density Residential	Residential	0.6	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	16.4
High Density Residential	Residential	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.6
Commercial	Commercial	4.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90.0
Industrial	Industrial	40.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	400.0
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Subtotal Historic/East Lathrop Acres		44.9	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	515.8
Subtotal City of Lathrop Acres		83.4	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	37.3	2,455.5
City of Manteca																							
Terra Ranch																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61.0
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.0
Subtotal Terra Ranch Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	71.0
Cerri																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	160.0
Subtotal Cerri Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	160.0
Future Development																							
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.6
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54.5
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27.4
Subtotal Future Development Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	93.5
Denali																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70.5
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.0
Subtotal Denali Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	83.5
The Trails of Manteca																							
Single-Family	Residential	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	11.6	-	-	-	-	-	-	-	-	-	-	-	315.0
Subtotal The Trails of Manteca Acres		21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	11.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	315.0
Oakwood Trails																							
Single-Family	Residential	19.9	19.9	19.9	19.9	8.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168.0
Commercial	Commercial	5.0	5.0	5.0	5.0	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31.5
Subtotal Oakwood Trails Acres		24.9	24.9	24.9	24.9	10.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	199.5
Oleander																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18.1
Subtotal Oleander Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.1
Sundance																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74.3
Subtotal Sundance Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	74.3
Subtotal City of Manteca Acres		46.6	46.6	46.6	46.6	32.1	21.7	21.7	21.7	21.7	11.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,014.9

Table A-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use Category

Development Area / Project	OA Rate Land Use Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
City of Stockton																							
Weston Ranch																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66.4
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	55.0
Commercial	Commercial	3.8	3.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	110.0
Subtotal City of Stockton Acres		3.8	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	231.4
San Joaquin County																							
Future Stockton Annex																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Commercial	Commercial	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.1	-	-	-	69.2
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Subtotal Future Stockton Annex Acres		2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.1	0.0	0.0	0.0	69.2
Future Manteca Annex																							
Single-Family	Residential	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	15.3	-	-	-	-	-	-	-	-	-	-	-	-	275.3
Subtotal Future Manteca Annex Acres		20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	15.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	275.3
Oakwood Shores																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25.7
Subtotal Oakwood Shores Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.7
Subtotal San Joaquin County Acres		22.2	22.2	22.2	22.2	22.2	22.2	22.2	22.2	17.5	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.1	0.0	0.0	0.0	370.2
Total RD 17 Area Acres		156.0	109.5	106.1	106.1	91.7	81.2	81.2	81.2	76.5	51.2	39.6	39.6	39.6	39.6	39.6	39.6	39.6	39.5	37.3	37.3	37.3	4,072.1

Table A-3
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection Acreage Assumptions

Development Area / Project	DAP Units		ACREAGE		Desnsity/FAR
	Type	Total A (DAP)	Provided B	Assumed C = A / D	Assumption D
City of Lathrop					
Central Lathrop					
High Density Residential	du	375.0		23.4	16.0
Variable Density Residential	du	4,864.0		608.0	8.0
Residential/Mixed Use	du	651.0		40.7	16.0
Variable Density Residential Flex	du	428.0		53.5	8.0
Office	ksf	1,576.7	120.7		
Office Commercial	ksf	1,576.7	120.7		
Neighborhood Commercial	ksf	164.7	12.6		
P-SP, Neighborhood Commercial	ksf	145.1	11.1		
Specialty Commercial	ksf	103.2	7.9		
Subtotal Acreage Central Lathrop				998.6	
Mossdale Landing					
Low Density Residential	du	66.0		14.3	4.6
Medium Density Residential	du	0.0		0.0	8.4
High Density Residential	du	62.0		3.9	16.0
Commercial	ksf	78.4	6.0		
Subtotal Acreage Mossdale Landing				24.2	
Mossdale Landing East					
Low Density Residential	du	38.0		6.9	5.5
Medium Density Residential	du	0.0		0.0	10.0
High Density Residential	du	144.0		9.0	16.0
Commercial	ksf	1,711.9	131.0		
Subtotal Acreage Mossdale Landing East				146.9	
Mossdale Landing South					
Medium Density Residential	du	140.0		18.9	7.4
High Density Residential	du	150.0		6.0	24.8
Commercial	ksf	980.1	75.0		
Subtotal Acreage Mossdale Landing South				100.0	
Mossdale Landing Other					
Low Density Residential	du	658.0		131.6	5.0
Subtotal Acreage Mossdale Landing Other				131.6	
South Lathrop					
Light Industrial / R&D Flex	ksf	2,905.0	222.3		
Office	ksf	57.5	4.4		
Office Commercial	ksf	57.5	4.4		
Subtotal Acreage South Lathrop				231.1	

Table A-3
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection Acreage Assumptions

Development Area / Project	DAP Units		ACREAGE		Desnsity/FAR
	Type	Total A (DAP)	Provided B	Assumed C = A / D	Assumption D
Lathrop Gateway					
Light Industrial / R&D Flex	ksf	2,190.2	167.6		
Office	ksf	912.8	69.9		
Office Commercial	ksf	912.8	69.9		
Subtotal Acreage Lathrop Gateway				307.3	
Cross Roads					
Industrial	ksf	0.0	0.0		
Commercial	ksf	0.0	0.0		
Subtotal Acreage Cross Roads				0.0	
Historic/East Lathrop					
Low Density Residential	du	34.0		6.8	5.0
Medium Density Residential	du	164.0		16.4	10.0
High Density Residential	du	42.0		2.6	16.0
Commercial	ksf	1,176.1	90.0		
Industrial	ksf	5,227.2	400.0		
Subtotal Acreage Historic/East Lathrop				515.8	
Subtotal Acreage City of Lathrop				2,455.5	
City of Manteca					
Terra Ranch					
Single-Family	du	212.0	61.0		
Multifamily	du	200.0	10.0		
Subtotal Acreage Terra Ranch				71.0	
Cerri					
Single-Family	du	655.0	160.0		
Subtotal Acreage Cerri				160.0	
Future Development					
Multifamily	du	233.0	11.6		
Commercial	ksf	712.2	54.5		
Industrial	ksf	358.1	27.4		
Subtotal Acreage Future Development				93.5	
Denali					
Single-Family	du	315.0	70.5		
Commercial	ksf	169.9	13.0		
Subtotal Acreage Denali				83.5	
The Trails of Manteca					
Single-Family	du	1,163.0	315.0		
Subtotal Acreage The Trails of Manteca				315.0	

Table A-3
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projection Acreage Assumptions

Development Area / Project	DAP Units		ACREAGE		Desnsity/FAR
	Type	Total A (DAP)	Provided B	Assumed C = A / D	Assumption D
<i>Oakwood Trails</i>					
Single-Family	du	676.0	168.0		
Commercial	ksf	314.9	31.5		
<i>Subtotal Acreage Oakwood Trails</i>				199.5	
<i>Oleander</i>					
Single-Family	du	87.0		18.1	4.8
<i>Subtotal Acreage Oleander</i>				18.1	
<i>Sundance</i>					
Single-Family	du	347.0		74.3	4.7
<i>Subtotal Acreage Sundance</i>				74.3	
<i>Subtotal Acreage City of Manteca</i>				1,014.9	
City of Stockton					
<i>Weston Ranch</i>					
Single-Family	du	448.0	66.4		
Multifamily	du	1,101.0	55.0		
Commercial	ksf	722.2	110.0		
<i>Subtotal Acreage City of Stockton</i>				231.4	
San Joaquin County					
<i>Future Stockton Annex</i>					
Single-Family	du	0.0	0.0		
Multifamily	du	0.0	0.0		
Commercial	ksf	773.7	69.2		
Industrial	ksf	0.0	0.0		
<i>Subtotal Acreage Future Stockton Annex</i>				69.2	
<i>Future Manteca Annex</i>					
Single-Family	du	1,101.0	275.3		
<i>Subtotal Acreage Future Manteca Annex</i>				275.3	
<i>Oakwood Shores</i>					
Single-Family	du	140.0	25.7		
<i>Subtotal Acreage Oakwood Shores</i>				25.7	
<i>Subtotal Acreage San Joaquin County</i>				370.2	
Total SJC 200-YFP Basin Acreage				4,072.1	

Table B-1
RD 17 Area: Overlay Assessment Rate Analysis
Cash Flow Modeling of Overlay Assessment in
Conjunction with Development Projections

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annual Assessment Revenue [1]	\$5,800,000	\$5,774,849	\$5,747,374	\$5,728,721	\$5,700,843	\$5,679,071	\$5,655,999	\$5,636,648	\$5,610,549	\$5,584,007	\$5,558,879
Planned Development Acres [2]											
Commercial	12	12	13	51	16	20	20	59	61	61	61
Industrial	54	54	18	18	18	22	22	22	22	22	22
Residential	67	79	67	76	80	79	59	54	54	46	46
Subtotal Planned Development Acres	133	145	98	145	115	121	102	135	138	130	130
Marginal Change in Assessment Revenue [3]											
Commercial	-\$2,311.58	-\$2,311.58	-\$2,476.46	-\$10,019.07	-\$3,230.72	-\$3,988.64	-\$3,988.64	-\$11,731.03	-\$12,173.96	-\$12,173.96	-\$12,173.96
Industrial	-\$10,185.53	-\$10,185.53	-\$3,449.40	-\$3,449.40	-\$3,449.40	-\$4,171.19	-\$4,171.19	-\$4,189.16	-\$4,189.16	-\$4,189.16	-\$4,189.16
Residential	-\$12,654.03	-\$14,977.54	-\$12,727.39	-\$14,409.82	-\$15,091.49	-\$14,912.55	-\$11,191.28	-\$10,178.42	-\$10,178.42	-\$8,764.84	-\$8,764.84
Subtotal Marginal Change in Assessment Revenue	-\$25,151.14	-\$27,474.65	-\$18,653.25	-\$27,878.29	-\$21,771.60	-\$23,072.39	-\$19,351.11	-\$26,098.61	-\$26,541.53	-\$25,127.95	-\$25,127.95
Net Change in Assessment Revenue [4]	\$5,774,849	\$5,747,374	\$5,728,721	\$5,700,843	\$5,679,071	\$5,655,999	\$5,636,648	\$5,610,549	\$5,584,007	\$5,558,879	\$5,533,752

Notes

- [1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.
- [3] Calculated by multiplying the Planned Development Acres by the appropriate rate from Table 4.
- [4] Assessment revenues assumed to result from development during the year.

Table B-1
RD 17 Area: Overlay Assessment Rate Analysis
Cash Flow Modeling of Overlay Assessment in
Conjunction with Development Projections

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Annual Assessment Revenue [1]	\$5,533,752	\$5,505,360	\$5,491,485	\$5,476,099	\$5,460,924	\$5,448,915	\$5,429,501	\$5,399,196	\$5,368,705	\$5,338,769	\$5,308,983	\$5,279,197
Planned Development Acres [2]												
Commercial	61	25	29	29	29	27	36	37	37	37	37	19
Industrial	23	28	28	28	28	28	57	57	57	57	57	1
Residential	63	19	23	22	5	47	66	66	63	62	62	90
Subtotal Planned Development Acres	147	72	80	79	62	102	159	160	157	156	156	110
Marginal Change in Assessment Revenue [3]												
Commercial	-\$12,173.96	-\$4,979.32	-\$5,737.24	-\$5,737.24	-\$5,737.24	-\$5,280.73	-\$7,060.55	-\$7,245.58	-\$7,294.53	-\$7,294.53	-\$7,294.53	-\$3,718.46
Industrial	-\$4,305.56	-\$5,353.85	-\$5,353.85	-\$5,353.85	-\$5,353.85	-\$5,353.85	-\$10,707.70	-\$10,707.70	-\$10,707.70	-\$10,707.70	-\$10,707.70	-\$178.27
Residential	-\$11,912.14	-\$3,541.36	-\$4,295.27	-\$4,084.17	-\$917.56	-\$8,779.16	-\$12,537.35	-\$12,537.35	-\$11,934.22	-\$11,783.44	-\$11,783.44	-\$16,942.16
Subtotal Marginal Change in Assessment Revenue	-\$28,391.65	-\$13,874.53	-\$15,386.37	-\$15,175.26	-\$12,008.66	-\$19,413.74	-\$30,305.61	-\$30,490.63	-\$29,936.46	-\$29,785.68	-\$29,785.68	-\$20,838.89
Net Change in Assessment Revenue [4]	\$5,505,360	\$5,491,485	\$5,476,099	\$5,460,924	\$5,448,915	\$5,429,501	\$5,399,196	\$5,368,705	\$5,338,769	\$5,308,983	\$5,279,197	\$5,258,358

Notes

- [1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.
- [3] Calculated by multiplying the Planned Development Acres by the appropriate rate from Table 4.
- [4] Assessment revenues assumed to result from development during the year.

Table B-1
RD 17 Area: Overlay Assessment Rate Analysis
Cash Flow Modeling of Overlay Assessment in
Conjunction with Development Projections

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Annual Assessment Revenue [1]	\$5,258,358	\$5,238,190	\$5,218,022	\$5,200,612	\$5,185,186	\$5,169,761	\$5,154,335	\$5,139,806	\$5,130,045	\$5,122,480	\$5,114,916	\$5,107,352
Planned Development Acres [2]												
Commercial	15	15	12	10	10	10	10	10	10	10	10	10
Industrial	1	1	1	1	1	1	1	1	1	1	1	1
Residential	90	90	79	70	70	70	65	40	28	28	28	28
Subtotal Planned Development Acres	106	106	92	81	81	81	76	51	40	40	40	40
Marginal Change in Assessment Revenue [3]												
Commercial	-\$3,047.79	-\$3,047.79	-\$2,352.24	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,055.89
Industrial	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27
Residential	-\$16,942.16	-\$16,942.16	-\$14,879.30	-\$13,191.51	-\$13,191.51	-\$13,191.51	-\$12,295.20	-\$7,527.03	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92
Subtotal Marginal Change in Assessment Revenue	-\$20,168.22	-\$20,168.22	-\$17,409.82	-\$15,425.67	-\$15,425.67	-\$15,425.67	-\$14,529.36	-\$9,761.19	-\$7,564.08	-\$7,564.08	-\$7,564.08	-\$7,564.08
Net Change in Assessment Revenue [4]	\$5,238,190	\$5,218,022	\$5,200,612	\$5,185,186	\$5,169,761	\$5,154,335	\$5,139,806	\$5,130,045	\$5,122,480	\$5,114,916	\$5,107,352	\$5,099,788

Notes

- [1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.
- [3] Calculated by multiplying the Planned Development Acres by the appropriate rate from Table 4.
- [4] Assessment revenues assumed to result from development during the year.

Table B-1
RD 17 Area: Overlay Assessment Rate Analysis
Cash Flow Modeling of Overlay Assessment in
Conjunction with Development Projections

	2054	2055	2056	2057	2058	2059	2060
Annual Assessment Revenue [1]	\$5,099,788	\$5,092,224	\$5,084,660	\$5,077,096	\$5,069,555	\$5,062,434	\$5,055,312
Planned Development Acres [2]							
Commercial	10	10	10	10	8	8	8
Industrial	1	1	1	1	1	1	1
Residential	28	28	28	28	28	28	28
Subtotal Planned Development Acres	40	40	40	39	37	37	37
Marginal Change in Assessment Revenue [3]							
Commercial	-\$2,055.89	-\$2,055.89	-\$2,055.89	-\$2,033.08	-\$1,612.96	-\$1,612.96	-\$1,612.96
Industrial	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27	-\$178.27
Residential	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92	-\$5,329.92
Subtotal Marginal Change in Assessment Revenue	-\$7,564.08	-\$7,564.08	-\$7,564.08	-\$7,541.27	-\$7,121.15	-\$7,121.15	-\$7,121.15
Net Change in Assessment Revenue [4]	\$5,092,224	\$5,084,660	\$5,077,096	\$5,069,555	\$5,062,434	\$5,055,312	\$5,048,191

Notes

- [1] Annual Assessment Revenue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to occur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.
- [3] Calculated by multiplying the Planned Development Acres by the appropriate rate from Table 4.
- [4] Assessment revenues assumed to result from development during the year.

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessment by Land Use Jurisdiction by Land Use Category

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City of Lathrop																
Central Lathrop																
High Density Residential	Residential	-	-	-	-646.12	-646.12	-646.12	-646.12	-646.12	-	-	-	-	-	-	-
Variable Density Residential	Residential	-4,716.22	-4,716.22	-4,716.22	-3,423.97	-3,423.97	-3,423.97	-3,423.97	-3,423.97	-4,287.04	-4,287.04	-4,287.04	-4,287.04	-4,287.04	-	-
Residential/Mixed Use	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variable Density Residential Flex	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Central Lathrop Marginal Change in Assessment		(\$4,716.22)	(\$4,716.22)	(\$4,716.22)	(\$4,070.10)	(\$4,070.10)	(\$4,070.10)	(\$4,070.10)	(\$4,070.10)	(\$4,287.04)	(\$4,287.04)	(\$4,287.04)	(\$4,287.04)	(\$4,287.04)	(\$0.00)	(\$0.00)
Mossdale Landing																
Low Density Residential	Residential	-	-	-	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-270.67	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-243.67	-243.67	-243.67	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-	-
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Marginal Change in Assessment		(\$243.67)	(\$243.67)	(\$243.67)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$389.52)	(\$0.00)	(\$0.00)
Mossdale Landing East																
Low Density Residential	Residential	-434.46	-434.46	-434.46	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-212.23	-212.23	-212.23	-212.23	-212.23	-212.23	-212.23	-212.23	-	-	-	-	-	-	-
Commercial	Commercial	-66.03	-66.03	-66.03	-792.36	-792.36	-792.36	-792.36	-792.36	-4,358.00	-4,358.00	-4,358.00	-4,358.00	-4,358.00	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing East Marginal Change in Assessment		(\$712.72)	(\$712.72)	(\$712.72)	(\$1,004.59)	(\$1,004.59)	(\$1,004.59)	(\$1,004.59)	(\$1,004.59)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	(\$4,358.00)	(\$0.00)	(\$0.00)
Mossdale Landing South																
Medium Density Residential	Residential	-	-	-	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-356.90	-	-
High Density Residential	Residential	-380.34	-380.34	-380.34	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-198.09	-198.09	-198.09	-198.09	-198.09	-2,773.27	-2,773.27	-2,773.27	-2,773.27	-2,773.27	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing South Marginal Change in Assessment		(\$380.34)	(\$380.34)	(\$380.34)	(\$554.99)	(\$554.99)	(\$554.99)	(\$554.99)	(\$554.99)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	(\$3,130.17)	(\$0.00)	(\$0.00)
Mossdale Landing Other																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Other Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
South Lathrop																
Light Industrial / R&D Flex	Industrial	-8,613.46	-8,613.46	-8,613.46	-2,506.15	-2,506.15	-2,506.15	-2,506.15	-2,506.15	-	-	-	-	-	-	-
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal South Lathrop Marginal Change in Assessment		(\$8,613.46)	(\$8,613.46)	(\$8,613.46)	(\$2,506.15)	(\$2,506.15)	(\$2,506.15)	(\$2,506.15)	(\$2,506.15)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessment by Land Use Jurisdiction by Land Use Category

Development Area / Project	Overlay Assessment Rate Land Use Category	Year														
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Lathrop Gateway																
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	-1,580.88	-1,580.88	-1,580.88	-1,580.88	-1,580.88	-1,580.88	-1,580.88
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-691.83	-691.83	-691.83	-691.83	-691.83	-691.83	-691.83
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Lathrop Gateway Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$2,272.71)
Cross Roads																
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cross Roads Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Historic/East Lathrop																
Low Density Residential	Residential	-50.31	-50.31	-50.31	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28
Medium Density Residential	Residential	-169.78	-169.78	-169.78	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87	-101.87
High Density Residential	Residential	-27.51	-27.51	-27.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51
Commercial	Commercial	-990.45	-990.45	-990.45	-594.27	-594.27	-594.27	-594.27	-594.27	-594.27	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36
Industrial	Industrial	-1,572.07	-1,572.07	-1,572.07	-943.24	-943.24	-943.24	-943.24	-943.24	-943.24	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-3,772.97
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Historic/East Lathrop Marginal Change in Assessm		(\$2,810.13)	(\$2,810.13)	(\$2,810.13)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$1,701.17)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$4,728.99)
Subtotal City of Lathrop Marginal Change in Assessment		(\$17,476.54)	(\$17,476.54)	(\$17,476.54)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$10,226.53)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$7,001.70)
City of Manteca																
Terra Ranch																
Single-Family	Residential	-4,342.48	-4,342.48	-2,822.61	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-264.11	-754.59	-754.59	-113.19	-	-	-	-	-	-	-	-	-
Subtotal Terra Ranch Marginal Change in Assessment		(\$4,342.48)	(\$4,342.48)	(\$3,086.72)	(\$754.59)	(\$754.59)	(\$113.19)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cerri																
Single-Family	Residential	-	-	-	-	-921.64	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,456.16	-
Subtotal Cerri Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	(\$921.64)	(\$3,686.57)	(\$3,686.57)	(\$3,686.57)	(\$3,686.57)	(\$3,686.57)	(\$3,686.57)	(\$3,686.57)	(\$3,686.57)	(\$3,456.16)	\$0.00
Future Development																
Multifamily	Residential	-	-	-	-	-751.36	-751.36	-685.61	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92	-757.92
Industrial	Industrial	-	-	-	-	-	-	-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-721.80	-838.19	-
Subtotal Future Development Marginal Change in Assessm		\$0.00	\$0.00	\$0.00	\$0.00	(\$751.36)	(\$751.36)	(\$2,165.33)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,479.72)	(\$1,596.12)	(\$757.92)
Denali																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-3,377.71	-3,377.71
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-757.92
Subtotal Denali Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,377.71)	(\$4,135.63)
The Trails of Manteca																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal The Trails of Manteca Marginal Change in Assessn		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Oakwood Trails																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Trails Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessment by Land Use Jurisdiction by Land Use Category

Development Area / Project	Overlay Assessment Rate Land Use Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Oleander																
Single-Family	Residential	-	-	-3,419.26	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oleander Marginal Change in Assessment		\$0.00	\$0.00	(\$3,419.26)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sundance																
Single-Family	Residential	-	-	-	-3,229.78	-3,229.78	-3,229.78	-3,229.78	-1,090.05	-	-	-	-	-	-	-
Subtotal Sundance Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	(\$3,229.78)	(\$3,229.78)	(\$3,229.78)	(\$3,229.78)	(\$1,090.05)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal City of Manteca Marginal Change in Assessment		(\$4,342.48)	(\$4,342.48)	(\$6,505.98)	(\$3,984.38)	(\$5,657.38)	(\$7,780.90)	(\$9,081.69)	(\$6,256.34)	(\$5,166.29)	(\$5,166.29)	(\$5,166.29)	(\$5,166.29)	(\$8,429.99)	(\$4,135.63)	(\$4,893.56)
City of Stockton																
Weston Ranch																
Single-Family	Residential	-	-	-2,237.03	-2,237.03	-2,237.03	-2,237.03	-2,237.03	-1,341.10	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-1,432.43	-1,441.85	-	-	-	-1,413.58	-1,413.58	-	-	-	-	-753.91
Commercial	Commercial	-	-	-	-	-7,542.62	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26
Subtotal City of Stockton Marginal Change in Assessment		\$0.00	\$0.00	(\$2,237.03)	(\$3,669.46)	(\$11,221.50)	(\$2,991.30)	(\$2,991.30)	(\$2,095.36)	(\$2,167.84)	(\$2,167.84)	(\$754.26)	(\$754.26)	(\$754.26)	(\$754.26)	(\$1,508.17)
San Joaquin County																
Future Stockton Annex																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Stockton Annex Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)
Future Manteca Annex																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Manteca Annex Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Oakwood Shores																
Single-Family	Residential	-2,769.36	-2,077.02	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Shores Marginal Change in Assessment		(\$2,769.36)	(\$2,077.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal San Joaquin County Marginal Change in Assessment		(\$2,769.36)	(\$2,077.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)
Total RD 17 Area: Marginal Change in Assessment		(\$24,588.39)	(\$23,896.05)	(\$26,219.56)	(\$17,880.37)	(\$27,105.41)	(\$20,998.73)	(\$22,299.51)	(\$18,578.24)	(\$24,614.09)	(\$25,057.01)	(\$23,643.43)	(\$23,643.43)	(\$26,907.13)	(\$12,334.52)	(\$13,846.35)

Source: City of Lathrop, City of Manteca, City of Stockton, San Joaquin County, ParcelQuest, LWA

Indicates an update from the May 5, 2017 version.

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessm

Development Area / Project	Overlay Assessment Rate Land Use Category	Year														
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
City of Lathrop																
Central Lathrop																
High Density Residential	Residential	-	-	-	-	-	-	-	-	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54
Variable Density Residential	Residential	-	-	-	-	-	-	-	-	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73
Residential/Mixed Use	Residential	-	-	-	-	-	-	-	-	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78
Variable Density Residential Flex	Residential	-	-	-	-	-	-	-	-	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64
Commercial	Commercial	-	-	-	-	-	-	-	-	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Central Lathrop Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)
Mossdale Landing																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mossdale Landing East																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing East Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mossdale Landing South																
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Mossdale Landing South Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mossdale Landing Other																
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31
Subtotal Mossdale Landing Other Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)
South Lathrop																
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal South Lathrop Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)

Table B-2
 RD 17 Area: Overlay Assessment Rate Analysis
 Development Absorption Projections Marginal Change in Assessm

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Lathrop Gateway																
Light Industrial / R&D Flex	Industrial	-1,580.88	-1,580.88	-1,580.88	-3,161.75	-3,161.75	-3,161.75	-3,161.75	-3,161.75	-	-	-	-	-	-	-
Office Commercial	Commercial	-691.83	-691.83	-691.83	-1,383.66	-1,383.66	-1,383.66	-1,383.66	-1,383.66	-	-	-	-	-	-	-
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Lathrop Gateway Marginal Change in Assessment		(\$2,272.71)	(\$2,272.71)	(\$2,272.71)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	(\$4,545.42)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cross Roads																
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cross Roads Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Historic/East Lathrop																
Low Density Residential	Residential	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-45.28	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32
Medium Density Residential	Residential	-101.87	-101.87	-101.87	-109.42	-109.42	-109.42	-109.42	-109.42	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47
High Density Residential	Residential	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-16.51	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13
Commercial	Commercial	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-792.36	-	-	-	-	-	-	-
Industrial	Industrial	-3,772.97	-3,772.97	-3,772.97	-7,545.95	-7,545.95	-7,545.95	-7,545.95	-7,545.95	-	-	-	-	-	-	-
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Historic/East Lathrop Marginal Change in Assessment		(\$4,728.99)	(\$4,728.99)	(\$4,728.99)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$8,509.51)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)
Subtotal City of Lathrop Marginal Change in Assessment		(\$7,001.70)	(\$7,001.70)	(\$7,001.70)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$13,054.93)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)
City of Manteca																
Terra Ranch																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Terra Ranch Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cerri																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Cerri Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Future Development																
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-757.92	-757.92	-757.92	-757.92	-942.95	-	-	-	-	-	-	-	-	-	-
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Development Marginal Change in Assessment		(\$757.92)	(\$757.92)	(\$757.92)	(\$757.92)	(\$942.95)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Denali																
Single-Family	Residential	-3,166.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-757.92	-757.92	-301.41	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Denali Marginal Change in Assessment		(\$3,924.53)	(\$757.92)	(\$301.41)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
The Trails of Manteca																
Single-Family	Residential	-	-	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66	-4,087.66
Subtotal The Trails of Manteca Marginal Change in Assessn		\$0.00	\$0.00	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)
Oakwood Trails																
Single-Family	Residential	-	-	-	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-3,750.65	-1,687.79	-	-	-
Commercial	Commercial	-	-	-	-	-	-991.90	-991.90	-991.90	-991.90	-991.90	-991.90	-296.36	-	-	-
Subtotal Oakwood Trails Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	(\$3,750.65)	(\$3,750.65)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$4,742.55)	(\$1,984.15)	\$0.00	\$0.00	\$0.00

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessm

Development Area / Project	Overlay Assessment Rate Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Oleander																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oleander Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sundance																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Sundance Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal City of Manteca Marginal Change in Assessment		(\$4,682.45)	(\$1,515.85)	(\$5,146.99)	(\$8,596.23)	(\$8,781.26)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$8,830.21)	(\$6,071.81)	(\$4,087.66)	(\$4,087.66)	(\$4,087.66)
City of Stockton																
Weston Ranch																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-753.91	-753.91	-753.91	-753.91	-753.91	-150.78	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-670.66	-	-	-	-	-	-
Subtotal City of Stockton Marginal Change in Assessment		(\$1,508.17)	(\$1,508.17)	(\$1,508.17)	(\$1,508.17)	(\$1,508.17)	(\$905.04)	(\$754.26)	(\$754.26)	(\$670.66)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
San Joaquin County																
Future Stockton Annex																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Future Stockton Annex Marginal Change in Assessment		(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)
Future Manteca Annex																
Single-Family	Residential	-	-	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93	-3,773.93
Subtotal Future Manteca Annex Marginal Change in Assessment		\$0.00	\$0.00	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)	(\$3,773.93)
Oakwood Shores																
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Shores Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal San Joaquin County Marginal Change in Assessment		(\$442.93)	(\$442.93)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)	(\$4,216.86)
Total RD 17 Area: Marginal Change in Assessment		(\$13,635.25)	(\$10,468.64)	(\$17,873.72)	(\$27,376.19)	(\$27,561.22)	(\$27,007.05)	(\$26,856.26)	(\$26,856.26)	(\$19,347.75)	(\$18,677.09)	(\$18,677.09)	(\$15,918.68)	(\$13,934.53)	(\$13,934.53)	(\$13,934.53)

Source: City of Lathrop, City of Manteca, City of Stockton, San Joaquin County, ParcelQuest, LWA

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessm

Development Area / Project	Overlay Assessment Rate Land Use Category	Year													Total
		2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	
City of Lathrop															
Central Lathrop															
High Density Residential	Residential	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	(\$4,421.45)
Variable Density Residential	Residential	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	(\$114,698.43)
Residential/Mixed Use	Residential	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	(\$7,675.65)
Variable Density Residential Flex	Residential	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	(\$10,092.71)
Commercial	Commercial	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	(\$1,564.92)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Central Lathrop Marginal Change in Assessment		(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$4,125.94)	(\$138,453.15)
Mossdale Landing															
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$2,706.70)
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$731.01)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$1,188.55)
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Neighborhood Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Mossdale Landing Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,626.26)
Mossdale Landing East															
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$1,303.39)
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$1,697.84)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$25,949.90)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Mossdale Landing East Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$28,951.13)
Mossdale Landing South															
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$3,569.03)
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$1,141.02)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$14,856.81)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Mossdale Landing South Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$19,566.86)
Mossdale Landing Other															
Low Density Residential	Residential	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	(\$24,826.17)
Subtotal Mossdale Landing Other Marginal Change in Assessment		(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$1,241.31)	(\$24,826.17)
South Lathrop															
Light Industrial / R&D Flex	Industrial	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	(\$41,936.61)
Office Commercial	Commercial	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	(\$871.60)
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal South Lathrop Marginal Change in Assessment		(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$221.85)	(\$42,808.21)

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessm

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Lathrop Gateway															
Light Industrial / R&D Flex	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$31,617.53)
Office Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$13,836.65)
Open Space	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Lathrop Gateway Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$45,454.17)
Cross Roads															
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Cross Roads Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Historic/East Lathrop															
Low Density Residential	Residential	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	-11.32	(\$1,282.81)
Medium Density Residential	Residential	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	-25.47	(\$3,093.84)
High Density Residential	Residential	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	-4.13	(\$495.20)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$17,828.18)
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$75,459.49)
Parks	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Schools	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Historic/East Lathrop Marginal Change in Assessment		(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$40.91)	(\$98,159.52)
Subtotal City of Lathrop Marginal Change in Assessment		(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$402,845.48)
City of Manteca															
Terra Ranch															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$11,507.57)
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$1,886.49)
Subtotal Terra Ranch Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,394.06)
Cerri															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$30,183.80)
Subtotal Cerri Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$30,183.80)
Future Development															
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$2,188.33)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$10,795.95)
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$5,168.98)
Subtotal Future Development Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$18,153.25)
Denali															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$13,299.74)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$2,575.18)
Subtotal Denali Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,874.92)
The Trails of Manteca															
Single-Family	Residential	-4,087.66	-2,197.12	-	-	-	-	-	-	-	-	-	-	-	(\$59,424.35)
Subtotal The Trails of Manteca Marginal Change in Assessment		(\$4,087.66)	(\$2,197.12)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$59,424.35)
Oakwood Trails															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$31,692.99)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$6,247.79)
Subtotal Oakwood Trails Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$37,940.77)

Table B-2
RD 17 Area: Overlay Assessment Rate Analysis
Development Absorption Projections Marginal Change in Assessm

Development Area / Project	Overlay Assessment Rate Land Use Category	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Total
Oleander															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$3,419.26)
Subtotal Oleander Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,419.26)
Sundance															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$14,009.19)
Subtotal Sundance Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,009.19)
Subtotal City of Manteca Marginal Change in Assessment		(\$4,087.66)	(\$2,197.12)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$192,399.59)
City of Stockton															
Weston Ranch															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$12,526.28)
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$10,375.68)
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$21,789.99)
Subtotal City of Stockton Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$44,691.95)
San Joaquin County															
Future Stockton Annex															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Multifamily	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Commercial	Commercial	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-442.93	-420.12	-	-	-	(\$13,707.89)
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Subtotal Future Stockton Annex Marginal Change in Assess		(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$420.12)	\$0.00	\$0.00	\$0.00	(\$13,707.89)
Future Manteca Annex															
Single-Family	Residential	-2,877.62	-	-	-	-	-	-	-	-	-	-	-	-	(\$51,938.77)
Subtotal Future Manteca Annex Marginal Change in Assess		(\$2,877.62)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$51,938.77)
Oakwood Shores															
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$4,846.39)
Subtotal Oakwood Shores Marginal Change in Assessment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,846.39)
Subtotal San Joaquin County Marginal Change in Assessment		(\$3,320.55)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$442.93)	(\$420.12)	\$0.00	\$0.00	\$0.00	(\$70,493.04)
Total RD 17 Area: Marginal Change in Assessment		(\$13,038.22)	(\$8,270.06)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,072.94)	(\$6,050.13)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$710,430.06)

Indicates an update from the May 5, 2017 version.

Table B-3
RD 17 Area: Overlay Assessment Rate Analysis
Marginal Change in Overlay Assessment Per Acre of Development

Overlay Assessment Land Use Category	Assessment Rate Per Developable Acre B (Table 3)	Assessment Rate Per Developed Acre C (Table 3)	Marginal Assessment Rate Change Per Acre D = C - B
Vacant Commercial	\$594.25	\$396.16	(\$198.09)
Vacant Industrial	\$565.95	\$377.30	(\$188.65)
Vacant Residential	\$565.95	\$377.30	(\$188.65)
Total	\$1,726.15	\$1,150.76	(\$575.39)

APPENDIX E: EIFD ANALYSIS SUPPORTING TABLES

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DRAFT Discussion Tables

RD 17 Area Finance Plan Implementation

EIFD Revenue Analysis

The Economics of Land Use



Prepared by:

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Table 1
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Property Tax Summary for Fiscal Years 2017-18 through 2060-61 (Real \$)

Item	Cumulative Revenue (Fiscal Years 2017-18 through 2060-61)				Total
	Lathrop	Manteca [1]	Stockton	Unincorporated San Joaquin County	
EIFD Revenue	\$383,064,173	\$166,793,790	\$105,771,135	\$14,025,284	\$669,654,382
EIFD Revenue from City	\$160,348,861	\$66,231,381	\$45,657,407	\$0	\$272,237,650
Percentage of Gross Property Tax Revenue	23%	24%	18%	NA	28%
EIFD Revenue from County	\$222,715,312	\$100,562,409	\$60,113,727	\$14,025,284	\$397,416,732
Percentage of Gross Property Tax Revenue	23%	25%	19%	14%	28%
Net Property Tax Revenue [2]	\$5,229,497,822	\$1,886,070,811	\$1,481,755,300	\$465,955,634	\$9,063,279,567
Property Tax Revenue to City [2]	\$550,800,879	\$204,183,069	\$207,280,529	\$0	\$962,264,478
Property Tax Revenue to County [2]	\$757,410,913	\$305,207,948	\$264,040,711	\$85,051,947	\$1,411,711,518

summ

Source: EPS.

[1] Represents non-redevelopment area parcels only.

[2] Estimated property tax revenue to jurisdictions are net of an assumed contribution to an EIFD.

Table 2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
EIFD Revenue Summary for Fiscal Years 2017-18 through 2060-61 (Real \$)

Fiscal Year Ending	Annual EIFD Revenue (Fiscal Years 2017-18 through 2060-61)				
	Lathrop [1]	Manteca [1]	Stockton [1]	Unincorporated San Joaquin County	Total
2017	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0
2019	\$287,842	\$103,755	\$45,694	\$11,393	\$448,683
2020	\$590,709	\$201,812	\$92,758	\$23,128	\$908,407
2021	\$909,245	\$315,027	\$178,383	\$35,215	\$1,437,870
2022	\$1,176,803	\$411,156	\$307,957	\$47,664	\$1,943,580
2023	\$1,457,351	\$544,637	\$519,838	\$60,487	\$2,582,312
2024	\$1,751,427	\$706,262	\$629,527	\$73,695	\$3,160,910
2025	\$2,059,593	\$892,453	\$743,958	\$87,299	\$3,783,302
2026	\$2,382,427	\$1,032,591	\$846,070	\$101,310	\$4,362,399
2027	\$2,362,189	\$955,966	\$800,257	\$95,318	\$4,213,729
2028	\$2,782,776	\$1,066,667	\$915,211	\$107,560	\$4,872,213
2029	\$3,224,624	\$1,182,684	\$994,968	\$120,125	\$5,522,401
2030	\$3,688,630	\$1,304,236	\$1,077,557	\$133,068	\$6,203,491
2031	\$4,175,725	\$1,481,341	\$1,163,078	\$146,399	\$6,966,543
2032	\$4,457,943	\$1,609,819	\$1,251,631	\$160,130	\$7,479,523
2033	\$4,751,487	\$1,759,547	\$1,367,480	\$174,273	\$8,052,787
2034	\$5,056,783	\$1,912,788	\$1,488,025	\$188,840	\$8,646,435
2035	\$5,374,272	\$2,018,250	\$1,613,442	\$203,844	\$9,209,808
2036	\$5,704,410	\$2,211,506	\$1,743,917	\$219,298	\$9,879,131
2037	\$6,134,608	\$2,468,360	\$1,879,638	\$234,961	\$10,717,568
2038	\$6,583,636	\$2,741,509	\$2,020,805	\$251,094	\$11,597,043
2039	\$7,052,235	\$3,022,885	\$2,144,544	\$267,710	\$12,487,375
2040	\$7,541,177	\$3,317,209	\$2,266,818	\$284,825	\$13,410,029
2041	\$8,051,260	\$3,625,003	\$2,393,370	\$302,453	\$14,372,085
2042	\$8,538,950	\$3,946,811	\$2,523,132	\$320,611	\$15,329,503
2043	\$9,046,806	\$4,283,198	\$2,647,373	\$339,313	\$16,316,690
2044	\$9,575,601	\$4,634,747	\$2,775,669	\$358,576	\$17,344,593
2045	\$10,126,133	\$4,943,426	\$2,908,152	\$378,416	\$18,356,126
2046	\$10,699,229	\$5,221,762	\$3,044,956	\$398,853	\$19,364,800
2047	\$11,295,750	\$5,510,881	\$3,186,222	\$419,902	\$20,412,755
2048	\$11,916,584	\$5,811,179	\$3,332,095	\$441,583	\$21,501,442
2049	\$12,562,654	\$6,115,134	\$3,482,724	\$463,914	\$22,624,426
2050	\$13,234,914	\$6,363,179	\$3,638,263	\$486,915	\$23,723,271
2051	\$13,934,355	\$6,569,605	\$3,798,871	\$510,606	\$24,813,436
2052	\$14,662,002	\$6,782,223	\$3,964,712	\$535,008	\$25,943,945
2053	\$15,418,919	\$7,001,220	\$4,135,955	\$560,142	\$27,116,236
2054	\$16,206,207	\$7,226,787	\$4,312,776	\$586,029	\$28,331,799
2055	\$17,025,006	\$7,459,121	\$4,495,355	\$612,694	\$29,592,176
2056	\$17,876,499	\$7,698,425	\$4,683,878	\$640,159	\$30,898,961
2057	\$18,761,910	\$7,944,908	\$4,878,538	\$668,447	\$32,253,804
2058	\$19,682,509	\$8,198,786	\$5,078,658	\$697,584	\$33,657,537
2059	\$20,639,610	\$8,460,280	\$5,268,647	\$727,595	\$35,096,132
2060	\$21,634,574	\$8,729,619	\$5,464,337	\$758,507	\$36,587,036
2061	\$22,668,811	\$9,007,037	\$5,665,897	\$790,346	\$38,132,091
Total	\$383,064,173	\$166,793,790	\$105,771,135	\$14,025,284	\$669,654,382

EIFD rev

Source: EPS.

[1] Includes both City and County EIFD revenue resulting from the tax increment of each jurisdiction.

Table 3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Net Fiscal Impact After EIFD Contribution (Real and Current 2016 \$)

Jurisdiction / Item	Formula	2020	2025	2030	2040	2050	Buildout (2060)
<i>EIFD Allocation [1]</i>		34%	34%	28%	28%	28%	28%
Lathrop							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	<i>a</i>	\$230,685	\$827,986	\$1,523,850	\$3,153,511	\$5,555,910	\$9,100,226
Discount Factor	<i>b</i>	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	<i>c = a / b</i>	\$204,960	\$634,582	\$1,007,445	\$1,551,318	\$2,033,713	\$2,478,645
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	<i>d</i>	(\$119,000)	(\$367,000)	\$333,000	\$1,499,000	\$591,000	(\$316,000)
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>e = d - c</i>	(\$323,960)	(\$1,001,582)	(\$674,445)	(\$52,318)	(\$1,442,713)	(\$2,794,645)
Manteca							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	<i>f</i>	\$68,851	\$356,260	\$529,964	\$1,330,002	\$2,512,161	\$3,450,877
Discount Factor	<i>g</i>	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	<i>h = f / g</i>	\$61,173	\$273,044	\$350,369	\$654,273	\$919,564	\$939,921
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	<i>i</i>	(\$91,000)	(\$254,000)	\$153,000	\$1,209,000	\$1,114,000	\$1,114,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>j = i - h</i>	(\$152,173)	(\$527,044)	(\$197,369)	\$554,727	\$194,436	\$174,079
Stockton							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	<i>k</i>	\$41,822	\$335,429	\$480,244	\$989,458	\$1,562,911	\$2,323,606
Discount Factor	<i>l</i>	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	<i>m = k / l</i>	\$37,158	\$257,078	\$317,498	\$486,748	\$572,095	\$632,885
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	<i>n</i>	(\$7,000)	\$580,000	\$984,000	\$1,932,000	\$2,517,000	\$2,889,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>o = n - m</i>	(\$44,158)	\$322,922	\$666,502	\$1,445,252	\$1,944,905	\$2,256,115
San Joaquin County							
EIFD Allocation							
Estimated EIFD Allocation (Real \$)	<i>p</i>	\$567,049	\$2,263,627	\$3,669,433	\$7,937,059	\$14,092,288	\$21,712,327
Discount Factor	<i>q</i>	1.13	1.30	1.51	2.03	2.73	3.67
Estimated EIFD Allocation (Current 2016\$)	<i>r = p / q</i>	\$503,816	\$1,734,882	\$2,425,927	\$3,904,507	\$5,158,410	\$5,913,825
Net Fiscal Impact							
Net Fiscal Surplus/(Deficit) (2016\$)	<i>s</i>	\$1,124,000	\$3,313,000	\$7,176,000	\$11,520,000	\$13,944,000	\$15,452,000
Net Fiscal Surplus/(Deficit) (after EIFD Contribution) [2]	<i>t = s - r</i>	\$620,184	\$1,578,118	\$4,750,073	\$7,615,493	\$8,785,590	\$9,538,175

fiscal

Source: EPS.

[1] Assumed percentage of tax increment allocated to EIFD.

[2] The EIFD contribution is estimated based on the incremental growth of existing and new development, while the fiscal impact analysis evaluates the incremental impacts from new development only. Thus, netting out the EIFD contribution from the net fiscal impacts to each jurisdiction overestimates the reduction in property tax revenues related to new development. However, for Lathrop and Manteca and the County, the EIFD contribution predominantly comprises revenue from the incremental growth of new development; in Stockton, about 50 percent of the EIFD contribution comprises revenue from the incremental growth of new development. This table is intended to illustrate general impacts. Further analyses will be required to determine the exact net fiscal impacts less the EIFD contribution related to new development only.

Table 4
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Analysis Assumptions

Item	Jurisdiction							
	Lathrop		Manteca		Stockton		Unincorporated San Joaquin County	
	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas		
Tax Increment [1]								
City General Fund Allocation [2]	13.20%	5.14%	14.33%	6.63%	16.83%	7.23%	NA	
Initial Percentage Of City Tax Increment to EIFD	34.00%	34.00%	34.00%	34.00%	34.00%	34.00%	NA	
Percentage of City Tax Increment to EIFD beginning FY ending 2026	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	NA	
County General Fund Allocation [2]	17.65%	20.55%	19.81%	26.51%	20.50%	28.93%	21.26%	
Initial Percentage Of County Tax Increment to EIFD	34.00%	34.00%	34.00%	34.00%	34.00%	34.00%	34.00%	
Percentage of County Tax Increment to EIFD beginning FY ending 2026	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	
Assessed Value per Dwelling Unit (2016\$)								
Owner-Occupied Residential								
Low Density Residential	\$450,000	\$450,000	\$450,000	\$450,000	\$325,000	\$325,000	NA	
Medium Density Residential	\$425,000	\$425,000	NA	NA	NA	NA	NA	
Variable Density Residential	\$425,000	\$425,000	NA	NA	NA	NA	NA	
Renter Occupied Residential								
Variable Density Residential Flex	\$180,000	\$180,000	N/A	N/A	N/A	N/A	NA	
High Density Residential	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	NA	
Residential/Mixed Use	\$180,000	\$180,000	N/A	N/A	N/A	N/A	NA	
Assessed Value per Nonresidential Building Sq. Ft. (2016\$)								
Retail	\$200	\$200	\$200	\$200	200	200	NA	
Service Commercial	\$200	\$200	NA	NA	NA	NA	NA	
Office	\$150	\$150	NA	NA	NA	NA	NA	
Industrial	\$85	\$85	\$85	\$85	NA	NA	NA	
Light Industrial/R&D Flex	\$85	\$85	NA	NA	NA	NA	NA	
AV Annual Growth								
Existing AV Growth [3]	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%	

assumps

Source: The Gregory Group; San Joaquin County; Costar; Colliers, International; CBRE; San Joaquin County Auditor-Controller; LWA; EPS.

[1] This Analysis assumed an EIFD will be formed in fiscal year 2018-19.

[2] Refer to Table E-2 for details pertaining to property tax allocations for existing City and unincorporated areas.

Refer to Table E-4, Table E-5, and Table E-3 for additional details pertaining to the calculation of property tax allocations for annexation areas.

[3] Assumes 2 percent annual growth plus an additional 1 percent to account for annual turnover)

Table 7
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Annexation Area (Real \$)

Lathrop
Annexation Area

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
<i>Formula</i>	<i>a</i>	<i>b=a*1.0%</i>	<i>c=b*5.14%</i>	<i>d</i>	<i>e=c-d</i>	<i>f=b*20.55%</i>	<i>g</i>	<i>h=f-g</i>	<i>d+g</i>
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$53,805,455	\$538,055	\$27,642	\$9,398	\$18,244	\$110,570	\$37,594	\$72,976	\$46,992
2020	\$110,839,238	\$1,108,392	\$56,943	\$19,361	\$37,583	\$227,774	\$77,443	\$150,331	\$96,804
2021	\$171,246,622	\$1,712,466	\$87,978	\$29,912	\$58,065	\$351,911	\$119,650	\$232,261	\$149,562
2022	\$193,490,790	\$1,934,908	\$99,406	\$33,798	\$65,608	\$397,622	\$135,192	\$262,431	\$168,989
2023	\$216,915,486	\$2,169,155	\$111,440	\$37,890	\$73,550	\$445,760	\$151,558	\$294,201	\$189,448
2024	\$241,571,521	\$2,415,715	\$124,107	\$42,196	\$81,911	\$496,428	\$168,785	\$327,642	\$210,982
2025	\$267,511,696	\$2,675,117	\$137,434	\$46,727	\$90,706	\$549,735	\$186,910	\$362,825	\$233,637
2026	\$294,790,866	\$2,947,909	\$151,448	\$51,492	\$99,956	\$605,793	\$205,970	\$399,823	\$257,462
2027	\$303,634,592	\$3,036,346	\$155,992	\$43,678	\$112,314	\$623,967	\$174,711	\$449,256	\$218,388
2028	\$312,743,629	\$3,127,436	\$160,671	\$44,988	\$115,683	\$642,686	\$179,952	\$462,734	\$224,940
2029	\$322,125,938	\$3,221,259	\$165,492	\$46,338	\$119,154	\$661,966	\$185,351	\$476,616	\$231,688
2030	\$331,789,716	\$3,317,897	\$170,456	\$47,728	\$122,729	\$681,825	\$190,911	\$490,914	\$238,639
2031	\$341,743,408	\$3,417,434	\$175,570	\$49,160	\$126,410	\$702,280	\$196,638	\$505,642	\$245,798
2032	\$351,995,710	\$3,519,957	\$180,837	\$50,634	\$130,203	\$723,349	\$202,538	\$520,811	\$253,172
2033	\$362,555,581	\$3,625,556	\$186,262	\$52,153	\$134,109	\$745,049	\$208,614	\$536,435	\$260,767
2034	\$373,432,249	\$3,734,322	\$191,850	\$53,718	\$138,132	\$767,401	\$214,872	\$552,528	\$268,590
2035	\$384,635,216	\$3,846,352	\$197,606	\$55,330	\$142,276	\$790,423	\$221,318	\$569,104	\$276,648
2036	\$396,174,273	\$3,961,743	\$203,534	\$56,989	\$146,544	\$814,135	\$227,958	\$586,177	\$284,947
2037	\$408,059,501	\$4,080,595	\$209,640	\$58,699	\$150,941	\$838,559	\$234,797	\$603,763	\$293,496
2038	\$420,301,286	\$4,203,013	\$215,929	\$60,460	\$155,469	\$863,716	\$241,840	\$621,876	\$302,301
2039	\$432,910,325	\$4,329,103	\$222,407	\$62,274	\$160,133	\$889,628	\$249,096	\$640,532	\$311,370
2040	\$445,897,634	\$4,458,976	\$229,079	\$64,142	\$164,937	\$916,316	\$256,569	\$659,748	\$320,711
2041	\$459,274,563	\$4,592,746	\$235,951	\$66,066	\$169,885	\$943,806	\$264,266	\$679,540	\$330,332
2042	\$477,658,423	\$4,776,584	\$245,396	\$68,711	\$176,685	\$981,585	\$274,844	\$706,741	\$343,555
2043	\$496,731,967	\$4,967,320	\$255,195	\$71,455	\$183,740	\$1,020,781	\$285,819	\$734,962	\$357,273
2044	\$516,520,032	\$5,165,200	\$265,361	\$74,301	\$191,060	\$1,061,445	\$297,205	\$764,240	\$371,506
2045	\$537,048,321	\$5,370,483	\$275,908	\$77,254	\$198,653	\$1,103,630	\$309,016	\$794,614	\$386,271
2046	\$558,343,440	\$5,583,434	\$286,848	\$80,317	\$206,530	\$1,147,392	\$321,270	\$826,122	\$401,587
2047	\$580,432,922	\$5,804,329	\$298,196	\$83,495	\$214,701	\$1,192,785	\$333,980	\$858,805	\$417,475
2048	\$603,345,264	\$6,033,453	\$309,968	\$86,791	\$223,177	\$1,239,870	\$347,164	\$892,706	\$433,955
2049	\$627,109,957	\$6,271,100	\$322,177	\$90,209	\$231,967	\$1,288,706	\$360,838	\$927,869	\$451,047
2050	\$651,757,521	\$6,517,575	\$334,839	\$93,755	\$241,084	\$1,339,357	\$375,020	\$964,337	\$468,775
2051	\$677,319,540	\$6,773,195	\$347,972	\$97,432	\$250,540	\$1,391,887	\$389,728	\$1,002,158	\$487,160
2052	\$703,828,698	\$7,038,287	\$361,591	\$101,245	\$260,345	\$1,446,363	\$404,982	\$1,041,381	\$506,227
2053	\$731,318,818	\$7,313,188	\$375,714	\$105,200	\$270,514	\$1,502,855	\$420,799	\$1,082,055	\$525,999
2054	\$759,824,899	\$7,598,249	\$390,359	\$109,300	\$281,058	\$1,561,435	\$437,202	\$1,124,233	\$546,502
2055	\$789,383,159	\$7,893,832	\$405,544	\$113,552	\$291,992	\$1,622,177	\$454,209	\$1,167,967	\$567,762
2056	\$820,031,071	\$8,200,311	\$421,289	\$117,961	\$303,328	\$1,685,158	\$471,844	\$1,213,314	\$589,805
2057	\$851,807,413	\$8,518,074	\$437,614	\$122,532	\$315,082	\$1,750,458	\$490,128	\$1,260,330	\$612,660
2058	\$884,752,308	\$8,847,523	\$454,540	\$127,271	\$327,269	\$1,818,159	\$509,085	\$1,309,075	\$636,356
2059	\$918,907,270	\$9,189,073	\$472,087	\$132,184	\$339,903	\$1,888,348	\$528,737	\$1,359,610	\$660,922
2060	\$954,315,253	\$9,543,153	\$490,278	\$137,278	\$353,000	\$1,961,111	\$549,111	\$1,412,000	\$686,389
2061	\$991,020,698	\$9,910,207	\$509,135	\$142,558	\$366,577	\$2,036,540	\$570,231	\$1,466,309	\$712,789

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.

[2] Refer to Table A-3 for details.

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Table 8
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Manteca (Real \$)

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 9	Table 10		Table 9	Table 10				
2017	\$753,559	\$0	\$753,559	\$1,041,446	\$0	\$1,041,446	\$0	\$0	\$0
2018	\$776,165	\$0	\$776,165	\$1,072,689	\$0	\$1,072,689	\$0	\$0	\$0
2019	\$827,661	\$15,749	\$843,409	\$1,143,858	\$62,994	\$1,206,852	\$34,641	\$69,114	\$103,755
2020	\$881,785	\$28,032	\$909,817	\$1,218,659	\$112,130	\$1,330,789	\$68,851	\$132,961	\$201,812
2021	\$972,281	\$28,873	\$1,001,155	\$1,343,729	\$115,494	\$1,459,223	\$115,904	\$199,123	\$315,027
2022	\$1,048,801	\$29,740	\$1,078,541	\$1,449,482	\$118,958	\$1,568,441	\$155,769	\$255,387	\$411,156
2023	\$1,155,705	\$30,632	\$1,186,337	\$1,597,227	\$122,527	\$1,719,754	\$211,300	\$333,337	\$544,637
2024	\$1,285,488	\$31,551	\$1,317,038	\$1,776,592	\$126,203	\$1,902,795	\$278,632	\$427,630	\$706,262
2025	\$1,435,232	\$32,497	\$1,467,729	\$1,983,544	\$129,989	\$2,113,533	\$356,260	\$536,192	\$892,453
2026	\$1,547,388	\$33,472	\$1,580,860	\$2,138,548	\$133,889	\$2,272,436	\$414,540	\$618,052	\$1,032,591
2027	\$1,729,192	\$37,611	\$1,766,803	\$2,389,808	\$150,442	\$2,540,250	\$385,248	\$570,718	\$955,966
2028	\$1,846,326	\$38,739	\$1,885,065	\$2,551,692	\$154,955	\$2,706,647	\$431,239	\$635,428	\$1,066,667
2029	\$1,969,128	\$39,901	\$2,009,029	\$2,721,408	\$159,604	\$2,881,012	\$479,447	\$703,237	\$1,182,684
2030	\$2,097,832	\$41,098	\$2,138,930	\$2,899,282	\$164,392	\$3,063,674	\$529,964	\$774,272	\$1,304,236
2031	\$2,286,431	\$42,331	\$2,328,762	\$3,159,932	\$169,324	\$3,329,256	\$603,787	\$877,554	\$1,481,341
2032	\$2,422,458	\$43,601	\$2,466,059	\$3,347,927	\$174,404	\$3,522,331	\$657,181	\$952,638	\$1,609,819
2033	\$2,581,344	\$44,909	\$2,626,253	\$3,567,514	\$179,636	\$3,747,150	\$719,479	\$1,040,068	\$1,759,547
2034	\$2,743,942	\$46,256	\$2,790,198	\$3,792,230	\$185,025	\$3,977,255	\$783,235	\$1,129,553	\$1,912,788
2035	\$2,854,876	\$47,644	\$2,902,520	\$3,945,545	\$190,576	\$4,136,120	\$826,916	\$1,191,334	\$2,018,250
2036	\$3,024,435	\$66,253	\$3,090,688	\$4,179,881	\$265,014	\$4,444,895	\$900,092	\$1,311,413	\$2,211,506
2037	\$3,261,477	\$85,421	\$3,346,898	\$4,507,483	\$341,685	\$4,849,168	\$999,730	\$1,468,631	\$2,468,360
2038	\$3,514,902	\$105,164	\$3,620,066	\$4,857,725	\$420,657	\$5,278,382	\$1,105,962	\$1,635,547	\$2,741,509
2039	\$3,775,966	\$125,499	\$3,901,465	\$5,218,525	\$501,997	\$5,720,523	\$1,215,394	\$1,807,491	\$3,022,885
2040	\$4,049,726	\$146,445	\$4,196,170	\$5,596,872	\$585,778	\$6,182,650	\$1,330,002	\$1,987,207	\$3,317,209
2041	\$4,336,708	\$168,018	\$4,504,726	\$5,993,492	\$672,073	\$6,665,565	\$1,449,996	\$2,175,007	\$3,625,003
2042	\$4,637,461	\$190,239	\$4,827,700	\$6,409,143	\$760,956	\$7,170,099	\$1,575,597	\$2,371,215	\$3,946,811
2043	\$4,952,551	\$213,126	\$5,165,677	\$6,844,609	\$852,505	\$7,697,115	\$1,707,032	\$2,576,165	\$4,283,198
2044	\$5,282,568	\$236,700	\$5,519,268	\$7,300,706	\$946,801	\$8,247,507	\$1,844,540	\$2,790,207	\$4,634,747
2045	\$5,564,822	\$260,982	\$5,825,804	\$7,690,791	\$1,043,926	\$8,734,717	\$1,963,748	\$2,979,678	\$4,943,426
2046	\$5,812,792	\$285,991	\$6,098,783	\$8,033,494	\$1,143,965	\$9,177,459	\$2,069,907	\$3,151,855	\$5,221,762
2047	\$6,070,827	\$311,751	\$6,382,578	\$8,390,108	\$1,247,005	\$9,637,113	\$2,180,272	\$3,330,609	\$5,510,881
2048	\$6,339,308	\$338,284	\$6,677,592	\$8,761,159	\$1,353,136	\$10,114,295	\$2,294,999	\$3,516,180	\$5,811,179
2049	\$6,618,630	\$361,532	\$6,980,162	\$9,147,193	\$1,446,130	\$10,593,322	\$2,412,665	\$3,702,468	\$6,115,134
2050	\$6,863,630	\$372,378	\$7,236,008	\$9,485,792	\$1,489,514	\$10,975,306	\$2,512,161	\$3,851,018	\$6,363,179
2051	\$7,063,019	\$383,550	\$7,446,569	\$9,761,355	\$1,534,199	\$11,295,554	\$2,594,046	\$3,975,559	\$6,569,605
2052	\$7,268,390	\$395,056	\$7,663,446	\$10,045,185	\$1,580,225	\$11,625,410	\$2,678,387	\$4,103,836	\$6,782,223
2053	\$7,479,922	\$406,908	\$7,886,830	\$10,337,530	\$1,627,632	\$11,965,162	\$2,765,258	\$4,235,962	\$7,001,220
2054	\$7,697,800	\$419,115	\$8,116,915	\$10,638,646	\$1,676,461	\$12,315,106	\$2,854,736	\$4,372,051	\$7,226,787
2055	\$7,922,214	\$431,689	\$8,353,903	\$10,948,794	\$1,726,755	\$12,675,549	\$2,946,898	\$4,512,223	\$7,459,121
2056	\$8,153,361	\$444,639	\$8,598,000	\$11,268,248	\$1,778,557	\$13,046,805	\$3,041,825	\$4,656,601	\$7,698,425
2057	\$8,391,442	\$457,979	\$8,849,420	\$11,597,284	\$1,831,914	\$13,429,199	\$3,139,599	\$4,805,309	\$7,944,908
2058	\$8,636,665	\$471,718	\$9,108,383	\$11,936,192	\$1,886,872	\$13,823,064	\$3,240,307	\$4,958,479	\$8,198,786
2059	\$8,889,245	\$485,869	\$9,375,115	\$12,285,267	\$1,943,478	\$14,228,745	\$3,344,036	\$5,116,244	\$8,460,280
2060	\$9,149,403	\$500,446	\$9,649,848	\$12,644,815	\$2,001,782	\$14,646,597	\$3,450,877	\$5,278,742	\$8,729,619
2061	\$9,417,365	\$515,459	\$9,932,824	\$13,015,149	\$2,061,836	\$15,076,984	\$3,560,923	\$5,446,115	\$9,007,037
TOTAL	\$195,390,220	\$8,792,849	\$204,183,069	\$270,036,552	\$35,171,396	\$305,207,948	\$66,231,381	\$100,562,409	\$166,793,790

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Source: EPS.

[1] Includes property tax revenue from parcels within the RD 17 boundary only.

Table 9
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Existing City Boundaries (Real \$)

Manteca
Existing City

Fiscal Year	Beginning Assessed Value [1]	Net City and County Property Tax Revenue								
		Gross Property Tax Revenue	City		City EIFD		County EIFD		Total EIFD	
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County		
Ending	Formula	a	b=a*1.0%	c=b*14.33%	d	e=c-d	f=b*19.81%	g	h=f-g	d+g
2017		\$525,776.893	\$5,257,769	\$753,559	\$0	\$753,559	\$1,041,446	\$0	\$1,041,446	\$0
2018		\$541,550,200	\$5,415,502	\$776,165	\$0	\$776,165	\$1,072,689	\$0	\$1,072,689	\$0
2019		\$595,989,106	\$5,959,891	\$854,189	\$26,528	\$827,661	\$1,180,521	\$36,663	\$1,143,858	\$63,191
2020		\$653,206,951	\$6,532,070	\$936,195	\$54,410	\$881,785	\$1,293,856	\$75,197	\$1,218,659	\$129,607
2021		\$748,876,300	\$7,488,763	\$1,073,311	\$101,030	\$972,281	\$1,483,356	\$139,627	\$1,343,729	\$240,656
2022		\$829,770,002	\$8,297,700	\$1,189,250	\$140,449	\$1,048,801	\$1,643,588	\$194,106	\$1,449,482	\$334,554
2023		\$942,784,162	\$9,427,842	\$1,351,225	\$195,520	\$1,155,705	\$1,867,444	\$270,216	\$1,597,227	\$465,737
2024		\$1,079,985,316	\$10,799,853	\$1,547,866	\$262,378	\$1,285,488	\$2,139,208	\$362,616	\$1,776,592	\$624,995
2025		\$1,238,289,154	\$12,382,892	\$1,774,752	\$339,519	\$1,435,232	\$2,452,773	\$469,228	\$1,983,544	\$808,748
2026		\$1,356,855,675	\$13,568,557	\$1,944,685	\$397,297	\$1,547,388	\$2,687,626	\$549,079	\$2,138,548	\$946,375
2027		\$1,465,093,144	\$14,650,931	\$2,099,814	\$370,622	\$1,729,192	\$2,902,020	\$512,213	\$2,389,808	\$882,834
2028		\$1,578,603,690	\$15,786,037	\$2,262,500	\$416,174	\$1,846,326	\$3,126,859	\$575,168	\$2,551,692	\$991,341
2029		\$1,697,606,285	\$16,976,063	\$2,433,058	\$463,930	\$1,969,128	\$3,362,577	\$641,168	\$2,721,408	\$1,105,098
2030		\$1,822,328,293	\$18,223,283	\$2,611,813	\$513,981	\$2,097,832	\$3,609,623	\$710,341	\$2,899,282	\$1,224,323
2031		\$2,005,092,340	\$20,050,923	\$2,873,756	\$587,325	\$2,286,431	\$3,971,638	\$811,706	\$3,159,932	\$1,399,031
2032		\$2,136,911,611	\$21,369,116	\$3,062,683	\$640,225	\$2,422,458	\$4,232,742	\$884,815	\$3,347,927	\$1,525,040
2033		\$2,290,882,520	\$22,908,825	\$3,283,359	\$702,014	\$2,581,344	\$4,537,724	\$970,210	\$3,567,514	\$1,672,224
2034		\$2,448,449,556	\$24,484,496	\$3,509,188	\$765,246	\$2,743,942	\$4,849,829	\$1,057,599	\$3,792,230	\$1,822,845
2035		\$2,555,951,704	\$25,559,517	\$3,663,263	\$808,387	\$2,854,876	\$5,062,766	\$1,117,222	\$3,945,545	\$1,925,609
2036		\$2,720,264,876	\$27,202,649	\$3,898,762	\$874,327	\$3,024,435	\$5,388,234	\$1,208,352	\$4,179,881	\$2,082,679
2037		\$2,949,973,944	\$29,499,739	\$4,227,987	\$966,510	\$3,261,477	\$5,843,236	\$1,335,753	\$4,507,483	\$2,302,263
2038		\$3,195,558,668	\$31,955,587	\$4,579,966	\$1,065,064	\$3,514,902	\$6,329,684	\$1,471,959	\$4,857,725	\$2,537,023
2039		\$3,448,545,907	\$34,485,459	\$4,942,555	\$1,166,589	\$3,775,966	\$6,830,795	\$1,612,270	\$5,218,525	\$2,778,859
2040		\$3,713,836,378	\$37,138,364	\$5,322,777	\$1,273,051	\$4,049,726	\$7,356,276	\$1,759,404	\$5,596,872	\$3,032,455
2041		\$3,991,940,587	\$39,919,406	\$5,721,364	\$1,384,656	\$4,336,708	\$7,907,138	\$1,913,646	\$5,993,492	\$3,298,301
2042		\$4,283,388,594	\$42,833,886	\$6,139,076	\$1,501,615	\$4,637,461	\$8,484,431	\$2,075,288	\$6,409,143	\$3,576,902
2043		\$4,588,730,736	\$45,887,307	\$6,576,701	\$1,624,150	\$4,952,551	\$9,089,245	\$2,244,636	\$6,844,609	\$3,868,785
2044		\$4,908,538,357	\$49,085,384	\$7,035,058	\$1,752,490	\$5,282,568	\$9,722,712	\$2,422,006	\$7,300,706	\$4,174,496
2045		\$5,182,060,111	\$51,820,601	\$7,427,077	\$1,862,255	\$5,564,822	\$10,264,497	\$2,573,706	\$7,690,791	\$4,435,962
2046		\$5,422,358,272	\$54,223,583	\$7,771,480	\$1,958,688	\$5,812,792	\$10,740,474	\$2,706,980	\$8,033,494	\$4,665,668
2047		\$5,672,410,470	\$56,724,105	\$8,129,862	\$2,059,035	\$6,070,827	\$11,235,771	\$2,845,663	\$8,390,108	\$4,904,698
2048		\$5,932,585,676	\$59,325,857	\$8,502,752	\$2,163,444	\$6,339,308	\$11,751,120	\$2,989,961	\$8,761,159	\$5,153,405
2049		\$6,203,266,226	\$62,032,662	\$8,890,699	\$2,272,070	\$6,618,630	\$12,287,277	\$3,140,085	\$9,147,193	\$5,412,154
2050		\$6,440,686,899	\$64,406,869	\$9,230,977	\$2,367,347	\$6,863,630	\$12,757,554	\$3,271,762	\$9,485,792	\$5,639,110
2051		\$6,633,907,506	\$66,339,075	\$9,507,907	\$2,444,888	\$7,063,019	\$13,140,281	\$3,378,926	\$9,761,355	\$5,823,813
2052		\$6,832,924,731	\$68,329,247	\$9,793,144	\$2,524,754	\$7,268,390	\$13,534,489	\$3,489,304	\$10,045,185	\$6,014,058
2053		\$7,037,912,473	\$70,379,125	\$10,086,938	\$2,607,016	\$7,479,922	\$13,940,524	\$3,602,994	\$10,337,530	\$6,210,010
2054		\$7,249,049,848	\$72,490,498	\$10,389,546	\$2,691,747	\$7,697,800	\$14,358,740	\$3,720,094	\$10,638,646	\$6,411,841
2055		\$7,466,521,343	\$74,665,213	\$10,701,233	\$2,779,019	\$7,922,214	\$14,789,502	\$3,840,707	\$10,948,794	\$6,619,726
2056		\$7,690,516,983	\$76,905,170	\$11,022,270	\$2,868,909	\$8,153,361	\$15,233,187	\$3,964,939	\$11,268,248	\$6,833,849
2057		\$7,921,232,493	\$79,212,325	\$11,352,938	\$2,961,496	\$8,391,442	\$15,690,182	\$4,092,898	\$11,597,284	\$7,054,394
2058		\$8,158,869,467	\$81,588,695	\$11,693,526	\$3,056,861	\$8,636,665	\$16,160,888	\$4,224,696	\$11,936,192	\$7,281,557
2059		\$8,403,635,552	\$84,036,356	\$12,044,332	\$3,155,087	\$8,889,245	\$16,645,715	\$4,360,447	\$12,285,267	\$7,515,534
2060		\$8,655,744,618	\$86,557,446	\$12,405,662	\$3,256,259	\$9,149,403	\$17,145,086	\$4,500,271	\$12,644,815	\$7,756,530
2061		\$8,915,416,957	\$89,154,170	\$12,777,832	\$3,360,467	\$9,417,365	\$17,659,439	\$4,644,290	\$13,015,149	\$8,004,756

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.
[2] Refer to Table B-2 for details.

Manteca
Annexation Area

Table 10
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Manteca Annexation Area (Real \$)

Fiscal Year	Gross			Net City and County Property Tax Revenue						
	Beginning	Property Tax		City	City EIFD	Net City	County	County EIFD	Net County	Total EIFD
Ending	Assessed Value [1]	Revenue			Amount [2]			Amount [2]		
Formula	a	b=a*1.0%	c=b*6.63%	d	e=c-d	f=b*26.51%	g	h=f-g	d+g	
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$36,000,000	\$360,000	\$23,861	\$8,113	\$15,749	\$95,446	\$32,452	\$62,994	\$40,564	\$40,564
2020	\$64,080,000	\$640,800	\$42,473	\$14,441	\$28,032	\$169,893	\$57,764	\$112,130	\$72,205	\$72,205
2021	\$66,002,400	\$660,024	\$43,748	\$14,874	\$28,873	\$174,990	\$59,497	\$115,494	\$74,371	\$74,371
2022	\$67,982,472	\$679,825	\$45,060	\$15,320	\$29,740	\$180,240	\$61,282	\$118,958	\$76,602	\$76,602
2023	\$70,021,946	\$700,219	\$46,412	\$15,780	\$30,632	\$185,647	\$63,120	\$122,527	\$78,900	\$78,900
2024	\$72,122,605	\$721,226	\$47,804	\$16,253	\$31,551	\$191,217	\$65,014	\$126,203	\$81,267	\$81,267
2025	\$74,286,283	\$742,863	\$49,238	\$16,741	\$32,497	\$196,953	\$66,964	\$129,989	\$83,705	\$83,705
2026	\$76,514,871	\$765,149	\$50,715	\$17,243	\$33,472	\$202,862	\$68,973	\$133,889	\$86,216	\$86,216
2027	\$78,810,317	\$788,103	\$52,237	\$17,744	\$34,497	\$208,948	\$71,014	\$137,934	\$88,970	\$88,970
2028	\$81,174,627	\$811,746	\$53,804	\$18,250	\$35,554	\$215,216	\$73,067	\$141,147	\$91,717	\$91,717
2029	\$83,609,866	\$836,099	\$55,418	\$18,763	\$36,650	\$221,672	\$74,214	\$144,458	\$94,581	\$94,581
2030	\$86,118,162	\$861,182	\$57,081	\$19,283	\$37,793	\$228,323	\$75,371	\$147,814	\$97,512	\$97,512
2031	\$88,701,706	\$887,017	\$58,793	\$19,808	\$38,981	\$235,172	\$76,533	\$151,279	\$100,551	\$100,551
2032	\$91,362,758	\$913,628	\$60,557	\$20,338	\$40,215	\$242,227	\$77,701	\$154,826	\$103,696	\$103,696
2033	\$94,103,640	\$941,036	\$62,374	\$20,873	\$41,501	\$249,494	\$78,885	\$158,409	\$106,846	\$106,846
2034	\$96,926,750	\$969,267	\$64,245	\$21,417	\$42,832	\$256,979	\$80,096	\$162,113	\$110,109	\$110,109
2035	\$99,834,552	\$998,346	\$66,172	\$21,970	\$44,214	\$264,688	\$81,321	\$165,867	\$113,480	\$113,480
2036	\$138,829,589	\$1,388,296	\$92,019	\$25,765	\$66,253	\$368,075	\$103,061	\$265,014	\$128,826	\$128,826
2037	\$178,994,476	\$1,789,945	\$118,641	\$33,219	\$85,421	\$474,563	\$132,878	\$341,685	\$166,097	\$166,097
2038	\$220,364,311	\$2,203,643	\$146,061	\$40,897	\$105,164	\$584,246	\$163,589	\$420,657	\$204,486	\$204,486
2039	\$262,975,240	\$2,629,752	\$174,305	\$48,805	\$125,499	\$697,219	\$195,221	\$501,997	\$244,027	\$244,027
2040	\$306,864,497	\$3,068,645	\$203,395	\$56,951	\$146,445	\$813,581	\$227,803	\$585,778	\$284,753	\$284,753
2041	\$352,070,432	\$3,520,704	\$233,359	\$65,340	\$168,018	\$933,434	\$261,362	\$672,073	\$326,702	\$326,702
2042	\$398,632,545	\$3,986,325	\$264,221	\$73,982	\$190,239	\$1,056,883	\$295,927	\$760,956	\$369,909	\$369,909
2043	\$446,591,521	\$4,465,915	\$296,009	\$82,882	\$213,126	\$1,184,035	\$331,530	\$852,505	\$414,412	\$414,412
2044	\$495,989,267	\$4,959,893	\$328,750	\$92,050	\$236,700	\$1,315,002	\$368,201	\$946,801	\$460,251	\$460,251
2045	\$546,868,945	\$5,468,689	\$362,474	\$101,493	\$260,982	\$1,449,898	\$405,971	\$1,043,926	\$507,464	\$507,464
2046	\$599,275,013	\$5,992,750	\$397,210	\$111,219	\$285,991	\$1,588,840	\$444,875	\$1,143,965	\$556,094	\$556,094
2047	\$653,253,264	\$6,532,533	\$432,988	\$121,237	\$311,751	\$1,731,951	\$484,946	\$1,247,005	\$606,183	\$606,183
2048	\$708,850,862	\$7,088,509	\$469,839	\$131,555	\$338,284	\$1,879,356	\$526,220	\$1,353,136	\$657,775	\$657,775
2049	\$757,566,387	\$7,575,664	\$502,128	\$140,596	\$361,532	\$2,008,514	\$562,384	\$1,446,130	\$702,980	\$702,980
2050	\$780,293,379	\$7,802,934	\$517,192	\$144,814	\$372,378	\$2,068,769	\$579,255	\$1,489,514	\$724,069	\$724,069
2051	\$803,702,180	\$8,037,022	\$532,708	\$149,158	\$383,550	\$2,130,832	\$596,633	\$1,534,199	\$745,791	\$745,791
2052	\$827,813,246	\$8,278,132	\$548,689	\$153,633	\$395,056	\$2,194,757	\$614,532	\$1,580,225	\$768,165	\$768,165
2053	\$852,647,643	\$8,526,476	\$565,150	\$158,242	\$406,908	\$2,260,600	\$632,968	\$1,627,632	\$791,210	\$791,210
2054	\$878,227,073	\$8,782,271	\$582,104	\$162,989	\$419,115	\$2,328,418	\$651,957	\$1,676,461	\$814,946	\$814,946
2055	\$904,573,885	\$9,045,739	\$599,568	\$167,879	\$431,689	\$2,398,271	\$671,516	\$1,726,755	\$839,395	\$839,395
2056	\$931,711,101	\$9,317,111	\$617,555	\$172,915	\$444,639	\$2,470,219	\$691,661	\$1,778,557	\$864,577	\$864,577
2057	\$959,662,434	\$9,596,624	\$636,081	\$178,103	\$457,979	\$2,544,325	\$712,411	\$1,831,914	\$890,514	\$890,514
2058	\$988,452,307	\$9,884,523	\$655,164	\$183,446	\$471,718	\$2,620,655	\$733,783	\$1,886,872	\$917,229	\$917,229
2059	\$1,018,105,877	\$10,181,059	\$674,819	\$188,949	\$485,869	\$2,699,275	\$755,797	\$1,943,478	\$944,746	\$944,746
2060	\$1,048,649,053	\$10,486,491	\$695,063	\$194,618	\$500,446	\$2,780,253	\$778,471	\$2,001,782	\$973,088	\$973,088
2061	\$1,080,108,524	\$10,801,085	\$715,915	\$200,456	\$515,459	\$2,863,660	\$801,825	\$2,061,836	\$1,002,281	\$1,002,281

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Source: San Joaquin County; City of Manteca; LWA; EPS.

- [1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
- [2] Refer to Table B-3 for details.

Table 11
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary - Stockton (Real \$)

Stockton

Fiscal Year Ending	Net City Property Tax Revenue [1]			Net County Property Tax Revenue [1]			EIFD Revenue		
	Existing City Boundaries	Annexation Areas	Total	Existing City Boundaries	Annexation Areas	Total	City EIFD Revenue	County EIFD Revenue	Total
	Table 12	Table 13		Table 12	Table 13				
2017	\$1,960,962	\$0	\$1,960,962	\$2,388,317	\$0	\$2,388,317	\$0	\$0	\$0
2018	\$2,019,790	\$0	\$2,019,790	\$2,459,967	\$0	\$2,459,967	\$0	\$0	\$0
2019	\$2,059,782	\$0	\$2,059,782	\$2,508,674	\$0	\$2,508,674	\$20,602	\$25,092	\$45,694
2020	\$2,100,974	\$0	\$2,100,974	\$2,558,843	\$0	\$2,558,843	\$41,822	\$50,936	\$92,758
2021	\$2,175,915	\$0	\$2,175,915	\$2,650,116	\$0	\$2,650,116	\$80,428	\$97,955	\$178,383
2022	\$2,289,320	\$0	\$2,289,320	\$2,788,236	\$0	\$2,788,236	\$138,849	\$169,108	\$307,957
2023	\$2,474,762	\$0	\$2,474,762	\$3,014,092	\$0	\$3,014,092	\$234,379	\$285,458	\$519,838
2024	\$2,570,764	\$0	\$2,570,764	\$3,131,015	\$0	\$3,131,015	\$283,835	\$345,692	\$629,527
2025	\$2,670,917	\$0	\$2,670,917	\$3,252,995	\$0	\$3,252,995	\$335,429	\$408,529	\$743,958
2026	\$2,760,287	\$0	\$2,760,287	\$3,361,842	\$0	\$3,361,842	\$381,468	\$464,602	\$846,070
2027	\$2,947,593	\$0	\$2,947,593	\$3,589,967	\$0	\$3,589,967	\$360,812	\$439,445	\$800,257
2028	\$3,072,744	\$3,604	\$3,076,348	\$3,742,393	\$14,415	\$3,756,809	\$410,884	\$504,327	\$915,211
2029	\$3,156,601	\$7,424	\$3,164,025	\$3,844,525	\$29,696	\$3,874,221	\$444,980	\$549,988	\$994,968
2030	\$3,243,233	\$11,470	\$3,254,703	\$3,950,036	\$45,880	\$3,995,916	\$480,244	\$597,314	\$1,077,557
2031	\$3,332,731	\$15,752	\$3,348,483	\$4,059,038	\$63,009	\$4,122,047	\$516,714	\$646,364	\$1,163,078
2032	\$3,425,188	\$20,281	\$3,445,469	\$4,171,645	\$81,124	\$4,252,769	\$554,431	\$697,201	\$1,251,631
2033	\$3,548,711	\$25,067	\$3,573,778	\$4,322,088	\$100,269	\$4,422,357	\$604,329	\$763,152	\$1,367,480
2034	\$3,677,072	\$30,122	\$3,707,194	\$4,478,423	\$120,490	\$4,598,912	\$656,213	\$831,812	\$1,488,025
2035	\$3,810,449	\$35,458	\$3,845,908	\$4,640,867	\$141,833	\$4,782,701	\$710,157	\$903,285	\$1,613,442
2036	\$3,949,029	\$41,087	\$3,990,117	\$4,809,648	\$164,349	\$4,973,998	\$766,238	\$977,679	\$1,743,917
2037	\$4,093,003	\$47,022	\$4,140,026	\$4,984,999	\$188,089	\$5,173,088	\$824,536	\$1,055,103	\$1,879,638
2038	\$4,242,571	\$53,276	\$4,295,847	\$5,167,162	\$213,105	\$5,380,267	\$885,133	\$1,135,672	\$2,020,805
2039	\$4,371,183	\$59,863	\$4,431,046	\$5,323,802	\$239,452	\$5,563,255	\$937,710	\$1,206,834	\$2,144,544
2040	\$4,497,313	\$66,797	\$4,564,110	\$5,477,420	\$267,189	\$5,744,609	\$989,458	\$1,277,361	\$2,266,818
2041	\$4,627,585	\$74,093	\$4,701,679	\$5,636,083	\$296,374	\$5,932,457	\$1,042,957	\$1,350,413	\$2,393,370
2042	\$4,760,729	\$81,767	\$4,842,497	\$5,798,244	\$327,070	\$6,125,314	\$1,097,719	\$1,425,413	\$2,523,132
2043	\$4,886,585	\$89,835	\$4,976,420	\$5,951,527	\$359,341	\$6,310,868	\$1,149,800	\$1,497,573	\$2,647,373
2044	\$5,016,216	\$98,313	\$5,114,530	\$6,109,409	\$393,253	\$6,502,663	\$1,203,510	\$1,572,160	\$2,775,669
2045	\$5,149,737	\$107,219	\$5,256,956	\$6,272,028	\$428,878	\$6,700,906	\$1,258,898	\$1,649,254	\$2,908,152
2046	\$5,287,263	\$116,571	\$5,403,834	\$6,439,525	\$466,285	\$6,905,810	\$1,316,017	\$1,728,939	\$3,044,956
2047	\$5,428,914	\$126,388	\$5,555,302	\$6,612,047	\$505,551	\$7,117,599	\$1,374,921	\$1,811,301	\$3,186,222
2048	\$5,574,815	\$136,688	\$5,711,504	\$6,789,745	\$546,754	\$7,336,499	\$1,435,666	\$1,896,429	\$3,332,095
2049	\$5,725,094	\$147,493	\$5,872,587	\$6,972,773	\$589,973	\$7,562,747	\$1,498,310	\$1,984,414	\$3,482,724
2050	\$5,879,880	\$158,824	\$6,038,704	\$7,161,293	\$635,294	\$7,796,587	\$1,562,911	\$2,075,352	\$3,638,263
2051	\$6,039,310	\$170,701	\$6,210,011	\$7,355,468	\$682,803	\$8,038,271	\$1,629,530	\$2,169,340	\$3,798,871
2052	\$6,203,523	\$183,148	\$6,386,671	\$7,555,468	\$732,591	\$8,288,059	\$1,698,231	\$2,266,480	\$3,964,712
2053	\$6,372,663	\$196,188	\$6,568,851	\$7,761,469	\$784,751	\$8,546,220	\$1,769,079	\$2,366,876	\$4,135,955
2054	\$6,546,876	\$209,845	\$6,756,722	\$7,973,649	\$839,382	\$8,813,031	\$1,842,140	\$2,470,636	\$4,312,776
2055	\$6,726,317	\$224,146	\$6,950,463	\$8,192,195	\$896,584	\$9,088,779	\$1,917,484	\$2,577,871	\$4,495,355
2056	\$6,911,140	\$239,116	\$7,150,256	\$8,417,297	\$956,463	\$9,373,760	\$1,995,181	\$2,688,697	\$4,683,878
2057	\$7,101,508	\$254,782	\$7,356,290	\$8,649,152	\$1,019,128	\$9,668,280	\$2,075,305	\$2,803,233	\$4,878,538
2058	\$7,297,587	\$270,723	\$7,568,309	\$8,887,963	\$1,082,890	\$9,970,853	\$2,157,757	\$2,920,900	\$5,078,658
2059	\$7,499,548	\$278,844	\$7,778,392	\$9,133,938	\$1,115,377	\$10,249,315	\$2,239,456	\$3,029,191	\$5,268,647
2060	\$7,707,568	\$287,210	\$7,994,778	\$9,387,292	\$1,148,838	\$10,536,131	\$2,323,606	\$3,140,730	\$5,464,337
2061	\$7,921,829	\$295,826	\$8,217,655	\$9,648,248	\$1,183,304	\$10,831,551	\$2,410,281	\$3,255,616	\$5,665,897
TOTAL	\$203,115,583	\$4,164,946	\$207,280,529	\$247,380,927	\$16,659,784	\$264,040,711	\$45,657,407	\$60,113,727	\$105,771,135

Source: EPS.

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[1] Includes property tax revenue from parcels within the RD 17 boundary only.

Table 12
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Stockton Existing City Boundaries (Real \$)

Stockton
Existing City

Table with columns: Fiscal Year Ending, Beginning Assessed Value [1], Gross Property Tax Revenue, City EIFD Amount [2], Net City, County, County EIFD Amount [2], Net County, Total EIFD. Rows range from 2017 to 2061.

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.
[2] Refer to Table C-2 for details.

Table 13
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis

Stockton Annexation Area

Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real \$)

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue							Total EIFD
			City	City EIFD Amount [2]	Net City	County	County EIFD Amount [2]	Net County		
			Formula	a	b=a*1.0%	c=b*7.23%	d	e=c-d	f=b*28.93%	
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$6,921,169	\$69,212	\$5,005	\$1,402	\$3,604	\$20,021	\$5,606	\$14,415	\$7,008	
2029	\$14,257,609	\$142,576	\$10,311	\$2,887	\$7,424	\$41,244	\$11,548	\$29,696	\$14,435	
2030	\$22,028,006	\$220,280	\$15,931	\$4,461	\$11,470	\$63,722	\$17,842	\$45,880	\$22,303	
2031	\$30,251,794	\$302,518	\$21,878	\$6,126	\$15,752	\$87,512	\$24,503	\$63,009	\$30,629	
2032	\$38,949,185	\$389,492	\$28,168	\$7,887	\$20,281	\$112,672	\$31,548	\$81,124	\$39,435	
2033	\$48,141,193	\$481,412	\$34,816	\$9,748	\$25,067	\$139,262	\$38,993	\$100,269	\$48,742	
2034	\$57,849,667	\$578,497	\$41,837	\$11,714	\$30,122	\$167,347	\$46,857	\$120,490	\$58,571	
2035	\$68,097,322	\$680,973	\$49,248	\$13,789	\$35,458	\$196,991	\$55,157	\$141,833	\$68,947	
2036	\$78,907,772	\$789,078	\$57,066	\$15,978	\$41,087	\$228,263	\$63,914	\$164,349	\$79,892	
2037	\$90,305,562	\$903,056	\$65,309	\$18,286	\$47,022	\$261,235	\$73,146	\$188,089	\$91,432	
2038	\$102,316,201	\$1,023,162	\$73,995	\$20,719	\$53,276	\$295,979	\$82,874	\$213,105	\$103,593	
2039	\$114,966,205	\$1,149,662	\$83,143	\$23,280	\$59,863	\$332,572	\$93,120	\$239,452	\$116,400	
2040	\$128,283,123	\$1,282,831	\$92,774	\$25,977	\$66,797	\$371,095	\$103,907	\$267,189	\$129,883	
2041	\$142,295,587	\$1,422,956	\$102,908	\$28,814	\$74,093	\$411,630	\$115,257	\$296,374	\$144,071	
2042	\$157,033,345	\$1,570,333	\$113,566	\$31,798	\$81,767	\$454,264	\$127,194	\$327,070	\$158,992	
2043	\$172,527,301	\$1,725,273	\$124,771	\$34,936	\$89,835	\$499,084	\$139,744	\$359,341	\$174,679	
2044	\$188,809,565	\$1,888,096	\$136,546	\$38,233	\$98,313	\$546,185	\$152,932	\$393,253	\$191,165	
2045	\$205,913,491	\$2,059,135	\$148,916	\$41,696	\$107,219	\$595,663	\$166,786	\$428,878	\$208,482	
2046	\$223,873,723	\$2,238,737	\$161,905	\$45,333	\$116,571	\$647,618	\$181,333	\$466,285	\$226,666	
2047	\$242,726,247	\$2,427,262	\$175,539	\$49,151	\$126,388	\$702,155	\$196,603	\$505,551	\$245,754	
2048	\$262,508,436	\$2,625,084	\$189,845	\$53,157	\$136,688	\$759,380	\$212,626	\$546,754	\$265,783	
2049	\$283,259,103	\$2,832,591	\$204,852	\$57,359	\$147,493	\$819,407	\$229,434	\$589,973	\$286,793	
2050	\$305,018,552	\$3,050,186	\$220,588	\$61,765	\$158,824	\$882,353	\$247,059	\$635,294	\$308,823	
2051	\$327,828,635	\$3,278,286	\$237,084	\$66,384	\$170,701	\$948,337	\$265,534	\$682,803	\$331,918	
2052	\$351,732,807	\$3,517,328	\$254,372	\$71,224	\$183,148	\$1,017,487	\$284,896	\$732,591	\$356,120	
2053	\$376,776,183	\$3,767,762	\$272,483	\$76,295	\$196,188	\$1,089,932	\$305,181	\$784,751	\$381,476	
2054	\$403,005,602	\$4,030,056	\$291,452	\$81,607	\$209,845	\$1,165,808	\$326,426	\$839,382	\$408,033	
2055	\$430,469,687	\$4,304,697	\$311,314	\$87,168	\$224,146	\$1,245,256	\$348,672	\$896,584	\$435,840	
2056	\$459,218,912	\$4,592,189	\$332,105	\$92,989	\$239,116	\$1,328,421	\$371,958	\$956,463	\$464,947	
2057	\$489,305,669	\$4,893,057	\$353,864	\$99,082	\$254,782	\$1,415,456	\$396,328	\$1,019,128	\$495,409	
2058	\$519,919,307	\$5,199,193	\$376,004	\$105,281	\$270,723	\$1,504,014	\$421,124	\$1,082,890	\$526,405	
2059	\$535,516,887	\$5,355,169	\$387,284	\$108,439	\$278,844	\$1,549,135	\$433,758	\$1,115,377	\$542,197	
2060	\$551,582,393	\$5,515,824	\$398,902	\$111,693	\$287,210	\$1,595,609	\$446,770	\$1,148,838	\$558,463	
2061	\$568,129,865	\$5,681,299	\$410,869	\$115,043	\$295,826	\$1,643,477	\$460,174	\$1,183,304	\$575,217	

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
 [2] Refer to Table C-3 for details.

Table 14
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue Summary -
Unincorporated San Joaquin County (Real \$)

Unincorporated San Joaquin
County

Fiscal Year Ending	Net County Property Tax Revenue	EIFD Revenue
	<i>Table 15</i>	<i>Table 15</i>
2017	\$1,084,429	\$0
2018	\$1,116,962	\$0
2019	\$1,139,078	\$11,393
2020	\$1,161,857	\$23,128
2021	\$1,185,320	\$35,215
2022	\$1,209,486	\$47,664
2023	\$1,234,378	\$60,487
2024	\$1,260,016	\$73,695
2025	\$1,286,424	\$87,299
2026	\$1,313,623	\$101,310
2027	\$1,362,064	\$95,318
2028	\$1,388,362	\$107,560
2029	\$1,420,674	\$120,125
2030	\$1,453,955	\$133,068
2031	\$1,488,235	\$146,399
2032	\$1,523,543	\$160,130
2033	\$1,559,910	\$174,273
2034	\$1,597,369	\$188,840
2035	\$1,635,951	\$203,844
2036	\$1,645,298	\$219,298
2037	\$1,685,573	\$234,961
2038	\$1,727,056	\$251,094
2039	\$1,769,784	\$267,710
2040	\$1,813,794	\$284,825
2041	\$1,859,124	\$302,453
2042	\$1,905,815	\$320,611
2043	\$1,953,905	\$339,313
2044	\$2,003,439	\$358,576
2045	\$2,054,458	\$378,416
2046	\$2,107,008	\$398,853
2047	\$2,161,135	\$419,902
2048	\$2,216,885	\$441,583
2049	\$2,274,308	\$463,914
2050	\$2,333,454	\$486,915
2051	\$2,394,374	\$510,606
2052	\$2,457,121	\$535,008
2053	\$2,521,751	\$560,142
2054	\$2,588,320	\$586,029
2055	\$2,656,886	\$612,694
2056	\$2,727,509	\$640,159
2057	\$2,800,251	\$668,447
2058	\$2,875,175	\$697,584
2059	\$2,952,346	\$727,595
2060	\$3,031,833	\$758,507
2061	\$3,113,704	\$790,346
TOTAL	\$85,051,947	\$14,025,284

Source: EPS.

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Table 15
 RD 17 Area Finance Plan Implementation
 EIFD Revenue Analysis
 Projected Net Property Tax and EIFD Revenue - Unincorporated San Joaquin County (Real \$)

Unincorporated
San Joaquin County

Fiscal Year Ending	Beginning Assessed Value [1]	Gross Property Tax Revenue	Net City and County Property Tax Revenue						
			City	City EIFD Amount	Net City	County	County EIFD Amount [2]	Net County	Total EIFD
Formula	a	b=a*1.0%	c=b*0.00%	d	e=c-d	f=b*21.26%	g	h=f-g	d+g
2017	\$510,001,908	\$5,100,019	\$0	\$0	\$0	\$1,084,429	\$0	\$1,084,429	\$0
2018	\$525,301,965	\$5,253,020	\$0	\$0	\$0	\$1,116,962	\$0	\$1,116,962	\$0
2019	\$541,061,024	\$5,410,610	\$0	\$0	\$0	\$1,150,471	\$11,393	\$1,139,078	\$11,393
2020	\$557,292,855	\$5,572,929	\$0	\$0	\$0	\$1,184,985	\$23,128	\$1,161,857	\$23,128
2021	\$574,011,641	\$5,740,116	\$0	\$0	\$0	\$1,220,534	\$35,215	\$1,185,320	\$35,215
2022	\$591,231,990	\$5,912,320	\$0	\$0	\$0	\$1,257,150	\$47,664	\$1,209,486	\$47,664
2023	\$608,968,949	\$6,089,689	\$0	\$0	\$0	\$1,294,865	\$60,487	\$1,234,378	\$60,487
2024	\$627,238,018	\$6,272,380	\$0	\$0	\$0	\$1,333,711	\$73,695	\$1,260,016	\$73,695
2025	\$646,055,159	\$6,460,552	\$0	\$0	\$0	\$1,373,722	\$87,299	\$1,286,424	\$87,299
2026	\$665,436,813	\$6,654,368	\$0	\$0	\$0	\$1,414,934	\$101,310	\$1,313,623	\$101,310
2027	\$685,399,918	\$6,853,999	\$0	\$0	\$0	\$1,457,382	\$95,318	\$1,362,064	\$95,318
2028	\$703,525,096	\$7,035,251	\$0	\$0	\$0	\$1,495,922	\$107,560	\$1,388,362	\$107,560
2029	\$724,630,849	\$7,246,308	\$0	\$0	\$0	\$1,540,799	\$120,125	\$1,420,674	\$120,125
2030	\$746,369,775	\$7,463,698	\$0	\$0	\$0	\$1,587,023	\$133,068	\$1,453,955	\$133,068
2031	\$768,760,868	\$7,687,609	\$0	\$0	\$0	\$1,634,634	\$146,399	\$1,488,235	\$146,399
2032	\$791,823,694	\$7,918,237	\$0	\$0	\$0	\$1,683,673	\$160,130	\$1,523,543	\$160,130
2033	\$815,578,405	\$8,155,784	\$0	\$0	\$0	\$1,734,183	\$174,273	\$1,559,910	\$174,273
2034	\$840,045,757	\$8,400,458	\$0	\$0	\$0	\$1,786,209	\$188,840	\$1,597,369	\$188,840
2035	\$865,247,130	\$8,652,471	\$0	\$0	\$0	\$1,839,795	\$203,844	\$1,635,951	\$203,844
2036	\$876,910,865	\$8,769,109	\$0	\$0	\$0	\$1,864,596	\$219,298	\$1,645,298	\$219,298
2037	\$903,218,191	\$9,032,182	\$0	\$0	\$0	\$1,920,534	\$234,961	\$1,685,573	\$234,961
2038	\$930,314,737	\$9,303,147	\$0	\$0	\$0	\$1,978,150	\$251,094	\$1,727,056	\$251,094
2039	\$958,224,179	\$9,582,242	\$0	\$0	\$0	\$2,037,494	\$267,710	\$1,769,784	\$267,710
2040	\$986,970,904	\$9,869,709	\$0	\$0	\$0	\$2,098,619	\$284,825	\$1,813,794	\$284,825
2041	\$1,016,580,031	\$10,165,800	\$0	\$0	\$0	\$2,161,578	\$302,453	\$1,859,124	\$302,453
2042	\$1,047,077,432	\$10,470,774	\$0	\$0	\$0	\$2,226,425	\$320,611	\$1,905,815	\$320,611
2043	\$1,078,489,755	\$10,784,898	\$0	\$0	\$0	\$2,293,218	\$339,313	\$1,953,905	\$339,313
2044	\$1,110,844,448	\$11,108,444	\$0	\$0	\$0	\$2,362,014	\$358,576	\$2,003,439	\$358,576
2045	\$1,144,169,781	\$11,441,698	\$0	\$0	\$0	\$2,432,875	\$378,416	\$2,054,458	\$378,416
2046	\$1,178,494,875	\$11,784,949	\$0	\$0	\$0	\$2,505,861	\$398,853	\$2,107,008	\$398,853
2047	\$1,213,849,721	\$12,138,497	\$0	\$0	\$0	\$2,581,037	\$419,902	\$2,161,135	\$419,902
2048	\$1,250,265,212	\$12,502,652	\$0	\$0	\$0	\$2,658,468	\$441,583	\$2,216,885	\$441,583
2049	\$1,287,773,169	\$12,877,732	\$0	\$0	\$0	\$2,738,222	\$463,914	\$2,274,308	\$463,914
2050	\$1,326,406,364	\$13,264,064	\$0	\$0	\$0	\$2,820,369	\$486,915	\$2,333,454	\$486,915
2051	\$1,366,198,555	\$13,661,986	\$0	\$0	\$0	\$2,904,980	\$510,606	\$2,394,374	\$510,606
2052	\$1,407,184,511	\$14,071,845	\$0	\$0	\$0	\$2,992,129	\$535,008	\$2,457,121	\$535,008
2053	\$1,449,400,047	\$14,494,000	\$0	\$0	\$0	\$3,081,893	\$560,142	\$2,521,751	\$560,142
2054	\$1,492,882,048	\$14,928,820	\$0	\$0	\$0	\$3,174,350	\$586,029	\$2,588,320	\$586,029
2055	\$1,537,668,510	\$15,376,685	\$0	\$0	\$0	\$3,269,580	\$612,694	\$2,656,886	\$612,694
2056	\$1,583,798,565	\$15,837,986	\$0	\$0	\$0	\$3,367,668	\$640,159	\$2,727,509	\$640,159
2057	\$1,631,312,522	\$16,313,125	\$0	\$0	\$0	\$3,468,698	\$668,447	\$2,800,251	\$668,447
2058	\$1,680,251,897	\$16,802,519	\$0	\$0	\$0	\$3,572,759	\$697,584	\$2,875,175	\$697,584
2059	\$1,730,659,454	\$17,306,595	\$0	\$0	\$0	\$3,679,941	\$727,595	\$2,952,346	\$727,595
2060	\$1,782,579,238	\$17,825,792	\$0	\$0	\$0	\$3,790,340	\$758,507	\$3,031,833	\$758,507
2061	\$1,836,056,615	\$18,360,566	\$0	\$0	\$0	\$3,904,050	\$790,346	\$3,113,704	\$790,346

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Source: San Joaquin County; LWA; EPS.

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.



APPENDICES:

- Appendix A: City of Lathrop
- Appendix B: City of Manteca
- Appendix C: City of Stockton
- Appendix D: Unincorporated San Joaquin County
- Appendix E: Supporting Tables for EIFD Revenue Analysis



APPENDIX A: City of Lathrop

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Table A-1
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop (Real \$)

Lathrop

Table with columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, Net Tax Increment (City [1], City EIFD, County [1], County EIFD), Total EIFD. Rows 2017-2061.

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Source: San Joaquin County; City of Lathrop; LWA; EPS.

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.
[2] See Table A-4 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
[3] The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table A-2 and Table A-3 for more details.

Table A-5
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Assessed Value of New Development - Lathrop Annexation Areas (2016 and Real \$)

Lathrop Annexation Area

Assessed Value of New Development [1]																	
Fiscal Year Ending	Low Density Residential	Medium Density Residential	Variable Density Residential	Variable Density Residential Flex	High Density Residential	Residential / Mixed Use	Subtotal Residential	Retail	Service Commercial	Office	Industrial	Light Industrial / R&D Flex	Subtotal Nonres.	Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase	
Assumption	AV per Dwelling Unit						AV per Bldg. Sq. Ft.										
	\$ 450,000	\$ 425,000	\$ 425,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 200	\$ 200	\$ 150	\$ 85	\$ 85						
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	1.061	\$53,805,455	
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	1.093	\$55,419,619	
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	1.126	\$57,082,207	
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	1.159	\$17,106,769	
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	1.194	\$17,619,972	
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	1.230	\$18,148,571	
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	1.267	\$18,693,028	
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	1.305	\$19,253,819	
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.344	\$0	
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.384	\$0	
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.426	\$0	
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.469	\$0	
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.513	\$0	
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.558	\$0	
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.605	\$0	
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.653	\$0	
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.702	\$0	
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.754	\$0	
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.806	\$0	
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.860	\$0	
2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.916	\$0	
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.974	\$0	
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.033	\$0	
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.094	\$4,605,623
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.157	\$4,743,791
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.221	\$4,886,105
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.288	\$5,032,688
2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.357	\$5,183,669
2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.427	\$5,339,179
2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.500	\$5,499,354
2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.575	\$5,664,335
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.652	\$5,834,265
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.732	\$6,009,293
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.814	\$6,189,572
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.898	\$6,375,259
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.985	\$6,566,517
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.075	\$6,763,512
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.167	\$6,966,418
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.262	\$7,175,410
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.360	\$7,390,673
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.461	\$7,612,393
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.565	\$7,840,765
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.671	\$8,075,987

Source: San Joaquin County; City of Lathrop; LWA; EPS.

av lath ann

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table A-6 for development projections.
[2] Based on a 3 percent annual growth factor.

Table A-6
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop

Fiscal Year Ending	Existing City							Building Square Feet					
	Dwelling Units				Residential / Mixed Use	TOTAL						Total	
	Low Density Residential	Medium Density Residential	Variable Density Residential	Variable Density Residential Flex			Retail	Service Commercial	Office	Industrial	Light Industrial / R&D Flex		
2018	14	9	200	-	91	-	314	22,216	88,862	41,382	108,900	-	261,360
2019	14	9	200	-	91	-	314	22,216	88,862	41,382	108,900	-	261,360
2020	14	9	200	-	91	-	314	22,216	88,862	41,382	108,900	-	261,360
2021	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,690
2022	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,690
2023	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,690
2024	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,690
2025	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,690
2026	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,303
2027	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,303
2028	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,303
2029	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,303
2030	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,303
2031	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,353
2032	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,353
2033	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,353
2034	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,353
2035	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,353
2036	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,502
2037	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,502
2038	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,502
2039	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,502
2040	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,502
2041	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2042	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2043	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2044	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2045	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2046	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2047	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2048	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2049	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2050	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2051	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2052	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2053	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2054	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2055	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2056	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2057	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2058	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2059	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
2060	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,624
Total	796	304	4,864	428	773	651	7,816	1,421,145	5,427,794	2,489,454	5,227,200	2,190,197	16,755,790

Source: San Joaquin County; City of Lathrop; LWA; EPS.

Table A-6
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Incremental Development Projections - Lathrop

Lathrop

Fiscal Year Ending	Annexation Area							Building Square Feet					
	Dwelling Units												
	Low Density Residential	Medium Density Residential	Variable Density Residential	Variable Density Residential Flex	High Density Residential	Residential / Mixed Use	TOTAL	Retail	Service Commercial	Office	Industrial	Light Industrial / R&D Flex	Total
2018	-	-	-	-	-	-	-	-	-	-	-	596,668	596,668
2019	-	-	-	-	-	-	-	-	-	-	-	596,668	596,668
2020	-	-	-	-	-	-	-	-	-	-	-	596,668	596,668
2021	-	-	-	-	-	-	-	-	-	-	-	173,605	173,605
2022	-	-	-	-	-	-	-	-	-	-	-	173,605	173,605
2023	-	-	-	-	-	-	-	-	-	-	-	173,605	173,605
2024	-	-	-	-	-	-	-	-	-	-	-	173,605	173,605
2025	-	-	-	-	-	-	-	-	-	-	-	173,605	173,605
2026	-	-	-	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2042	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2043	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2044	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2045	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2046	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2047	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2048	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2049	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2050	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2051	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2052	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2053	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2054	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2055	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2056	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2057	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2058	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2059	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
2060	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18,099
Total	-	-	-	-	-	-	-	23,000	91,999	-	-	2,905,016	3,020,015

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Source: San Joaquin County; City of Lathrop; LWA; EPS.



APPENDIX B: City of Manteca

Table B-1	Projected Tax Increment to EIFD—Manteca.....	23
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Table B-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Existing City Boundaries (Real \$)

Manteca
Existing City

Table with 14 columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, City [1], City EIFD Allocation, City EIFD, County [1], County EIFD Allocation, County EIFD, Total EIFD. Rows include years from 2017 to 2061 with associated financial values.

24

Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.
[2] See Table B-4 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

Table B-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Manteca Annexation Area (Real \$)

Manteca
Annexation Area

Table with columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, Net Tax Increment (City [1], City EIFD Allocation, City EIFD, County [1], County EIFD Allocation, County EIFD), Total EIFD. Rows include years from 2017 to 2061 with various financial values.

25

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Source: San Joaquin County; City of Manteca; LWA; EPS.

- [1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table B-5 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

Table B-4
 RD 17 Area Finance Plan Implementation
 EIFD Revenue Analysis
 Assessed Value of New Development - Manteca Existing City (2016 and Real \$)

Manteca Existing City

Fiscal Year Ending	Assessed Value of New Development [1]						Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Nonres.			
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.						
	\$ 450,000	\$ 180,000		\$ 200	\$ 85				
2018	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.061	\$38,192,400
2019	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.093	\$39,338,172
2020	\$62,550,000	\$5,040,000	\$67,590,000	\$0	\$0	\$0	\$67,590,000	1.126	\$76,073,140
2021	\$36,000,000	\$14,400,000	\$50,400,000	\$0	\$0	\$0	\$50,400,000	1.159	\$58,427,413
2022	\$45,000,000	\$28,800,000	\$73,800,000	\$0	\$0	\$0	\$73,800,000	1.194	\$88,121,059
2023	\$72,000,000	\$16,560,000	\$88,560,000	\$0	\$0	\$0	\$88,560,000	1.230	\$108,917,630
2024	\$72,000,000	\$13,140,000	\$85,140,000	\$10,000,000	\$4,250,000	\$14,250,000	\$99,390,000	1.267	\$125,904,278
2025	\$48,150,000	\$0	\$48,150,000	\$10,000,000	\$4,250,000	\$14,250,000	\$62,400,000	1.305	\$81,417,847
2026	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.344	\$67,531,798
2027	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.384	\$69,557,752
2028	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.426	\$71,644,485
2029	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$4,250,000	\$14,250,000	\$50,250,000	1.469	\$73,793,819
2030	\$69,750,000	\$0	\$69,750,000	\$10,000,000	\$4,935,355	\$14,935,355	\$84,685,355	1.513	\$128,094,198
2031	\$36,000,000	\$0	\$36,000,000	\$10,000,000	\$0	\$10,000,000	\$46,000,000	1.558	\$71,666,501
2032	\$36,000,000	\$0	\$36,000,000	\$20,000,000	\$0	\$20,000,000	\$56,000,000	1.605	\$89,863,561
2033	\$33,750,000	\$0	\$33,750,000	\$20,000,000	\$0	\$20,000,000	\$53,750,000	1.653	\$88,840,560
2034	\$0	\$0	\$0	\$20,000,000	\$0	\$20,000,000	\$20,000,000	1.702	\$34,048,661
2035	\$36,000,000	\$0	\$36,000,000	\$13,976,800	\$0	\$13,976,800	\$49,976,800	1.754	\$87,634,621
2036	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	1.806	\$148,101,121
2037	\$72,000,000	\$0	\$72,000,000	\$12,441,200	\$0	\$12,441,200	\$84,441,200	1.860	\$157,085,506
2038	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	1.916	\$157,120,480
2039	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	1.974	\$161,834,094
2040	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.033	\$166,689,117
2041	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.094	\$171,689,790
2042	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.157	\$176,840,484
2043	\$72,000,000	\$0	\$72,000,000	\$10,000,000	\$0	\$10,000,000	\$82,000,000	2.221	\$182,145,698
2044	\$52,200,000	\$0	\$52,200,000	\$2,987,760	\$0	\$2,987,760	\$55,187,760	2.288	\$126,265,603
2045	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.357	\$84,836,358
2046	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.427	\$87,381,449
2047	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.500	\$90,002,892
2048	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.575	\$92,702,979
2049	\$19,350,000	\$0	\$19,350,000	\$0	\$0	\$0	\$19,350,000	2.652	\$51,322,687
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.461	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table B-6 for development projections.

[2] Based on a 3 percent annual growth factor.

Table B-5
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Assessed Value of New Development - Manteca Annexation Areas (2016 and Real \$)

Manteca
Annexation Area

Fiscal Year Ending	Assessed Value of New Development [1]						Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Nonres.			
	AV per Dwelling Unit		AV per Bldg. Sq. Ft.						
Assumption	\$ 450,000	\$ 180,000		\$ 200	\$ 85				
2018	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.061	\$36,000,000
2019	\$27,000,000	\$0	\$27,000,000	\$0	\$0	\$0	\$27,000,000	1.093	\$27,000,000
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.126	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.159	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.194	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.230	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.267	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.305	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.344	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.384	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.426	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.469	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.513	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.558	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.605	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.653	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.702	\$0
2035	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.754	\$36,000,000
2036	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.806	\$36,000,000
2037	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.860	\$36,000,000
2038	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.916	\$36,000,000
2039	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	1.974	\$36,000,000
2040	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.033	\$36,000,000
2041	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.094	\$36,000,000
2042	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.157	\$36,000,000
2043	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.221	\$36,000,000
2044	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.288	\$36,000,000
2045	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.357	\$36,000,000
2046	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.427	\$36,000,000
2047	\$36,000,000	\$0	\$36,000,000	\$0	\$0	\$0	\$36,000,000	2.500	\$36,000,000
2048	\$27,450,000	\$0	\$27,450,000	\$0	\$0	\$0	\$27,450,000	2.575	\$27,450,000
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.461	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0

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Source: San Joaquin County; City of Manteca; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table B-6 for development projections.

[2] Based on a 3 percent annual growth factor.

Table B-6
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Incremental Development Projections - Manteca

Manteca

Fiscal Year Ending	Existing City						Annexation Area					
	Dwelling Units			Building Square Feet			Dwelling Units			Building Square Feet		
	Low Density Residential	High Density Residential	TOTAL	Retail	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Industrial	Total
2018	80	-	80	-	-	-	80	-	80	-	-	-
2019	80	-	80	-	-	-	60	-	60	-	-	-
2020	139	28	167	-	-	-	-	-	-	-	-	-
2021	80	80	160	-	-	-	-	-	-	-	-	-
2022	100	160	260	-	-	-	-	-	-	-	-	-
2023	160	92	252	-	-	-	-	-	-	-	-	-
2024	160	73	233	50,000	50,000	100,000	-	-	-	-	-	-
2025	107	-	107	50,000	50,000	100,000	-	-	-	-	-	-
2026	80	-	80	50,000	50,000	100,000	-	-	-	-	-	-
2027	80	-	80	50,000	50,000	100,000	-	-	-	-	-	-
2028	80	-	80	50,000	50,000	100,000	-	-	-	-	-	-
2029	80	-	80	50,000	50,000	100,000	-	-	-	-	-	-
2030	155	-	155	50,000	58,063	108,063	-	-	-	-	-	-
2031	80	-	80	50,000	-	50,000	-	-	-	-	-	-
2032	80	-	80	100,000	-	100,000	-	-	-	-	-	-
2033	75	-	75	100,000	-	100,000	-	-	-	-	-	-
2034	-	-	-	100,000	-	100,000	-	-	-	-	-	-
2035	80	-	80	69,884	-	69,884	80	-	80	-	-	-
2036	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2037	160	-	160	62,206	-	62,206	80	-	80	-	-	-
2038	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2039	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2040	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2041	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2042	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2043	160	-	160	50,000	-	50,000	80	-	80	-	-	-
2044	116	-	116	14,939	-	14,939	80	-	80	-	-	-
2045	80	-	80	-	-	-	80	-	80	-	-	-
2046	80	-	80	-	-	-	80	-	80	-	-	-
2047	80	-	80	-	-	-	80	-	80	-	-	-
2048	80	-	80	-	-	-	61	-	61	-	-	-
2049	43	-	43	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,455	433	3,888	1,197,029	358,063	1,555,092	1,241	-	1,241	-	-	-

Source: San Joaquin County; City of Manteca; LWA; EPS.

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APPENDIX C: City of Stockton

Table C-1	Projected Tax Increment to EIFD—Stockton	29
Table C-2	Projected Tax Increment to EIFD— Stockton Existing City Boundaries.....	30
Table C-3	Projected Tax Increment to EIFD— Stockton Annexation Area	31
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Stockton Existing City

Table C-2 RD 17 Area Finance Plan Implementation EIFD Revenue Analysis Projected Tax Increment to EIFD - Stockton Existing City Boundaries (Real \$)

Table with columns: Fiscal Year Ending, Beginning Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, City EIFD Allocation, City EIFD, County EIFD [1], County EIFD Allocation, County EIFD, Total EIFD. Rows include years from 2017 to 2061.

30

Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] See RD 17 Area Finance Plan Implementation for Fiscal Year 2016-17 beginning assessed value. [2] See Table C-4 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs. In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

Table C-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Stockton Annexation Area (Real \$)

Stockton
Annexation Area

Table with columns: Fiscal Year, Beginning Ending, Assessed Value [1], Existing AV Growth, New AV Added to Roll [2], Ending AV, Cumulative Growth in AV starting in 2018, Gross Tax Increment, Net Tax Increment (City [1], City EIFD Allocation, City EIFD, County [1], County EIFD Allocation, County EIFD, Total EIFD). Rows include years from 2017 to 2061 with associated values.

31

Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Prior to annexation of the annexation area to the City, the City receives no property tax revenue for these TRAs.
[2] See Table C-5 for new AV added to roll from 2017-18 on. It is assumed that new AV is added to roll in year after development occurs.
In 2016-17 and 2017-18 prior to the start of the EIFD, it is assumed that the growth in new assessed value will be 3% of the existing assessed value.

Table C-4
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Existing City (2016 and Real \$)

Stockton
Existing City

Assessed Value of New Development [1]										
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Nonres.	Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase	
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.							
	\$ 325,000	\$ 180,000	\$ 200	\$ 0						
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0	\$0
2020	\$26,000,000	\$0	\$26,000,000	\$0	\$0	\$0	\$26,000,000	1.126	\$29,263,229	\$29,263,229
2021	\$26,000,000	\$27,360,000	\$53,360,000	\$0	\$0	\$0	\$53,360,000	1.159	\$61,858,865	\$61,858,865
2022	\$26,000,000	\$27,540,000	\$53,540,000	\$50,000,000	\$0	\$50,000,000	\$103,540,000	1.194	\$123,632,175	\$123,632,175
2023	\$26,000,000	\$0	\$26,000,000	\$5,000,000	\$0	\$5,000,000	\$31,000,000	1.230	\$38,126,090	\$38,126,090
2024	\$26,000,000	\$0	\$26,000,000	\$5,000,000	\$0	\$5,000,000	\$31,000,000	1.267	\$39,269,873	\$39,269,873
2025	\$15,587,000	\$0	\$15,587,000	\$5,000,000	\$0	\$5,000,000	\$20,587,000	1.305	\$26,861,366	\$26,861,366
2026	\$0	\$27,000,000	\$27,000,000	\$5,000,000	\$0	\$5,000,000	\$32,000,000	1.344	\$43,005,324	\$43,005,324
2027	\$0	\$27,000,000	\$27,000,000	\$5,000,000	\$0	\$5,000,000	\$32,000,000	1.384	\$44,295,484	\$44,295,484
2028	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.426	\$7,128,804	\$7,128,804
2029	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.469	\$7,342,669	\$7,342,669
2030	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.513	\$7,562,949	\$7,562,949
2031	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.558	\$7,789,837	\$7,789,837
2032	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.605	\$31,131,305	\$31,131,305
2033	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.653	\$32,065,244	\$32,065,244
2034	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.702	\$33,027,201	\$33,027,201
2035	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.754	\$34,018,017	\$34,018,017
2036	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.806	\$35,038,558	\$35,038,558
2037	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.860	\$36,089,715	\$36,089,715
2038	\$0	\$2,880,000	\$2,880,000	\$5,000,000	\$0	\$5,000,000	\$7,880,000	1.916	\$15,098,895	\$15,098,895
2039	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.974	\$9,867,933	\$9,867,933
2040	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.033	\$10,163,971	\$10,163,971
2041	\$0	\$0	\$0	\$4,445,831	\$0	\$4,445,831	\$4,445,831	2.094	\$9,308,583	\$9,308,583
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.157	\$0	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.221	\$0	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.288	\$0	\$0
2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.357	\$0	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.427	\$0	\$0
2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.500	\$0	\$0
2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.575	\$0	\$0
2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.652	\$0	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.732	\$0	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.814	\$0	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.898	\$0	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.985	\$0	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.075	\$0	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.167	\$0	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.262	\$0	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.360	\$0	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.461	\$0	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0	\$0

av st ex

Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.

[2] Based on a 3 percent annual growth factor.

Table C-5
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Assessed Value of New Development - Stockton Annexation Areas (2016 and Real \$)

Stockton
Annexation Area

Assessed Value of New Development [1]									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Nonres.	Total (2016\$)	Escalation Factor [2]	Total with Annual Sales Price Increase
Assumption	AV per Dwelling Unit		AV per Bldg. Sq. Ft.						
	\$ 325,000	\$ 180,000	\$ 200	\$ 85					
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.126	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.159	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.194	\$0
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.230	\$0
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.267	\$0
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.305	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.344	\$0
2027	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.384	\$6,921,169
2028	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.426	\$7,128,804
2029	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.469	\$7,342,669
2030	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.513	\$7,562,949
2031	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.558	\$7,789,837
2032	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.605	\$8,023,532
2033	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.653	\$8,264,238
2034	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.702	\$8,512,165
2035	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.754	\$8,767,530
2036	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.806	\$9,030,556
2037	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.860	\$9,301,473
2038	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.916	\$9,580,517
2039	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	1.974	\$9,867,933
2040	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.033	\$10,163,971
2041	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.094	\$10,468,890
2042	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.157	\$10,782,956
2043	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.221	\$11,106,445
2044	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.288	\$11,439,638
2045	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.357	\$11,782,828
2046	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.427	\$12,136,312
2047	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.500	\$12,500,402
2048	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.575	\$12,875,414
2049	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.652	\$13,261,676
2050	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.732	\$13,659,526
2051	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.814	\$14,069,312
2052	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.898	\$14,491,392
2053	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	2.985	\$14,926,133
2054	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	3.075	\$15,373,917
2055	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	3.167	\$15,835,135
2056	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$5,000,000	3.262	\$16,310,189
2057	\$0	\$0	\$0	\$4,742,544	\$0	\$4,742,544	\$4,742,544	3.360	\$15,934,468
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.461	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.671	\$0

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Source: San Joaquin County; City of Stockton; LWA; EPS.

[1] Calculated as annual projected dwelling units/bldg. sq. ft. multiplied by AV per dwelling unit/bldg. sq. ft. See Table C-6 for development projections.

[2] Based on a 3 percent annual growth factor.

Table C-6
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Incremental Development Projections - Stockton

Stockton

Fiscal Year Ending	Existing City						Annexation Area					
	Dwelling Units			Building Square Feet			Dwelling Units			Building Square Feet		
	Low Density Residential	High Density Residential	TOTAL	Retail	Industrial	Total	Low Density Residential	High Density Residential	TOTAL	Retail	Industrial	Total
2018	-	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-	-	-
2020	80	-	80	-	-	-	-	-	-	-	-	-
2021	80	152	232	-	-	-	-	-	-	-	-	-
2022	80	153	233	250,000	-	250,000	-	-	-	-	-	-
2023	80	-	80	25,000	-	25,000	-	-	-	-	-	-
2024	80	-	80	25,000	-	25,000	-	-	-	-	-	-
2025	48	-	48	25,000	-	25,000	-	-	-	-	-	-
2026	-	150	150	25,000	-	25,000	-	-	-	-	-	-
2027	-	150	150	25,000	-	25,000	-	-	-	25,000	-	25,000
2028	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2029	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2030	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2031	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2032	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2033	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2034	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2035	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2036	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2037	-	80	80	25,000	-	25,000	-	-	-	25,000	-	25,000
2038	-	16	16	25,000	-	25,000	-	-	-	25,000	-	25,000
2039	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2040	-	-	-	25,000	-	25,000	-	-	-	25,000	-	25,000
2041	-	-	-	22,229	-	22,229	-	-	-	25,000	-	25,000
2042	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2043	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2044	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2045	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2046	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2047	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2048	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2049	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2050	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2051	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2052	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2053	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2054	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2055	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2056	-	-	-	-	-	-	-	-	-	25,000	-	25,000
2057	-	-	-	-	-	-	-	-	-	23,713	-	23,713
2058	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-
Total	448	1,101	1,549	722,229	-	722,229	-	-	-	773,713	-	773,713

Source: San Joaquin County; City of Stockton; LWA; EPS.

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APPENDIX D:
Unincorporated San Joaquin County

Table D-1	Projected Tax Increment to EIFD— Unincorporated San Joaquin County.....	35
Table D-2	Estimated Annexation Assessed Value Reduction	36

Table D-1
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Unincorporated San Joaquin County (Real \$)

Unincorporated San Joaquin County

Fiscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	Annexation AV Reduction	Ending AV	Cumulative Growth in AV <small>starting in 2018</small>	Gross Tax Increment	Net Tax Increment		
							County [1]	County EIFD Allocation	County EIFD
							<i>i=f*21.26%</i>	<i>j</i>	<i>k=j*i</i>
<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>i=f*21.26%</i>	<i>j</i>	<i>k=j*i</i>
2017	\$510,001,908	\$15,300,057	\$0	\$525,301,965	\$0	\$0	\$0	34%	\$0
2018	\$525,301,965	\$15,759,059	\$0	\$541,061,024	\$15,759,059	\$157,591	\$33,509	34%	\$11,393
2019	\$541,061,024	\$16,231,831	\$0	\$557,292,855	\$31,990,890	\$319,909	\$68,023	34%	\$23,128
2020	\$557,292,855	\$16,718,786	\$0	\$574,011,641	\$48,709,675	\$487,097	\$103,573	34%	\$35,215
2021	\$574,011,641	\$17,220,349	\$0	\$591,231,990	\$65,930,025	\$659,300	\$140,189	34%	\$47,664
2022	\$591,231,990	\$17,736,960	\$0	\$608,968,949	\$83,666,984	\$836,670	\$177,903	34%	\$60,487
2023	\$608,968,949	\$18,269,068	\$0	\$627,238,018	\$101,936,053	\$1,019,361	\$216,749	34%	\$73,695
2024	\$627,238,018	\$18,817,141	\$0	\$646,055,159	\$120,753,193	\$1,207,532	\$256,760	34%	\$87,299
2025	\$646,055,159	\$19,381,655	\$0	\$665,436,813	\$140,134,848	\$1,401,348	\$297,972	34%	\$101,310
2026	\$665,436,813	\$19,963,104	\$0	\$685,399,918	\$160,097,952	\$1,600,980	\$340,420	28%	\$95,318
2027	\$685,399,918	\$20,561,998	(\$2,436,819)	\$703,525,096	\$180,659,950	\$1,806,599	\$384,141	28%	\$107,560
2028	\$703,525,096	\$21,105,753	\$0	\$724,630,849	\$201,765,703	\$2,017,657	\$429,019	28%	\$120,125
2029	\$724,630,849	\$21,738,925	\$0	\$746,369,775	\$223,504,628	\$2,235,046	\$475,243	28%	\$133,068
2030	\$746,369,775	\$22,391,093	\$0	\$768,760,868	\$245,895,722	\$2,458,957	\$522,854	28%	\$146,399
2031	\$768,760,868	\$23,062,826	\$0	\$791,823,694	\$268,958,548	\$2,689,585	\$571,893	28%	\$160,130
2032	\$791,823,694	\$23,754,711	\$0	\$815,578,405	\$292,713,258	\$2,927,133	\$622,403	28%	\$174,273
2033	\$815,578,405	\$24,467,352	\$0	\$840,045,757	\$317,180,611	\$3,171,806	\$674,429	28%	\$188,840
2034	\$840,045,757	\$25,201,373	\$0	\$865,247,130	\$342,381,983	\$3,423,820	\$728,015	28%	\$203,844
2035	\$865,247,130	\$25,957,414	(\$14,293,679)	\$876,910,865	\$368,339,397	\$3,683,394	\$783,209	28%	\$219,298
2036	\$876,910,865	\$26,307,326	\$0	\$903,218,191	\$394,646,723	\$3,946,467	\$839,147	28%	\$234,961
2037	\$903,218,191	\$27,096,546	\$0	\$930,314,737	\$421,743,269	\$4,217,433	\$896,763	28%	\$251,094
2038	\$930,314,737	\$27,909,442	\$0	\$958,224,179	\$449,652,711	\$4,496,527	\$956,107	28%	\$267,710
2039	\$958,224,179	\$28,746,725	\$0	\$986,970,904	\$478,399,436	\$4,783,994	\$1,017,232	28%	\$284,825
2040	\$986,970,904	\$29,609,127	\$0	\$1,016,580,031	\$508,008,563	\$5,080,086	\$1,080,190	28%	\$302,453
2041	\$1,016,580,031	\$30,497,401	\$0	\$1,047,077,432	\$538,505,964	\$5,385,060	\$1,145,038	28%	\$320,611
2042	\$1,047,077,432	\$31,412,323	\$0	\$1,078,489,755	\$569,918,287	\$5,699,183	\$1,211,831	28%	\$339,313
2043	\$1,078,489,755	\$32,354,693	\$0	\$1,110,844,448	\$602,272,980	\$6,022,730	\$1,280,627	28%	\$358,576
2044	\$1,110,844,448	\$33,325,333	\$0	\$1,144,169,781	\$635,598,313	\$6,355,983	\$1,351,487	28%	\$378,416
2045	\$1,144,169,781	\$34,325,093	\$0	\$1,178,494,875	\$669,923,407	\$6,699,234	\$1,424,474	28%	\$398,853
2046	\$1,178,494,875	\$35,354,846	\$0	\$1,213,849,721	\$705,278,253	\$7,052,783	\$1,499,650	28%	\$419,902
2047	\$1,213,849,721	\$36,415,492	\$0	\$1,250,265,212	\$741,693,745	\$7,416,937	\$1,577,081	28%	\$441,583
2048	\$1,250,265,212	\$37,507,956	\$0	\$1,287,773,169	\$779,201,701	\$7,792,017	\$1,656,835	28%	\$463,914
2049	\$1,287,773,169	\$38,633,195	\$0	\$1,326,406,364	\$817,834,896	\$8,178,349	\$1,738,981	28%	\$486,915
2050	\$1,326,406,364	\$39,792,191	\$0	\$1,366,198,555	\$857,627,087	\$8,576,271	\$1,823,592	28%	\$510,606
2051	\$1,366,198,555	\$40,985,957	\$0	\$1,407,184,511	\$898,613,044	\$8,986,130	\$1,910,742	28%	\$535,008
2052	\$1,407,184,511	\$42,215,535	\$0	\$1,449,400,047	\$940,828,579	\$9,408,286	\$2,000,506	28%	\$560,142
2053	\$1,449,400,047	\$43,482,001	\$0	\$1,492,882,048	\$984,310,580	\$9,843,106	\$2,092,962	28%	\$586,029
2054	\$1,492,882,048	\$44,786,461	\$0	\$1,537,668,510	\$1,029,097,042	\$10,290,970	\$2,188,193	28%	\$612,694
2055	\$1,537,668,510	\$46,130,055	\$0	\$1,583,798,565	\$1,075,227,097	\$10,752,271	\$2,286,280	28%	\$640,159
2056	\$1,583,798,565	\$47,513,957	\$0	\$1,631,312,522	\$1,122,741,054	\$11,227,411	\$2,387,310	28%	\$668,447
2057	\$1,631,312,522	\$48,939,376	\$0	\$1,680,251,897	\$1,171,680,430	\$11,716,804	\$2,491,371	28%	\$697,584
2058	\$1,680,251,897	\$50,407,557	\$0	\$1,730,659,454	\$1,222,087,987	\$12,220,880	\$2,598,554	28%	\$727,595
2059	\$1,730,659,454	\$51,919,784	\$0	\$1,782,579,238	\$1,274,007,770	\$12,740,078	\$2,708,952	28%	\$758,507
2060	\$1,782,579,238	\$53,477,377	\$0	\$1,836,056,615	\$1,327,485,147	\$13,274,851	\$2,822,663	28%	\$790,346
2061	\$1,836,056,615	\$55,081,698	\$0	\$1,891,138,314	\$1,382,566,846	\$13,825,668	\$2,939,784	28%	\$823,140

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Source: San Joaquin County; LWA; EPS.

[1] See Table E-1 for Fiscal Year 2016-17 beginning assessed value.

Table D-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Estimated Annexation Assessed Value Reduction (2016 and Real \$)

Jurisdiction / Project	Fiscal Year Ending [1]	Tax Rate Areas (TRA)	Total TRA Acres	Acres Annexed	Percentage of Acres Annexed	Total TRA Assessed Value (2016\$)	Assessed Value Reduction (2016\$) [2]	Escalation Factor [3]	Escalated Assessed Value Reduction
City of Lathrop									
South Lathrop Specific Plan	2018	102-004	744	252	33.86%	\$147,440,025	\$49,928,445	1.06	\$52,969,087
City of Manteca									
Oakwood Shores	2018	102-003 and 102-004	789	26	3.25%	\$149,163,260	\$4,854,835	1.06	\$5,150,495
Future Manteca Annexation Area	2035	102-001 and 102-136	1,707	275	16.13%	\$50,538,468	\$8,151,485	1.75	\$14,293,679
City of Stockton									
Future Stockton Annexation Area	2027	102-135 and 102-032	1,597	69	4.33%	\$40,617,157	\$1,760,410	1.38	\$2,436,819

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Source: LWA; EPS.

[1] It is assumed that the full project acreage will be annexed into the City on the initial year of development for each project.

[2] Represents the loss of assessed value to the unincorporated San Joaquin County. Potential revenue from the newly developed TRAs within the City is calculated in the potential revenue from each jurisdiction.

[3] Assumes a 3 percent annual escalation factor.



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Table E-1
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Existing Land Use Assessed Value (2016\$)

Land Use	Total Acres	FY 2016/17 Assessed Value		
		Existing Land Value	Existing Land Improvement Value	Total Existing Assessed Value
City of Lathrop				
Residential Land Uses	980	\$370,230,558	\$878,593,739	\$1,248,824,297
Residential	908	\$367,600,440	\$876,029,761	\$1,243,630,201
Rural Residential	73	\$2,630,118	\$2,563,978	\$5,194,096
Nonresidential Land Uses	2,765	\$188,205,577	\$767,676,296	\$955,881,873
Commercial	1,639	\$78,742,792	\$113,030,060	\$191,772,852
Industrial	1,126	\$109,462,785	\$654,646,236	\$764,109,021
Agricultural Land Uses	1,203	\$6,739,902	\$1,669,608	\$8,409,510
Agricultural	1,203	\$6,739,902	\$1,669,608	\$8,409,510
Vacant Land Uses	1,219	\$91,390,335	\$3,738,709	\$95,129,044
Vacant	46	\$926,502	\$2,225	\$928,727
Vacant Commercial	358	\$40,182,348	\$2,117,142	\$42,299,490
Vacant Industrial	397	\$23,375,813	\$1,334,174	\$24,709,987
Vacant Residential	418	\$26,905,672	\$285,168	\$27,190,840
Total All Land Uses	6,167	\$656,566,372	\$1,651,678,352	\$2,308,244,724
City of Manteca				
Residential Land Uses	257	\$110,286,435	\$251,689,748	\$361,976,183
Residential	220	\$109,101,838	\$250,251,012	\$359,352,850
Rural Residential	37	\$1,184,597	\$1,438,736	\$2,623,333
Nonresidential Land Uses	517	\$29,444,637	\$82,500,316	\$111,944,953
Commercial	468	\$25,198,755	\$63,335,323	\$88,534,078
Industrial	48	\$4,245,882	\$19,164,993	\$23,410,875
Agricultural Land Uses	1,057	\$6,383,314	\$1,368,597	\$7,751,911
Agricultural	1,057	\$6,383,314	\$1,368,597	\$7,751,911
Vacant Land Uses	615	\$43,910,440	\$193,406	\$44,103,846
Vacant	-	-	-	-
Vacant Commercial	248	\$14,174,986	\$123,037	\$14,298,023
Vacant Industrial	184	\$21,295,297	\$70,369	\$21,365,666
Vacant Residential	183	\$8,440,157	-	\$8,440,157
Total All Land Uses	2,446	\$190,024,826	\$335,752,067	\$525,776,893

**Table E-1
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Existing Land Use Assessed Value (2016\$)**

Land Use	Total Acres	FY 2016/17 Assessed Value		
		Existing Land Value	Existing Land Improvement Value	Total Existing Assessed Value
City of Stockton				
Residential Land Uses	930	\$316,918,551	\$813,742,433	\$1,130,660,984
Residential	929	\$316,909,439	\$813,641,895	\$1,130,551,334
Rural Residential	1	\$9,112	\$100,538	\$109,650
Nonresidential Land Uses	205	\$10,207,346	\$16,054,558	\$26,261,904
Commercial	204	\$10,106,860	\$15,898,118	\$26,004,978
Industrial	0	\$100,486	\$156,440	\$256,926
Agricultural Uses	44	\$100,007	\$143,279	\$243,286
Agricultural	44	\$100,007	\$143,279	\$243,286
Vacant Land Uses	88	\$7,495,877	\$189,000	\$7,684,877
Vacant	34	\$58,476	-	\$58,476
Vacant Commercial	24	\$4,839,068	-	\$4,839,068
Vacant Industrial	-	-	-	-
Vacant Residential	30	\$2,598,333	\$189,000	\$2,787,333
Total All Land Uses	1,266	\$334,721,781	\$830,129,270	\$1,164,851,051
Unincorporated County				
Residential Land Uses	1,668	\$106,325,543	\$190,439,390	\$296,764,933
Residential	504	\$71,251,861	\$140,165,313	\$211,417,174
Rural Residential	1,164	\$35,073,682	\$50,274,077	\$85,347,759
Nonresidential Land Uses	2,046	\$44,370,769	\$66,368,756	\$110,739,525
Commercial	1,542	\$17,985,353	\$20,216,306	\$38,201,659
Industrial	504	\$26,385,416	\$46,152,450	\$72,537,866
Agricultural Uses	7,934	\$52,225,562	\$26,058,121	\$78,283,683
Agricultural	7,934	\$52,225,562	\$26,058,121	\$78,283,683
Vacant Land Uses	474	\$23,592,416	\$621,351	\$24,213,767
Vacant	11	\$123,494	-	\$123,494
Vacant Commercial	109	\$5,688,270	\$97,678	\$5,785,948
Vacant Industrial	253	\$10,753,716	\$378,051	\$11,131,767
Vacant Residential	101	\$7,026,936	\$145,622	\$7,172,558
Total All Land Uses	12,121	\$226,514,290	\$283,487,618	\$510,001,908

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Source: San Joaquin County; City of Manteca; City of Lathrop; City of Stockton; LWA; EPS.

Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015-16

TRA [1]	2016-17 Gross Property Tax Revenue			Tax Allocation Percentage	
	City	County	Total	City	County
Lathrop					
7000	\$70,111	\$104,731	\$574,230	12.21%	18.24%
7002	\$4,520	\$6,217	\$34,480	13.11%	18.03%
7007	\$247,087	\$281,189	\$1,982,085	12.47%	14.19%
7008	\$428	\$554	\$3,612	11.85%	15.34%
7010	\$15,699	\$13,808	\$87,033	18.04%	15.87%
7012	\$65,393	\$93,684	\$523,682	12.49%	17.89%
7013	\$121,035	\$108,089	\$672,749	17.99%	16.07%
7014	\$935,002	\$1,675,780	\$8,661,455	10.79%	19.35%
7022	\$68,728	\$97,910	\$553,779	12.41%	17.68%
7029	\$3,968	\$4,950	\$33,785	11.75%	14.65%
7032	\$0	\$0	\$2	14.11%	18.40%
7041	\$64,978	\$72,383	\$425,534	15.27%	17.01%
7043	\$248,222	\$321,722	\$1,898,697	13.07%	16.94%
7046	\$717,122	\$664,675	\$4,098,403	17.50%	16.22%
7047	\$6,337	\$9,027	\$50,749	12.49%	17.79%
7048	\$71,666	\$64,310	\$403,669	17.75%	15.93%
7049	\$80,971	\$71,665	\$448,883	18.04%	15.97%
7071	\$571,972	\$794,075	\$4,408,394	12.97%	18.01%
7074	\$7,999	\$29,638	\$146,080	5.48%	20.29%
Total Lathrop	\$3,301,238	\$4,414,410	\$25,007,300	13.20%	17.65%

Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015-16

TRA [1]	2016-17 Gross Property Tax Revenue			Tax Allocation Percentage	
	City	County	Total	City	County
Manteca					
TRAs not in RDA					
2000	\$4,509,871	\$6,184,998	\$31,301,644	14.41%	19.76%
2060	\$90,961	\$134,984	\$681,533	13.35%	19.81%
2063	\$141,007	\$244,258	\$1,103,346	12.78%	22.14%
2064	\$2,783	\$4,821	\$21,462	12.97%	22.46%
2087	\$1,265,222	\$1,714,116	\$8,716,830	14.51%	19.66%
2088	\$159,915	\$243,657	\$1,223,149	13.07%	19.92%
Subtotal	\$6,169,758	\$8,526,835	\$43,047,964	14.33%	19.81%
TRAs in RDA					
2005	\$32	\$40	\$630	5.04%	6.34%
2006	\$18	\$30	\$870	2.07%	3.40%
2057	\$489	\$621	\$1,340,337	0.04%	0.05%
2058	\$197	\$250	\$1,193,411	0.02%	0.02%
2059	\$14,405	\$24,954	\$112,420	12.81%	22.20%
2070	\$7,004	\$12,133	\$66,686	10.50%	18.19%
2071	\$415	\$719	\$9,843	4.22%	7.31%
2074	\$26,292	\$34,608	\$551,774	4.77%	6.27%
2076	\$16	\$27	\$19,748	0.08%	0.14%
2077	\$94	\$163	\$784	12.00%	20.79%
2078	\$953	\$8,581	\$40,149	2.37%	21.37%
Subtotal	\$49,916	\$82,125	\$3,336,652	1.50%	2.46%
Total Manteca	\$6,219,674	\$8,608,960	\$46,384,615		
Stockton					
3159	\$129,476	\$152,921	\$758,880	17.06%	20.15%
3206	\$232,854	\$275,003	\$1,364,731	17.06%	20.15%
3238	\$1,735,549	\$2,053,144	\$10,193,453	17.03%	20.14%
3240	\$104,286	\$142,177	\$608,830	17.13%	23.35%
3289	\$83,255	\$97,440	\$485,296	17.16%	20.08%
3312	\$7,192	\$12,459	\$52,088	13.81%	23.92%
3463	\$21,850	\$85,722	\$285,122	7.66%	30.07%
3464	\$182	\$215	\$1,061	17.15%	20.25%
Total Stockton	\$2,314,645	\$2,819,080	\$13,749,463	16.83%	20.50%

**Table E-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Gross Property Tax Revenue and Tax Allocation Percentages - Fiscal Year 2015-16**

TRA [1]	2016-17 Gross Property Tax Revenue			Tax Allocation Percentage	
	City	County	Total	City	County
Unincorporated [1]					
102001	\$0	\$228,594	\$1,124,627	0.00%	20.33%
102003	\$0	\$3,514	\$16,805	0.00%	20.91%
102004	\$0	\$323,492	\$1,506,098	0.00%	21.48%
102032	\$0	\$796	\$3,570	0.00%	22.31%
102034	\$0	\$20,087	\$90,146	0.00%	22.28%
102038	\$0	\$27,313	\$123,194	0.00%	22.17%
102041	\$0	\$164	\$766	0.00%	21.43%
102044	\$0	\$5,635	\$30,877	0.00%	18.25%
102049	\$0	\$38,368	\$234,090	0.00%	16.39%
102058	\$0	\$2,671	\$14,482	0.00%	18.45%
102060	\$0	\$205,880	\$946,766	0.00%	21.75%
102065	\$0	\$14,212	\$65,428	0.00%	21.72%
102066	\$0	\$24,483	\$143,447	0.00%	17.07%
102067	\$0	\$42,970	\$194,550	0.00%	22.09%
102073	\$0	\$25,626	\$118,745	0.00%	21.58%
102099	\$0	\$3,393	\$15,650	0.00%	21.68%
102100	\$0	\$10,808	\$54,584	0.00%	19.80%
102108	\$0	\$21	\$101	0.00%	20.81%
102121	\$0	\$17,862	\$79,805	0.00%	22.38%
102135	\$0	\$172,291	\$772,729	0.00%	22.30%
102136	\$0	\$14,804	\$72,951	0.00%	20.29%
102138	\$0	\$142	\$638	0.00%	22.22%
102151	\$0	\$172,705	\$844,843	0.00%	20.44%
102154	\$0	\$13,475	\$62,884	0.00%	21.43%
102159	\$0	\$25,764	\$115,554	0.00%	22.30%
102175	\$0	\$178,997	\$802,456	0.00%	22.31%
102177	\$0	\$46,605	\$209,764	0.00%	22.22%
102178	\$0	\$108,254	\$485,521	0.00%	22.30%
Total Unincorporated	\$0	\$1,728,928	\$8,131,069	0.00%	21.26%
TOTAL	\$11,835,557	\$17,571,378	\$93,272,448		

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Source: San Joaquin County Assessor; San Joaquin County Auditor-Controller; EPS.

[1] For each city, includes all TRAs in the existing city boundary within the RD17 boundary. This differs from the allocations used in the individual City fiscal impact analyses because those analyses include only the allocation for TRAs with anticipated development.

**Table E-3
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Lathrop Annexation Area**

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF	Adjusted Existing Base Revenue [1]	Property Tax Sharing Agreement [2]	Newly Created TRA [3]:	
					Base Revenue	Post-ERAF Distribution
<i>Formula</i>		<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * \$41,854</i>	<i>e = d / \$162,934</i>
Subject to Detachment						
10001	County General Fund	21.47880%	\$34,996	80%	\$33,483	20.54993%
10527	Road District #5	4.20920%	\$6,858	-	-	0.00000%
40600	City of Lathrop	0.00000%	-	20%	\$8,371	5.13748%
	Subtotal	25.68800%	\$41,854	100%	\$41,854	20.54993%
Not Subject to Detachment						
10618	County Library	1.73420%	\$2,826	-	\$2,826	1.73416%
12601	Manteca Unified School District	28.50000%	\$46,435	-	\$46,435	28.49933%
13001	San Joaquin Delta Community College	3.85840%	\$6,287	-	\$6,287	3.85830%
13201	San Joaquin County Office of Education	1.38660%	\$2,259	-	\$2,259	1.38655%
14901	Lathrop-Manteca Fire District (LMFD)	9.35930%	\$15,249	-	\$15,249	9.35907%
16001	San Joaquin Flood Control	0.16920%	\$276	-	\$276	0.16920%
21901	Mosquito Abatement	0.75950%	\$1,237	-	\$1,237	0.75949%
22001	Reclamation District #17	0.92480%	\$1,507	-	\$1,507	0.92478%
41100	Education Revenue Augmentation Fund (ERAF)	27.62000%	\$45,005	-	\$45,005	27.62172%
	Subtotal	74.31200%	\$121,081	0%	\$121,081	74.31259%
Total		100.00000%	\$162,934	100%	\$162,934	100.00000%

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Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.

[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Lathrop dated November 2012 related to annexed areas to the City.

[3] The newly created TRA 007-092 will be effective in FY 2017-18. Base revenue and distribution estimated herein may differ from the final values when the TRA becomes effective.

Table E-4
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Manteca Annexation Areas

City of Manteca

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2016-17) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total		Base Revenue	Post-ERAF Distribution
<i>Formula</i>		<i>a</i>	<i>b</i>	<i>e</i>	<i>f</i>	<i>g = e + f</i>	<i>h</i>	<i>e = d * \$396,888</i>	<i>f = e / \$1,197,578</i>
Subject to Detachment									
10001	County General	20.32600%	20.29360%	\$228,594	\$14,804	\$243,398	80%	\$317,510	26.51271%
10527	Road District 5	3.97920%	3.97840%	\$44,751	\$2,902	\$47,653	-	-	0.00000%
14901	Lathrop-Manteca Rural Fire	8.83690%	8.84610%	\$99,384	\$6,453	\$105,837	-	-	0.00000%
40200	City of Manteca	0.00000%	0.00000%	-	-	-	20%	\$79,378	6.62818%
	Subtotal	33.14210%	33.11810%	\$372,728	\$24,160	\$396,888	100%	\$396,888	33.14089%
Not Subject to Detachment									
10618	County Library	1.63940%	1.63910%	\$18,437	\$1,196	\$19,633	-	\$19,633	1.63940%
12601	Manteca Unified Schools	26.94230%	26.93720%	\$303,000	\$19,651	\$322,650	-	\$322,650	26.94192%
13001	S.J. Delta Comm College	3.64750%	3.64670%	\$41,021	\$2,660	\$43,681	-	\$43,681	3.64745%
13201	County Office Of Education	1.28960%	1.31780%	\$14,501	\$961	\$15,463	-	\$15,463	1.29115%
16001	Sjc Flood Control	0.16000%	0.15990%	\$1,799	\$117	\$1,916	-	\$1,916	0.15997%
21901	Sjc Mosquito Abatement	0.71800%	0.71790%	\$8,075	\$524	\$8,598	-	\$8,598	0.71797%
24601	South San Joaquin Irrigation	5.41160%	5.41660%	\$60,861	\$3,951	\$64,813	-	\$64,813	5.41200%
41100	ERAF - Educational Revenue Augmentation Fund	27.04950%	27.04670%	\$304,205	\$19,731	\$323,936	-	\$323,936	27.04926%
	Subtotal	66.85790%	66.88190%	\$751,899	\$48,791	\$800,690	0%	\$800,690	66.85911%
Total		100.00000%	100.00000%	\$1,124,627	\$72,951	\$1,197,578	100%	\$1,197,578	100.00000%

tra man

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.

[3] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Manteca dated December 2014

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City of Stockton

Table E-5
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Preliminary Property Tax Allocations - City of Stockton Annexation Area

Tax Code	Entity	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2016-17) [1]			Property Tax Sharing Agreement [2]	Post Annexation Average	
		TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032	Total		Base Revenue	Post-ERAF Distribution
Formula		a	b	e	f	g = e + f	h	e = d * \$278,126	f = e / \$769,158
Subject to Detachment									
10001	County General	22.29650%	22.30610%	\$172,291	(\$796)	\$171,495	80%	\$222,501	28.92784%
10527	Road District 1	4.26040%	4.26030%	\$32,921	(\$152)	\$32,769	-	-	0.00000%
14401	French Camp-Mc Kinley Rural Fire	9.60300%	9.60300%	\$74,205	(\$343)	\$73,862	-	-	0.00000%
40400	City of Stockton	0.00000%	0.00000%	-	-	-	20%	\$55,625	7.23196%
Subtotal		36.15990%	36.16940%	\$279,417	(\$1,291)	\$278,126	100%	\$278,126	36.15980%
Not Subject to Detachment									
10618	County Library	1.80010%	1.80010%	\$13,910	(\$64)	\$13,846	-	\$13,846	1.80013%
12601	Manteca Unified Schools	29.58380%	29.58380%	\$228,602	(\$1,056)	\$227,546	-	\$227,546	29.58378%
13001	S.J. Delta Comm College	4.00510%	4.00510%	\$30,949	(\$143)	\$30,806	-	\$30,806	4.00514%
13201	County Office Of Education	1.43850%	1.42890%	\$11,116	(\$51)	\$11,065	-	\$11,065	1.43855%
16001	Sjc Flood Control	0.17560%	0.17570%	\$1,357	(\$6)	\$1,351	-	\$1,351	0.17564%
21901	Sjc Mosquito Abatement	0.78840%	0.78840%	\$6,092	(\$28)	\$6,064	-	\$6,064	0.78838%
41100	ERAF - Educational Revenue Augmentation Fund	26.04860%	26.04860%	\$201,285	(\$930)	\$200,355	-	\$200,355	26.04859%
Subtotal		63.84010%	63.83060%	\$493,311	(\$2,279)	\$491,032	-	\$491,032	63.84020%
Total		100.00000%	100.00000%	\$772,729	(\$3,570)	\$769,158	100%	\$769,158	100.00000%

tra st

Source: San Joaquin County Auditor-Controller; EPS.

[1] Provided by the San Joaquin County Auditor-Controller.

[2] Based on the most recent tax-sharing agreement between San Joaquin County and the City of Stockton dated March 2005 related to annexed areas to the City.

Table E17
Mossdale Tract: 2018 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at \$5.8 Million Starting

Year	Gross Available Assessment Revenues	Gross EIFD Revenues	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects
	<i>Table B-1: RD 17 Area: Overlay Assessment Rate Analysis</i>	<i>Table 2: EIFD Revenue Analysis</i>						
						[1]		[1]
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$5,800,000	\$448,683	\$6,248,683	\$0	\$0	\$0	\$5,800,000	\$448,683
2020	\$5,774,849	\$908,407	\$6,683,256	\$0	\$0	\$0	\$5,774,849	\$908,407
2021	\$5,747,374	\$1,437,870	\$7,185,245	\$0	\$0	\$0	\$5,747,374	\$1,437,870
2022	\$5,728,721	\$1,943,580	\$7,672,301	\$0	\$0	\$0	\$5,728,721	\$1,943,580
2023	\$5,700,843	\$2,582,312	\$8,283,155	\$4,869,100	\$4,869,100	\$0	\$831,743	\$2,582,312
2024	\$5,679,071	\$3,160,910	\$8,839,981	\$4,869,100	\$4,869,100	\$0	\$809,971	\$3,160,910
2025	\$5,655,999	\$3,783,302	\$9,439,301	\$4,869,100	\$4,869,100	\$0	\$786,899	\$3,783,302
2026	\$5,636,648	\$4,362,399	\$9,999,047	\$9,069,263	\$5,386,648	\$3,682,616	\$250,000	\$679,783
2027	\$5,610,549	\$4,213,729	\$9,824,278	\$9,069,263	\$5,360,549	\$3,708,714	\$250,000	\$505,015
2028	\$5,584,007	\$4,872,213	\$10,456,221	\$9,069,263	\$5,334,007	\$3,735,256	\$250,000	\$1,136,957
2029	\$5,558,879	\$5,522,401	\$11,081,280	\$9,069,263	\$5,308,879	\$3,760,384	\$250,000	\$1,762,017
2030	\$5,533,752	\$6,203,491	\$11,737,242	\$9,069,263	\$5,283,752	\$3,785,512	\$250,000	\$2,417,979
2031	\$5,505,360	\$6,966,543	\$12,471,903	\$9,069,263	\$5,255,360	\$3,813,903	\$250,000	\$3,152,640
2032	\$5,491,485	\$7,479,523	\$12,971,009	\$9,069,263	\$5,241,485	\$3,827,778	\$250,000	\$3,651,745
2033	\$5,476,099	\$8,052,787	\$13,528,885	\$9,069,263	\$5,226,099	\$3,843,164	\$250,000	\$4,209,622
2034	\$5,460,924	\$8,646,435	\$14,107,359	\$9,069,263	\$5,210,924	\$3,858,340	\$250,000	\$4,788,096
2035	\$5,448,915	\$9,209,808	\$14,658,723	\$9,069,263	\$5,198,915	\$3,870,348	\$250,000	\$5,339,460
2036	\$5,429,501	\$9,879,131	\$15,308,632	\$9,069,263	\$5,179,501	\$3,889,762	\$250,000	\$5,989,369
2037	\$5,399,196	\$10,717,568	\$16,116,764	\$9,069,263	\$5,149,196	\$3,920,068	\$250,000	\$6,797,500
2038	\$5,368,705	\$11,597,043	\$16,965,748	\$9,069,263	\$5,118,705	\$3,950,558	\$250,000	\$7,646,485
2039	\$5,338,769	\$12,487,375	\$17,826,144	\$9,069,263	\$5,088,769	\$3,980,495	\$250,000	\$8,506,880
2040	\$5,308,983	\$13,410,029	\$18,719,012	\$9,069,263	\$5,058,983	\$4,010,280	\$250,000	\$9,399,749
2041	\$5,279,197	\$14,372,085	\$19,651,283	\$9,069,263	\$5,029,197	\$4,040,066	\$250,000	\$10,332,019
2042	\$5,258,358	\$15,329,503	\$20,587,862	\$9,069,263	\$5,008,358	\$4,060,905	\$250,000	\$11,268,598
2043	\$5,238,190	\$16,316,690	\$21,554,880	\$9,069,263	\$4,988,190	\$4,081,073	\$250,000	\$12,235,617

EIFD

Table E17
Mossdale Tract: 2018 Adequate Progress Report
Updated EIFD & Financing Supporting Tables
Financing Revenues and Debt Service

AD at \$5.8 Million Starting

Year	Gross Available Assessment Revenues <i>Table B-1: RD 17 Area: Overlay Assessment Rate Analysis</i>	Gross EIFD Revenues <i>Table 2: EIFD Revenue Analysis</i>	Gross Revenues for Project & Financing	Debt Service	Assessment Revenue for Debt Service	EIFD Revenue for Debt Service [1]	Net Assessment Revenue for PayGo / Services	Net EIFD Revenue for PayGo & Future Projects [1]
2044	\$5,218,022	\$17,344,593	\$22,562,615	\$9,069,263	\$4,968,022	\$4,101,241	\$250,000	\$13,243,351
2045	\$5,200,612	\$18,356,126	\$23,556,739	\$9,069,263	\$4,950,612	\$4,118,651	\$250,000	\$14,237,475
2046	\$5,185,186	\$19,364,800	\$24,549,986	\$9,069,263	\$4,935,186	\$4,134,077	\$250,000	\$15,230,723
2047	\$5,169,761	\$20,412,755	\$25,582,516	\$9,069,263	\$4,919,761	\$4,149,502	\$250,000	\$16,263,253
2048	\$5,154,335	\$21,501,442	\$26,655,777	\$9,069,263	\$4,904,335	\$4,164,928	\$250,000	\$17,336,513
2049	\$5,139,806	\$22,624,426	\$27,764,231	\$9,069,263	\$4,889,806	\$4,179,458	\$250,000	\$18,444,968
2050	\$5,130,045	\$23,723,271	\$28,853,315	\$9,069,263	\$4,880,045	\$4,189,219	\$250,000	\$19,534,052
2051	\$5,122,480	\$24,813,436	\$29,935,916	\$6,634,713	\$4,872,480	\$1,762,233	\$250,000	\$23,051,203
2052	\$5,114,916	\$25,943,945	\$31,058,861	\$4,200,163	\$4,200,163	\$0	\$914,753	\$25,943,945
2053	\$5,107,352	\$27,116,236	\$32,223,588	\$4,200,163	\$4,200,163	\$0	\$907,189	\$27,116,236
2054	\$5,099,788	\$28,331,799	\$33,431,587	\$0	\$0	\$0	\$5,099,788	\$28,331,799
2055	\$5,092,224	\$29,592,176	\$34,684,400	\$0	\$0	\$0	\$5,092,224	\$29,592,176
2056	\$5,084,660	\$30,898,961	\$35,983,621	\$0	\$0	\$0	\$5,084,660	\$30,898,961
2057	\$5,077,096	\$32,253,804	\$37,330,900	\$0	\$0	\$0	\$5,077,096	\$32,253,804
2058	\$5,069,555	\$33,657,537	\$38,727,091	\$0	\$0	\$0	\$5,069,555	\$33,657,537
2059	\$5,062,434	\$35,096,132	\$40,158,566	\$0	\$0	\$0	\$5,062,434	\$35,096,132
2060	\$5,055,312	\$36,587,036	\$41,642,348	\$0	\$0	\$0	\$5,055,312	\$36,587,036
Total	\$225,097,959	\$631,522,291	\$856,620,250	\$256,373,921	\$155,755,391	\$100,618,530	\$69,342,568	\$530,903,761

[1] Pay go Revenues from the EIFD are collected through 2026. The total amount of PayGo revenues needed to funding the 200-Year Project total \$14,944,848. The total debt service supported by EIFD revenues is \$100,618,530. Combined, the total EIFD revenue needed is \$115,563,378.

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