



# LARSEN WURZEL & Associates, Inc.

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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

#### **TABLE OF CONTENTS**

Overview & Context
Land Use and Local Flood Management Agency Requirements for Maintaining Findings of Adequate Progress
toward ULOP
Mossdale Tract Area Approach to ULOP
Adequate Progress toward ULOP
Critical Features of the Flood Protection System are Under Construction and Each Critical Feature is
Progressing
Summary of Scope, Schedule & Cost
Schedule6
Total Program Costs6
Applicable Geographic Area Reliant on Adequate Progress Report
Project Funding and Financing Approach10
Governance Approach to Funding & Implementation
Project Funding and Financing Plan14
Remaining Project Costs
LSRP Project
Sources & Uses
Detailed Cash Flow Analysis and Schedule of Expenses and Revenues
Government Code §65007(a) (2) (A) Compliance
Evaluation of Identified Revenues
New Special Assessment
Enhanced Infrastructure Financing District
Status and Schedule for Funding & Financing Implementation



#### **LIST OF TABLES**

Table 1: Progr	ram Cost Summary	7
Figure 1: 200-	-Year Floodplain Depths for Areas Protected by Levees	9
Table 2: RD 17	7 LSRP Remaining Capital Cost Estimate & Cost Share	17
Table 3: ULDC	C Project Engineer's Opinion of Probable Cost	18
Table 4: ULOP	P Adequate Progress Sources & Uses Statement (through 2026)	19
Table 5: ULOP	P Levee Program Cash Flow and Financing Analysis	20
Table 6: Gove	ernment Code 65007 (a) Analysis	22
Table 7: Expe	enditure Schedule for the Phase 4 Project	23
LIST OF F	IGURES	
Figure 1: 200-	-Year Floodplain Depths for Areas Protected by Levees	9
Figure 2: EIFD	O Assessment Hybrid Financing Approach	27
APPENDI	CES	
Appendix A:	San Joaquin Area Flood Control Agency Amended and Restated Joint Exercise Agreement	of Powers
Appendix B:	Interim Development Impact Ordinances (Cities of Lathrop & Manteca) & De Impact Fee Program Summary and Supporting Tables	evelopment
Appendix C:	RD 17 LSRP Project Supporting Tables	
Appendix D:	Revised Draft Technical Memorandum - Mossdale Tract Area: Overlay Assess Analysis dated June 13, 2018	ment Rate
Appendix F:	FIFD Analysis Supporting Tables	



#### 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



San Joaquin Area Flood Control Agency 2018 Annual Adequate Progress Report Update June 28, 2018

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

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 (SJCFCWCD). 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 report<sup>1</sup>) 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;

<sup>&</sup>lt;sup>1</sup> 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-3<sup>2</sup>):

- 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 ENGEO 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.

<sup>&</sup>lt;sup>2</sup> 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 Project<sup>3</sup>

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

<sup>&</sup>lt;sup>3</sup> 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.

<sup>&</sup>lt;sup>4</sup> 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

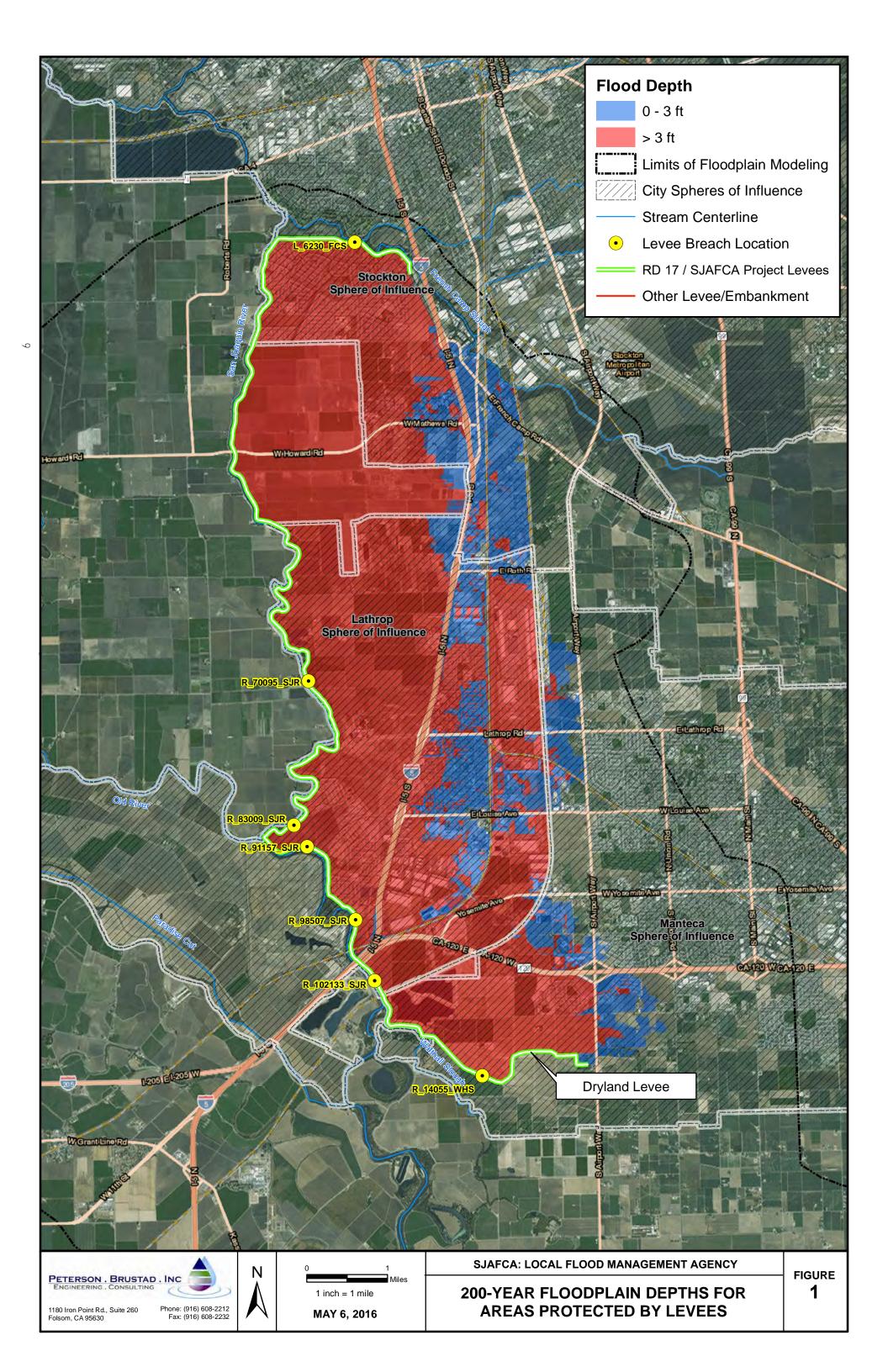
Project Phase	Total Project Costs 2016\$
LSRP Phase 1	\$2,866,307
LSRP Phase 2	\$10,114,560
LSRP Phase 2 - Parks	\$2,557,561
LSRP Phase 3	\$54,149,689
SJAFCA Project	\$137,381,000
Total Cost	\$207,069,117

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.
  - O 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
  - O 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.

<u>Funding Entities</u>: 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.<sup>5</sup>

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.

<u>Financing Entity</u>: 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
  - o 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.

<sup>&</sup>lt;sup>5</sup> 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.



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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 million<sup>6</sup>. 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

<sup>&</sup>lt;sup>6</sup> 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 schedule 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 law<sup>7</sup>, 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.

<sup>&</sup>lt;sup>7</sup> 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

-	Remaining	Local [1]	State [1]
Item	Costs	<i>35%</i>	65%
	May 2018		
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)

<sup>[1]</sup> 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	Notes
	[1]	
Project Uses		
LSRP Expenditures		
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	
ULOP Program Planning & Implementation		
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 3,229,308	
Funding Program Implementation Costs	\$ 1,638,344	
Subtotal: ULOP Program Planning & Implementation	\$ 4,867,652	
SJAFCA Project Expenditures		
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]
Subtotal State Funding	\$ 46,424,355	
Local Funding Sources		
LSRP Funding		
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]
SJAFCA Project Funding		
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]
Subtotal Local Funding	\$ 199,825,745	
Total Project Sources	\$ 246,250,100	
Total Project Sources less Uses	\$ 85,680	

Source: LWA

<sup>[1]</sup> Total Amounts between 2010 & 2026 including escalation.

<sup>[2]</sup> Assumed State Share of Funding for RD 17 LSRP

<sup>[3]</sup> 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

<sup>[4]</sup> Bond Proceeds assumed to be availble to fund Project Costs as calculated per the Cash Flow Analysis (Table 5)

<sup>[5]</sup> Debt service for RD 17 PFA Financing during period of analysis.

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

 $<sup>\</sup>label{eq:continuous} \ensuremath{\text{[7]}} \ \text{New overlay assessment revenues during period of implementation}.$ 

<sup>[8]</sup> Development Impact fee revenues collected during period of implementation.

<sup>[9]</sup> EIFD revenues collected during period of implementation.

<sup>[10]</sup> Assumed financing secured by Overlay Assessment and EIFD Revenues.

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

Table 5
Mossdale Tract: 2018 Adequate Progress Report
ULOP Levee Program Cash Flow and Financing Analysis

Year	<b>Reference</b> (ULOP APR)	Total	Credit [1]	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
LSRP Beginning Balance				-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,705,329	6,239,726	2,211,439	(0)	(0)	3,534,280	2,547,019	6,523,619	6,482,34
LSRP Expenditures																				
LSRP - Phase I	Table C4	2,866,307	2,389,737	4,736	5,416	3,256	1,147	999	426,016	-	-	14,000	21,000	-	-	-	-	-	-	-
LSRP - Phase II (including Parks)	Table C4	12,672,121	4,422,373	4,105,206	486,457	1,435,354	202,861	24,374	148,246	-	-	-	307,875	615,750	923,625	-	-	-	-	-
LSRP - Phase III	Table C4 & Table C1	54,149,689	200,296	1,266,817	777,723	300,622	288,589	648,653	606,490	867,918	6,261,989	2,464,320	13,441,378	13,046,350	12,122,101	928,221	928,221	-	-	-
Total LSRP Expenditures		69,688,117	7,012,406	5,376,759	1,269,596	1,739,232	492,597	674,025	1,180,753	867,918	6,261,989	2,478,320	13,770,253	13,662,100	13,045,726	928,221	928,221	-	-	-
State Sources																				
State EIP Funding (State Share)	Table C3	41,866,291	_	1,991,867	2,355,408	420,838	1,041,086	_	_	_	_	4,640,580	9,841,182	6,660,274	6,359,791	4,531,618	_	4,023,648	_	_
State EIP Funding (Local Credit)	Table C3	4,558,064	-	1,077,608	473,025	31,194	576,149	-	-	-	-	2,400,088	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 Assessment Net Revenues - LSRP	Table C5	25,784,037	-	1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,956,198	574,322	18,734	1,314,839	1,325,645	1,336,202	1,346,492	1,356,495	1,366,190	1,375,556	1,384,571	1,393,21
Total LSRP Revenues		72,208,392	-	4,995,039	5,306,525	2,831,664	4,016,610	1,852,919	1,956,198	574,322	18,734	8,355,506	11,166,827	7,996,476	7,706,284	5,888,113	1,366,190	5,399,204	1,384,571	1,393,21
Preliminary Ending Balance LSRP Expenditures			(7,012,406)	(381,720)	4,036,929	3,869,908	6,132,252	6,048,470	5,566,122	4,080,406	3,129,883	7,582,514	3,636,300	(3,454,185)	(5,339,442)	4,959,892	3,972,249	7,946,224	7,908,189	7,875,556
RD 17 Bond Financing - 2009																				
<u> </u>	Calaulata d [2]	20 776 407	7.012.406	2 041 110	_							70 710		4,880,452	6 762 910					
Assumed Draws on Proceeds / Cash on Hand	Calculated [2]	20,776,497	7,012,406	2,041,119		- (1 201 000)	- (1 202 075)	- (1 257 704)	- (1 102 120)	- (1 220 474)	-	78,710	-	4,880,452	6,763,810	-	-			
Debt Service	Table C5	(9,131,584)	-	(1,659,399)	(1,259,453)	(1,261,669)	(1,262,675)	(1,257,794)	(1,192,120)	(1,238,474)	-	-	-	-	-	-	-	-	-	-
RD 17 Bond Refunding - 2016																				
Net New Proceeds	Assumed [3]	6,531,206	-	-	-	-	-	-	-	6,531,206	-	-	-	-	-	-	-	-	-	-
Combined Debt Service post refunding	From OS	(14,245,182)	-	-	-	-	-	-	-	-	(1,424,554)	(1,421,499)	(1,424,861)	(1,426,267)	(1,424,367)	(1,425,611)	(1,425,230)	(1,422,605)	(1,425,844)	(1,424,344
Ending Balance LSRP Expenditures			-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,374,002	9,373,138	1,705,329	6,239,726	2,211,439	(0)	(0)	3,534,280	2,547,019	6,523,619	6,482,346	6,451,213
SJAFCA Project Beginning Balance				-	-	-	-	-	-	-	-	119,179	2,075,901	7,124,494	12,877,914	18,303,964	(112,931)	(23,881,532)	(62,696,100)	(95,243,699
SJAFCA Project Expenditures																				
Pre-Project Expenditures (PBI/LWA/ETC)	Table B7	3,229,308	-	-	-	-	-	719,212	719,212	789,704	1,001,181	_	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	Assumed	1,638,344	-	-	-	-	-	-	_	-	-	1,092,229	546,115	-	-	-	-	-	-	-
Soft Costs	Table 7	29,936,611	-	-	-	-	-	-	-	-	-	-	3,236,330	3,333,419	3,433,422	5,769,541	5,635,794	4,501,552	4,026,552	-
Construction Costs	Table 7	99,940,992	-	-	-	-	-	-	-	-	-	-	-	-	-	19,055,403	24,533,831	30,323,816	26,027,942	-
Right-of-Way	Table 7	20,957,007	-	-	-	-	-	-	-	-	-	-	-	-	-	1,552,268	1,598,836	6,874,761	5,384,799	5,546,343
Dryland Levee Extension	Table 7	20,774,042	-	-	-	-	-	-	-	-	-	-	-	-	-	2,195,862	2,261,738	8,037,656	8,278,786	-
Total SJAFCA Project Expenditures		176,476,304	-	-	-	-	-	719,212	719,212	789,704	1,001,181	1,092,229	3,782,444	3,333,419	3,433,422	28,573,074	34,030,200	49,737,785	43,718,078	5,546,343
SJAFCA Project Revenues																				
State Sources																				
State UFRR Funding (Preliminary Design Only)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Funding (Future Bond)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources					_	-	-	-	-	-	-	-	5,800,000	5,774,849	5,747,374	5,728,721	5,700,843	5,679,071	5,655,999	5,636,648
SJAFCA Overlay Assessment - ULDC	Overlay Model	45,723,504	-	-									400.000							
	Overlay Model [4]	45,723,504 4,429,308	-	-	-	-	-	719,212	719,212	789,704	1,001,181	800,000	400,000	-	-	-	-	-	-	-
SJAFCA Overlay Assessment - ULDC	•		- - -	- - -	-	-	-	719,212 -	719,212 -	789,704 -	1,001,181 119,179	800,000 2,248,951	2,182,354	- 2,403,584	- 1,674,228	- 2,483,878	- 1,978,445	- 2,083,236	- 1,731,178	- 2,302,026
SJAFCA Overlay Assessment - ULDC Lathrop/Manteca/Developer Advance Funding	[4]	4,429,308	- - -	- - -	- - -	- - -	- - -		719,212 - -								- 1,978,445 2,582,312			
SJAFCA Overlay Assessment - ULDC Lathrop/Manteca/Developer Advance Funding Development Fee Program	[4] Table B2 [5]	4,429,308 19,207,058	- - - -	- - - -	- - -	- - -	- - -		719,212 - - - <b>719,212</b>				2,182,354	2,403,584	1,674,228	2,483,878		2,083,236	1,731,178	2,302,026 4,362,399 <b>12,301,07</b> 3

#### 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 Net Cash Flow SJAFCA Project	[6] [6]			-	2,777,476 -	(169,237)	2,261,338 -	(78,900) -	(416,675) -	4,999,136 -	(7,667,810) 119,179	4,534,397 1,956,722	(4,028,287) 5,048,593	(2,211,439) 5,753,420	- 5,426,051	3,534,280 (18,416,895)	(987,261) (23,768,600)	3,976,599 (38,814,568)	(41,273) (32,547,600)	(31,133) 6,754,730
Program Financing Bridge Financing Costs (Developer Advances / Other) Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AD & EIFD Borrowing Proceeds Debt Service Costs		105,800,00 (23,676,56		- -	- -	- -	- -	<del>-</del> -	- -	- -	- -	- -	- -	- -	- -	66,800,000	- (4,869,100)	39,000,000 (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

<sup>[1]</sup> Credit amounts shown for LSRP on Table C2

<sup>[2]</sup> 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.

<sup>[3]</sup> Amount based on RD 17 refunding bond issuance.

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

<sup>[5]</sup> Assumed Development Impact Fee revenues based on projected absorption assumptions. To the extent that development absorption does not generate the needed 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].

<sup>[6]</sup> Prior to 2020, the net cash flows of the LSRP RD 17 Project and the Fix-In-Place urban projects, however, after January 2021, it is assumed that the combined cashflows of the respective projects have the benefit of comibined 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

ltem	Total Revenues Scheduled to be Appropriated by June 2018 for each Identified Revenue Per 2018 APR	Appropriation Applicable (Y, N or N/A)	Note If Y - Details	65007 (a) Checl % Appropriated if Required	
Project Revenues - LSRP					
			Part of Prop1E Allocation 5096.821		
State Funding for LSRP (EIP Program)	\$ 7,967,175	N/A	Project 3860-P1E-203.	N/A	[1]
Local Funding Sources					
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.

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

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

<sup>[3]</sup> 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.

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

<sup>[5]</sup> 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											
			1 000 104	1 122 000	1 156 402	1 101 107	400.074	421 242	422 001		E 024 600
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	_	-	_	-	-	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 EIFD<sup>8</sup> 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.<sup>9</sup>

<sup>&</sup>lt;sup>9</sup> It is assumed that there will be more than 12 registered voters residing within the boundary of the proposed EIFD.



<sup>&</sup>lt;sup>8</sup> Specifically, the process would start with San Joaquin County.

#### 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 is 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.

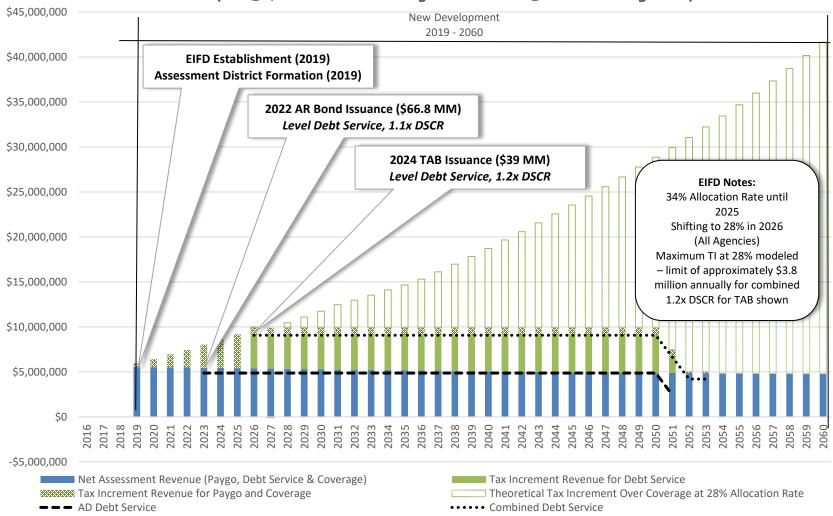
The Financing Plan presented with this 2018 Annual APR Update has refined the EIFD Revenue Analysis previously presented. As shown in **Appendix E**, the updated EIFD revenue analysis has been prepared to present an initial starting property tax revenue allocation rate of 34 percent that shifts to 28 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		June 1, 2016	N/A	Completed
Progress Report				
Enter into MOU		June 30, 2016	N/A	Completed
Adopt ULOP Adequate Progress Findings		July 2, 2016	N/A	Completed
Develop Funding/Governance Evaluation		March 2016	N/A	Completed
Framework				
Prepare Financial & Governance Analysis		September	N/A	Completed
Supporting Governance Entity &		2017		
Financial Plan				
Implement Governance Entity				
Enter into JPA & (SJAFCA		December	N/A	Completed
Reorganization)		2017		
Implement Funding Mechanisms				
Interim Impact Fee		April	N/A	Completed
		2017		
Regional Impact Fee	January	December	12 months	Ongoing
	2018	2018		
Overlay Assessment District	June	August	18 months	Preliminary
	2018	2019		Analysis
				Completed &
				Implementation
				Scoped &
				Underway
IFD Adoption and EIFD	September	September	12 months	Analysis &
Formation	2018	2019		Evaluation
				Scoped,
				Commence
				when UFRR
				Study is
Insulance at Figure in a Fally /				Complete
Implement Financing Entity /				
Mechanism	2022	2022	TDD	
Amend Current RD 17 PFA /	2022	2022	TBD	
Confirm Financing Entity		2024	N1 / A	
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";
- County of San Joaquin, hereinafter referred to as the "County";
- 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:

San Joaquin Area Flood Control Agency Joint Exercise of Powers Agreement Original dated 5/23/95

#### PURPOSE AND POWERS

- 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.
- "JPA Law" means Articles 1-4 commencing with Section 6500 of Chapter
   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.
- "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.
- 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. <u>Powers.</u> 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;
- 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;
  - To levy and collect special capital assessments;
  - 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;
- 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;
- 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. <u>Membership.</u> 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 SJCFCWCD; 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 SJCFCWCD 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 SJCFCWCD, 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 SJCFCWCD, Board of Supervisors or a city council. In such event, the governing body of the SJCFCWCD, 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. <u>Principal Office.</u> 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. <u>Powers and Limitations Thereon.</u> 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.

- 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 SJCFCWCD, 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 depositary, 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:
- 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

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. <u>Budget.</u> 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. <u>State and Federal Grants and Loans.</u> 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. <u>Development Fees.</u> 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. <u>Maintenance and Operation of Facilities.</u> 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

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. <u>Liabilities.</u> 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

- 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.

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 proceeds from a sale, unless otherwise agreed to by all of the Parties.

#### 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. <u>Amendments.</u> 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. <u>Notice.</u> 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. <u>Severability.</u> 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. <u>Successors.</u> 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. <u>Interpretation.</u> 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

Security Control of the Control of t

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

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

oraulin de

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

min 6

#### CITY OF STOCKTON, a municipal Corporation

By: KURT O. WILSON Title: City Manager

ATTEST:

Clerk of the City of Stockholind

By: BRET HUNTER

Title: City Clerk

APPROVED AS TO FORM:

By: JOHN LUEBBERKE

Title: City Attorney

CITY OF LATHROP, a municipal Corporation

By STEPHEN J. SALVATORE

Title: City Manager

ATTEST:

Clerk of the City of Lathrop

By: TERESA VARGAS

Title: City Clerk

APPROVED AS TO FORM:

City Attorney

By: SALVADOR NAVARRETE

Title: City Attorney

San Joaquin Area Flood Control Agency Joint Exercise of Powers Agreement Original dated 5/23/95 Amended 11/5/96 and 5/20/09 (section 19)

Amended 11/5/96 and 5/20/09 (section 19) and 1/1/18

1494839.5

#### CITY OF MANTECA, a municipal Corporation

By: Stephen F. DeBrum Title: Mayor

ATTEST:

Clerk of the City of Manteca

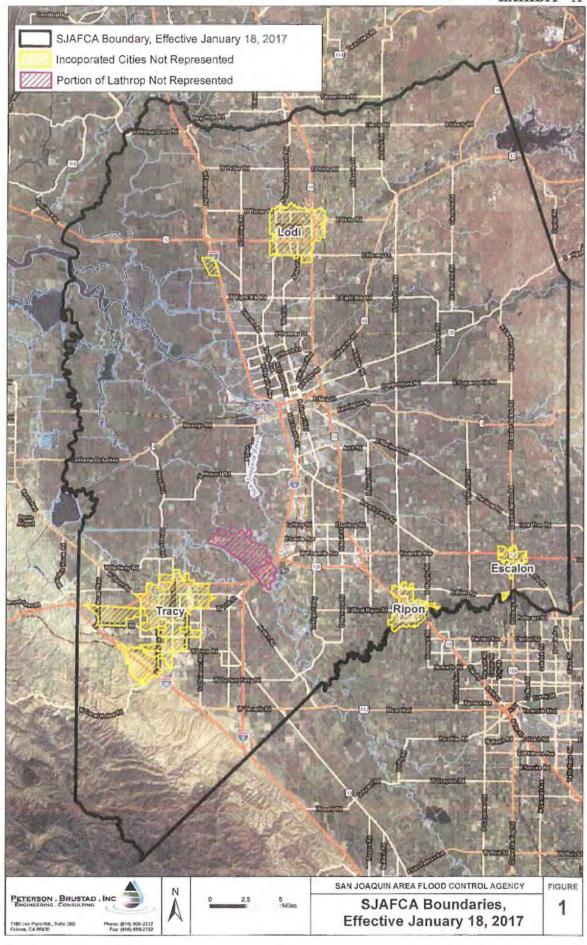
BY: LISA BLACKMON

Title: City Clerk

APPROVED AS TO FORM:

By: JOHN BRINTON Title: City Attorney

# **EXHIBIT A**



# **EXHIBIT B**

# San Joaquin Area Flood Control Agency

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

Assistant: Florence Low

Florence.Low@stocktonca.gov



		San Joaquin Hrea FLOOD CONTROL Figency
Roger Churchwell, Acting Executive Director	SJAFCA	Roger.Churchwell@stocktonca.gov
Scott Shapiro, Legal Counsel Secretary: Bridget Cougar - 916.520.5414  BCougar@DowneyBrand.com	SJAFCA	SShapiro@downeybrand.com
Kathy Miller Legislative Aide: Susan Filios – 209.468-3113 <u>SFilios@sjgov.org</u>	County	KMiller@sjgov.org
Tom Patti Legislative Aide: Betty Wilson – 209.468.3113 BLWilson@sjgov.org	County	TPatti@sjgov.org
Jesús Andrade Assistant: Florence Low – 209.937.8279 Florence.Low@stocktonca.gov	Stockton	Jesus.Andrade@stocktonca.gov
Elbert Holman Assistant: Florence Low – 209.937.8279 Florence.Low@stocktonca.gov	Stockton	Elbert.Holman@stocktonca.gov
Mike Morowit	Manteca	MMorowit@mantecagov.com
Gary Singh	Manteca	GSingh@mantecagov.com
Mark Elliott, Vice Mayor – 209.941.7218	Lathrop	MElliott@ci.lathrop.ca.us
Steve Dresser, Councilmember -209.941.7216	Lathrop	SDresser@ci.lathrop.ca.us
Alternate Directors:		
<ul> <li>Miguel Villapudua         Legislative Aide: Chris Rouppet         <u>CRouppet@sjgov.org</u> </li> </ul>	County	
Susan Lofthus	Stockton	

# 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)

Ord 17-374	City of Lathrop Ordinance	B1
Ord 02017-5	City of Manteca Ordinance	B9
Table B1	Development Fee Summary	B16
Table B2	Total Development Impact Fee Revenue Estimate	B17
Table B3	Development Impact Fee Revenue Estimate - Single Family	B18
Table B4	Development Impact Fee Revenue Estimate – Multifamily	B19
Table B5	Development Impact Fee Revenue Estimate – Commercial	B20
Table B6	Development Impact Fee Revenue Estimate – Industrial	B21
Table B7	Creditable Pre-Project Expenditures	B22



#### **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 LEVEE 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:

- 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 LEVEE IMPACT FEE.

Section 3.23.010. <u>TITLE</u>. 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. <u>OPERATIVE DATE</u>. "Operative Date" of this chapter begins on the 60<sup>th</sup> 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. <u>PURPOSE</u>. 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. <u>FEE RATE.</u> The Interim ULOP Impact Fee for Reclamation District 17 Levee System is:

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

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

 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.
  - o 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

<sup>&</sup>lt;sup>1</sup> 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 <u>SEVERABILITY</u>. 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:

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

NOES: None

ABSENT: None

ABSTAIN: None

Sonny Dhaliwal, Mayor

ATTEST:

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 23<sup>rd</sup> day of January 2017, and that thereafter said ordinance was duly and regularly adopted at a regular meeting of the City Council on the 6<sup>th</sup> 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 6<sup>th</sup> day of February 2017.

TTY CLERK

#### **ORDINANCE 02017-5**

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 implemation 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:

Page 1 of 56

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:

- 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, subsections, 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:

STEPHEN F. DEBRUM

ATTEST:

LISA BLACKMON, CITY CLERK

STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN CITY OF MANTECA

SS

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 7<sup>th</sup> day of February, 2017, and had its second reading and was adopted and passed during the public meeting of the City Council on the 21<sup>st</sup> day of February, 2017, by the following vote:

AYES:

Morowit, Silverman, Singh, DeBrum

NOES:

None

ABSENT:

Moorhead

ABSTAIN:

None

ATTEST:

LISA BLACKMON

City Clerk

O2017-5

Page 3 of 56

# 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. <u>TITLE</u>. 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. <u>OPERATIVE DATE</u>. "Operative Date" of this chapter begins on the 60<sup>th</sup> 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. <u>PURPOSE</u>. 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. <u>FEE RATE.</u> 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. <u>DETERMINATION OF GROSS DEVELOPABLE ACREAGE</u> (<u>GDA</u>). 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

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 footage<sup>1</sup> 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.)

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.

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 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.
- 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

O2017-5

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 <u>SEVERABILITY</u>. 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 <u>FEE REVENUE ACCOUNTING</u>. 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

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			
[1]	3%			[2]			
\$18,146	\$544	\$18,691	6.13	\$3,049			
\$16,524	\$496	\$17,019	19.19	<i>\$887</i>			
\$17,185	\$516	\$17,701	12.76	<i>\$1,387</i>			
\$14,299	\$429	\$14,728	13.76	\$1,071			
	Per Acre [1] \$18,146 \$16,524 \$17,185	Cost Share Per Acre Fee [1] 3%  \$18,146 \$544 \$16,524 \$496 \$17,185 \$516	Cost Share Per Acre         Administrative Fee Per Acre           [1]         3%           \$18,146         \$544         \$18,691           \$16,524         \$496         \$17,019           \$17,185         \$516         \$17,701	Cost Share Per Acre Fee Per Acre Per Acre  [1] 3%  \$18,146 \$544 \$18,691 6.13 \$16,524 \$496 \$17,019 19.19 \$17,185 \$516 \$17,701 12.76			

<sup>[1]</sup> Updated estimate of Revised Regional Development Impact Fee Rates.

<sup>[2]</sup> 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

-					
Year	Single Family	Multifamily	Commercial	Industrial	Total Fee Revenue
	Table B3	Table B4	Table B5	Table B6	
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

	Single Family Acres By Jurisdiction Unincorp								
Year	Lathrop	athrop Manteca Stockton County Total		Total	Fee Revenu				
	Table E13	Table E7	Table E10	Table E16	ee Rate/Acre	Table B1 <b>\$ 18,146</b>			
				•		<b>\$ 10,110</b>			
2016	0.0	0.0	0.0	0.0	0.0	\$ (			
2017	0.0	0.0	0.0	0.0	0.0	\$ (			
2018	28.5	23.0	0.0	14.7	66.2	\$ 1,200,72			
2019	28.5	23.0	0.0	11.0	62.5	\$ 1,134,12			
2020	28.5	33.1	11.9	0.0	73.4	\$ 1,332,22			
2021	22.3	17.1	11.9	0.0	51.2	\$ 929,73			
2022	22.3	22.0	11.9	0.0	56.1	\$ 1,018,39			
2023	22.3	36.7	11.9	0.0	70.8	\$ 1,284,35			
2024	22.3	36.7	11.9	0.0	70.8	\$ 1,284,35			
2025	22.3	25.3	7.1	0.0	54.7	\$ 992,35			
2026	26.8	19.5	0.0	0.0	46.4	\$ 841,51			
2027	26.8	19.5	0.0	0.0	46.4	\$ 841,51			
2028	26.8	19.5	0.0	0.0	46.4	\$ 841,51			
2029	26.8	19.5	0.0	0.0	46.4	\$ 841,51			
2030	26.8	36.2	0.0	0.0	63.1	\$ 1,144,25			
2031	0.8	17.9	0.0	0.0	18.7	\$ 339,06			
2032	0.8	17.9	0.0	0.0	18.7	\$ 339,06			
2033	0.8	16.8	0.0	0.0	17.6	\$ 318,75			
2034	0.8	0.0	0.0	0.0	0.8	\$ 14,15			
2035	0.8	41.7	0.0	0.0	42.5	\$ 770,37			
2036	0.8	61.6	0.0	0.0	62.4	\$ 1,131,87			
2037	0.8	61.6	0.0	0.0	62.4	\$ 1,131,87 \$ 1,131,87			
2037	0.8	61.6	0.0		62.4				
				0.0		\$ 1,131,87			
2039	0.8	61.6	0.0	0.0	62.4	\$ 1,131,87			
2040	0.8	61.6	0.0	0.0	62.4	\$ 1,131,87			
2041	25.9	61.6	0.0	0.0	87.4	\$ 1,586,64			
2042	25.9	61.6	0.0	0.0	87.4	\$ 1,586,64			
2043	25.9	61.6	0.0	0.0	87.4	\$ 1,586,64			
2044	25.9	50.6	0.0	0.0	76.5	\$ 1,388,22			
2045	25.9	41.7	0.0	0.0	67.6	\$ 1,225,86			
2046	25.9	41.7	0.0	0.0	67.6	\$ 1,225,86			
2047	25.9	41.7	0.0	0.0	67.6	\$ 1,225,86			
2048	25.9	36.9	0.0	0.0	62.8	\$ 1,139,65			
2049	25.9	11.6	0.0	0.0	37.5	\$ 680,99			
2050	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2051	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2052	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2053	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2054	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2055	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2056	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2057	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2058	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2059	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
2060	25.9	0.0	0.0	0.0	25.9	\$ 469,65			
otal	856.5	1,142.2	66.4	25.7	2,090.8	\$37,939,94			

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

Year	Lathrop	Manteca	Stockton	Unincorp County	Total	Fee Revenue
	Table E13	Table E7	Table E10	Table E16	Fee Rate/Acre	Table B1 <b>\$ 16,524</b>
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	\$ 07, <del>4</del> 01 \$ 14,653
2039	0.1	0.0	0.0	0.0	0.1	\$ 14,033 \$ 1,446
2040	0.1	0.0	0.0	0.0	0.1	\$ 1, <del>44</del> 0 \$ 1,446
2040	2.4	0.0	0.0	0.0	2.4	\$ 39,192
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
2046	2.4	0.0	0.0	0.0	2.4	\$ 39,192 \$ 30,102
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	Lathrop	Manteca	Stockton	Unincorp County	Total	Fee Revenue
	Table E13	Table E7	Table E10	Table E16	Fee Rate/Acre	Table B1 <b>\$ 17,185</b>
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
2042	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	
2045	8.1		2.2		10.4	\$ 178,358 \$ 178,358
2040	8.1	0.0 0.0	2.2	0.0 0.0	10.4	\$ 176,336 \$ 178,358
2048	8.1	0.0	2.2	0.0	10.4	\$ 178,358 \$ 178,358
2049	8.1	0.0	2.2	0.0	10.4	\$ 178,358 \$ 178,358
2050	8.1	0.0	2.2	0.0	10.4	\$ 178,358 \$ 178,358
2051	8.1	0.0	2.2	0.0	10.4	\$ 178,358 ¢ 179,359
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	Lathrop	Manteca	Stockton	Unincorp County	Total	Fee Revenue
	Table E13	Table E7	Table E10	Table E16	Fee Rate/Acre	Table B1 <b>\$ 14,299</b>
					-	
2016	0.0	0.0	0.0	0.0	0.0	\$ (
2017	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	\$ 317,520
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	\$ 405,800
2032	28.4	0.0	0.0	0.0	28.4	\$ 405,800
2033	28.4	0.0	0.0	0.0	28.4	\$ 405,80
2034	28.4	0.0	0.0	0.0	28.4	\$ 405,80
2035	28.4	0.0	0.0	0.0	28.4	\$ 405,800
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	\$ 13,51
2046	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2047	0.9	0.0	0.0	0.0	0.9	\$ 13,51
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	\$ 13,51
2051	0.9	0.0	0.0	0.0	0.9	\$ 13,51
2052	0.9	0.0	0.0	0.0	0.9	\$ 13,51
2053	0.9	0.0	0.0	0.0	0.9	\$ 13,51
2054	0.9	0.0	0.0	0.0	0.9	\$ 13,513
2055	0.9	0.0	0.0	0.0	0.9	\$ 13,51
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	\$ 13,51
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
otal	789.9	27.4	0.0	0.0	817.3	\$11,686,59

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	\$123,244	Manteca	\$61,622
Funding 11/2014 Staff Report	Ψ220)2···	River Islands	\$15,500
runung 11/2014 Stajj Neport		Saybrook CLSP	\$13,020
		Richland	
			\$14,415
		Lathrop Gateway/Lazares	\$3,720
	\$123,244	Saybrook CLSP	\$14,967 <b>\$123,24</b> 4
Peterson Brustad - Agreement No. 2	\$7,500 \$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	\$25,000
reterson Brustau rigi cement no. 1	<b>430,000</b>	Lathrop	\$25,000
	\$50,000		\$50,000
	40		4000.00
Peterson Brustad - Agreement No. 5	\$2,589,197	Manteca	\$863,066
		Lathrop	\$750,000
		Saybrook CLSP	\$500,000
		Others	\$476,131
	\$2,589,197		\$2,589,197
Larsen Wurzel & Associates, Inc Agreement No. 1 (A)	\$63,540	Lathrop	\$42,360
Financial Planning / Grant Application	Ç03,3 10	Mantenca	\$21,180
	\$63,540		\$63,540
Larsen Wurzel & Associates, Inc Agreement No. 1 (B)	\$80,010	Lathrop	\$53,340
Financial Plan for ULOP	ć00 040	Mantenca	\$26,670
	\$80,010		\$80,010
Larsen Wurzel & Associates, Inc Agreement No. 3 Financial Plan Implementation & Analysis			
Task Order No. 1	\$172,018	Lathrop	\$114,679
		Manteca	\$57,339
Task Order No. 2	\$126,300	RD 17	\$126,300
	\$298,318		\$298,318
SJAFCA Funding Agreement	\$1,200,000	Lathrop	\$300,000
	+ =/=00,000	Manteca	\$300,000
		Stockton	\$300,000
		SJ County	\$300,000
	\$1,200,000	33 County	\$1,200,000
Total Cost / Sources	\$4,429,308	Lathrop	\$1,310,378
iotal cost / Julices	J4,427,3U0	•	
		Lathrop Gateway/Lazares	\$3,720
		Manteca	\$1,329,877
		Stockton	\$300,000
		SJ County	\$300,000
		Others	\$476,133
		Richland	\$14,415
		River Islands	\$15,500
		Saybrook CLSP	\$552,987
		RD 17	\$126,300
			,

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
Table C3	State Payments Received to Date & State Share Remaining	C3
Table C4	Expenses Reported to DWR	C4
Table C5	Historic RD 17 Financial Statements	C5



Table C1
Mossdale Tract: 2018 Adequate Progress Report
Remaining Expenditure Schedule for LSRP (All Phases)

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77,352

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C1

**Total Expenses** 

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							

Prepared by LWA Page 1 of 1 1801000 Mossdale Tract Financing Model 2018 0604.xlsx

77,352

44,203,386

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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

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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
Subtotal	7,967,174.61	5,809,198.61	2,157,976.00
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	Project Quarter Year		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		2010	)			2011	1		2012			
Fiscal Quarter	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	-	-	-	-	- -	<i>,</i> -	-	-	-	-	-	-
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		2013	3		20	14	20:	14		201	5	
Fiscal Quarter	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	-	

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

Fiscal Year		2010	5			201	7			201	8	
Fiscal Quarter	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		

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

Fiscal Year		2019	)			2020	0			202	1	
Fiscal Quarter	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		

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

Fiscal Year		2022	2		20	23	2023			202	4	
Fiscal Quarter	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		

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

Fiscal Year		2025	5		2026				
Fiscal Quarter	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		<u>-</u>	-	_		-	-		
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			

# 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

RD 17 Area: Overlay Assessment Rate Analysis
Revised Draft Memorandum
June 13, 2018

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



RD 17 Area: Overlay Assessment Rate Analysis
Revised Draft Memorandum
June 13, 2018

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).



List of Tables	
Table 1 – Current RD 17 Mossdale Tract FY2016-17 Assessment Summary by Acre & Parcel	5
Table 2 – Proportional Overlay Assessment Calculations	6
Table 3 – Overlay Assessment Summary	7
Table 4 – Overlay Assessment Revenues By Year	8
List of Appendices	
Appendix A	
Table A-1 – Calculation of Overlay Assessment Acreage	A-1
Table A-2 – Development Absorption Projection in Acres by Land Use Jurisdiction by Land Use	
Table A-3 – Development Absorption Projection Acreage Assumptions	A-8
Appendix B	
Table B-1 – Cash Flow Modeling of Overlay Assessment in Conjunction with Development Projection	ections B-1
Table B-2 – Development Absorption Projections Marginal Change in Assessment	B-5
Table B-3 – Marginal Change in Overlay Assessment Per Acre of Development	B-14



Table 1
RD 17 Area: Overlay Asssessment Rate Analysis
Current RD 17 Mossdale Tract 2016-17 Assessment Summary by Acre & by Parce

**Current Assessment** 

Land Use	<b>2016-17 A</b> creage	2016-17 Parcel Count	Total 2016-17 Assessment	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

<sup>[1]</sup> 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 Asssessment Rate Analysis
Proportional Overlay Assessment Calculations

Overaly Assessment with Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage [1]	2016-17 Average Assessment Per Acre	Equivalency Factor [2] C = B / \$19.50	Multiplier [3]	Adjusted Acreage E = A * C * D	Proportionate Total Overlay Assessment F = E * Assessment Rate Per Adjusted Acre [4]
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

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

<sup>[2]</sup> 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.

<sup>[3]</sup> 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.

<sup>[4]</sup> 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 Asssessment Rate Analysis
Overlay Assessment Summary

Overaly Asessment with Vacant Multiplier: 2x

Land Use	Overlay Assessment Acreage A (Table 2)	Overlay Parcel Count	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%	50.00/
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%	40.20/
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%	

<sup>[1]</sup> 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 Asssessment 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		

<sup>[1]</sup> See Table B-1, Appendix B for detailed calcualtion of the Annual Assessment Amounts.

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

Overlay Assessment Land Use Category	ER Overlay Assessment Acreage [1]	Total Acreage from DAP [2]	Adjustment to ER Overlay Assessment Acreage [1] C = B - A	Overlay Assessment Acreage D = A + C
A color II and	10.162	21/2	4.045	0.247
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

<sup>[1]</sup> 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.

<sup>[2]</sup> Summarized from Table A-2, Appendix A.

Table A-2
RD 17 Area: Overlay Asssessment 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 Lathrop																							
Central Lathrop																							
High Density Residential	Residential	-	-	-	3.4	3.4	3.4	3.4	3.4	-	_	_	-	-	-		_	_	-	_	-		
Variable Density Residential	Residential	25.0	25.0	25.0	18.2	18.2	18.2	18.2	18.2	22.7	22.7	22.7	22.7	22.7								<u>-</u>	
Residential/Mixed Use	Residential																					<u>-</u>	
Variable Density Residential Flex	Residential						<u>-</u>																
Office	Commercial	3.2	3.2	3.2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.1	2.1	3.9	3.9	3.9	3.9
Office Commercial (25% Retail / 75%Non-Retail)	Commercial	3.2	3.2	3.2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.1	2.1	3.9	3.9	3.9	3.9
Neighborhood Commercial (50% Retail / 50% Non-Retail)	Commercial		<del>-</del>		-			<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>	-	-							
P-SP, Neighborhood Commercial (0% Retail / 100% Non-Retail)	Commercial							-	<del>-</del>								-				-		-
Specialty Commercial (100% Retail / 0% Non-Retail)	Commercial	_	-					-	-	_							-	-	<del>-</del>		-		-
Parks	N/A	_	-					-	-	-							-	-	<del>-</del>		-		-
Schools	N/A																		<del>-</del>	<del>-</del>			
Public Landscaping	N/A																		<del>-</del>	<del>-</del>			
Subtotal Central Lathrop Acres		31.3	31.3	31.3	25.5	25.5	25.5	25.5	25.5	26.7	26.7	26.7	26.7	26.7	4.3	4.3	4.3	4.3	4.3	7.8	7.8	7.8	7.8
Mossdale Landing																							
Low Density Residential	Residential	_		_	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4		_	_			_	_		
Medium Density Residential	Residential	<u>-</u>						<del>-</del>															
High Density Residential	Residential	1.3	1.3	1.3	<del>-</del>		<u>-</u>																
Commercial	Commercial				0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6									
Community Park	N/A																						
Neighborhood Park	N/A		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>					<u>-</u>			<u>-</u>		<u>-</u>	<u>-</u>				<u>-</u>	
Schools	N/A	<u>-</u>	<u>-</u>				<u>-</u>	<u>-</u>				<u>-</u>			<u>-</u>	<u>-</u>	<u>-</u>				<u>-</u>	<del>-</del>	
Public Landscaping	N/A	<u>-</u>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>		<del>-</del>													
Subtotal Mossdale Landing Acres	IN/A	1.3	1.3	1.3	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mossdale Landing East		1.5	1.5	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Low Density Residential	Residential	2.3	2.3	2.3																			
Medium Density Residential	Residential	2.5			<u>-</u>		<u>-</u>									<u>-</u>							
High Density Residential	Residential	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	<del>-</del>													
	Commercial	0.3	0.3	0.3	4.0	4.0	4.0	4.0	4.0	22.0	22.0	22.0	22.0	22.0	<del>-</del>								
Commercial	N/A	0.5	0.5	- 0.5	4.0	4.0	4.0	4.0	4.0	- 22.0	22.0	22.0	22.0	22.0	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>	<del>-</del>
Parks Public Landscaping		<u>-</u>	<u>-</u>		<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>_</del>	<u>-</u>	<del>-</del>	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>		<del>-</del>	<del>-</del>
Subtotal Mossdale Landing East Acres	N/A	3.8	3.8	3.8	5.1	5.1	5.1	5.1	5.1	22.0	22.0	22.0	22.0	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		3.0	3.0	3.0	3.1	5.1	5.1	5.1	5.1	22.0	22.0	22.0	22.0	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Mossdale Landing South	Danislamatical				1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0									
Medium Density Residential	Residential				1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	<del>-</del>								
High Density Residential	Residential	2.0	2.0	2.0	- 1 0	- 1 0	- 1.0	- 1 0		- 140	- 140	140	- 140	- 140	<del>-</del>								
Commercial	Commercial		<del>-</del>	<del>-</del>	1.0	1.0	1.0	1.0	1.0	14.0	14.0	14.0	14.0	14.0	<del>-</del>								
Parks	N/A	<del>-</del>	<del>-</del>		<del>-</del>		<del>-</del>																
Public Landscaping Subtotal Mossdale Landing South Acres	N/A									- 45.0		-	- 450	- 15.0		-	-	-			-	-	
		2.0	2.0	2.0	2.9	2.9	2.9	2.9	2.9	15.9	15.9	15.9	15.9	15.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mossdale Landing Other	Danisla asial																						
Low Density Residential	Residential	-	-			-		-	-	-		-		-	-		-	-	<del>-</del>	-	-	-	-
Subtotal Mossdale Landing Other 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
South Lathrop																							
Light Industrial / R&D Flex	Industrial	45.7	45.7	45.7	13.3	13.3	13.3	13.3	13.3	<del>-</del>													
Office	Commercial	<del>_</del>	<del>-</del>		<del>-</del>																		
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	-					<del>-</del>		<del>-</del>	<del>-</del>									<del>-</del>	<del>-</del>			<del>-</del>
Open Space	N/A	-					<del>-</del>		<del>-</del>	<del>-</del>									<del>-</del>	<del>-</del>			<del>-</del>
Public Landscaping	N/A	-	<del>-</del>			<del>-</del>	<del>-</del>		<del>-</del>	<del>-</del>						<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>			<del>-</del>
Subtotal South Lathrop Acres		45.7	45.7	45.7	13.3	13.3	13.3	13.3	13.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lathrop Gateway																							
Light Industrial / R&D Flex	Industrial	<u>-</u>			<del>-</del>					8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	16.8	16.8	16.8	16.8
Office	Commercial	<u>-</u>	<del>-</del>	<del>-</del>						3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	7.0	7.0	7.0	7.0
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	<u>-</u>	<u>-</u>	<b>-</b>	<u>-</u>	-				3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	7.0	7.0	7.0	7.0
Open Space	N/A	<u>-</u>	<del>-</del>	<del>-</del>						<del>-</del>				<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>	<del>-</del>	<u>-</u>		<del>-</del>	
Public Landscaping	N/A		<b>-</b>	<b>-</b>				-	<del>_</del>								-			<u>-</u>		-	-
Subtotal Lathrop Gateway Acres		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.4	15.4	15.4	15.4	15.4	15.4	15.4	15.4	15.4	15.4	30.7	30.7	30.7	30.7

Page 2 of 10

Table A-2
RD 17 Area: Overlay Asssessment 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					<u>-</u>				<u>-</u>				<u>-</u>	<u>-</u>	<del>-</del>	<del>-</del>	<del>-</del>				<u>-</u>	
Subtotal Cross Roads Acres	Commercial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
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	0.
Medium Density Residential	Residential	0.9	0.9	0.9	0.2	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.2	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.
High Density Residential	Residential	0.3	0.3	0.5	0.3	0.1	0.1	0.1	0.3	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.
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	4.
		8.3	8.3	8.3	5.0	5.0	5.0	5.0	5.0		10.0	10.0	10.0	10.0	20.0		20.0	20.0	20.0	40.0	40.0	40.0	
Industrial	Industrial									10.0	10.0		10.0			20.0							40.
Parks	N/A	<del>-</del>		<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>													
Schools Control Windows (Front Lathren Agree)	N/A					-	-	-		- 140						- 24.0			-	- 44.0	- 44.0	-	
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	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	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	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	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	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	0.0
The Trails of Manteca																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21.7	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	21.7
Oakwood Trails																							
Single-Family	Residential	-	-	-	_	-			-	-	-	-	-	_	-	-	-	-	-	19.9	19.9	19.9	19.9
Commercial	Commercial	<del>-</del>	_						_							-	-		-			5.0	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	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	0.0
Sundance				20.2						<b>J.U</b>	3.0	3.0	J.U	J.U	3.0	3.0	J.U	J.U					
Single-Family	Residential				17.1	17.1	17.1	17.1	5.8														
Subtotal Sundance Acres	ACSIGCITUAL	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	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	46.6

Table A-2
RD 17 Area: Overlay Asssessment 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	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	20.0	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 Asssessment 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 Lathrop																							
Central Lathrop																							
High Density Residential	Residential		0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	23.4
Variable Density Residential	Residential		16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	608.0
Residential/Mixed Use	Residential		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	2.0	40.7
Variable Density Residential Flex	Residential		2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	53.5
Office	Commercial	3.9	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	120.7
Office Commercial (25% Retail / 75%Non-Retail)	Commercial	3.9	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	120.7
Neighborhood Commercial (50% Retail / 50% Non-Retail)	Commercial		0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	12.6
P-SP, Neighborhood Commercial (0% Retail / 100% Non-Retail)	Commercial		0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	11.1
Specialty Commercial (100% Retail / 0% Non-Retail)	Commercial		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	0.4	0.4	0.4	0.4	0.4	0.4	0.4	7.9
Parks	N/A												-									-	0.0
Schools	N/A																						0.0
Public Landscaping	N/A	<u>-</u>		<u>-</u>			<u>-</u>				<u>-</u>					<u>-</u>		<u>-</u>			<u>-</u>		0.0
Subtotal Central Lathrop Acres		7.8	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	29.2	998.6
Mossdale Landing		7.0	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	23.2	
Low Density Residential	Residential																						14.3
Medium Density Residential	Residential	<del>-</del>	0.0																				
	Residential	<del>-</del>	3.9																				
High Density Residential  Commercial	Commercial	<del>-</del>	6.0																				
Community Park	N/A	<del>-</del>			<u>-</u>			<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>		<u>-</u>	<u>-</u>		0.0
Neighborhood Park	N/A																						0.0
Schools		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>	0.0										
Public Landscaping	N/A N/A	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>	0.0										
Subtotal Mossdale Landing Acres	IN/ A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.2
		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Mossdale Landing East	Residential																						6.9
Low Density Residential			<del>-</del>	<u>-</u>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	
Medium Density Residential	Residential		<del>-</del>	0.0 9.0																			
High Density Residential	Residential	<del>-</del>																					
Commercial	Commercial	<del>-</del>	131.0																				
Parks	N/A	<del>-</del>	0.0																				
Public Landscaping	N/A		-		-	-				-			-	-	-		-						0.0
Subtotal Mossdale Landing East 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	146.9
Mossdale Landing South	5 11 11																						
Medium Density Residential	Residential	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	18.9														
High Density Residential	Residential	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	6.0														
Commercial	Commercial	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	75.0														
Parks	N/A	<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	0.0														
Public Landscaping	N/A				-									-			-	- 					0.0
Subtotal Mossdale Landing South 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	100.0
Mossdale Landing Other																							
Low Density Residential	Residential		6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	131.6
Subtotal Mossdale Landing Other Acres		0.0	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	131.6
South Lathrop																							
Light Industrial / R&D Flex	Industrial	<del>-</del>	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	222.3
Office	Commercial	<del>-</del>	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	4.4
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	<del>-</del>	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	4.4
Open Space	N/A	<del>-</del>	<del>-</del>	<del>-</del>	- 	<del>-</del>	<del>-</del>	<del>-</del>		- -	-	<del>-</del>	<del>-</del>	- 	<del>-</del>	<del>-</del>	<b>-</b>	<del>-</del>	<del>-</del>	<del>-</del>	<u>-</u>		0.0
Public Landscaping	N/A	<del>-</del>			<del>-</del>		<del>-</del>			<u>-</u>		<del>-</del>			<del>-</del>	<u>-</u>		<del>-</del>		<del>-</del>		<del>-</del>	0.0
Subtotal South Lathrop Acres		0.0	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	231.1
Lathrop Gateway																							
Light Industrial / R&D Flex	Industrial	16.8	<u>-</u>	<del>-</del>		<u>-</u>	<u>-</u>		<del>-</del>	<u>-</u>	<del>-</del>	<del>-</del>		<u>-</u>	<u>-</u>	<del>-</del>	<u>-</u>		<del>-</del>			<u>-</u>	167.6
Office	Commercial	7.0	<u>-</u>	<del>-</del>	<u>-</u>	<u>-</u>	<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>	<u>-</u>	<del>-</del>	-	<u>-</u>	69.9								
Office Commercial(25% Retail / 75% Non-Retail)	Commercial	7.0	-	<u>-</u>	-	<u>-</u>	-	<u>-</u>	-	-	-	-	<u>-</u>	-	-	-	-	<u>-</u>	<u>-</u>	<u>-</u>	-	-	69.9
Open Space	N/A	<del>-</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<del>-</del>	-	-	-	-	0.0
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0
Subtotal Lathrop Gateway Acres		30.7	0.0																			0.0	307.3

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

	OA Rate Land																						
Development Area / Project	Use Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	Tot
Cross Roads																							
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	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.
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.
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.
Commercial	Commercial	4.0	-	-	-	-	-			-				-	-					-			90.
Industrial	Industrial	40.0	-							<del>-</del>													400.
Parks	N/A	-																<u>-</u>		<u>-</u>		<u>-</u>	0.0
Schools	N/A																	<u>-</u>	<del>-</del>		<u>-</u>		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.
Subtotal city of Eutinop Acres		03.4	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	0.0
City of Manteca																							0.
Terra Ranch																							
Single-Family	Residential	_	_	-	-	-	-	-	-	_	-	-	_	-	-	-	-	-	-	-	-	-	61.
Multifamily	Residential									<del>-</del>													10.
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.
Subtotal Cerri Acres	Tresidential	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Multifamily	Residential																						11.
Commercial	Commercial			<u>-</u>			<u>-</u>		<u>-</u>		<u>-</u>				<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>			54.
Industrial	Industrial	<u>-</u>							<u>-</u>		<u>-</u>				<u>-</u>				<u>-</u>				27.
Subtotal Future Development Acres	industrial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	Residential																						70.
Single-Family		<del>-</del>	<del>-</del>	<u>-</u>					<u>-</u>		<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>			13.
Commercial	Commercial	-	0.0		0.0				0.0				0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0		83.5
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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
The Trails of Manteca	Desidential	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	21.7	11.6												315.0
Single-Family	Residential		21.7				21.7	21.7	21.7	21.7	11.6	-				-			-				
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		100	10.0	40.0	40.0																		
Single-Family	Residential	19.9	19.9	19.9	19.9	8.9		<del>-</del>		<del>-</del>		<del>-</del>	168.										
Commercial	Commercial	5.0	5.0	5.0	5.0	1.5					<del>-</del>	<del>-</del>			<del>-</del>	<del>-</del>					<del>-</del>		31.
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		<u>-</u>				<del>-</del>	<del>-</del>	<u>-</u>						<u>-</u>		<u>-</u>	<u>-</u>			<del>-</del>	<u>-</u>	18.
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		<u> </u>				<u>-</u>	<u>-</u>	<u> </u>		<del>-</del>				<u>-</u>	<del>-</del>		<u>-</u>			<u> </u>	<u>-</u>	74.
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 Asssessment 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	Tota
City of Stockton																							
Weston Ranch																							
Single-Family	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66.4
Multifamily	Residential	<del>-</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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 Asssessment Rate Analysis
Development Absorption Projection Acreage Assumptions

	DA	P Units	ACRI	EAGE	Desnsity/FAF
Development Area / Project	Туре	Total	Provided	Assumed	Assumption
		A (DAP)	В	C = A / D	D 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		103.2	7.5	998.6	
Mossdale Landing				330.0	
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	1				
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				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				100.0	
Mossdale Landing Other	,				
Low Density Residential	du	658.0		131.6	5.0
Subtotal Acreage Mossdale Landing				131.6	
South Lathrop	, · - <del></del>				
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 Asssessment Rate Analysis
Development Absorption Projection Acreage Assumptions

	DA	P Units	ACRI	EAGE	Desnsity/FAF
Development Area / Project	Туре	Total	Provided	Assumed	Assumption
		A (DAP)	В	C = A / D	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 Lathro				515.8	
Subtotal Acreage City of Lathrop	<u> </u>			2,455.5	
City of Manteca					
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 Manted	a			315.0	

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

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

Table B-1
RD 17 Area: Overlay Asssessment 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
Marignal Change in Assessement 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 Marignal Change in Assessement Revenue	-\$25,151.14	-\$27,474.65	-\$18,653.25	-\$2 <b>7,878.2</b> 9	-\$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

- [1] Annual Assessment Revnue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to ocur 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 Asssessment 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	<i>79</i>	62	102	159	160	157	156	156	110
Marignal Change in Assessement 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 Marignal Change in Assessement 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

<sup>[1]</sup> Annual Assessment Revnue calculated by subtracting the marginal change in assessment revenue from the previous year's development.

<sup>[2]</sup> Development assumed to ocur during the year affecting the following year's assessment roll. Summarized from Table A-2, Appendix A.

<sup>[3]</sup> Calculated by multiplying the Planned Development Acres by the appropriate rate from Table 4.

<sup>[4]</sup> Assessment revenues assumed to result from development during the year.

Table B-1
RD 17 Area: Overlay Asssessment 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
Marignal Change in Assessement 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 Marignal Change in Assessement 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	<i>-\$7,564.08</i>	-\$7,564.08	<i>-\$7,564.08</i>
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

- [1] Annual Assessment Revnue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to ocur 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 Asssessment 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
Marignal Change in Assessement 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 Marignal Change in Assessement Revenue	<i>-\$7,564.08</i>	-\$7,564.08	<i>-\$7,564.08</i>	-\$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

- [1] Annual Assessment Revnue calculated by subtracting the marginal change in assessment revenue from the previous year's development.
- [2] Development assumed to ocur 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 Asssessment 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	<del>-</del>	-	<del>-</del>				<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>		-	-	-	
Commercial	Commercial	<del>-</del>		<del>-</del>	<u>-</u>		<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>	<del>-</del>	<u>-</u>	<del>-</del>	<del>-</del>	
Parks	N/A	<del>-</del>	<del>-</del>		<u>-</u>		<del>-</del>		<del>-</del>	<u>-</u>	<del>-</del>		<u>-</u>	<del>-</del>		
Schools	N/A	<del>-</del>	<del>-</del>		<u>-</u>		<del>-</del>		<del>-</del>	<u>-</u>	<del>-</del>		<u>-</u>	<del>-</del>		
Public Landscaping	N/A	<del>-</del>	<del>-</del>		<u>-</u>		<del>-</del>		<del>-</del>	<u>-</u>	<del>-</del>		-	<del>-</del>		
Subtotal Central Lathrop Margin		(\$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		(+ -)- =	(7 -7: -5:7	(7-7-20-2)	(7 3/21 2122)	(7 ///	(7 3/21 2122)	(+ -,	(+ 1,01 0120)	(+ -)	(+ -)=====,	(+ -)	(+ -)	(7-7-2-1-7		70.00
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		_	_	-	-	-	<del>-</del>	-		<del>-</del>	-	-	-	-	
High Density Residential	Residential	-243.67	-243.67	-243.67	-	_	_		_	_	<del>-</del>	-	_	_	-	
Commercial	Commercial	<del>-</del>	-	-	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-118.85	-	
Community Park	N/A		_	_	-	-	-	<del>-</del>	-	-	<del>-</del>	-	-	-	-	
Neighborhood Park	N/A	<del>-</del>	-	_	-	_	_		_	_	<del>-</del>	-	_		-	
Schools	N/A		_	_	-	_	_		_	_	<del>-</del>	-	_		-	
Public Landscaping	N/A		_	_	-	_	_		_	_	<del>-</del>	-	_	_	-	
Subtotal Mossdale Landing Mar		(\$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	, <b>.</b>	(, /	(, ,	(, ,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(, ,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
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		_	_	_	_	_	<del>_</del>		<del>-</del>	<del>-</del>	<del>-</del>	_		-	
Public Landscaping	N/A		_	_	_	_	_			-	-	-	_	_	-	
Subtotal Mossdale Landing East		(\$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	-	-	-	-	-	-		-	<del>-</del>	<del>-</del>	<del>-</del>		-	-	
Public Landscaping	N/A		-	-	-		-		-	-	-	-	-	-	-	
Subtotal Mossdale Landing Sout		(\$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 Othe		\$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	-	-	<del>-</del>	-		-	<del>_</del>		_	<del>-</del>	_	_	-	-	
Open Space	N/A	<del>-</del>	-	<del>-</del>	<u>-</u>		<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>		<del>-</del>	-		<del>-</del>	

Table B-2
RD 17 Area: Overlay Asssessment 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
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	-		<del>-</del>	-	-	<del>-</del>	-	-	-	-	-	<u>-</u>	-	-	-
Public Landscaping	/ N/A	_			_			_		_	_	_		_		
Subtotal Lathrop Gateway Mar	<del>-</del>	\$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)	(\$2,272.71)
Cross Roads	<u> </u>	•	•		•	•	•		•		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	, ,	, ,	
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	Commercial	-			<u>-</u>		<del>-</del>			<u>-</u>	<u>-</u>					
Subtotal Cross Roads Marginal		\$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	enunge mytssessment	70.00	φο.σσ	φο.σσ	φο.σσ	φο.σσ	φο.σσ	φο.σσ	70.00	φο.σσ	70.00	70.00	φο.σσ	70.00	φο.σο	70.00
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	-101.87	-16.51	-16.51	-16.51	-101.87	-16.51	-16.51	-101.87	-16.51	-101.87	-16.51
Commercial	Commercial	-990.45	-990.45	-990.45	-594.27	-594.27	-594.27	-594.27	-594.27	-792.36	-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	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-1,886.49	-3,772.97	-3,772.97
Parks	N/A		-1,372.07	-1,372.07	-343.24	-343.24	-943.24	-343.24	-343.24	-1,000.49	-1,000.49	-1,000.43	-1,000.49	-1,000.49	-3,772.37	-3,772.97
		<del>-</del>					<del>-</del>	-								
Schools	N/A	/ć2 040 42\	/62.040.42\	(62.040.42)	- /64 704 47\	/ć4 704 47\	/ć4 704 47\	/ć4 704 47\	/ć4 704 47\	/ć2 042 50\	/ć2 042 50\	/ć2 042 50\	/ć2.042.50\	(ć2 042 50)	/ć4 720 00l	/ć4 720 00\
Subtotal Historic/East Lathrop I	viarginai 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)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$2,842.50)	(\$4,728.99)	(\$4,728.99)
Subtotal City of Lathrop Marginal C	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)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$17,279.95)	(\$7,001.70)	(\$7,001.70)
City of Manteca																
Terra Ranch																
Terra Ranch Single-Family	Residential	-4,342.48	-4,342.48	-2,822.61	-	<del>-</del>		-	-	-	-	-	<del>-</del>	-	-	-
Terra Ranch	Residential Residential	-4,342.48 -	-4,342.48 -	-2,822.61 -264.11	- -754.59	- -754.59	-113.19	- 		- -	- -	- 		- 		
Terra Ranch Single-Family	Residential	-4,342.48 - ( <b>\$4,342.48</b> )	-4,342.48 - ( <b>\$4,342.48</b> )		- -754.59 <b>(\$754.59)</b>			- - - \$0.00	- - \$0.00	- - \$0.00	- - \$0.00	- - \$0.00	- - \$0.00	- - \$0.00		- - \$0.00
Terra Ranch Single-Family Multifamily	Residential	-	<del>-</del>	-264.11		-754.59	-113.19	- - \$0.00	- - \$0.00	- - \$0.00	- - \$0.00	- - \$0.00	-	-	-	- - \$0.00
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal	Residential	-	<del>-</del>	-264.11		-754.59	-113.19	\$0.00 -3,686.57	\$0.00 -3,686.57	\$0.00 -3,686.57	\$0.00 -3,686.57	\$0.00 -3,686.57	-	-	-	- - \$0.00
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri	Residential <b>Change in Assessment</b> Residential	-	<del>-</del>	-264.11		-754.59 <b>(\$754.59)</b>	-113.19 <b>(\$113.19)</b>	•	-			-	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family	Residential <b>Change in Assessment</b> Residential	(\$4,342.48)	(\$4,342.48)	-264.11 (\$3,086.72)	<i>(\$754.59)</i> -	-754.59 <b>(\$754.59)</b> -921.64	-113.19 (\$113.19) -3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	- <b>\$0.00</b> -3,686.57	\$0.00 -3,456.16	\$0.00 -	_
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change	Residential <b>Change in Assessment</b> Residential	(\$4,342.48)	(\$4,342.48)	-264.11 (\$3,086.72)	<i>(\$754.59)</i> -	-754.59 <b>(\$754.59)</b> -921.64	-113.19 (\$113.19) -3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	-3,686.57	- <b>\$0.00</b> -3,686.57	\$0.00 -3,456.16	\$0.00 -	_
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development	Residential  Change in Assessment  Residential  in Assessment	\$0.00	(\$4,342.48)	-264.11 (\$3,086.72)	<i>(\$754.59)</i> -	-754.59 (\$754.59) -921.64 (\$921.64)	-113.19 (\$113.19) -3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57)	-3,686.57	-3,686.57	- <b>\$0.00</b> -3,686.57	\$0.00 -3,456.16 (\$3,456.16)	\$0.00 -	\$0.00 -
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily	Residential  Change in Assessment  Residential  in Assessment  Residential	\$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00	-754.59 (\$754.59) -921.64 (\$921.64)	-113.19 (\$113.19) -3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57) -685.61 -757.92	-3,686.57 (\$3,686.57) - -757.92	-3,686.57 (\$3,686.57) - -757.92	-3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57) -757.92	-3,456.16 (\$3,456.16) -757.92	\$0.00 - \$0.00	_
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial	\$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36	-113.19 (\$113.19) -3,686.57 (\$3,686.57)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) -757.92 -721.80	-3,456.16 (\$3,456.16) -757.92 -838.19	\$0.00 - \$0.00 - -757.92	- <b>\$0.00</b> - -757.92
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial	\$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00 - -	-754.59 (\$754.59) -921.64 (\$921.64)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36	-3,686.57 (\$3,686.57) -685.61 -757.92	-3,686.57 (\$3,686.57) - -757.92	-3,686.57 (\$3,686.57) - -757.92	-3,686.57 (\$3,686.57) - -757.92	-3,686.57 (\$3,686.57) - -757.92	-3,686.57 (\$3,686.57) -757.92	-3,456.16 (\$3,456.16) -757.92	\$0.00 - \$0.00	\$0.00 -
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development M Denali	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme	\$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00 - -	-754.59 (\$754.59) -921.64 (\$921.64) -751.36	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) -757.92 -721.80	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12)	\$0.00 \$0.00 - \$0.00 - -757.92 - (\$757.92)	\$0.00 - -757.92 - (\$757.92)
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme  Residential	\$0.00 \$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00 - -	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19	\$0.00 - \$0.00 - -757.92	\$0.00 - -757.92 - (\$757.92)
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial	Residential  Change in Assessment  Residential  In Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme  Residential  Commercial	\$0.00 \$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00 \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80 (\$2,165.33)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) 757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12)	\$0.00 \$0.00 - \$0.00 - -757.92 - (\$757.92)	\$0.00 - -757.92 - (\$757.92) -3,377.71 -757.92
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development M Denali Single-Family Commercial Subtotal Denali Marginal Change	Residential  Change in Assessment  Residential  In Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme  Residential  Commercial	\$0.00 \$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	(\$754.59) - \$0.00 - -	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12)	\$0.00 \$0.00 - \$0.00 - -757.92 - (\$757.92)	\$0.00 - -757.92 - (\$757.92)
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development M Denali Single-Family Commercial Subtotal Denali Marginal Change	Residential Change in Assessment  Residential in Assessment  Residential Commercial Industrial Aarginal Change in Assessme  Residential Commercial Ge in Assessment	\$0.00 \$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	\$0.00 \$0.00 \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80 (\$2,165.33)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) 757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12)	\$0.00 \$0.00 - \$0.00 - -757.92 - (\$757.92)	\$0.00 - -757.92 - (\$757.92) -3,377.71 -757.92
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme  Residential  Commercial  ge in Assessment  Residential	\$0.00 \$0.00	\$0.00 \$0.00	-264.11 (\$3,086.72) - \$0.00	\$0.00 \$0.00 - \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80 (\$2,165.33)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12) -3,377.71	\$0.00 \$0.00 -757.92 -(\$757.92) -3,377.71	\$0.00 - -757.92 - (\$757.92) -3,377.71 -757.92 (\$4,135.63)
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family Subtotal The Trails of Manteca	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme  Residential  Commercial  ge in Assessment  Residential	\$0.00 \$0.00	\$0.00	-264.11 (\$3,086.72) - \$0.00	\$0.00 \$0.00 \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80 (\$2,165.33)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) 757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12)	\$0.00 \$0.00 - \$0.00 - -757.92 - (\$757.92)	\$0.00 - -757.92 - (\$757.92) -3,377.71 -757.92
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family Subtotal The Trails of Manteca	Residential Change in Assessment  Residential In Assessment  Residential Commercial Industrial Arginal Change in Assessme  Residential Commercial Residential Commercial Residential Commercial Residential Assessment  Residential Residential Residential Assessment	\$0.00 \$0.00	\$0.00 \$0.00 \$0.00	-264.11 (\$3,086.72) - \$0.00	\$0.00 \$0.00 - \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80 (\$2,165.33)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72) -\$0.00	\$0.00 -3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12) -3,377.71 - (\$3,377.71)	\$0.00 \$0.00 - \$0.00 - -757.92 - (\$757.92) -3,377.71 - (\$3,377.71)	\$0.00 - -757.92 - (\$757.92) -3,377.71 -757.92 (\$4,135.63)
Terra Ranch Single-Family Multifamily Subtotal Terra Ranch Marginal Cerri Single-Family Subtotal Cerri Marginal Change Future Development Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family Subtotal The Trails of Manteca	Residential  Change in Assessment  Residential  in Assessment  Residential  Commercial  Industrial  Aarginal Change in Assessme  Residential  Commercial  ge in Assessment  Residential	\$0.00 \$0.00	\$0.00 \$0.00	-264.11 (\$3,086.72) - \$0.00	\$0.00 \$0.00 - \$0.00	-754.59 (\$754.59) -921.64 (\$921.64) -751.36 - (\$751.36)	-113.19 (\$113.19) -3,686.57 (\$3,686.57) -751.36 - (\$751.36)	-3,686.57 (\$3,686.57) -685.61 -757.92 -721.80 (\$2,165.33)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72)	-3,686.57 (\$3,686.57) - -757.92 -721.80 (\$1,479.72) - \$0.00	-3,686.57 (\$3,686.57) -757.92 -721.80 (\$1,479.72)	-3,456.16 (\$3,456.16) -757.92 -838.19 (\$1,596.12) -3,377.71	\$0.00 \$0.00 -757.92 -(\$757.92) -3,377.71	\$0.00 - -757.92 - (\$757.92) -3,377.71 -757.92 (\$4,135.63)

Table B-2
RD 17 Area: Overlay Asssessment 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 C	hange 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 Margin	al 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	-	-	<del>-</del>	-1,432.43	-1,441.85		-		-1,413.58	-1,413.58	-		_	-	-753.91
Commercial	Commercial	-	-		<del>-</del>	-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 Margine	al 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 Anno	ex Marginal Change in Assess	\$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 Ann	ex Marginal Change in Assess	\$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 Ma	rginal 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 Mar	· · · · · · · · · · · · · · · · · · ·	(\$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 Asssessment 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	20
revelopment Area / Troject	Land Osc Category	2033	2034	2033	2030	2037	2030	2033	2040	2041	2042	2043	2044	2043	2040	
City of Lathrop																
Central Lathrop																
High Density Residential	Residential	-	-	-	-	-	-	-	-	-59.54	-59.54	-59.54	-59.54	-59.54	-59.54	-59.
Variable Density Residential	Residential	-	-	-	_	-	-	-	-	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099.73	-3,099
Residential/Mixed Use	Residential	<del>-</del>	<del>-</del>	-	-	<u>-</u>	-	<del>-</del>	<del>-</del>	-383.78	-383.78	-383.78	-383.78	-383.78	-383.78	-383
Variable Density Residential Flex	Residential	<del>-</del>	<del>-</del>	-	-	<u>-</u>	-	<del>-</del>	<del>-</del>	-504.64	-504.64	-504.64	-504.64	-504.64	-504.64	-504
Commercial	Commercial	<del>-</del>	<del>-</del>	-	-	<u>-</u>	-	<del>-</del>	<del>-</del>	-78.25	-78.25	-78.25	-78.25	-78.25	-78.25	-78
Parks	N/A	<del>-</del>	<del>-</del>	-	-	<u>-</u>	-	<del>-</del>	<del>-</del>	-	<del>-</del>	-	-	<del>-</del>	-	
Schools	N/A	<del>-</del>	<del>-</del>	-	-	<u>-</u>	-	<del>-</del>	<del>-</del>		-	-	-	<del>-</del>	-	
Public Landscaping	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Central Lathrop Margin	nal Change in Assessment	\$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)	(\$4,125.9
Mossdale Landing		•	<u> </u>	<u> </u>	<u> </u>		·	·	<u> </u>				,			
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medium Density Residential	Residential		-	-	-	-	-		-	-	-	-	-	-	-	
High Density Residential	Residential		<del>-</del>	<del>-</del>	-	-	<del>-</del>	<del>-</del>	-	-	-	-	-	-	-	
Commercial	Commercial		-	-	_	_				-	-	_	_	_	_	
Community Park	N/A		-	-	_	_				-	-	_	_	_	_	
Neighborhood Park	N/A		-	-	_	_				-	-	_	_	_	_	
Schools	N/A		_	-	_	_	-		-	-	-	_	_	_	_	
Public Landscaping	N/A		_	-	_	_	-		-	-	-	_	_	_	_	
Subtotal Mossdale Landing Mar		\$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	\$0.0
Mossdale Landing East	g	7	7000	70.00	70.00	70.00	70.00	7000	7	7	7	70.00	70.00	70.00	70.00	7
Low Density Residential	Residential	-	_	_	_	-			-	-	-	_	_	_	_	
Medium Density Residential	Residential	<del>-</del>					-			<del>-</del>		-	<del>-</del>			
High Density Residential	Residential	<del>-</del>	<del>-</del>	<del>-</del>		<u>-</u>	<del>-</del>	<del>-</del>		<del>-</del>						
Commercial	Commercial	<del>-</del>		-			-	<del>-</del>				-				
Parks	N/A			-			-		-		-	-	_			
Public Landscaping	N/A		-	-							-	-	_			
Subtotal Mossdale Landing East		\$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	\$0.0
Mossdale Landing South	marginar change in 7135635	φο.σο	φο.σο	φο.σσ	φο.σσ	φο.σσ	φο.σο	φο.σο	φο.σσ	70.00	70.00	70.00	φο.σσ	φο.σσ	φο.σσ	70.0
Medium Density Residential	Residential															
High Density Residential	Residential															
Commercial	Commercial		<del>-</del>				-				-	-	<del>-</del>			
Parks	N/A		-													
Public Landscaping	N/A															
Subtotal Mossdale Landing Sout		\$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	\$0.0
Mossdale Landing Other	Warginal change in Asse.	φο.σο	70.00	70.00	70.00	70.00	70.00	φυ.υυ	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.0
Low Density Residential	Residential	-		<u> </u>	-		-			-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241.31	-1,241
Subtotal Mossdale Landing Othe		\$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
South Lathrop	warginar change in Asset	<i>90.00</i>	70.00	<b>70.00</b>	<b>90.00</b>	Ş0.00	70.00	<i>9</i> 0.00	<i>50.00</i>	(71,241.31)	(71,241.31)	(71,241.31)	(41,241.31)	(41,241.31)	(41,241.31)	(41,241.3
Light Industrial / R&D Flex	Industrial									-178.27	-178.27	-178.27	-178.27	-178.27	-178.27	-178
		-	-	-		<del>-</del>	-		<del>-</del>							
Office Commercial	Commercial	<del>-</del>	-	-		<del>-</del>	-	<del>-</del>	<del>-</del>	-43.58	-43.58	-43.58	-43.58	-43.58	-43.58	-43
Open Space Public Landscaping	N/A N/A	<del>-</del>	-	-		<del>-</del>	-	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	-		_	
	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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

	Overlay Assessment Rate															
Development Area / Project	Land Use Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	204
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	_	-	-	-	_	-	<del>-</del>	-	-	-	_	-	-	-	
Public Landscaping	N/A	_	-	-	-	_	-	<del>-</del>	-	-	-	_	-	-	-	
Subtotal Lathrop Gateway Mar	ginal 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)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cross Roads																
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	Commercial	_	-	-	-	_	-	<del>-</del>	-	-	-	_	-	-	-	
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	-	-	<del>-</del>	-	-	-	
Parks	N/A	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	-	-	<del>-</del>	-	-	-	
Schools	N/A	-	_	_	_	_			-	_	_	_	-		-	
Subtotal Historic/East Lathrop I		(\$4,728.99)	(\$4,728.99)	(\$4,728.99)	(\$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)	(\$40.91)
Subtotal City of Lathrop Marginal C	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)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02)	(\$5,630.02
City of Manual and																
City of Manteca Terra Ranch																
Single-Family	Residential															
Multifamily	Residential															
Subtotal Terra Ranch Marginal		\$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	change in Assessment	, JU.UU	30.00	Ş0.00	٥٠.٥٥	Ş0.00	٥٥.٥٥	30.00	٥٥.٥٥	Ş0.00	٥٥.٥٥	<i>\$0.00</i>	<b>30.00</b>			ร์ก กก
													•	70.00	70.00	\$0.00
Single-Family	Residential								_			_	<u> </u>		, , , , , , , , , , , , , , , , , , ,	\$0.00
Single-Family	Residential	- \$0.00	- \$0.00	- \$0.00	- \$0.00	- \$0.00	-	- \$0.00	- \$0.00	- \$0.00	- \$0.00	- \$0.00	_	-		
Subtotal Cerri Marginal Change		\$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 Cerri Marginal Change Future Development	in Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	_	-		
Subtotal Cerri Marginal Change Future Development Multifamily	r in Assessment  Residential	-	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 -	\$0.00 -	_	-		
Subtotal Cerri Marginal Change Future Development Multifamily Commercial	Residential Commercial	-757.92	\$ <b>0.00</b> - -757.92	- <b>\$0.00</b> 757.92	\$ <b>0.00</b> - -757.92	\$ <b>0.00</b> - -942.95		\$0.00	\$0.00	\$0.00 -	\$0.00 - -		_	-		
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial	Residential Commercial Industrial	-757.92 -	-757.92 -	- -757.92 -	-757.92 -	- -942.95 -		-					\$0.00 - -	\$0.00 - -	\$0.00 - -	\$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development N	Residential Commercial Industrial	-757.92	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·			\$0.00 - - - \$0.00	\$0.00 - - - \$0.00	\$0.00 - - - \$0.00	\$0.00 - - - \$0.00		_	-		
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development M Denali	Residential Commercial Industrial Marginal Change in Assessme	-757.92 - <b>(\$757.92)</b>	- -757.92 - <b>(\$757.92)</b>	- -757.92 -	-757.92 -	- -942.95 -	\$0.00	-			- - \$0.00	\$0.00	\$0.00 - - - \$0.00	\$0.00 - -	\$0.00 - -	\$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family	Residential Commercial Industrial Marginal Change in Assessme	-757.92 - (\$757.92)	- -757.92 - <b>(\$757.92)</b>	- -757.92 - <b>(\$757.92)</b>	-757.92 -	- -942.95 -		-				\$0.00	\$0.00 - - - \$0.00	\$0.00 - -	\$0.00 - -	\$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial	Residential Commercial Industrial Aarginal Change in Assessme Residential Commercial	-757.92 (\$757.92) -3,166.60 -757.92	- -757.92 - <b>(\$757.92)</b> - -757.92	-757.92 (\$757.92)	-757.92 - (\$757.92)	- -942.95 - (\$942.95)	\$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 Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial Subtotal Denali Marginal Change	Residential Commercial Industrial Aarginal Change in Assessme Residential Commercial	-757.92 - (\$757.92)	- -757.92 - <b>(\$757.92)</b>	- -757.92 - <b>(\$757.92)</b>	-757.92 -	- -942.95 -	\$0.00	-			- - \$0.00	\$0.00	\$0.00 - - - \$0.00	\$0.00 - -	\$0.00 - -	\$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development M Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca	Residential Commercial Industrial Marginal Change in Assessme Residential Commercial ge in Assessment	-757.92 (\$757.92) -3,166.60 -757.92	- -757.92 - <b>(\$757.92)</b> - -757.92	-757.92 (\$757.92) -301.41 (\$301.41)	-757.92 (\$757.92)	-942.95 - (\$942.95) - - \$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	\$0.00 \$0.00 \$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development N Denali Single-Family Commercial Subtotal Denali Marginal Chang The Trails of Manteca Single-Family	Residential Commercial Industrial Marginal Change in Assessme Residential Commercial ge in Assessment Residential	-757.92 (\$757.92) -3,166.60 -757.92 (\$3,924.53)	-757.92 (\$757.92) - -757.92 (\$757.92)	-757.92 (\$757.92) - -301.41 (\$301.41) -4,087.66	-757.92 -(\$757.92) - \$0.00	-942.95 - (\$942.95) - \$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 - \$0.00	\$0.00 - \$0.00 - \$0.00	\$0.00 - - \$0.00 - \$0.00	\$0.00 - \$0.00 - \$0.00 -4,087.66	\$0.00 \$0.00 \$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development M Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family Subtotal The Trails of Manteca	Residential Commercial Industrial Marginal Change in Assessme Residential Commercial ge in Assessment Residential	-757.92 (\$757.92) -3,166.60 -757.92	- -757.92 - <b>(\$757.92)</b> - -757.92	-757.92 (\$757.92) -301.41 (\$301.41)	-757.92 (\$757.92)	-942.95 - (\$942.95) - - \$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	\$0.00 \$0.00 \$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development M Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family Subtotal The Trails of Manteca	Residential Commercial Industrial Marginal Change in Assessme  Residential Commercial ge in Assessment  Residential Marginal Change in Assessment	-757.92 (\$757.92) -3,166.60 -757.92 (\$3,924.53)	-757.92 (\$757.92) - -757.92 (\$757.92)	-757.92 (\$757.92) - -301.41 (\$301.41) -4,087.66	-757.92 (\$757.92) - \$0.00 -4,087.66 (\$4,087.66)	-942.95 (\$942.95) - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 \$0.00  \$0.00 -4,087.66 (\$4,087.66)	\$0.00 - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 \$0.00 - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 \$0.00 - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 - - \$0.00 - \$0.00 -4,087.66 (\$4,087.66)	\$0.00 - - \$0.00 - \$0.00	\$0.00 - \$0.00 - \$0.00 -4,087.66	\$0.00 \$0.00 \$0.00
Subtotal Cerri Marginal Change Future Development  Multifamily Commercial Industrial Subtotal Future Development M Denali Single-Family Commercial Subtotal Denali Marginal Change The Trails of Manteca Single-Family Subtotal The Trails of Manteca	Residential Commercial Industrial Marginal Change in Assessme Residential Commercial ge in Assessment Residential	-757.92 (\$757.92) -3,166.60 -757.92 (\$3,924.53)	-757.92 (\$757.92) - -757.92 (\$757.92)	-757.92 (\$757.92) - -301.41 (\$301.41) -4,087.66	-757.92 -(\$757.92) - \$0.00	-942.95 - (\$942.95) - \$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 - \$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 Asssessment Rate Analysis
Development Absorption Projections Marginal Change in Assessm

Development Area / Project Cand Use		033 20	4 2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Oleander															
Single-Family Resident	ial	-		-	-	-	-	-	-	-	-	-	-	-	
Subtotal Oleander Marginal Change in Assessi		00 \$0.0	\$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	<u> </u>		·	·	·	·	<u> </u>	·	<u> </u>	·	·	·	·	<u> </u>	·
Single-Family Resident	ial	-		-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Sundance Marginal Change in Assess.	ment \$0	00 \$0.0	\$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 Asso		<u> </u>	•	(\$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 Resident	ial	-		-	-	-	-	-	-	-	-	-	-	-	
Multifamily Resident	ial -75	3.91 -753.9	1 -753.91	-753.91	-753.91	-150.78			_	_			-		
Commercial Commer		1.26 -754.	6 -754.26	-754.26	-754.26	-754.26	-754.26	-754.26	-670.66	_			-		
Subtotal City of Stockton Marginal Change in Asse			') (\$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 Resident	ial	-		-	-	-	-	-	-	-	-	-	-	-	-
Multifamily Resident	ial	-		-	-	-	-	-	-	-	-	-	-	-	-
Commercial Commer	cial -44	2.93 -442.	3 -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 Industria	l	-		-	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	-	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	-
Subtotal Future Stockton Annex Marginal Cha	nge in Assessı (\$442	93) (\$442.9	(\$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 Resident	ial	-	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 Cha	nge in Assess \$0	00 \$0.0	(\$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 Resident	ial	-		-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Oakwood Shores Marginal Change in	Assessment \$0	00 \$0.0	\$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) (\$442.9	(\$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) (\$10,468.6	1) (\$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 Asssessment 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	Tot
Development Area / 110ject	Luna osc category	2040	2043					2034							
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	(\$4,421.4
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	(\$114,698.4
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	(\$7,675.6
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	(\$10,092.7
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	(\$1,564.9
Parks	N/A	-	_	-	-	-	_	-	-	-	-	-	-	_	\$0.0
Schools	N/A	-	_	-	-	-	_	-	-	-	-	-	-	_	\$0.0
Public Landscaping	N/A	-	_	-	-	-	_	-	-	-	-	-	-	_	\$0.0
Subtotal Central Lathrop Margi	nal 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)	(\$138,453.1
Mossdale Landing								-							
Low Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$2,706.7
Medium Density Residential	Residential	-	-	-	-	-	<del>-</del>	-		-	<del>-</del>	-	-	-	\$0.0
High Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$731.0
Commercial	Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	(\$1,188.5
Community Park	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	٠
Neighborhood Park	N/A	-	-	-	-	-	-	-		-		-	-	-	٠
Schools	N/A	<del>-</del>	-	-	-	-	-	-	<u>-</u>	-		-	-	-	A
Public Landscaping	N/A	-	-		_		_	-				_			\$0.0
Subtotal Mossdale Landing Ma		\$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	(\$4,626.2
Mossdale Landing East	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	·	<u> </u>	·	·			
Low Density Residential	Residential	-	_	-	-	-	-	-	-	-	-	-	-	-	(\$1,303.3
Medium Density Residential	Residential	-	-		_		_	-				_			\$0.0
High Density Residential	Residential	-	-	-	-	-	-	-		-		-	-	-	(\$1,697.8
Commercial	Commercial	-	-	-	-	-	-	-		-		-	-	-	(\$25,949.9
Parks	N/A	-	-		_		_	-				_			\$0.0
Public Landscaping	N/A	-	-		_		_	-				_	-		\$0.0
Subtotal Mossdale Landing Eas		\$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	(\$28,951.1
Mossdale Landing South		•	•	•	•	•	•	•		•		•			
Medium Density Residential	Residential	-	-	-	-	-	-	-	-	-	-	-			(\$3,569.0
High Density Residential	Residential	_	_	_	_		_	-				-		_	(\$1,141.0
Commercial	Commercial	_	_	_	_		_	-				-		_	(\$14,856.8
Parks	N/A	-				<del>-</del>			<del>_</del>	<del>-</del>		<u>-</u>	<del>-</del>	-	\$0.0
Public Landscaping	N/A	-				<del>-</del>			<del>_</del>	<del>-</del>		<u>-</u>	<del>-</del>	-	\$0.0
Subtotal Mossdale Landing Sou		\$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	(\$19,566.8
Mossdale Landing Other		7	70.00	70.00	70.00	70.00	70.00	70.00	7	7	70.00	7		7000	(7 = 5,5 = 5 = 5
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	(\$24,826.1
Subtotal Mossdale Landing Oth		(\$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)	
South Lathrop	aa. ga. a.iaiiga iii i isaa	(+-/- 12:02)	(7-)- (2:02)	(+-)- :2:02)	(+-/- /2:02)	(+-)- 12:02/	(+-/- 12:02)	(+-)- (2:02)	(+-)- :2:02)	(+-)- 12:02/	(7-)- :2:02/	(+-/- 12:02)	(+-)- :2:02)	(7-)- 12:02)	(+= 1,0=011
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	(\$41,936.6
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	
Open Space	N/A	-43.36	-43.36	-43.36	-43.36	-43.36	-43.38	-43.36	-43.J6 	-45.56	-43.36	-43.36	-43.36	-43.36	\$0.0°
Public Landscaping	N/A														\$0.0 \$0.0
LUUIIL LAIUNLAUIIIR	IN/ /\tau	-	-	-	-	-	-	-	-	-	-	-	-	-	ا.∪د

Table B-2
RD 17 Area: Overlay Asssessment 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	Tota
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 M		\$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		<u> </u>	·	<u> </u>	·	·	·	<u> </u>	<u> </u>	·	<u> </u>	·	<u> </u>	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Industrial	Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0.00
Commercial	Commercial			_				_	_	_		<del>-</del>			\$0.00
Subtotal Cross Roads Margine		\$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
	p Marginal Change in Assessm	(\$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)
	g														
Subtotal City of Lathrop Margina	Il 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	_	_	_	_			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	_	<u>-</u>	-	(\$11,507.57)
Single-Family Multifamily	Residential	-	_	<u>-</u>	-	_	-	-	_	-	-	_	-	-	(\$1,886.49)
Single-Family	Residential	- - \$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	
Single-Family Multifamily Subtotal Terra Ranch Margina Cerri	Residential	-	_	\$0.00	-	_	-	-	_	-	-	_	\$0.00	-	(\$1,886.49) <i>(\$13,394.06)</i>
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family	Residential al Change in Assessment  Residential	-	_	\$0.00	-	_	-	-	_	-	-	_	\$0.00	-	(\$1,886.49)
Single-Family Multifamily Subtotal Terra Ranch Margina Cerri	Residential al Change in Assessment  Residential	-	\$0.00	\$0.00 \$0.00	-	_	-	-	_	-	-	_	\$0.00 \$0.00	-	(\$1,886.49) <i>(\$13,394.06)</i>
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family	Residential al Change in Assessment  Residential	\$0.00 -	\$0.00 -	-	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	-	- \$0.00 -	(\$1,886.49) (\$13,394.06) (\$30,183.80)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan	Residential al Change in Assessment  Residential	\$0.00 -	\$0.00 -	-	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	-	- \$0.00 -	(\$1,886.49) (\$13,394.06) (\$30,183.80)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development	Residential al Change in Assessment  Residential ge in Assessment	\$0.00 -	\$0.00 -	-	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	-	- \$0.00 -	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily	Residential al Change in Assessment  Residential ge in Assessment  Residential	\$0.00 -	\$0.00 -	-	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	-	- \$0.00 -	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial	Residential al Change in Assessment  Residential ge in Assessment  Residential Commercial	\$0.00 -	\$0.00 -	-	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	\$0.00 -	-	- \$0.00 -	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial	Residential al Change in Assessment  Residential ge in Assessment  Residential Commercial Industrial	\$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 - -	\$0.00 \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development	Residential al Change in Assessment  Residential ge in Assessment  Residential Commercial Industrial	\$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 - -	\$0.00 \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali	Residential al Change in Assessment  Residential ge in Assessment  Residential Commercial Industrial E 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 - -	\$0.00 \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74)
Single-Family Multifamily Subtotal Terra Ranch Margina Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family	Residential  Residential  Residential  ge in Assessment  Residential  Commercial Industrial  Marginal Change in Assessment  Residential Commercial	\$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 - -	\$0.00 \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family Commercial	Residential  Residential  Residential  ge in Assessment  Residential  Commercial Industrial  Marginal Change in Assessment  Residential Commercial	\$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 - - - \$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 - - - \$0.00	\$0.00 - - - \$0.00	\$0.00 \$0.00 - \$0.00 - - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74) (\$2,575.18)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family Commercial Subtotal Denali Marginal Chan The Trails of Manteca	Residential  Residential  Residential  ge in Assessment  Residential  Commercial Industrial  Marginal Change in Assessment  Residential Commercial	\$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 - - \$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 - \$0.00	\$0.00 - \$0.00 - - - \$0.00	\$0.00 - - - \$0.00	\$0.00 \$0.00 - \$0.00 - - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74) (\$2,575.18) (\$15,874.92)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family Commercial Subtotal Denali Marginal Chan The Trails of Manteca Single-Family	Residential  al Change in Assessment  Residential  ge in Assessment  Residential  Commercial  Industrial  Marginal Change in Assessme  Residential  Commercial  Industrial  Residential  Commercial  Industrial	\$0.00 \$0.00 \$0.00 - \$0.00	\$0.00 \$0.00 - \$0.00 - \$0.00 -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 \$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 - \$0.00 - - - \$0.00	\$0.00 - - - \$0.00	\$0.00 \$0.00 - \$0.00 - - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74) (\$2,575.18) (\$15,874.92) (\$59,424.35)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family Commercial Subtotal Denali Marginal Chan The Trails of Manteca Single-Family Subtotal The Trails of Mantece	Residential  al Change in Assessment  Residential  ge in Assessment  Residential  Commercial  Industrial  Marginal Change in Assessme  Residential  Commercial  ange in Assessment  Residential  Residential  Residential	\$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 - - \$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 - \$0.00 - - \$0.00	\$0.00 - \$0.00 - - \$0.00	\$0.00 - - \$0.00 - - \$0.00	\$0.00 \$0.00 - \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74) (\$2,575.18) (\$15,874.92)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family Commercial Subtotal Denali Marginal Chan The Trails of Manteca Single-Family Subtotal The Trails of Manteca Oakwood Trails	Residential  Residential  Residential  ge in Assessment  Residential  Commercial  Industrial  Marginal Change in Assessme  Residential  Commercial  Residential  Commercial  Residential  Commercial  Inge in Assessment  Residential  Residential  Residential	\$0.00 \$0.00 \$0.00 - \$0.00	\$0.00 \$0.00 - \$0.00 - \$0.00 -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 \$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	\$0.00 - \$0.00 - - \$0.00	\$0.00 - - \$0.00 - - \$0.00	\$0.00 \$0.00 - \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74) (\$2,575.18) (\$15,874.92) (\$59,424.35) (\$59,424.35)
Single-Family Multifamily Subtotal Terra Ranch Margine Cerri Single-Family Subtotal Cerri Marginal Chan Future Development Multifamily Commercial Industrial Subtotal Future Development Denali Single-Family Commercial Subtotal Denali Marginal Chan The Trails of Manteca Single-Family Subtotal The Trails of Mantece	Residential  al Change in Assessment  Residential  ge in Assessment  Residential  Commercial  Industrial  Marginal Change in Assessme  Residential  Commercial  ange in Assessment  Residential  Residential  Residential	\$0.00 \$0.00 \$0.00 - \$0.00	\$0.00 \$0.00 - \$0.00 - \$0.00 -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 \$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	\$0.00 - \$0.00 - - \$0.00	\$0.00 - - \$0.00 - - \$0.00	\$0.00 \$0.00 - \$0.00 - \$0.00	(\$1,886.49) (\$13,394.06) (\$30,183.80) (\$30,183.80) (\$2,188.33) (\$10,795.95) (\$5,168.98) (\$18,153.25) (\$13,299.74) (\$2,575.18) (\$15,874.92) (\$59,424.35)

Table B-2
RD 17 Area: Overlay Asssessment 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	n														(42.440.25)
Single-Family	Residential			-						-	-	-			(\$3,419.26)
Subtotal Oleander Marginal Chang	ge 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	no di la cital														(644.000.40)
Single-Family	Residential	-	-	-	-		-	-	-	-	-	-	-	-	(\$14,009.19)
Subtotal Sundance Marginal Chan		\$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 Ch	ange 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 Ch		\$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 M	arginal 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 M	larginal 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 Margine	al 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 Margina	l 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 A	ssessment	(\$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 Asssessment Rate Analysis
Marginal Change in Overlay Assessment Per Acre of Development

Overlay Assessment Land Use Category	Assessment Rate Per Developable Acre	Assessment Rate Per Developed Acre C (Table 3)	Marginal Assessment Rate Change Per Acre
-			_
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

EPS Table Set	RD 17 Area Finance Plan Implementation EIFD Revenue Analysis prepared by Ed	conomic &
	Planning Systems, Inc	E1
Table E17	Hybrid Financing Revenues and Debt Service	E45



# **DRAFT Discussion Tables**

RD 17 Area Finance Plan Implementation

EIFD Revenue Analysis

The Economics of Land Use



Prepared by:

Economic & Planning Systems, Inc. (EPS)

September 21, 2017

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# List of Tables

Table 1	Property Tax Summary for Fiscal Years 2017-18 through 2060-611
Table 2	EIFD Revenue Summary for Fiscal Years 2017-18 through 2060-612
Table 3	Net Fiscal Impact After EIFD Contribution
Table 4	Analysis Assumptions4
Table 5	Projected Net Property Tax and EIFD Revenue Summary—Lathrop5
Table 6	Projected Net Property Tax and EIFD Revenue—  Lathrop Existing City Boundaries
Table 7	Projected Net Property Tax and EIFD Revenue—Lathrop Annexation Area
Table 8	Projected Net Property Tax and EIFD Revenue Summary—Manteca8
Table 9	Projected Net Property Tax and EIFD Revenue—  Manteca Existing City Boundaries9
Table 10	Projected Net Property Tax and EIFD Revenue—  Manteca Annexation Area
Table 11	Projected Net Property Tax and EIFD Revenue Summary—Stockton
Table 12	Projected Net Property Tax and EIFD Revenue— Stockton Existing City Boundaries
Table 13	Projected Net Property Tax and EIFD Revenue—Stockton Annexation Area 13
Table 14	Projected Net Property Tax and EIFD Revenue Summary Unincorporated San Joaquin County
Table 15	Projected Net Property Tax and EIFD Revenue— Unincorporated San Joaquin County

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

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

Source: EPS.

summ

<sup>[1]</sup> Represents non-redevelopment area parcels only.

<sup>[2]</sup> 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 \$)

iscal Year				Unincorporated	
Ending	Lathrop [1]	Manteca [1]	Stockton [1]	San Joaquin County	Total
2017	\$0	\$0	\$0	\$0	\$
2018	\$0	\$0	\$0	\$0	\$
2019	\$287,842	\$103,755	\$45,694	\$11,393	\$448,68
2020	\$590,709	\$201,812	\$92,758	\$23,128	\$908,40
2021	\$909,245	\$315,027	\$178,383	\$35,215	\$1,437,87
2022	\$1,176,803	\$411,156	\$307,957	\$47,664	\$1,943,58
2023	\$1,457,351	\$544,637	\$519,838	\$60,487	\$2,582,31
2024	\$1,751,427	\$706,262	\$629,527	\$73,695	\$3,160,91
2025	\$2,059,593	\$892,453	\$743,958	\$87,299	\$3,783,30
2026	\$2,382,427	\$1,032,591	\$846,070	\$101,310	\$4,362,39
2027	\$2,362,189	\$955,966	\$800,257	\$95,318	\$4,213,72
2028	\$2,782,776	\$1,066,667	\$915,211	\$107,560	\$4,872,21
2029	\$3,224,624	\$1,182,684	\$994,968	\$120,125	\$5,522,40
2030	\$3,688,630	\$1,304,236	\$1,077,557	\$133,068	\$6,203,49
2031	\$4,175,725	\$1,481,341	\$1,163,078	\$146,399	\$6,966,54
2032	\$4,457,943	\$1,609,819	\$1,251,631	\$160,130	\$7,479,52
2033	\$4,751,487	\$1,759,547	\$1,367,480	\$174,273	\$8,052,78
2034	\$5,056,783	\$1,912,788	\$1,488,025	\$188,840	\$8,646,43
2035	\$5,374,272	\$2.018.250	\$1,613,442	\$203,844	\$9,209,80
2036	\$5,704,410	\$2,211,506	\$1,743,917	\$219,298	\$9,879,13
2037	\$6,134,608	\$2,468,360	\$1,879,638	\$234,961	\$10,717,56
2038	\$6,583,636	\$2,741,509	\$2,020,805	\$251,094	\$11,597,04
2039	\$7,052,235	\$3,022,885	\$2,144,544	\$267,710	\$12,487,37
2040	\$7,541,177	\$3,317,209	\$2,266,818	\$284,825	\$13,410,02
2040	\$8,051,260	\$3.625.003	\$2,200,310	\$302.453	\$14.372.08
2041	\$8,538,950	\$3,946,811	\$2,523,132	\$302,453 \$320,611	\$15,329,50
2042	\$9,046,806	\$4,283,198	\$2,647,373	\$339,313	\$16,316,69
2043	\$9,575,601	\$4,634,747	\$2,775,669	\$358,576	\$17,344,59
2044		: ' '	: ' '	: '	
2045	\$10,126,133 \$10,699,229	\$4,943,426 \$5,221,762	\$2,908,152	\$378,416	\$18,356,12
2046	. , ,	. , ,	\$3,044,956	\$398,853 \$419,902	\$19,364,80
	\$11,295,750	\$5,510,881	\$3,186,222	. ,	\$20,412,75
2048	\$11,916,584	\$5,811,179	\$3,332,095	\$441,583	\$21,501,44
2049	\$12,562,654	\$6,115,134	\$3,482,724	\$463,914	\$22,624,42
2050	\$13,234,914	\$6,363,179	\$3,638,263	\$486,915	\$23,723,27
2051	\$13,934,355	\$6,569,605	\$3,798,871	\$510,606	\$24,813,43
2052	\$14,662,002	\$6,782,223	\$3,964,712	\$535,008	\$25,943,94
2053	\$15,418,919	\$7,001,220	\$4,135,955	\$560,142	\$27,116,23
2054	\$16,206,207	\$7,226,787	\$4,312,776	\$586,029	\$28,331,79
2055	\$17,025,006	\$7,459,121	\$4,495,355	\$612,694	\$29,592,17
2056	\$17,876,499	\$7,698,425	\$4,683,878	\$640,159	\$30,898,96
2057	\$18,761,910	\$7,944,908	\$4,878,538	\$668,447	\$32,253,80
2058	\$19,682,509	\$8,198,786	\$5,078,658	\$697,584	\$33,657,53
2059	\$20,639,610	\$8,460,280	\$5,268,647	\$727,595	\$35,096,13
2060	\$21,634,574	\$8,729,619	\$5,464,337	\$758,507	\$36,587,03
2061	\$22,668,811	\$9,007,037	\$5,665,897	\$790,346	\$38,132,09
Total	\$383,064,173	\$166,793,790	\$105,771,135	\$14,025,284	\$669,654,38

EIFD rev

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

<sup>[1]</sup> Assumed percentage of tax increment allocated to EIFD.

<sup>[2]</sup> 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. 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.

assumps

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

				Jurisdiction			
·	Lat	hrop	Mar	nteca	Sto	ckton	Unincorporated
Item	Existing City	Annexation Areas	Existing City	Annexation Areas	Existing City	Annexation Areas	San Joaquin County
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	NA
High Density Residential	\$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%

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

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

<sup>[2]</sup> 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.

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

**EIFD Revenue** Net City Property Tax Revenue [1] Net County Property Tax Revenue [1] Fiscal Year Existing City Annexation **Existing City** Annexation City EIFD County EIFD **Ending** Boundaries Areas Total Boundaries Areas Total Revenue Revenue Total Table 6 Table 7 Table 6 Table 7 2017 \$3.047.137 \$0 \$3.047.137 \$4.074.625 \$0 \$4.074.625 \$0 \$0 \$0 \$0 \$0 \$0 2018 \$3,138,551 \$0 \$3,138,551 \$4,196,864 \$4,196,864 \$0 \$18,244 \$72,976 2019 \$3,338,590 \$3,356,834 \$4,464,356 \$4,537,332 \$112,449 \$175,393 \$287,842 2020 \$3,548,767 \$37,583 \$3,586,350 \$4,745,405 \$150,331 \$4,895,736 \$230,685 \$360,025 \$590,709 2021 \$3,769,511 \$58,065 \$3,827,576 \$5,040,583 \$232,261 \$5,272,844 \$354,953 \$554,293 \$909,245 2022 \$3,975,597 \$65,608 \$4,041,205 \$5,316,161 \$262,431 \$5,578,592 \$465,004 \$711,799 \$1,176,803 2023 \$4,191,616 \$73,550 \$4,265,167 \$5,605,021 \$294,201 \$5,899,223 \$580,378 \$876,973 \$1,457,351 2024 \$4,417,979 \$81,911 \$4,499,889 \$5,907,713 \$327,642 \$6,235,355 \$701,296 \$1,050,132 \$1,751,427 2025 \$4,655,111 \$90,706 \$4,745,817 \$6,224,805 \$362.825 \$6.587.630 \$827,986 \$1,231,607 \$2.059.593 2026 \$4,903,455 \$99,956 \$5,003,411 \$6,556,891 \$399,823 \$6,956,714 \$960,686 \$1,421,741 \$2,382,427 2027 \$5,497,199 \$112,314 \$5,609,513 \$7,350,845 \$449,256 \$7,800,101 \$960,930 \$1,401,259 \$2,362,189 2028 \$5,952,729 \$115,683 \$6,068,412 \$7,959,978 \$462,734 \$8,422,712 \$1,139,391 \$1,643,385 \$2,782,776 2029 \$6,431,434 \$119,154 \$6,550,588 \$8,600,101 \$476,616 \$9,076,717 \$1,326,903 \$1,897,720 \$3,224,624 2030 \$6,934,294 \$122,729 \$7,057,023 \$9,272,525 \$490,914 \$9,763,439 \$1,523,850 \$2,164,779 \$3,688,630 2031 \$7,462,329 \$126,410 \$7,588,739 \$9,978,612 \$505,642 \$10,484,254 \$1,730,629 \$2,445,096 \$4,175,725 2032 \$7,764,717 \$130,203 \$7,894,920 \$10,382,965 \$520,811 \$10,903,776 \$1,849,699 \$2,608,244 \$4,457,943 2033 \$8.079.323 \$134,109 \$8,213,432 \$10.803.656 \$536,435 \$11.340.091 \$1.973.565 \$2,777,922 \$4,751,487 2034 \$8,406,609 \$138,132 \$8.544.741 \$11,241,301 \$552,528 \$11,793,830 \$2,102,407 \$2.954.375 \$5.056.783 2035 \$8,747,051 \$142,276 \$8,889,327 \$11,696,539 \$569,104 \$12,265,644 \$2,236,413 \$3,137,859 \$5,374,272 2036 \$9,101,144 \$146,544 \$9,247,688 \$12,170,033 \$586,177 \$12,756,210 \$2,375,776 \$3,328,635 \$5,704,410 2037 \$9,565,051 \$150,941 \$9,715,991 \$12,790,368 \$603,763 \$13,394,130 \$2,557,894 \$3,576,715 \$6,134,608 2038 \$10,049,392 \$155,469 \$10,204,861 \$13,438,028 \$621,876 \$14,059,903 \$2,748,009 \$3,835,626 \$6,583,636 2039 \$10,554,976 \$160,133 \$10,715,109 \$14,114,094 \$640,532 \$14,754,625 \$2,946,439 \$4,105,796 \$7,052,235 2040 \$11,082,641 \$164,937 \$11,247,578 \$14,819,687 \$659,748 \$15,479,434 \$3,153,511 \$4,387,666 \$7,541,177 2041 \$11.633.258 \$169,885 \$11.803.143 \$15.555.970 \$679.540 \$16.235.511 \$3,369,564 \$4.681.696 \$8.051.260 2042 \$12,155,276 \$176,685 \$12.331.961 \$16.254.012 \$706,741 \$16.960.753 \$3,575,215 \$4.963.734 \$8.538.950 2043 \$183,740 \$16,980,993 \$12,698,936 \$12,882,676 \$734,962 \$17,715,955 \$3,789,382 \$5,257,424 \$9,046,806 2044 \$13,265,066 \$191,060 \$13,456,127 \$17,738,022 \$764,240 \$18,502,262 \$4,012,391 \$5,563,210 \$9,575,601 2045 \$13,854,527 \$198,653 \$14,053,180 \$18,526,247 \$794,614 \$19,320,861 \$4,244,578 \$5,881,554 \$10,126,133 2046 \$14,468,207 \$206,530 \$14,674,738 \$19,346,859 \$826,122 \$20,172,981 \$4,486,295 \$6,212,935 \$10,699,229 2047 \$15,107,030 \$214,701 \$15,321,732 \$20,201,092 \$858,805 \$21,059,898 \$4,737,904 \$6,557,846 \$11,295,750 2048 \$15,771,952 \$223,177 \$15,995,129 \$21,090,225 \$892,706 \$21,982,931 \$4,999,780 \$6,916,804 \$11,916,584 2049 \$16,463,964 \$231,967 \$16,695,931 \$22,015,582 \$927,869 \$22,943,450 \$5,272,315 \$7,290,339 \$12,562,654 2050 \$17,184,093 \$241,084 \$17,425,177 \$22.978.537 \$964.337 \$23.942.874 \$5.555.910 \$7.679.004 \$13.234.914 2051 \$1,002,158 \$17,933,403 \$250,540 \$18,183,942 \$23,980,512 \$24,982,671 \$5,850,986 \$8,083,369 \$13,934,355 2052 \$260,345 \$18,712,997 \$18,973,342 \$25,022,983 \$1,041,381 \$26,064,365 \$6,157,974 \$8,504,028 \$14,662,002 2053 \$19,524,017 \$270,514 \$19,794,531 \$26,107,478 \$1,082,055 \$27,189,533 \$6,477,325 \$8,941,594 \$15,418,919 2054 \$20,367,647 \$281,058 \$20,648,705 \$27,235,579 \$1,124,233 \$28,359,812 \$6,809,505 \$9,396,702 \$16,206,207 2055 \$21,245,115 \$291,992 \$21,537,107 \$28,408,927 \$1,167,967 \$29,576,894 \$7,154,994 \$9,870,012 \$17,025,006 2056 \$22,157,691 \$303,328 \$22,461,019 \$29,629,222 \$1,213,314 \$30,842,535 \$7,514,293 \$10,362,206 \$17,876,499 \$315,082 2057 \$23,106,691 \$23,421,774 \$30,898,224 \$1,260,330 \$32,158,553 \$7,887,920 \$10,873,990 \$18,761,910 2058 \$24.093.481 \$327,269 \$24,420,750 \$32,217,757 \$1,309,075 \$33.526.832 \$8,276,411 \$11.406.099 \$19.682.509 2059 \$11,959,289 \$25,119,473 \$339,903 \$25,459,376 \$33,589,711 \$1,359,610 \$34,949,322 \$8,680,321 \$20,639,610 2060 \$26,186,131 \$353,000 \$26,539,131 \$35,016,045 \$1,412,000 \$36,428,045 \$9,100,226 \$12,534,348 \$21,634,574 2061 \$27,294,972 \$366,577 \$27,661,550 \$36,498,785 \$1,466,309 \$37,965,094 \$9,536,722 \$13,132,089 \$22,668,811 TOTAL \$542,959,131 \$7,841,749 \$550,800,879 \$726,043,918 \$31,366,995 \$757,410,913 \$160,348,861 \$222,715,312 \$383,064,173

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

6

Table 6
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Net Property Tax and EIFD Revenue - Lathrop Existing City Boundaries (Real \$)

Lathrop Existing City

		Gross			Net City and C	ounty Property			
Fiscal Year	Beginning	Property Tax		City EIFD			County EIFD		
Ending	Assessed Value [1]	Revenue	City	Amount [2]	Net City	County	Amount [2]	Net County	Total EIFD
Formula	а	b=a*1.0%	c=b*13.20%	d	e=c-d	f=b*17.65%	g	h=f-g	i=d+g
2017	\$2,308,244,724	\$23,082,447	\$3,047,137	\$0	\$3,047,137	\$4,074,625	\$0	\$4,074,625	\$0
2018	\$2,377,492,066	\$23,774,921	\$3,138,551	\$0	\$3,138,551	\$4,196,864	\$0	\$4,196,864	\$0
2019	\$2,607,086,558	\$26,070,866	\$3,441,641	\$103,051	\$3,338,590	\$4,602,155	\$137,799	\$4,464,356	\$240,850
2020	\$2,848,316,976	\$28,483,170	\$3,760,091	\$211,324	\$3,548,767	\$5,027,987	\$282,582	\$4,745,405	\$493,906
2021	\$3,101,674,842	\$31,016,748	\$4,094,552	\$325,040	\$3,769,511	\$5,475,226	\$434,643	\$5,040,583	\$759,684
2022	\$3,338,209,332	\$33,382,093	\$4,406,803	\$431,206	\$3,975,597	\$5,892,769	\$576,608	\$5,316,161	\$1,007,813
2023	\$3,586,144,384	\$35,861,444	\$4,734,105	\$542,488	\$4,191,616	\$6,330,436	\$725,414	\$5,605,021	\$1,267,903
2024	\$3,845,951,151	\$38,459,512	\$5,077,078	\$659,099	\$4,417,979	\$6,789,059	\$881,346	\$5,907,713	\$1,540,446
2025	\$4,118,118,794	\$41,181,188	\$5,436,369	\$781,258	\$4,655,111	\$7,269,503	\$1,044,697	\$6,224,805	\$1,825,955
2026	\$4,403,155,139	\$44,031,551	\$5,812,648	\$909,193	\$4,903,455	\$7,772,662	\$1,215,771	\$6,556,891	\$2,124,965
2027	\$4,859,028,672	\$48,590,287	\$6,414,452	\$917,252	\$5,497,199	\$8,577,393	\$1,226,548	\$7,350,845	\$2,143,800
2028	\$5,338,291,776	\$53,382,918	\$7,047,132	\$1,094,403	\$5,952,729	\$9,423,411	\$1,463,433	\$7,959,978	\$2,557,836
2029	\$5,841,937,541	\$58,419,375	\$7,711,999	\$1,280,566	\$6,431,434	\$10,312,471	\$1,712,370	\$8,600,101	\$2,992,936
2029	\$6,370,997,589	\$63,709,976	\$8,410,417	\$1,476,122	\$6,934,294	\$11,246,393	\$1,973,868	\$9,272,525	\$3,449,991
2030	\$6,926,543,497	\$69,265,435	\$9,143,798	\$1,681,469	\$7,462,329	\$12,227,070	\$2,248,458	\$9,978,612	\$3,929,927
		. , ,		. , ,					
2032	\$7,244,686,373	\$72,446,864	\$9,563,782	\$1,799,065	\$7,764,717	\$12,788,671	\$2,405,706	\$10,382,965	\$4,204,771
2033	\$7,575,683,932	\$75,756,839	\$10,000,735	\$1,921,412	\$8,079,323	\$13,372,964	\$2,569,308	\$10,803,656	\$4,490,720
2034	\$7,920,021,127	\$79,200,211	\$10,455,298	\$2,048,689	\$8,406,609	\$13,980,804	\$2,739,503	\$11,241,301	\$4,788,193
2035	\$8,278,200,438	\$82,782,004	\$10,928,134	\$2,181,083	\$8,747,051	\$14,613,080	\$2,916,540	\$11,696,539	\$5,097,624
2036	\$8,650,742,489	\$86,507,425	\$11,419,930	\$2,318,786	\$9,101,144	\$15,270,709	\$3,100,677	\$12,170,033	\$5,419,463
2037	\$9,138,819,265	\$91,388,193	\$12,064,245	\$2,499,194	\$9,565,051	\$16,132,286	\$3,341,918	\$12,790,368	\$5,841,113
2038	\$9,648,394,979	\$96,483,950	\$12,736,941	\$2,687,549	\$10,049,392	\$17,031,814	\$3,593,786	\$13,438,028	\$6,281,335
2039	\$10,180,320,299	\$101,803,203	\$13,439,141	\$2,884,165	\$10,554,976	\$17,970,794	\$3,856,700	\$14,114,094	\$6,740,866
2040	\$10,735,477,582	\$107,354,776	\$14,172,010	\$3,089,369	\$11,082,641	\$18,950,784	\$4,131,098	\$14,819,687	\$7,220,466
2041	\$11,314,782,014	\$113,147,820	\$14,936,755	\$3,303,497	\$11,633,258	\$19,973,401	\$4,417,430	\$15,555,970	\$7,720,928
2042	\$11,863,997,559	\$118,639,976	\$15,661,780	\$3,506,504	\$12,155,276	\$20,942,903	\$4,688,891	\$16,254,012	\$8,195,395
2043	\$12,435,982,733	\$124,359,827	\$16,416,863	\$3,717,928	\$12,698,936	\$21,952,598	\$4,971,606	\$16,980,993	\$8,689,533
2044	\$13,031,609,420	\$130,316,094	\$17,203,156	\$3,938,089	\$13,265,066	\$23,004,027	\$5,266,006	\$17,738,022	\$9,204,095
2045	\$13,651,781,324	\$136,517,813	\$18,021,851	\$4,167,324	\$13,854,527	\$24,098,785	\$5,572,538	\$18,526,247	\$9,739,862
2046	\$14,297,435,093	\$142,974,351	\$18,874,185	\$4,405,978	\$14,468,207	\$25,238,524	\$5,891,665	\$19,346,859	\$10,297,642
2047	\$14,969,541,485	\$149,695,415	\$19,761,439	\$4,654,409	\$15,107,030	\$26,424,959	\$6,223,867	\$20,201,092	\$10,878,275
2048	\$15,669,106,570	\$156,691,066	\$20,684,942	\$4,912,990	\$15,771,952	\$27,659,865	\$6,569,640	\$21,090,225	\$11,482,630
2049	\$16,397,172,972	\$163,971,730	\$21,646,070	\$5,182,105	\$16,463,964	\$28,945,083	\$6,929,501	\$22,015,582	\$12,111,607
2050	\$17,154,821,162	\$171,548,212	\$22,646,248	\$5,462,155	\$17,184,093	\$30,282,520	\$7,303,984	\$22,978,537	\$12,766,139
2051	\$17,943,170,788	\$179,431,708	\$23,686,956	\$5,753,554	\$17,933,403	\$31,674,153	\$7,693,641	\$23,980,512	\$13,447,195
2052	\$18,763,382,052	\$187,633,821	\$24,769,725	\$6,056,729	\$18,712,997	\$33,122,030	\$8,099,046	\$25,022,983	\$14,155,775
2053	\$19,616,657,138	\$196,166,571	\$25,896,142	\$6,372,126	\$19,524,017	\$34,628,272	\$8,520,794	\$26,107,478	\$14,892,920
2054	\$20,504,241,686	\$205,042,417	\$27,067,851	\$6,700,204	\$20,367,647	\$36,195,079	\$8,959,500	\$27,235,579	\$15,659,705
2055	\$21,427,426,316	\$214,274,263	\$28,286,557	\$7,041,442	\$21,245,115	\$37,824,730	\$9,415,802	\$28,408,927	\$16,457,244
2055	\$22,387,548,205	\$214,274,263	\$29,554,023	\$7,041,442 \$7,396,332	\$21,245,115 \$22,157,691	\$39,519,583	\$9,890,361	\$29,629,222	\$10,457,244
				. , ,					
2057	\$23,385,992,725	\$233,859,927	\$30,872,079	\$7,765,388	\$23,106,691	\$41,282,086	\$10,383,862	\$30,898,224	\$18,149,250
2058	\$24,424,195,122	\$244,241,951	\$32,242,621	\$8,149,140	\$24,093,481	\$43,114,771	\$10,897,014	\$32,217,757	\$19,046,153
2059	\$25,503,642,269	\$255,036,423	\$33,667,609	\$8,548,136	\$25,119,473	\$45,020,263	\$11,430,552	\$33,589,711	\$19,978,688
2060	\$26,625,874,470	\$266,258,745	\$35,149,079	\$8,962,948	\$26,186,131	\$47,001,282	\$11,985,237	\$35,016,045	\$20,948,185
2061	\$27,792,487,324	\$277,924,873	\$36,689,136	\$9,394,164	\$27,294,972	\$49,060,643	\$12,561,858	\$36,498,785	\$21,956,022

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

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

<sup>[2]</sup> Refer to Table A-2 for details.

Lathrop Annexation Area

		Gross			Net City and C	ounty Property			
Fiscal Year	- 5	Property Tax	0.1	City EIFD	N - 4 O'4	0	County EIFD	Necessary	T . ( . ) EIED
Ending	Assessed Value [1]	Revenue	City	Amount [2]	Net City	County	Amount [2]	Net County	Total EIFD
Formula	а	b=a*1.0%	c=b*5.14%	d	e=c-d	f=b*20.55%	g	h=f-g	d+g
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
2018	\$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	\$46,99
2020	\$110,839,238	\$1,108,392	\$56,943	\$19,361	\$37,583	\$227,774	\$77,443	\$150,331	\$96,80
2021	\$171,246,622	\$1,712,466	\$87,978	\$29,912	\$58,065	\$351,911	\$119,650	\$232,261	\$149,56
2022	\$193,490,790	\$1,934,908	\$99,406	\$33,798	\$65,608	\$397,622	\$135,192	\$262,431	\$168,98
2023	\$216,915,486	\$2,169,155	\$111,440	\$37,890	\$73,550	\$445,760	\$151,558	\$294,201	\$189,44
2024	\$241,571,521	\$2,415,715	\$124,107	\$42,196	\$81,911	\$496,428	\$168,785	\$327,642	\$210,98
2025	\$267,511,696	\$2,675,117	\$137,434	\$46,727	\$90,706	\$549,735	\$186,910	\$362,825	\$233,63
2026	\$294,790,866	\$2,947,909	\$151,448	\$51,492	\$99,956	\$605,793	\$205,970	\$399,823	\$257,46
2027	\$303,634,592	\$3,036,346	\$155,992	\$43,678	\$112,314	\$623,967	\$174,711	\$449,256	\$218,38
2028	\$312,743,629	\$3,030,340	\$160,671	\$44,988	\$115,683	\$642,686	\$179,952	\$462,734	\$210,30
2029	\$312,145,029	\$3,221,259	\$165,492	\$46,338	\$119,154	\$661,966	\$185,351	\$476,616	\$231,68
2029	\$331,789,716	\$3,221,239	\$170,456	\$47,728	\$122,729	\$681,825	\$190,911	\$490,914	\$238,63
2030	. , ,		. ,			\$702,280			
	\$341,743,408	\$3,417,434	\$175,570	\$49,160	\$126,410		\$196,638	\$505,642	\$245,79
2032	\$351,995,710	\$3,519,957	\$180,837	\$50,634	\$130,203	\$723,349	\$202,538	\$520,811	\$253,17
2033	\$362,555,581	\$3,625,556	\$186,262	\$52,153	\$134,109	\$745,049	\$208,614	\$536,435	\$260,76
2034	\$373,432,249	\$3,734,322	\$191,850	\$53,718	\$138,132	\$767,401	\$214,872	\$552,528	\$268,59
2035	\$384,635,216	\$3,846,352	\$197,606	\$55,330	\$142,276	\$790,423	\$221,318	\$569,104	\$276,64
2036	\$396,174,273	\$3,961,743	\$203,534	\$56,989	\$146,544	\$814,135	\$227,958	\$586,177	\$284,94
2037	\$408,059,501	\$4,080,595	\$209,640	\$58,699	\$150,941	\$838,559	\$234,797	\$603,763	\$293,49
2038	\$420,301,286	\$4,203,013	\$215,929	\$60,460	\$155,469	\$863,716	\$241,840	\$621,876	\$302,30
2039	\$432,910,325	\$4,329,103	\$222,407	\$62,274	\$160,133	\$889,628	\$249,096	\$640,532	\$311,37
2040	\$445,897,634	\$4,458,976	\$229,079	\$64,142	\$164,937	\$916,316	\$256,569	\$659,748	\$320,71
2041	\$459,274,563	\$4,592,746	\$235,951	\$66,066	\$169,885	\$943,806	\$264,266	\$679,540	\$330,33
2042	\$477,658,423	\$4,776,584	\$245,396	\$68,711	\$176,685	\$981,585	\$274,844	\$706,741	\$343,55
2043	\$496,731,967	\$4,967,320	\$255,195	\$71,455	\$183,740	\$1,020,781	\$285,819	\$734,962	\$357,27
2044	\$516,520,032	\$5,165,200	\$265,361	\$74,301	\$191,060	\$1,061,445	\$297,205	\$764,240	\$371,50
2045	\$537,048,321	\$5,370,483	\$275,908	\$77,254	\$198,653	\$1,103,630	\$309,016	\$794,614	\$386,27
2046	\$558,343,440	\$5,583,434	\$286,848	\$80,317	\$206,530	\$1,147,392	\$321,270	\$826,122	\$401,58
2047	\$580,432,922	\$5,804,329	\$298,196	\$83,495	\$214,701	\$1,192,785	\$333,980	\$858,805	\$417,47
2048	\$603,345,264	\$6,033,453	\$309,968	\$86,791	\$223,177	\$1,239,870	\$347,164	\$892,706	\$433,95
2049	\$627,109,957	\$6,271,100	\$322,177	\$90,209	\$231,967	\$1,288,706	\$360,838	\$927,869	\$451,04
2050	\$651,757,521	\$6,517,575	\$334,839	\$93,755	\$241,084	\$1,339,357	\$375,020	\$964,337	\$468,77
	. , ,		. ,						
2051	\$677,319,540	\$6,773,195	\$347,972	\$97,432	\$250,540	\$1,391,887	\$389,728	\$1,002,158	\$487,16
2052	\$703,828,698	\$7,038,287	\$361,591	\$101,245	\$260,345	\$1,446,363	\$404,982	\$1,041,381	\$506,22
2053	\$731,318,818	\$7,313,188	\$375,714	\$105,200	\$270,514	\$1,502,855	\$420,799	\$1,082,055	\$525,99
2054	\$759,824,899	\$7,598,249	\$390,359	\$109,300	\$281,058	\$1,561,435	\$437,202	\$1,124,233	\$546,50
2055	\$789,383,159	\$7,893,832	\$405,544	\$113,552	\$291,992	\$1,622,177	\$454,209	\$1,167,967	\$567,76
2056	\$820,031,071	\$8,200,311	\$421,289	\$117,961	\$303,328	\$1,685,158	\$471,844	\$1,213,314	\$589,80
2057	\$851,807,413	\$8,518,074	\$437,614	\$122,532	\$315,082	\$1,750,458	\$490,128	\$1,260,330	\$612,60
2058	\$884,752,308	\$8,847,523	\$454,540	\$127,271	\$327,269	\$1,818,159	\$509,085	\$1,309,075	\$636,3
2059	\$918,907,270	\$9,189,073	\$472,087	\$132,184	\$339,903	\$1,888,348	\$528,737	\$1,359,610	\$660,92
2060	\$954,315,253	\$9,543,153	\$490,278	\$137,278	\$353,000	\$1,961,111	\$549,111	\$1,412,000	\$686,38
2061	\$991,020,698	\$9,910,207	\$509,135	\$142,558	\$366,577	\$2,036,540	\$570,231	\$1,466,309	\$712,78

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

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

<sup>[2]</sup> Refer to Table A-3 for details.

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

	Net City Property Tax Revenue [1]			Net County	<b>Property Tax Re</b>	venue [1]	EIFD Revenue			
Fiscal Year	Existing City	Annexation		Existing City	Annexation		City EIFD	County EIFD		
Ending	Boundaries	Areas	Total	Boundaries	Areas	Total	Revenue	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	9	
2018	\$776,165	\$0	\$776,165	\$1,072,689	\$0	\$1,072,689	\$0	\$0	9	
2019	\$827,661	\$15,749	\$843,409	\$1,143,858	\$62,994	\$1,206,852	\$34,641	\$69,114	\$103,75	
2020	\$881,785	\$28,032	\$909,817	\$1,218,659	\$112,130	\$1,330,789	\$68,851	\$132,961	\$201,81	
2021	\$972,281	\$28,873	\$1,001,155	\$1,343,729	\$115,494	\$1,459,223	\$115,904	\$199,123	\$315,0	
2022	\$1,048,801	\$29,740	\$1,078,541	\$1,449,482	\$118,958	\$1,568,441	\$155,769	\$255,387	\$411,1	
2023	\$1,155,705	\$30,632	\$1,186,337	\$1,597,227	\$122,527	\$1,719,754	\$211,300	\$333,337	\$544,6	
2024	\$1,285,488	\$31,551	\$1,317,038	\$1,776,592	\$126,203	\$1,902,795	\$278,632	\$427,630	\$706,2	
2025	\$1,435,232	\$32.497	\$1,467,729	\$1,983,544	\$129,989	\$2,113,533	\$356,260	\$536.192	\$892,4	
2026	\$1,547,388	\$33,472	\$1,580,860	\$2,138,548	\$133,889	\$2,272,436	\$414,540	\$618,052	\$1,032,5	
2027	\$1,729,192	\$37,611	\$1,766,803	\$2,389,808	\$150,442	\$2,540,250	\$385,248	\$570,718	\$955,9	
2027	\$1,846,326	\$38,739	\$1,885,065	\$2,551,692	\$154,955	\$2,706,647	\$431,239	\$635,428	\$1,066,6	
2028		\$39,901		. , ,	. ,			, ,		
	\$1,969,128		\$2,009,029	\$2,721,408	\$159,604	\$2,881,012	\$479,447	\$703,237	\$1,182,6	
2030	\$2,097,832	\$41,098	\$2,138,930	\$2,899,282	\$164,392	\$3,063,674	\$529,964	\$774,272	\$1,304,2	
2031	\$2,286,431	\$42,331	\$2,328,762	\$3,159,932	\$169,324	\$3,329,256	\$603,787	\$877,554	\$1,481,3	
2032	\$2,422,458	\$43,601	\$2,466,059	\$3,347,927	\$174,404	\$3,522,331	\$657,181	\$952,638	\$1,609,8	
2033	\$2,581,344	\$44,909	\$2,626,253	\$3,567,514	\$179,636	\$3,747,150	\$719,479	\$1,040,068	\$1,759,5	
2034	\$2,743,942	\$46,256	\$2,790,198	\$3,792,230	\$185,025	\$3,977,255	\$783,235	\$1,129,553	\$1,912,7	
2035	\$2,854,876	\$47,644	\$2,902,520	\$3,945,545	\$190,576	\$4,136,120	\$826,916	\$1,191,334	\$2,018,2	
2036	\$3,024,435	\$66,253	\$3,090,688	\$4,179,881	\$265,014	\$4,444,895	\$900,092	\$1,311,413	\$2,211,5	
2037	\$3,261,477	\$85,421	\$3,346,898	\$4,507,483	\$341,685	\$4,849,168	\$999,730	\$1,468,631	\$2,468,3	
2038	\$3,514,902	\$105,164	\$3,620,066	\$4,857,725	\$420,657	\$5,278,382	\$1,105,962	\$1,635,547	\$2,741,5	
2039	\$3,775,966	\$125,499	\$3,901,465	\$5,218,525	\$501,997	\$5,720,523	\$1,215,394	\$1,807,491	\$3,022,8	
2040	\$4,049,726	\$146,445	\$4,196,170	\$5,596,872	\$585,778	\$6,182,650	\$1,330,002	\$1,987,207	\$3,317,2	
2041	\$4,336,708	\$168,018	\$4,504,726	\$5,993,492	\$672,073	\$6,665,565	\$1,449,996	\$2,175,007	\$3,625,0	
2042	\$4,637,461	\$190,239	\$4,827,700	\$6,409,143	\$760,956	\$7,170,099	\$1,575,597	\$2,371,215	\$3,946,8	
2043	\$4,952,551	\$213,126	\$5,165,677	\$6,844,609	\$852,505	\$7,697,115	\$1,707,032	\$2,576,165	\$4,283,1	
2044	\$5,282,568	\$236,700	\$5,519,268	\$7,300,706	\$946,801	\$8,247,507	\$1,844,540	\$2,790,207	\$4,634,7	
2045	\$5,564,822	\$260,982	\$5,825,804	\$7,690,791	\$1,043,926	\$8,734,717	\$1,963,748	\$2,979,678	\$4,943,4	
2046	\$5,812,792	\$285,991	\$6,098,783	\$8,033,494	\$1,143,965	\$9,177,459	\$2,069,907	\$3,151,855	\$5,221,7	
2047	\$6,070,827	\$311,751	\$6,382,578	\$8,390,108	\$1,247,005	\$9,637,113	\$2,180,272	\$3,330,609	\$5,510,8	
2048	\$6,339,308	\$338,284	\$6,677,592	\$8,761,159	\$1,353,136	\$10,114,295	\$2,294,999	\$3,516,180	\$5,811,1	
2049	\$6,618,630	\$361,532	\$6,980,162	\$9,147,193	\$1,446,130	\$10,593,322	\$2,412,665	\$3,702,468	\$6,115,1	
2050	\$6,863,630	\$372,378	\$7,236,008	\$9,485,792	\$1,489,514	\$10,975,306	\$2,512,161	\$3,851,018	\$6,363,1	
2050	\$7,063,019	\$383,550	\$7,446,569	\$9,761,355	\$1,534,199	\$11,295,554	\$2,594,046	\$3,975,559	\$6,569,6	
2052	\$7,268,390	\$395,056	\$7,663,446	\$10,045,185	\$1,580,225	\$11,625,410	\$2,678,387	\$4,103,836	\$6,782,2	
2053	\$7,479,922	\$406,908	\$7,886,830	\$10,337,530	\$1,627,632	\$11,965,162	\$2,765,258	\$4,235,962	\$7,001,2	
2054	\$7,697,800	\$419,115	\$8,116,915	\$10,638,646	\$1,676,461	\$12,315,106	\$2,854,736	\$4,372,051	\$7,226,7	
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,	
2056	\$8,153,361	\$444,639	\$8,598,000	\$11,268,248	\$1,778,557	\$13,046,805	\$3,041,825	\$4,656,601	\$7,698,4	
2057	\$8,391,442	\$457,979	\$8,849,420	\$11,597,284	\$1,831,914	\$13,429,199	\$3,139,599	\$4,805,309	\$7,944,9	
2058	\$8,636,665	\$471,718	\$9,108,383	\$11,936,192	\$1,886,872	\$13,823,064	\$3,240,307	\$4,958,479	\$8,198,7	
2059	\$8,889,245	\$485,869	\$9,375,115	\$12,285,267	\$1,943,478	\$14,228,745	\$3,344,036	\$5,116,244	\$8,460,2	
2060	\$9,149,403	\$500,446	\$9,649,848	\$12,644,815	\$2,001,782	\$14,646,597	\$3,450,877	\$5,278,742	\$8,729,6	
2061	\$9,417,365	\$515,459	\$9,932,824	\$13,015,149	\$2,061,836	\$15,076,984	\$3,560,923	\$5,446,115	\$9,007,0	
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	\$166,793,7	

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

Manteca Existing City

Projected Net Property Tax and EIFD Revenue - Manteca Existing City Boundaries (Real \$)

		Gross			Net City and C	ounty Property			
iscal Year	- 5	Property Tax		City EIFD		_	County EIFD		
Ending	Assessed Value [1]	Revenue	City	Amount [2]	Net City	County	Amount [2]	Net County	Total EIFI
Formula	а	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	
2018	\$541,550,200	\$5,415,502	\$776,165	\$0	\$776,165	\$1,072,689	\$0	\$1,072,689	
2019	\$595,989,106	\$5,959,891	\$854,189	\$26,528	\$827,661	\$1,180,521	\$36,663	\$1,143,858	\$63,1
2020	\$653,206,951	\$6,532,070	\$936,195	\$54,410	\$881,785	\$1,293,856	\$75,197	\$1,218,659	\$129,
2021	\$748,876,300	\$7,488,763	\$1,073,311	\$101,030	\$972,281	\$1,483,356	\$139,627	\$1,343,729	\$240,
2022	\$829,770,002	\$8,297,700	\$1,189,250	\$140,449	\$1,048,801	\$1,643,588	\$194,106	\$1,449,482	\$334,
2023	\$942,784,162	\$9,427,842	\$1,351,225	\$195,520	\$1,155,705	\$1,867,444	\$270,216	\$1,597,227	\$465.
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
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,
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
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
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
2020	\$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
2029	\$1,822,328,293			\$513,981	. , ,				
2030	\$2,005,092,340	\$18,223,283 \$20,050,923	\$2,611,813 \$2,873,756	\$587,325	\$2,097,832 \$2,286,431	\$3,609,623 \$3,971,638	\$710,341 \$811,706	\$2,899,282 \$3,159,932	\$1,224 \$1,399
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
2052	\$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
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
205 <del>4</del> 2055				\$2,779,019					
2055 2056	\$7,466,521,343 \$7,600,516,093	\$74,665,213 \$76,005,170	\$10,701,233		\$7,922,214 \$9,152,261	\$14,789,502 \$15,222,187	\$3,840,707	\$10,948,794	\$6,619
	\$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
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
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
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
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
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

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

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

<sup>[2]</sup> Refer to Table B-2 for details.

10

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

Manteca Annexation Area

Fiscal Year Ending	Beginning I	Beginning				Net City and C	ounty Froperty	iax nevellue		
Ending	Beginning	Property Tax		City EIFD		, , , , , ,	County EIFD			
	Assessed Value [1]	Revenue	City	Amount [2]	Net City	County	Amount [2]	Net County	Total EIFD	
Formula	а	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	
2018	\$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	
2020	\$64,080,000	\$640,800	\$42,473	\$14,441	\$28,032	\$169,893	\$57,764	\$112,130	\$72,205	
2021	\$66,002,400	\$660,024	\$43,748	\$14,874	\$28,873	\$174,990	\$59,497	\$115,494	\$74,371	
2022	\$67,982,472	\$679,825	\$45,060	\$15,320	\$29,740	\$180,240	\$61,282	\$118,958	\$76,602	
2023	\$70,021,946	\$700,219	\$46,412	\$15,780	\$30,632	\$185,647	\$63,120	\$122,527	\$78,900	
2024	\$72,122,605	\$721,226	\$47,804	\$16,253	\$31,551	\$191,217	\$65,014	\$126,203	\$81,267	
2025	\$74,286,283	\$742,863	\$49,238	\$16,741	\$32,497	\$196,953	\$66,964	\$129,989	\$83,705	
2026	\$76,514,871	\$765,149	\$50,715	\$17,243	\$33,472	\$202,862	\$68,973	\$133,889	\$86,216	
2027	\$78,810,317	\$788,103	\$52,237	\$14,626	\$37,611	\$208,948	\$58.505	\$150,442	\$73,132	
2028	\$81,174,627	\$811,746	\$53,804	\$15,065	\$38,739	\$215,216	\$60,260	\$154,955	\$75,326	
2029	\$83,609,866	\$836,099	\$55,418	\$15,517	\$39,901	\$221,672	\$62,068	\$159,604	\$77,585	
2030	\$86,118,162	\$861,182	\$57,081	\$15,983	\$41,098	\$228,323	\$63,930	\$164,392	\$79,913	
2031	\$88,701,706	\$887,017	\$58,793	\$16,462	\$42,331	\$235,172	\$65,848	\$169,324	\$82,310	
2032	\$91,362,758	\$913,628	\$60,557	\$16,956	\$43,601	\$242,227	\$67.824	\$174,404	\$84,780	
2032	\$94,103,640	\$941,036	\$62,374	\$17,465	\$44,909	\$249,494	\$69,858	\$179,636	\$87,323	
2033	\$96,926,750	\$969,267	\$64,245	\$17,989	\$46,256	\$256,979	\$71,954	\$185,025	\$89,943	
2034	\$99,834,552	\$998,346	\$66,172	\$17,969 \$18,528	\$47,644	\$264,688	\$71,934 \$74,113	\$190,576	\$92,641	
		. ,	\$92,019	. ,						
2036 2037	\$138,829,589	\$1,388,296		\$25,765	\$66,253	\$368,075	\$103,061	\$265,014	\$128,826 \$166,097	
	\$178,994,476	\$1,789,945	\$118,641	\$33,219	\$85,421	\$474,563	\$132,878	\$341,685		
2038	\$220,364,311	\$2,203,643	\$146,061	\$40,897	\$105,164	\$584,246	\$163,589	\$420,657	\$204,486	
2039	\$262,975,240	\$2,629,752	\$174,305	\$48,805	\$125,499	\$697,219	\$195,221	\$501,997	\$244,027	
2040	\$306,864,497	\$3,068,645	\$203,395	\$56,951	\$146,445	\$813,581	\$227,803	\$585,778	\$284,753	
2041	\$352,070,432	\$3,520,704	\$233,359	\$65,340	\$168,018	\$933,434	\$261,362	\$672,073	\$326,702	
2042	\$398,632,545	\$3,986,325	\$264,221	\$73,982	\$190,239	\$1,056,883	\$295,927	\$760,956	\$369,909	
2043	\$446,591,521	\$4,465,915	\$296,009	\$82,882	\$213,126	\$1,184,035	\$331,530	\$852,505	\$414,412	
2044	\$495,989,267	\$4,959,893	\$328,750	\$92,050	\$236,700	\$1,315,002	\$368,201	\$946,801	\$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	
2046	\$599,275,013	\$5,992,750	\$397,210	\$111,219	\$285,991	\$1,588,840	\$444,875	\$1,143,965	\$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	
2048	\$708,850,862	\$7,088,509	\$469,839	\$131,555	\$338,284	\$1,879,356	\$526,220	\$1,353,136	\$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	
2050	\$780,293,379	\$7,802,934	\$517,192	\$144,814	\$372,378	\$2,068,769	\$579,255	\$1,489,514	\$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	
2052	\$827,813,246	\$8,278,132	\$548,689	\$153,633	\$395,056	\$2,194,757	\$614,532	\$1,580,225	\$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	
2054	\$878,227,073	\$8,782,271	\$582,104	\$162,989	\$419,115	\$2,328,418	\$651,957	\$1,676,461	\$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	
2056	\$931,711,101	\$9,317,111	\$617,555	\$172,915	\$444,639	\$2,470,219	\$691,661	\$1,778,557	\$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	
2058	\$988,452,307	\$9,884,523	\$655,164	\$183,446	\$471,718	\$2,620,655	\$733,783	\$1,886,872	\$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	
2060	\$1,048,649,053	\$10,486,491	\$695,063	\$194,618	\$500,446	\$2,780,253	\$778,471	\$2,001,782	\$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	

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

<sup>[1]</sup> Prior to annexation of the annexation area to the City, the City recieves no property tax revenue for these TRAs.

<sup>[2]</sup> Refer to Table B-3 for details.

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

<sup>[1]</sup> 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** 

		Gross			Net City and C	ounty Property			
Fiscal Year		Property Tax		City EIFD		_	County EIFD		
Ending	Assessed Value [1]	Revenue	City	Amount [2]	Net City	County	Amount [2]	Net County	Total EIFD
Formula	а	b=a*1.0%	c=b*16.83%	d	e=c-d	f=b*20.50%	g	h=f-g	d+g
2017	\$1,164,851,051	\$11,648,511	\$1,960,962	\$0	\$1,960,962	\$2,388,317	\$0	\$2,388,317	\$
2018	\$1,199,796,583	\$11,997,966	\$2,019,790	\$0	\$2,019,790	\$2,459,967	\$0	\$2,459,967	\$
2019	\$1,235,790,480	\$12,357,905	\$2,080,384	\$20,602	\$2,059,782	\$2,533,766	\$25,092	\$2,508,674	\$45,69
2020	\$1,272,864,194	\$12,728,642	\$2,142,796	\$41,822	\$2,100,974	\$2,609,779	\$50,936	\$2,558,843	\$92,75
2021	\$1,340,313,349	\$13,403,133	\$2,256,343	\$80,428	\$2,175,915	\$2,748,071	\$97,955	\$2,650,116	\$178,38
2022	\$1,442,381,614	\$14,423,816	\$2,428,169	\$138,849	\$2,289,320	\$2,957,344	\$169,108	\$2,788,236	\$307,95
2023	\$1,609,285,238	\$16,092,852	\$2,709,142	\$234,379	\$2,474,762	\$3,299,550	\$285,458	\$3,014,092	\$519,83
2024	\$1,695,689,885	\$16,956,899	\$2,854,599	\$283,835	\$2,570,764	\$3,476,707	\$345,692	\$3,131,015	\$629,52
2025	\$1,785,830,454	\$17,858,305	\$3,006,346	\$335,429	\$2,670,917	\$3,661,524	\$408,529	\$3,252,995	\$743,95
2026	\$1,866,266,733	\$18,662,667	\$3,141,756	\$381,468	\$2,760,287	\$3,826,444	\$464,602	\$3,361,842	\$846,07
2027	\$1,965,260,059	\$19,652,601	\$3,308,405	\$360,812	\$2,947,593	\$4,029,412	\$439,445	\$3,589,967	\$800,25
2028	\$2,068,513,345	\$20,685,133	\$3,482,227	\$409,482	\$3,072,744	\$4,241,114	\$498,721	\$3,742,393	\$908,20
2029	\$2,137,697,549	\$21,376,975	\$3,598,694	\$442,093	\$3,156,601	\$4,382,964	\$538,439	\$3,844,525	\$980,53
2030	\$2,209,171,144	\$22,091,711	\$3,719,016	\$475,783	\$3,243,233	\$4,529,508	\$579,471	\$3,950,036	\$1,055,25
2031	\$2,283,009,227	\$22,830,092	\$3,843,318	\$510,588	\$3,332,731	\$4,680,900	\$621,861	\$4,059,038	\$1,132,44
2032	\$2,359,289,341	\$23,592,893	\$3,971,732	\$546,544	\$3,425,188	\$4,837,298	\$665,653	\$4,171,645	\$1,212,19
2033	\$2,461,199,326	\$24,611,993	\$4,143,291	\$594,580	\$3,548,711	\$5,046,246	\$724,158	\$4,322,088	\$1,318,7
2034	\$2,567,100,550	\$25,671,006	\$4,321,570	\$644,498	\$3,677,072	\$5,263,378	\$784,955	\$4,478,423	\$1,429,4
2035	\$2,677,140,768	\$26,771,408	\$4,506,817	\$696,367	\$3,810,449	\$5,488,995	\$848,128	\$4,640,867	\$1,544,49
2036	\$2,791,473,009	\$27,914,730	\$4,699,289	\$750,260	\$3,949,029	\$5,723,413	\$913,765	\$4,809,648	\$1,664,0
2037	\$2,910,255,757	\$29,102,558	\$4,899,253	\$806,249	\$4,093,003	\$5,966,956	\$981,957	\$4,984,999	\$1,788,20
2038	\$3,033,653,144	\$30,336,531	\$5,106,985	\$864,415	\$4,242,571	\$6,219,960	\$1,052,798	\$5,167,162	\$1,917,2
2039	\$3,139,761,633	\$31,397,616	\$5,285,613	\$914,430	\$4,371,183	\$6,437,516	\$1,113,714	\$5,323,802	\$2,028,1
2040	\$3,243,822,415	\$32,438,224	\$5,460,794	\$963,481	\$4,497,313	\$6,650,874	\$1,173,454	\$5,477,420	\$2,136,9
2040	\$3,351,301,058	\$33,513,011	\$5,641,728	\$1,014,142	\$4,627,585	\$6,871,240	\$1,235,156	\$5,636,083	\$2,249,2
2042	\$3,461,148,673	\$34,611,487	\$5,826,650	\$1,065,921	\$4,760,729	\$7,096,463	\$1,298,219	\$5,798,244	\$2,364,1
2042	\$3,564,983,133	\$35,649,831	\$6,001,450	\$1,114,865	\$4,886,585	\$7,309,356	\$1,357,829	\$5,951,527	\$2,472,6
2043	\$3,671,932,627	\$36,719,326	\$6,181,493	\$1,165,277	\$5,016,216	\$7,528,637	\$1,419,228	\$6,109,409	\$2,584,5
2044	\$3,782,090,606	\$37,820,906	\$6,366,938	\$1,217,201	\$5,010,210	\$7,754,496	\$1,482,468	\$6,272,028	\$2,699,6
2045	\$3,895,553,324	\$38,955,533	\$6,557,946	\$1,270,684	\$5,149,737 \$5,287,263	\$7,734,490	\$1,547,606	\$6,439,525	\$2,818,29
2040	\$4,012,419,924	\$40,124,199	\$6,754,685	\$1,325,770	\$5,287,263 \$5,428,914	\$8,226,745	\$1,614,698	\$6,612,047	\$2,940,4
2047	\$4,012,419,924 \$4,132,792,521	\$40,124,199 \$41,327,925	\$6,754,665 \$6,957,325	\$1,382,510	\$5,426,914 \$5,574,815	\$8,473,547	\$1,683,803	\$6,789,745	\$2,940,4
2046				. , ,	\$5,725,094	. , ,			
2049	\$4,256,776,297	\$42,567,763	\$7,166,045	\$1,440,951		\$8,727,754	\$1,754,980	\$6,972,773	\$3,195,9
	\$4,384,479,586	\$43,844,796	\$7,381,026	\$1,501,146	\$5,879,880	\$8,989,586	\$1,828,293	\$7,161,293	\$3,329,4
2051	\$4,516,013,974	\$45,160,140	\$7,602,457	\$1,563,147	\$6,039,310	\$9,259,274	\$1,903,806	\$7,355,468	\$3,466,9
2052	\$4,651,494,393	\$46,514,944	\$7,830,531	\$1,627,007	\$6,203,523	\$9,537,052	\$1,981,584	\$7,555,468	\$3,608,5
2053	\$4,791,039,225	\$47,910,392	\$8,065,447	\$1,692,784	\$6,372,663	\$9,823,164	\$2,061,695	\$7,761,469	\$3,754,4
2054	\$4,934,770,401	\$49,347,704	\$8,307,410	\$1,760,533	\$6,546,876	\$10,117,859	\$2,144,210	\$7,973,649	\$3,904,7
2055	\$5,082,813,513	\$50,828,135	\$8,556,632	\$1,830,316	\$6,726,317	\$10,421,394	\$2,229,200	\$8,192,195	\$4,059,5
2056	\$5,235,297,919	\$52,352,979	\$8,813,331	\$1,902,191	\$6,911,140	\$10,734,036	\$2,316,739	\$8,417,297	\$4,218,9
2057	\$5,392,356,856	\$53,923,569	\$9,077,731	\$1,976,223	\$7,101,508	\$11,056,057	\$2,406,905	\$8,649,152	\$4,383,1
2058	\$5,554,127,562	\$55,541,276	\$9,350,063	\$2,052,476	\$7,297,587	\$11,387,739	\$2,499,776	\$8,887,963	\$4,552,2
2059	\$5,720,751,389	\$57,207,514	\$9,630,565	\$2,131,017	\$7,499,548	\$11,729,371	\$2,595,433	\$9,133,938	\$4,726,4
2060	\$5,892,373,931	\$58,923,739	\$9,919,482	\$2,211,914	\$7,707,568	\$12,081,252	\$2,693,960	\$9,387,292	\$4,905,87
2061	\$6,069,145,148	\$60,691,451	\$10,217,066	\$2,295,237	\$7,921,829	\$12,443,690	\$2,795,442	\$9,648,248	\$5,090,68

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

<sup>[1]</sup> 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 Projected Net Property Tax and EIFD Revenue - Stockton Annexation Area (Real \$)

Stockton **Annexation Area** 

		Gross			Net City and C	Net City and County Property Tax Revenue									
Fiscal Year	Beginning	Property Tax		City EIFD			County EIFD								
Ending	Assessed Value [1]	Revenue	City	Amount [2]	Net City	County	Amount [2]	Net County	Total EIFD						
Formula	а	b=a*1.0%	c=b*7.23%	d	e=c-d	f=b*28.93%	g	h=f-g	e+h						
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
2027	\$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						
2040	\$142,295,587	\$1,422,956	\$102,908	\$28,814	\$74,093	\$411,630	\$115,257	\$296,374	\$144,071						
2041	\$157,033,345	\$1,570,333	\$113,566	\$31,798	\$81,767	\$454,264	\$127,194	\$327,070	\$158,992						
2042	\$172,527,301	\$1,725,273	\$124,771	\$34,936	\$89,835	\$499,084	\$139,744	\$359,341	\$174,679						
2043	\$188.809.565	\$1,888.096	\$136.546	\$38.233	\$98,313	\$546.185	\$152.932	\$393,253	\$191,165						
2044	\$205,913,491	\$2,059,135	\$148,916	\$41,696	\$107,219	\$595,663	\$166,786	\$428,878	\$208,482						
2045	\$223,873,723	\$2,039,133	\$161,905	\$45,333	\$107,219 \$116,571	\$647,618	\$181,333	\$466,285	\$226,666						
2040	\$242,726,247	\$2,427,262	\$175,539	\$49,151	\$126,388	\$702,155	\$196,603	\$505,551	\$245,754						
2047		\$2,427,262 \$2,625,084	\$189,845	\$53,157	\$126,366 \$136,688	\$702,155 \$759,380	\$212,626	\$505,551 \$546,754	\$245,752 \$265,783						
2048	\$262,508,436	\$2,832,591	\$204,852	\$57,359	\$147,493	\$819,407	\$212,020	\$589,973	\$286,793						
2049	\$283,259,103	\$2,832,591 \$3,050,186	\$204,852 \$220,588	\$57,359 \$61,765	\$147,493 \$158,824	\$819,407 \$882,353	\$229,434 \$247,059	\$589,973 \$635,294	\$286,793 \$308,823						
	\$305,018,552				. ,	. ,									
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.

<sup>[1]</sup> 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

scal Year Ending	Net County Property Tax Revenue	EIFD Revenue
	Table 15	Table 15
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
2047	\$2,216,885	\$441,583
2049	\$2,274,308	\$463,914
2050	\$2,333,454	\$486,915
2050		
	\$2,394,374	\$510,606
2052	\$2,457,121 \$2,524,754	\$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

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Source: EPS.

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

		Gross			Net City and	County Property			
Fiscal Year	- 5	Property Tax		City EIFD			County EIFD		
Ending	Assessed Value [1]	Revenue	City	Amount	Net City	County	Amount [2]	Net County	Total EIFD
Formula	а	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	
2018	\$525,301,965	\$5,253,020	\$0	\$0	\$0	\$1,116,962	\$0	\$1,116,962	
2019	\$541,061,024	\$5,410,610	\$0	\$0	\$0	\$1,150,471	\$11,393	\$1,139,078	\$11,3
2020	\$557,292,855	\$5,572,929	\$0	\$0	\$0	\$1,184,985	\$23,128	\$1,161,857	\$23,1
2021	\$574,011,641	\$5,740,116	\$0	\$0	\$0	\$1,220,534	\$35,215	\$1,185,320	\$35,2
2022	\$591,231,990	\$5,912,320	\$0	\$0	\$0	\$1,257,150	\$47,664	\$1,209,486	\$47,6
2023	\$608,968,949	\$6,089,689	\$0	\$0	\$0	\$1,294,865	\$60,487	\$1,234,378	\$60,4
2024	\$627,238,018	\$6,272,380	\$0	\$0	\$0	\$1,333,711	\$73,695	\$1,260,016	\$73,6
2025	\$646,055,159	\$6,460,552	\$0	\$0	\$0	\$1,373,722	\$87,299	\$1,286,424	\$87,2
2026	\$665,436,813	\$6,654,368	\$0	\$0	\$0	\$1,414,934	\$101,310	\$1,313,623	\$101,3
2027	\$685,399,918	\$6,853,999	\$0	\$0	\$0	\$1,457,382	\$95,318	\$1,362,064	\$95,3
2028	\$703,525,096	\$7,035,251	\$0 \$0	\$0 \$0	\$0 \$0	\$1,495,922	\$107,560	\$1,388,362	\$107,
2029	\$724,630,849	\$7,246,308	\$0 \$0	\$0 \$0	\$0	\$1,540,799	\$120,125	\$1,420,674	\$120,
2030	\$746,369,775	\$7,463,698	\$0 \$0	\$0 \$0	\$0 \$0	\$1,587,023	\$133,068	\$1,453,955	\$120, \$133,0
2030	\$768,760,868	\$7,687,609	\$0 \$0	\$0 \$0	\$0 \$0	\$1,634,634	\$146,399	\$1,488,235	\$133, \$146,
2031			\$0 \$0	\$0 \$0	\$0 \$0		. ,		
	\$791,823,694	\$7,918,237	\$0 \$0		\$0 \$0	\$1,683,673	\$160,130	\$1,523,543	\$160,
2033	\$815,578,405	\$8,155,784	* -	\$0	* -	\$1,734,183	\$174,273	\$1,559,910	\$174,
2034	\$840,045,757	\$8,400,458	\$0	\$0	\$0	\$1,786,209	\$188,840	\$1,597,369	\$188,
2035	\$865,247,130	\$8,652,471	\$0	\$0	\$0	\$1,839,795	\$203,844	\$1,635,951	\$203,
2036	\$876,910,865	\$8,769,109	\$0	\$0	\$0	\$1,864,596	\$219,298	\$1,645,298	\$219,
2037	\$903,218,191	\$9,032,182	\$0	\$0	\$0	\$1,920,534	\$234,961	\$1,685,573	\$234,
2038	\$930,314,737	\$9,303,147	\$0	\$0	\$0	\$1,978,150	\$251,094	\$1,727,056	\$251,
2039	\$958,224,179	\$9,582,242	\$0	\$0	\$0	\$2,037,494	\$267,710	\$1,769,784	\$267,
2040	\$986,970,904	\$9,869,709	\$0	\$0	\$0	\$2,098,619	\$284,825	\$1,813,794	\$284,
2041	\$1,016,580,031	\$10,165,800	\$0	\$0	\$0	\$2,161,578	\$302,453	\$1,859,124	\$302,
2042	\$1,047,077,432	\$10,470,774	\$0	\$0	\$0	\$2,226,425	\$320,611	\$1,905,815	\$320,
2043	\$1,078,489,755	\$10,784,898	\$0	\$0	\$0	\$2,293,218	\$339,313	\$1,953,905	\$339,
2044	\$1,110,844,448	\$11,108,444	\$0	\$0	\$0	\$2,362,014	\$358,576	\$2,003,439	\$358,
2045	\$1,144,169,781	\$11,441,698	\$0	\$0	\$0	\$2,432,875	\$378,416	\$2,054,458	\$378,
2046	\$1,178,494,875	\$11,784,949	\$0	\$0	\$0	\$2,505,861	\$398,853	\$2,107,008	\$398,
2047	\$1,213,849,721	\$12,138,497	\$0	\$0	\$0	\$2,581,037	\$419,902	\$2,161,135	\$419,
2048	\$1,250,265,212	\$12,502,652	\$0	\$0	\$0	\$2,658,468	\$441,583	\$2,216,885	\$441,
2049	\$1,287,773,169	\$12,877,732	\$0	\$0	\$0	\$2,738,222	\$463,914	\$2,274,308	\$463,
2050	\$1,326,406,364	\$13,264,064	\$0	\$0	\$0	\$2,820,369	\$486,915	\$2,333,454	\$486.
2051	\$1,366,198,555	\$13,661,986	\$0	\$0	\$0	\$2,904,980	\$510,606	\$2,394,374	\$510,
2052	\$1,407,184,511	\$14,071,845	\$0	\$0	\$0	\$2,992,129	\$535,008	\$2,457,121	\$535.
2052	\$1,449,400,047	\$14,494,000	\$0 \$0	\$0	\$0	\$3,081,893	\$560,142	\$2,521,751	\$560.
2054	\$1,492,882,048	\$14,928,820	\$0 \$0	\$0 \$0	\$0 \$0	\$3,174,350	\$586,029	\$2,588,320	\$586,
205 <del>4</del> 2055	\$1,537,668,510	\$15,376,685	\$0 \$0	\$0 \$0	\$0 \$0	\$3,174,330	\$612,694	\$2,656,886	\$612,
2055 2056	\$1,583,798,565	\$15,837,986	\$0 \$0	\$0 \$0	\$0 \$0	\$3,269,560 \$3,367,668	\$640,159	\$2,050,000	\$612, \$640,
		. , ,	\$0 \$0		\$0 \$0			. , ,	
2057	\$1,631,312,522	\$16,313,125	* -	\$0 \$0	* -	\$3,468,698	\$668,447	\$2,800,251	\$668,
2058	\$1,680,251,897	\$16,802,519	\$0	\$0	\$0	\$3,572,759	\$697,584	\$2,875,175	\$697,
2059	\$1,730,659,454	\$17,306,595	\$0	\$0	\$0	\$3,679,941	\$727,595	\$2,952,346	\$727,
2060	\$1,782,579,238	\$17,825,792	\$0	\$0	\$0	\$3,790,340	\$758,507	\$3,031,833	\$758,
2061	\$1,836,056,615	\$18,360,566	\$0	\$0	\$0	\$3,904,050	\$790,346	\$3,113,704	\$790,

Source: San Joaquin County; LWA; EPS.

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<sup>[1]</sup> 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



Table A-1	Projected Tax Increment to EIFD—Lathrop
Table A-2	Projected Tax Increment to EIFD—  Lathrop Existing City Boundaries
Table A-3	Projected Tax Increment to EIFD—  Lathrop Annexation Area
Table A-4	Assessed Value of New Development—  Lathrop Existing City
Table A-5	Assessed Value of New Development—  Lathrop Annexation Areas
Table A-6	Incremental Development Projections— Lathrop (2 pages)

									et Tax Incremer		
iscal Year Ending	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV	Gross Tax Increment	City [1]	City EIFD	County [1]	County EIFD	Total EIFD
					starting in 2018		- 711		711		
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	[3]	h=g*34%	[3]	j=i*34%	h+j
2017	\$2,308,244,724	\$69,247,342	\$0	\$2,377,492,066	\$0	\$0	\$0	\$0	\$0	\$0	\$
2018	\$2,377,492,066	\$71,324,762	\$212,075,185	\$2,660,892,013	\$283,399,947	\$2,833,999	\$330,732	\$112,449	\$515,861	\$175,393	\$287,84
2019	\$2,660,892,013	\$79,826,760	\$218,437,441	\$2,959,156,214	\$581,664,148	\$5,816,641	\$678,484	\$230,685	\$1,058,897	\$360,025	\$590,70
2020	\$2,959,156,214	\$88,774,686	\$224,990,564	\$3,272,921,464	\$895,429,398	\$8,954,294	\$1,043,978	\$354,953	\$1,630,273	\$554,293	\$909,24
2021	\$3,272,921,464	\$98,187,644	\$160,591,014	\$3,531,700,122	\$1,154,208,056	\$11,542,081	\$1,367,658	\$465,004	\$2,093,527	\$711,799	\$1,176,80
2022	\$3,531,700,122	\$105,951,004	\$165,408,744	\$3,803,059,870	\$1,425,567,804	\$14,255,678	\$1,706,994	\$580,378	\$2,579,331	\$876,973	\$1,457,35
2023	\$3,803,059,870	\$114,091,796	\$170,371,007	\$4,087,522,673	\$1,710,030,607	\$17,100,306	\$2,062,634	\$701,296	\$3,088,623	\$1,050,132	\$1,751,42
2024	\$4,087,522,673	\$122,625,680	\$175,482,137	\$4,385,630,490	\$2,008,138,424	\$20,081,384	\$2,435,252	\$827,986	\$3,622,373	\$1,231,607	\$2,059,59
2025	\$4,385,630,490	\$131,568,915	\$180,746,601	\$4,697,946,005	\$2,320,453,939	\$23,204,539	\$2,825,546	\$960,686	\$4,181,592	\$1,421,741	\$2,382,42
2026	\$4,697,946,005	\$140,938,380	\$323,778,878	\$5,162,663,263	\$2,785,171,198	\$27,851,712	\$3,431,893	\$960,930	\$5,004,495	\$1,401,259	\$2,362,18
2027	\$5,162,663,263	\$154,879,898	\$333,492,244	\$5,651,035,406	\$3,273,543,340	\$32,735,433	\$4,069,252	\$1,139,391	\$5,869,233	\$1,643,385	\$2,782,77
2028	\$5,651,035,406	\$169,531,062	\$343,497,012	\$6,164,063,479	\$3,786,571,414	\$37,865,714	\$4,738,940	\$1,326,903	\$6,777,573	\$1,897,720	\$3,224,62
2029	\$6,164,063,479	\$184,921,904	\$353,801,922	\$6,702,787,306	\$4,325,295,240	\$43,252,952	\$5,442,322	\$1,523,850	\$7,731,355	\$2,164,779	\$3,688,63
2030	\$6,702,787,306	\$201,083,619	\$364,415,980	\$7,268,286,905	\$4,890,794,839	\$48,907,948	\$6,180,818	\$1,730,629	\$8,732,486	\$2,445,096	\$4,175,72
2031	\$7,268,286,905	\$218,048,607	\$110,346,571	\$7,596,682,083	\$5,219,190,017	\$52,191,900	\$6,606,068	\$1,849,699	\$9,315,155	\$2,608,244	\$4,457,94
2032	\$7,596,682,083	\$227,900,462	\$113,656,968	\$7,938,239,513	\$5,560,747,448	\$55,607,474	\$7,048,447	\$1,973,565	\$9,921,149	\$2,777,922	\$4,751,48
2033	\$7,938,239,513	\$238,147,185	\$117,066,677	\$8,293,453,376	\$5,915,961,310	\$59,159,613	\$7,508,597	\$2,102,407	\$10,551,341	\$2,954,375	\$5,056,78
2034	\$8,293,453,376	\$248,803,601	\$120,578,677	\$8,662,835,654	\$6,285,343,589	\$62,853,436	\$7,987,189	\$2,236,413	\$11,206,638	\$3,137,859	\$5,374,27
2035	\$8,662,835,654	\$259,885,070	\$124,196,038	\$9,046,916,762	\$6,669,424,696	\$66,694,247	\$8,484,913	\$2,375,776	\$11,887,980	\$3,328,635	\$5,704,4
2036	\$9,046,916,762	\$271,407,503	\$228,554,501	\$9,546,878,766	\$7,169,386,700	\$71,693,867	\$9,135,334	\$2,557,894	\$12,773,981	\$3,576,715	\$6,134,60
2037	\$9,546,878,766	\$286,406,363	\$235,411,136	\$10,068,696,265	\$7,691,204,199	\$76,912,042	\$9,814,320	\$2,748,009	\$13,698,666	\$3,835,626	\$6,583,63
2038	\$10,068,696,265	\$302,060,888	\$242,473,470	\$10,613,230,623	\$8,235,738,558	\$82,357,386	\$10,522,997	\$2,946,439	\$14,663,557	\$4,105,796	\$7,052,23
2039	\$10,613,230,623	\$318,396,919	\$249,747,674	\$11,181,375,216	\$8,803,883,151	\$88,038,832	\$11,262,538	\$3,153,511	\$15,670,237	\$4,387,666	\$7,541,17
2040	\$11,181,375,216	\$335,441,256	\$257,240,105	\$11,774,056,577	\$9,396,564,512	\$93,965,645	\$12,034,156	\$3,369,564	\$16,720,342	\$4,681,696	\$8,051,20
2041	\$11,774,056,577	\$353,221,697	\$214,377,708	\$12,341,655,982	\$9,964,163,917	\$99,641,639	\$12,768,625	\$3,575,215	\$17,727,623	\$4,963,734	\$8,538,9
2042	\$12,341,655,982	\$370,249,679	\$220,809,039	\$12,932,714,701	\$10,555,222,635	\$105,552,226	\$13,533,508	\$3,789,382	\$18,776,515	\$5,257,424	\$9,046,8
2043	\$12,932,714,701	\$387,981,441	\$227,433,310	\$13,548,129,452	\$11,170,637,386	\$111,706,374	\$14,329,966	\$4,012,391	\$19,868,608	\$5,563,210	\$9,575,6
2044	\$13,548,129,452	\$406,443,884	\$234,256,309	\$14,188,829,645	\$11,811,337,579	\$118,113,376	\$15,159,208	\$4,244,578	\$21,005,551	\$5,881,554	\$10,126,13
2045	\$14,188,829,645	\$425,664,889	\$241,283,999	\$14,855,778,533	\$12,478,286,467	\$124,782,865	\$16,022,482	\$4,486,295	\$22,189,052	\$6,212,935	\$10,699,2
2046	\$14,855,778,533	\$445,673,356	\$248,522,519	\$15,549,974,407	\$13,172,482,342	\$131,724,823	\$16,921,085	\$4,737,904	\$23,420,880	\$6,557,846	\$11,295,7
2047	\$15,549,974,407	\$466,499,232	\$255,978,194	\$16,272,451,834	\$13,894,959,768	\$138,949,598	\$17,856,359	\$4,999,780	\$24,702,871	\$6,916,804	\$11,916,58
2048	\$16,272,451,834	\$488,173,555	\$263,657,540	\$17,024,282,929	\$14,646,790,863	\$146,467,909	\$18,829,695	\$5,272,315	\$26,036,925	\$7,290,339	\$12,562,6
2049	\$17,024,282,929	\$510,728,488	\$271,567,266	\$17,806,578,683	\$15,429,086,617	\$154,290,866	\$19,842,537	\$5,555,910	\$27,425,013	\$7,679,004	\$13,234,9
2050	\$17,806,578,683	\$534,197,360	\$279,714,284	\$18,620,490,327	\$16,242,998,262	\$162,429,983	\$20,896,377	\$5,850,986	\$28,869,176	\$8,083,369	\$13,934,3
2051	\$18,620,490,327	\$558,614,710	\$288,105,713	\$19,467,210,750	\$17,089,718,684	\$170,897,187	\$21,992,765	\$6,157,974	\$30,371,529	\$8,504,028	\$14,662,00
2052	\$19,467,210,750	\$584,016,322	\$296,748,884	\$20,347,975,956	\$17,970,483,891	\$179,704,839	\$23,133,305	\$6,477,325	\$31,934,263	\$8,941,594	\$15,418,9
2052	\$20,347,975,956	\$610,439,279	\$305,651,351	\$21,264,066,586	\$18,886,574,520	\$188,865,745	\$24,319,659	\$6,809,505	\$33,559,650	\$9,396,702	\$16,206,20
2054	\$21,264,066,586	\$637,921,998	\$314,820,891	\$22,216,809,474	\$19,839,317,409	\$198,393,174	\$25,553,550	\$7,154,994	\$35,250,042	\$9,870,012	\$17,025,0
2055	\$22,216,809,474	\$666,504,284	\$324,265,518	\$23,207,579,276	\$20,830,087,211	\$208,300,872	\$26,836,762	\$7,514,293	\$37,007,877	\$10,362,206	\$17,876,4
2056	\$23,207,579,276	\$696,227,378	\$333,993,483	\$24,237,800,138	\$21,860,308,072	\$218,603,081	\$28,171,143	\$7,887,920	\$38,835,680	\$10,873,990	\$18,761,9
2057	\$24,237,800,138	\$727,134,004	\$344,013,288	\$25,308,947,430	\$22,931,455,364	\$229,314,554	\$29,558,610	\$8,276,411	\$40,736,066	\$11,406,099	\$19,682,5
2058	\$25,308,947,430	\$759,268,423	\$354,333,687	\$26,422,549,539	\$24,045,057,474	\$240,450,575	\$31,001,146	\$8,680,321	\$42,711,747	\$11,959,289	\$20,639,6
2059	\$26,422,549,539	\$792,676,486	\$364,963,697	\$27,580,189,723	\$25,202,697,657	\$252,026,977	\$32,500,806	\$9,100,226	\$44,765,529	\$12,534,348	\$21,634,5
2060	\$27,580,189,723	\$827,405,692	\$375,912,608	\$28,783,508,022	\$26,406,015,957	\$264,060,160	\$34,059,721	\$9,536,722	\$46,900,319	\$13,132,089	\$22,668,8
2061	\$28,783,508,022	\$863,505,241	\$0	\$29,647,013,263	\$27,269,521,197	\$272,695,212	\$35,175,669	\$9,849,187	\$48,433,235	\$13,561,306	\$23,410,49

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

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

<sup>[2]</sup> 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.

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.

<sup>[3]</sup> 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-2
RD 17 Area Finance Plan Implementation
EIFD Revenue Analysis
Projected Tax Increment to EIFD - Lathrop Existing City Boundaries (Real \$)

Lathrop Existing City

									Ne	et Tax Increme	nt		
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
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	g=f*13.20%	h	i=g*h	j=f*17.65%	k	l=j*k	m=i+l
2017	\$2,308,244,724	\$69,247,342	\$0	\$2,377,492,066	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$2,377,492,066	\$71,324,762	\$158,269,730	\$2,607,086,558	\$229,594,492	\$2,295,945	\$303,090	34%	\$103,051	\$405,291	34%	\$137,799	\$240,850
2019	\$2,607,086,558	\$78,212,597	\$163,017,822	\$2,848,316,976	\$470,824,911	\$4,708,249	\$621,541	34%	\$211,324	\$831,123	34%	\$282,582	\$493,906
2020	\$2,848,316,976	\$85,449,509	\$167,908,357	\$3,101,674,842	\$724,182,776	\$7,241,828	\$956,001	34%	\$325,040	\$1,278,362	34%	\$434,643	\$759,684
2021	\$3,101,674,842	\$93,050,245	\$143,484,245	\$3,338,209,332	\$960,717,266	\$9,607,173	\$1,268,252	34%	\$431,206	\$1,695,905	34%	\$576,608	\$1,007,813
2022	\$3,338,209,332	\$100,146,280	\$147,788,772	\$3,586,144,384	\$1,208,652,319	\$12,086,523	\$1,595,554	34%	\$542,488	\$2,133,572	34%	\$725,414	\$1,267,903
2023	\$3,586,144,384	\$107,584,332	\$152,222,435	\$3,845,951,151	\$1,468,459,085	\$14,684,591	\$1,938,527	34%	\$659,099	\$2,592,195	34%	\$881,346	\$1,540,446
2024	\$3,845,951,151	\$115,378,535	\$156,789,108	\$4,118,118,794	\$1,740,626,728	\$17,406,267	\$2,297,818	34%	\$781,258	\$3,072,639	34%	\$1,044,697	\$1,825,955
2025	\$4,118,118,794	\$123,543,564	\$161,492,782	\$4,403,155,139	\$2,025,663,074	\$20,256,631	\$2,674,098	34%	\$909,193	\$3,575,798	34%	\$1,215,771	\$2,124,965
2026	\$4,403,155,139	\$132,094,654	\$323,778,878	\$4,859,028,672	\$2,481,536,606	\$24,815,366	\$3,275,901	28%	\$917,252	\$4,380,528	28%	\$1,226,548	\$2,143,800
2027	\$4,859,028,672	\$145,770,860	\$333,492,244	\$5,338,291,776	\$2,960,799,710	\$29,607,997	\$3,908,581	28%	\$1,094,403	\$5,226,547	28%	\$1,463,433	\$2,557,836
2028	\$5,338,291,776	\$160,148,753	\$343,497,012	\$5,841,937,541	\$3,464,445,475	\$34,644,455	\$4,573,449	28%	\$1,280,566	\$6,115,607	28%	\$1,712,370	\$2,992,936
2029	\$5,841,937,541	\$175,258,126	\$353,801,922	\$6,370,997,589	\$3,993,505,524	\$39,935,055	\$5,271,866	28%	\$1,476,122	\$7,049,529	28%	\$1,973,868	\$3,449,991
2030	\$6,370,997,589	\$191,129,928	\$364,415,980	\$6,926,543,497	\$4,549,051,431	\$45,490,514	\$6,005,248	28%	\$1,681,469	\$8,030,206	28%	\$2,248,458	\$3,929,927
2031	\$6,926,543,497	\$207,796,305	\$110,346,571	\$7,244,686,373	\$4,867,194,307	\$48,671,943	\$6,425,231	28%	\$1,799,065	\$8,591,807	28%	\$2,405,706	\$4,204,771
2032	\$7,244,686,373	\$217,340,591	\$113,656,968	\$7,575,683,932	\$5,198,191,866	\$51,981,919	\$6,862,184	28%	\$1,921,412	\$9,176,100	28%	\$2,569,308	\$4,490,720
2033	\$7,575,683,932	\$227,270,518	\$117,066,677	\$7,920,021,127	\$5,542,529,061	\$55,425,291	\$7,316,747	28%	\$2,048,689	\$9,783,940	28%	\$2,739,503	\$4,788,193
2034	\$7,920,021,127	\$237,600,634	\$120,578,677	\$8,278,200,438	\$5,900,708,372	\$59,007,084	\$7,789,583	28%	\$2,181,083	\$10,416,216	28%	\$2,916,540	\$5,097,624
2035	\$8,278,200,438	\$248,346,013	\$124,196,038	\$8,650,742,489	\$6,273,250,423	\$62,732,504	\$8,281,380	28%	\$2,318,786	\$11.073.845	28%	\$3,100,677	\$5,419,463
2036	\$8,650,742,489	\$259,522,275	\$228,554,501	\$9,138,819,265	\$6,761,327,199	\$67,613,272	\$8,925,695	28%	\$2,499,194	\$11,935,422	28%	\$3,341,918	\$5,841,113
2037	\$9,138,819,265	\$274,164,578	\$235,411,136	\$9,648,394,979	\$7,270,902,913	\$72,709,029	\$9,598,391	28%	\$2,687,549	\$12,834,950	28%	\$3,593,786	\$6,281,335
2038	\$9,648,394,979	\$289,451,849	\$242,473,470	\$10,180,320,299	\$7,802,828,233	\$78,028,282	\$10,300,590	28%	\$2,884,165	\$13,773,930	28%	\$3,856,700	\$6,740,866
2039	\$10,180,320,299	\$305,409,609	\$249,747,674	\$10,735,477,582	\$8,357,985,516	\$83,579,855	\$11,033,459	28%	\$3,089,369	\$14,753,920	28%	\$4,131,098	\$7,220,466
2040	\$10,735,477,582	\$322,064,327	\$257,240,105	\$11,314,782,014	\$8,937,289,948	\$89,372,899	\$11,798,204	28%	\$3,303,497	\$15,776,537	28%	\$4,417,430	\$7,720,928
2040	\$11,314,782,014	\$339,443,460	\$209,772,085	\$11,863,997,559	\$9,486,505,494	\$94,865,055	\$12,523,229	28%	\$3,506,504	\$16,746,038	28%	\$4,688,891	\$8,195,395
2041	\$11,863,997,559	\$355,919,927	\$216,065,247	\$12,435,982,733	\$10,058,490,668	\$100,584,907	\$13,278,313	28%	\$3,717,928	\$17,755,734	28%	\$4,971,606	\$8,689,533
2042	\$12,435,982,733	\$373,079,482	\$222,547,205	. , , ,	\$10,654,117,355	\$100,564,907		28%	\$3,938,089	\$17,755,734	26% 28%	\$5,266,006	\$9,204,095
2043	\$13,031,609,420	\$373,079,462	\$222,547,205	\$13,031,609,420 \$13,651,781,324	\$11,274,289,258	\$106,541,174	\$14,064,605 \$14,883,300	28%	\$4,167,324	\$19,901,921	26% 28%	\$5,572,538	\$9,204,095
		. , ,			. , , ,				. , ,			. , ,	
2045	\$13,651,781,324	\$409,553,440	\$236,100,330	\$14,297,435,093	\$11,919,943,027	\$119,199,430	\$15,735,634	28%	\$4,405,978	\$21,041,660	28%	\$5,891,665	\$10,297,642
2046	\$14,297,435,093	\$428,923,053	\$243,183,339	\$14,969,541,485	\$12,592,049,420	\$125,920,494	\$16,622,888	28%	\$4,654,409	\$22,228,095	28%	\$6,223,867	\$10,878,275
2047	\$14,969,541,485	\$449,086,245	\$250,478,840	\$15,669,106,570	\$13,291,614,504	\$132,916,145	\$17,546,391	28%	\$4,912,990	\$23,463,001	28%	\$6,569,640	\$11,482,630
2048	\$15,669,106,570	\$470,073,197	\$257,993,205	\$16,397,172,972	\$14,019,680,906	\$140,196,809	\$18,507,519	28%	\$5,182,105	\$24,748,219	28%	\$6,929,501	\$12,111,607
2049	\$16,397,172,972	\$491,915,189	\$265,733,001	\$17,154,821,162	\$14,777,329,096	\$147,773,291	\$19,507,698	28%	\$5,462,155	\$26,085,656	28%	\$7,303,984	\$12,766,139
2050	\$17,154,821,162	\$514,644,635	\$273,704,991	\$17,943,170,788	\$15,565,678,722	\$155,656,787	\$20,548,406	28%	\$5,753,554	\$27,477,289	28%	\$7,693,641	\$13,447,195
2051	\$17,943,170,788	\$538,295,124	\$281,916,141	\$18,763,382,052	\$16,385,889,986	\$163,858,900	\$21,631,175	28%	\$6,056,729	\$28,925,166	28%	\$8,099,046	\$14,155,775
2052	\$18,763,382,052	\$562,901,462	\$290,373,625	\$19,616,657,138	\$17,239,165,073	\$172,391,651	\$22,757,592	28%	\$6,372,126	\$30,431,408	28%	\$8,520,794	\$14,892,920
2053	\$19,616,657,138	\$588,499,714	\$299,084,834	\$20,504,241,686	\$18,126,749,621	\$181,267,496	\$23,929,301	28%	\$6,700,204	\$31,998,215	28%	\$8,959,500	\$15,659,705
2054	\$20,504,241,686	\$615,127,251	\$308,057,379	\$21,427,426,316	\$19,049,934,250	\$190,499,342	\$25,148,006	28%	\$7,041,442	\$33,627,866	28%	\$9,415,802	\$16,457,244
2055	\$21,427,426,316	\$642,822,789	\$317,299,100	\$22,387,548,205	\$20,010,056,140	\$200,100,561	\$26,415,472	28%	\$7,396,332	\$35,322,719	28%	\$9,890,361	\$17,286,694
2056	\$22,387,548,205	\$671,626,446	\$326,818,073	\$23,385,992,725	\$21,008,500,659	\$210,085,007	\$27,733,529	28%	\$7,765,388	\$37,085,222	28%	\$10,383,862	\$18,149,250
2057	\$23,385,992,725	\$701,579,782	\$336,622,615	\$24,424,195,122	\$22,046,703,056	\$220,467,031	\$29,104,070	28%	\$8,149,140	\$38,917,907	28%	\$10,897,014	\$19,046,153
2058	\$24,424,195,122	\$732,725,854	\$346,721,294	\$25,503,642,269	\$23,126,150,203	\$231,261,502	\$30,529,059	28%	\$8,548,136	\$40,823,399	28%	\$11,430,552	\$19,978,688
2059	\$25,503,642,269	\$765,109,268	\$357,122,933	\$26,625,874,470	\$24,248,382,404	\$242,483,824	\$32,010,528	28%	\$8,962,948	\$42,804,418	28%	\$11,985,237	\$20,948,185
2060	\$26,625,874,470	\$798,776,234	\$367,836,621	\$27,792,487,324	\$25,414,995,259	\$254,149,953	\$33,550,586	28%	\$9,394,164	\$44,863,779	28%	\$12,561,858	\$21,956,022
2061	\$27,792,487,324	\$833,774,620	\$0	\$28,626,261,944	\$26,248,769,878	\$262,487,699	\$34,651,260	28%	\$9,702,353	\$46,335,599	28%	\$12,973,968	\$22,676,320

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

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

<sup>[2]</sup> 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.

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

Lathrop Annexation Area

										t Tax Increme			
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
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	g=f*5.14%	h	i=g*h	j=f*20.55%	k	l=j*k	m=i+l
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$0	\$0	\$53,805,455	\$53,805,455	\$53,805,455	\$538,055	\$27,642	34%	\$9,398	\$110,570	34%	\$37,594	\$46,99
2019	\$53,805,455	\$1,614,164	\$55,419,619	\$110,839,238	\$110,839,238	\$1,108,392	\$56,943	34%	\$19,361	\$227,774	34%	\$77,443	\$96,804
2020	\$110,839,238	\$3,325,177	\$57,082,207	\$171,246,622	\$171,246,622	\$1,712,466	\$87,978	34%	\$29,912	\$351,911	34%	\$119,650	\$149,562
2021	\$171,246,622	\$5,137,399	\$17,106,769	\$193,490,790	\$193,490,790	\$1,934,908	\$99,406	34%	\$33,798	\$397,622	34%	\$135,192	\$168,989
2022	\$193,490,790	\$5,804,724	\$17,619,972	\$216,915,486	\$216,915,486	\$2,169,155	\$111,440	34%	\$37,890	\$445,760	34%	\$151,558	\$189,44
2023	\$216,915,486	\$6,507,465	\$18,148,571	\$241,571,521	\$241,571,521	\$2,415,715	\$124,107	34%	\$42,196	\$496,428	34%	\$168,785	\$210,982
2024	\$241,571,521	\$7,247,146	\$18,693,028	\$267,511,696	\$267,511,696	\$2,675,117	\$137,434	34%	\$46,727	\$549,735	34%	\$186,910	\$233,637
2025	\$267,511,696	\$8,025,351	\$19,253,819	\$294,790,866	\$294,790,866	\$2,947,909	\$151,448	34%	\$51,492	\$605,793	34%	\$205,970	\$257,462
2026	\$294,790,866	\$8,843,726	\$0	\$303,634,592	\$303,634,592	\$3,036,346	\$155,992	28%	\$43,678	\$623,967	28%	\$174,711	\$218,388
2027	\$303,634,592	\$9,109,038	\$0	\$312,743,629	\$312,743,629	\$3,127,436	\$160,671	28%	\$44,988	\$642,686	28%	\$179,952	\$224,940
2028	\$312,743,629	\$9,382,309	\$0	\$322,125,938	\$322,125,938	\$3,221,259	\$165,492	28%	\$46,338	\$661,966	28%	\$185,351	\$231,688
2029	\$322,125,938	\$9,663,778	\$0	\$331,789,716	\$331,789,716	\$3,317,897	\$170,456	28%	\$47,728	\$681,825	28%	\$190,911	\$238,639
2030	\$331,789,716	\$9,953,691	\$0	\$341,743,408	\$341,743,408	\$3,417,434	\$175,570	28%	\$49,160	\$702,280	28%	\$196,638	\$245,798
2031	\$341,743,408	\$10,252,302	\$0	\$351,995,710	\$351,995,710	\$3,519,957	\$180,837	28%	\$50,634	\$723,349	28%	\$202,538	\$253,172
2032	\$351,995,710	\$10,559,871	\$0	\$362,555,581	\$362,555,581	\$3,625,556	\$186,262	28%	\$52,153	\$745,049	28%	\$208,614	\$260,767
2033	\$362,555,581	\$10,876,667	\$0	\$373,432,249	\$373,432,249	\$3,734,322	\$191,850	28%	\$53,718	\$767,401	28%	\$214,872	\$268,590
2034	\$373,432,249	\$11,202,967	\$0	\$384,635,216	\$384,635,216	\$3,846,352	\$197,606	28%	\$55,330	\$790,423	28%	\$221,318	\$276,648
2035	\$384,635,216	\$11,539,056	\$0	\$396,174,273	\$396,174,273	\$3,961,743	\$203,534	28%	\$56,989	\$814,135	28%	\$227,958	\$284,947
2036	\$396,174,273	\$11,885,228	\$0	\$408,059,501	\$408,059,501	\$4,080,595	\$209,640	28%	\$58,699	\$838,559	28%	\$234,797	\$293,490
2037	\$408,059,501	\$12,241,785	\$0	\$420,301,286	\$420,301,286	\$4,203,013	\$215,929	28%	\$60,460	\$863,716	28%	\$241,840	\$302,30
2038	\$420,301,286	\$12,609,039	\$0	\$432,910,325	\$432,910,325	\$4,329,103	\$222,407	28%	\$62,274	\$889,628	28%	\$249,096	\$311,370
2039	\$432,910,325	\$12,987,310	\$0	\$445,897,634	\$445,897,634	\$4,458,976	\$229,079	28%	\$64,142	\$916,316	28%	\$256,569	\$320,71
2040	\$445,897,634	\$13,376,929	\$0 \$0	\$459,274,563	\$459,274,563	\$4,592,746	\$235,951	28%	\$66,066	\$943,806	28%	\$264,266	\$330,33
2040	\$459,274,563	\$13,778,237	\$4,605,623	\$477,658,423	\$477,658,423	\$4,776,584	\$245,396	28%	\$68,711	\$981,585	28%	\$274,844	\$343,55
2041	\$477,658,423	\$14,329,753	\$4,743,791	\$496,731,967	\$496,731,967	\$4,770,384	\$255,195	28%	\$71,455	\$1,020,781	28%	\$285,819	\$357,27
2042	\$496,731,967	\$14,901,959	\$4,886,105	\$516,520,032	\$516,520,032	\$5,165,200	\$265,361	28%	\$71,433 \$74,301	\$1,061,445	28%	\$297,205	\$371,500
	\$516.520.032		\$5.032.688	\$537.048.321	\$510,520,032	\$5,165,200	\$275,908		\$77,254	\$1,001,445	28%		
2044	* / /	\$15,495,601 \$16,444,450	* - / /	* , , -	* , , -	\$5,370,483 \$5,583,434		28%		. ,,	28% 28%	\$309,016	\$386,27
2045	\$537,048,321	\$16,111,450	\$5,183,669	\$558,343,440	\$558,343,440		\$286,848	28%	\$80,317	\$1,147,392		\$321,270	\$401,587
2046	\$558,343,440	\$16,750,303	\$5,339,179	\$580,432,922	\$580,432,922	\$5,804,329	\$298,196	28%	\$83,495	\$1,192,785	28%	\$333,980	\$417,47
2047	\$580,432,922	\$17,412,988	\$5,499,354	\$603,345,264	\$603,345,264	\$6,033,453	\$309,968	28%	\$86,791	\$1,239,870	28%	\$347,164	\$433,95
2048	\$603,345,264	\$18,100,358	\$5,664,335	\$627,109,957	\$627,109,957	\$6,271,100	\$322,177	28%	\$90,209	\$1,288,706	28%	\$360,838	\$451,047
2049	\$627,109,957	\$18,813,299	\$5,834,265	\$651,757,521	\$651,757,521	\$6,517,575	\$334,839	28%	\$93,755	\$1,339,357	28%	\$375,020	\$468,775
2050	\$651,757,521	\$19,552,726	\$6,009,293	\$677,319,540	\$677,319,540	\$6,773,195	\$347,972	28%	\$97,432	\$1,391,887	28%	\$389,728	\$487,160
2051	\$677,319,540	\$20,319,586	\$6,189,572	\$703,828,698	\$703,828,698	\$7,038,287	\$361,591	28%	\$101,245	\$1,446,363	28%	\$404,982	\$506,227
2052	\$703,828,698	\$21,114,861	\$6,375,259	\$731,318,818	\$731,318,818	\$7,313,188	\$375,714	28%	\$105,200	\$1,502,855	28%	\$420,799	\$525,999
2053	\$731,318,818	\$21,939,565	\$6,566,517	\$759,824,899	\$759,824,899	\$7,598,249	\$390,359	28%	\$109,300	\$1,561,435	28%	\$437,202	\$546,502
2054	\$759,824,899	\$22,794,747	\$6,763,512	\$789,383,159	\$789,383,159	\$7,893,832	\$405,544	28%	\$113,552	\$1,622,177	28%	\$454,209	\$567,762
2055	\$789,383,159	\$23,681,495	\$6,966,418	\$820,031,071	\$820,031,071	\$8,200,311	\$421,289	28%	\$117,961	\$1,685,158	28%	\$471,844	\$589,80
2056	\$820,031,071	\$24,600,932	\$7,175,410	\$851,807,413	\$851,807,413	\$8,518,074	\$437,614	28%	\$122,532	\$1,750,458	28%	\$490,128	\$612,660
2057	\$851,807,413	\$25,554,222	\$7,390,673	\$884,752,308	\$884,752,308	\$8,847,523	\$454,540	28%	\$127,271	\$1,818,159	28%	\$509,085	\$636,35
2058	\$884,752,308	\$26,542,569	\$7,612,393	\$918,907,270	\$918,907,270	\$9,189,073	\$472,087	28%	\$132,184	\$1,888,348	28%	\$528,737	\$660,92
2059	\$918,907,270	\$27,567,218	\$7,840,765	\$954,315,253	\$954,315,253	\$9,543,153	\$490,278	28%	\$137,278	\$1,961,111	28%	\$549,111	\$686,38
2060	\$954,315,253	\$28,629,458	\$8,075,987	\$991,020,698	\$991,020,698	\$9,910,207	\$509,135	28%	\$142,558	\$2,036,540	28%	\$570,231	\$712,78
2061	\$991,020,698	\$29,730,621	\$0	\$1,020,751,319	\$1,020,751,319	\$10,207,513	\$524,409	28%	\$146,835	\$2,097,636	28%	\$587,338	\$734,173

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

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

<sup>[2]</sup> See Table A-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 A-4 RD 17 Area Finance Plan Implementation EIFD Revenue Analysis Assessed Value of New Development - Lathrop Existing City (2016 and Real \$)

Lathrop Existing City

							Ass	sessed Value of	New Developme	ent [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
														* .,		
			AV per Dw	elling Unit					Al	/ per Bldg. Sq. Fi	t.					
Assumption	\$450,000	\$425,000	\$425,000	\$180,000	\$180,000	\$180,000	·	\$200	\$200	\$150	\$85	\$85				
2018	\$6,300,000	\$3,825,000	\$85,000,000	\$0	\$16,380,000	\$0	\$111,505,000	\$4,443,120	\$17,772,480	\$6,207,300	\$9,256,500	\$0	\$37,679,400	\$149,184,400	1.061	\$158,269,730
2019	\$6,300,000	\$3,825,000	\$85,000,000	\$0	\$16,380,000	\$0	\$111,505,000	\$4,443,120	\$17,772,480	\$6,207,300	\$9,256,500	\$0	\$37,679,400	\$149,184,400	1.093	\$163,017,822
2020	\$6,300,000	\$3,825,000	\$85,000,000	\$0	\$16,380,000	\$0	\$111,505,000	\$4,443,120	\$17,772,480	\$6,207,300	\$9,256,500	\$0	\$37,679,400	\$149,184,400	1.126	\$167,908,357
2021	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.159	\$143,484,245
2022	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.194	\$147,788,772
2023	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.230	\$152,222,435
2024	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.267	\$156,789,108
2025	\$3,510,000	\$8,245,000	\$61,710,000	\$0	\$13,356,000	\$0	\$86,821,000	\$5,514,696	\$22,058,784	\$3,822,390	\$5,553,900	\$0	\$36,949,770	\$123,770,770	1.305	\$161,492,782
2026	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,886	\$10,766,399	\$11,107,800	\$9,308,336	\$151,649,893	\$240,921,893	1.344	\$323,778,878
2027	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,886	\$10,766,399	\$11,107,800	\$9,308,336	\$151,649,893	\$240,921,893	1.384	\$333,492,244
2028	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,886	\$10,766,399	\$11,107,800	\$9,308,336	\$151,649,893	\$240,921,893	1.426	\$343,497,012
2029	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,886	\$10,766,399	\$11,107,800	\$9,308,336	\$151,649,893	\$240,921,893	1.469	\$353,801,922
2030	\$3,510,000	\$8,245,000	\$77,265,000	\$0	\$252,000	\$0	\$89,272,000	\$24,093,472	\$96,373,886	\$10,766,399	\$11,107,800	\$9,308,336	\$151,649,893	\$240,921,893	1.513	\$364,415,980
2031	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.558	\$110,346,571
2032	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.605	\$113,656,968
2033	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.653	\$117,066,677
2034	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.702	\$120,578,677
2035	\$540,000	\$2,295,000	\$0	\$0	\$252,000	\$0	\$3,087,000	\$5,035,100	\$20,140,402	\$11,040,827	\$22,215,600	\$9,308,336	\$67,740,265	\$70,827,265	1.754	\$124,196,038
2036	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,086	\$126,545,086	1.806	\$228,554,501
2037	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,086	\$126,545,086	1.860	\$235,411,136
2038	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,086	\$126,545,086	1.916	\$242,473,470
2039	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,086	\$126,545,086	1.974	\$249,747,674
2040	\$540,000	\$2,465,000	\$0	\$0	\$252,000	\$0	\$3,257,000	\$7,780,687	\$31,122,749	\$21,336,777	\$44,431,200	\$18,616,673	\$123,288,086	\$126,545,086	2.033	\$257,240,105
2041	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.094	\$209,772,085
2042	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316		2.157	\$216,065,247
2043	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.221	\$222,547,205
2044	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.288	\$229,223,621
2045	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.357	\$236,100,330
2046	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.427	\$243,183,339
2047	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316		2.500	\$250,478,840
2048	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.575	\$257,993,205
2049	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.652	\$265,733,001
2050	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316		2.732	\$273,704,991
2051	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.814	\$281,916,141
2052	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.898	\$290,373,625
2053	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	2.985	\$299,084,834
2054	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.075	\$308,057,379
2055	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316		3.167	\$317,299,100
2056	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.262	\$326,818,073
2057	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.360	\$336,622,615
2058	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316		3.461	\$346,721,294
2059	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.565	\$357,122,933
2060	\$14,940,000	\$573,750	\$55,866,250	\$3,852,000	\$972,000	\$5,859,000	\$82,063,000	\$2,938,993	\$9,188,111	\$5,998,212	\$0	\$0	\$18,125,316	\$100,188,316	3.671	\$367,836,621

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

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<sup>[1]</sup> 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.

Lathrop Annexation Area

				Variable			дэ	sessed Value o		an [1]						
Fiscal Year Ending	Low Density Residential	Medium Density Residential	Variable Density Residential	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 Annu
	0.450.000	0.405.000	AV per Du		<b>A</b> 100 000	<b>A</b> 100 000	_	0.000		per Bldg. Sq. Ft.		0.05				
Assumption	\$ 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	\$50,716,802	\$50,716,802	\$50,716,802	1.061	\$53,805,4
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	\$50,716,802	1.093	\$55,419,6
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,716,802	\$50,716,802	\$50,716,802	1.126	\$57,082,
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.159	\$17,106,
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.194	\$17,619,
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.230	\$18,148,
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.267	\$18,693,
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,756,449	\$14,756,449	\$14,756,449	1.305	\$19,253,
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.344	
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.384	
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.426	
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.469	
030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.513	
031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.558	
032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.605	
033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.653	
034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.702	
035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.754	
036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.806	
037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.860	
038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.916	
039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.974	
040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.033	
041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.094	\$4,605
042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.157	\$4,743
043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.221	\$4,886
044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.288	\$5,032
045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.357	\$5,183
046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.427	\$5,33
047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.500	\$5,499
048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.575	\$5,66
049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.652	\$5,834
050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.732	\$6,009
051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.814	\$6,189
052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.898	\$6,375
053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	2.985	\$6,566
2054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.075	\$6,763
2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.167	\$6,966
2056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.262	\$7,17
2057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.360	\$7,390
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.461	\$7,612
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.565	\$7,840,
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,997	\$919,987	\$0	\$0	\$1,049,687	\$2,199,671	\$2,199,671	3.671	\$8,075,

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

Prepared by EPS 9/21/2017

<sup>[1]</sup> 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

Lathrop

						E	Existing City						
				welling Units						Building S	quare Feet		
Fiscal Year Ending	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	14	9	200	-	91	-	314	22,216	88,862	41,382	108,900	-	261,36
2019	14	9	200	-	91	-	314	22,216	88,862	41,382	108,900	-	261,36
2020	14	9	200	-	91	-	314	22,216	88,862	41,382	108,900	-	261,36
2021	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,69
2022	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,69
2023	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,69
2024	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,69
2025	8	19	145	-	74	-	247	27,573	110,294	25,483	65,340	-	228,69
2026	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,30
2027	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,30
2028	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,30
2029	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,30
2030	8	19	182	-	1	-	210	120,467	481,869	71,776	130,680	109,510	914,30
2031	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,35
2032	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,35
2033	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,35
2034	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,35
2035	1	5	-	-	1	-	8	25,176	100,702	73,606	261,360	109,510	570,35
2036	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,50
2037	1	6	-	_	1	_	8	38,903	155,614	142,245	522,720	219,020	1,078,50
2038	1	6	-	-	1	-	8	38,903	155,614	142,245	522,720	219,020	1,078,50
2039	1	6	-	_	1	_	8	38,903	155,614	142,245	522,720	219,020	1,078,50
2040	1	6	-	_	1	_	8	38,903	155,614	142,245	522,720	219,020	1,078,50
2041	33	1	131	21	5	33	225	14,695	45,941	39,988	· -	, -	100,62
2042	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2043	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2044	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2045	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2046	33	1	131	21	5	33	225	14,695	45,941	39,988	_	-	100,62
2047	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2048	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2049	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2050	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2051	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2052	33	1	131	21	5	33	225	14,695	45,941	39,988	-	-	100,62
2053	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2054	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2055	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2056	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2057	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2058	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2059	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
2060	33	1	131	21	5	33	225	14,695	45,941	39,988	_	_	100,62
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	

Lathrop

						An	nexation Are	a					
			D	welling Units						Building S	Square Feet		
Fiscal Year Ending	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	596,6
2019	-	-	-	-	-	-	-	-	-	-	-	596,668	596,
2020	_	-	_	-	-	-	-	-	-	-	_	596,668	596
2021	-	-	-	_	-	-	-	-	-	-	-	173,605	173
2022	-	-	-	-	-	-	-	-	-	-	-	173,605	173
2023	-	-	-	_	-	-	-	-	-	-	-	173,605	173
2024	-	-	-	-	-	_	-	-	-	-	-	173,605	173
2025	_	_	_	_	-	_	-	_	_	_	_	173,605	173
2026	-	-	-	-	-	_	-	-	-	-	-	-	
2027	-	-	-	-	-	_	-	-	-	-	-	-	
2028	_	_	_	_	-	_	-	_	_	_	_	_	
2029	_	_	_	_	_	_	-	_	_	_	_	_	
2030	_	_	_	_	-	_	-	_	_	_	_	_	
2031	_	_	_	_	_	_	-	_	_	_	_	_	
2032	_	_	_	_	_	_	_	_	_	_	_	_	
2033	_	_	_	_	_	_	_	_	_	_	_	_	
034			_					_			_	_	
2035	_	-	-	-		-		_	-	_	_	-	
2036	-	-	-	-	-	-	-	-	-	-	-	-	
2036	-	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	-	
2038	-	-	-	-	-	-	-	-	-	-	-	-	
039	-	-	-	-	-	-	-	-	-	-	-	-	
040	-	-	-	-	-	-	-			-	-		
041	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
042	-	-	-	-	=	-	-	1,150	4,600	-	-	12,349	18
2043	-	-	-	-	=	-	-	1,150	4,600	-	-	12,349	18
044	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2045	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2046	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
047	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2048	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2049	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2050	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2051	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
052	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2053	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
054	_	_	_	_	_	-	-	1,150	4,600	_	_	12,349	18
055	_	_	_	_	_	_	_	1,150	4,600	_	_	12,349	18
2056	_	_	_		-	_	-	1,150	4,600	_	-	12,349	18
057	_	_	_	_	_	_	_	1,150	4,600	_	_	12,349	18
2058	-	-	-	-	-	-		1,150	4,600	-	-	12,349	18
	-	-	-	-	-	-	-			-	-		
2059	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
2060	-	-	-	-	-	-	-	1,150	4,600	-	-	12,349	18
Γotal	-	-	-	-	-	-	-	23,000	91,999	-	-	2,905,016	3,020

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

dev st

### APPENDIX B:

### City of Manteca



Table B-1	Projected Tax Increment to EIFD—Manteca	23
Table B-2	Projected Tax Increment to EIFD—  Manteca Existing City Boundaries	24
Table B-3	Projected Tax Increment to EIFD—  Manteca Annexation Area	25
Table B-4	Assessed Value of New Development—  Manteca Existing City	26
Table B-5	Assessed Value of New Development—  Manteca Annexation Areas	27
Table B-6	Incremental Development Projections—Manteca	28

County

EIFD

j=i\*34%

Total EIFD

h+j

**Net Tax Increment** 

County [1]

[3]

City

EIFD

h=g\*34%

City [1]

[3]

Beginning

Assessed Value [1]

Existing

**AV Growth** 

b=a\*3.0%

New AV Added

to Roll [2]

**Ending AV** 

d=a+b+c

Fiscal Year

Ending

Formula

ronnala	ü	D=0 0.070	· ·	и-итото	C	1=0 1.070	راحا	11=g 5+70	راحا	j=1 0470	11-17
2017	\$525,776,893	\$15,773,307	\$0	\$541,550,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$541,550,200	\$16,246,506	\$74,192,400	\$631,989,106	\$90,438,906	\$904,389	\$101,885	\$34,641	\$203,277	\$69,114	\$103,755
2019	\$631,989,106	\$18,959,673	\$66,338,172	\$717,286,951	\$175,736,751	\$1,757,368	\$202,503	\$68,851	\$391,060	\$132,961	\$201,812
2020	\$717,286,951	\$21,518,609	\$76,073,140	\$814,878,700	\$273,328,500	\$2,733,285	\$340,893	\$115,904	\$585,657	\$199,123	\$315,027
2021	\$814,878,700	\$24,446,361	\$58,427,413	\$897,752,474	\$356,202,275	\$3,562,023	\$458,145	\$155,769	\$751,139	\$255,387	\$411,156
2022	\$897,752,474	\$26,932,574	\$88,121,059	\$1,012,806,108	\$471,255,908	\$4,712,559	\$621,472	\$211,300	\$980,402	\$333,337	\$544,637
2023	\$1,012,806,108	\$30,384,183	\$108,917,630	\$1,152,107,921	\$610,557,721	\$6,105,577	\$819,505	\$278,632	\$1,257,736	\$427,630	\$706,262
2024	\$1,152,107,921	\$34,563,238	\$125,904,278	\$1,312,575,437	\$771,025,237	\$7,710,252	\$1,047,825	\$356,260	\$1,577,036	\$536,192	\$892,453
2025	\$1,312,575,437	\$39,377,263	\$81,417,847	\$1,433,370,547	\$891,820,347	\$8,918,203	\$1,219,235	\$414,540	\$1,817,799	\$618,052	\$1,032,591
2026	\$1,433,370,547	\$43,001,116	\$67,531,798	\$1,543,903,461	\$1,002,353,261	\$10,023,533	\$1,375,885	\$385,248	\$2,038,279	\$570,718	\$955,966
2027	\$1,543,903,461	\$46,317,104	\$69,557,752	\$1,659,778,317	\$1,118,228,117	\$11,182,281	\$1,540,139	\$431,239	\$2,269,386	\$635,428	\$1,066,667
2028	\$1,659,778,317	\$49,793,350	\$71,644,485	\$1,781,216,151	\$1,239,665,951	\$12,396,660	\$1,712,311	\$479,447	\$2,511,560	\$703,237	\$1,182,684
2029	\$1,781,216,151	\$53,436,485	\$73,793,819	\$1,908,446,455	\$1,366,896,255	\$13,668,963	\$1,892,729	\$529,964	\$2,765,256	\$774,272	\$1,304,236
2030	\$1,908,446,455	\$57,253,394	\$128,094,198	\$2,093,794,046	\$1,552,243,846	\$15,522,438	\$2,156,384	\$603,787	\$3,134,121	\$877,554	\$1,481,341
2031	\$2,093,794,046	\$62,813,821	\$71,666,501	\$2,228,274,369	\$1,686,724,169	\$16,867,242	\$2,347,075	\$657,181	\$3,402,280	\$952,638	\$1,609,819
2032	\$2,228,274,369	\$66,848,231	\$89,863,561	\$2,384,986,160	\$1,843,435,960	\$18,434,360	\$2,569,567	\$719,479	\$3,714,529	\$1,040,068	\$1,759,547
2033	\$2,384,986,160	\$71,549,585	\$88,840,560	\$2,545,376,305	\$2,003,826,105	\$20,038,261	\$2,797,268	\$783,235	\$4,034,118	\$1,129,553	\$1,912,788
2034	\$2,545,376,305	\$76,361,289	\$34,048,661	\$2,655,786,256	\$2,114,236,056	\$21,142,361	\$2,953,270	\$826,916	\$4,254,765	\$1,191,334	\$2,018,250
2035	\$2,655,786,256	\$79,673,588	\$123,634,621	\$2,859,094,465	\$2,317,544,265	\$23,175,443	\$3,214,615	\$900,092	\$4,683,619	\$1,311,413	\$2,211,506
2036	\$2,859,094,465	\$85,772,834	\$184,101,121	\$3,128,968,420	\$2,587,418,220	\$25,874,182	\$3,570,463	\$999,730	\$5,245,109	\$1,468,631	\$2,468,360
2037	\$3,128,968,420	\$93,869,053	\$193,085,506	\$3,415,922,978	\$2,874,372,779	\$28,743,728	\$3,949,863	\$1,105,962	\$5,841,240	\$1,635,547	\$2,741,509
2038	\$3,415,922,978	\$102,477,689	\$193,120,480	\$3,711,521,147	\$3,169,970,947	\$31,699,709	\$4,340,694	\$1,215,394	\$6,455,324	\$1,807,491	\$3,022,885
2039	\$3,711,521,147	\$111,345,634	\$197,834,094	\$4,020,700,876	\$3,479,150,676	\$34,791,507	\$4,750,007	\$1,330,002	\$7,097,167	\$1,987,207	\$3,317,209
2040	\$4,020,700,876	\$120,621,026	\$202,689,117	\$4,344,011,019	\$3,802,460,819	\$38,024,608	\$5,178,557	\$1,449,996	\$7,767,883	\$2,175,007	\$3,625,003
2041	\$4,344,011,019	\$130,320,331	\$207,689,790	\$4,682,021,139	\$4,140,470,940	\$41,404,709	\$5,627,131	\$1,575,597	\$8,468,624	\$2,371,215	\$3,946,811
2042	\$4,682,021,139	\$140,460,634	\$212,840,484	\$5,035,322,257	\$4,493,772,058	\$44,937,721	\$6,096,544	\$1,707,032	\$9,200,591	\$2,576,165	\$4,283,198
2043	\$5,035,322,257	\$151,059,668	\$218,145,698	\$5,404,527,624	\$4,862,977,424	\$48,629,774	\$6,587,643	\$1,844,540	\$9,965,025	\$2,790,207	\$4,634,747
2044	\$5,404,527,624	\$162,135,829	\$162,265,603	\$5,728,929,056	\$5,187,378,856	\$51,873,789	\$7,013,386	\$1,963,748	\$10,641,706	\$2,979,678	\$4,943,426
2045	\$5,728,929,056	\$171,867,872	\$120,836,358	\$6,021,633,286	\$5,480,083,086	\$54,800,831	\$7,392,524	\$2,069,907	\$11,256,625	\$3,151,855	\$5,221,762
2046	\$6,021,633,286	\$180,648,999	\$123,381,449	\$6,325,663,733	\$5,784,113,533	\$57,841,135	\$7,786,684	\$2,180,272	\$11,895,033	\$3,330,609	\$5,510,881
2047	\$6,325,663,733	\$189,769,912	\$126,002,892	\$6,641,436,538	\$6,099,886,338	\$60,998,863	\$8,196,426	\$2,294,999	\$12,557,786	\$3,516,180	\$5,811,179
2048	\$6,641,436,538	\$199,243,096	\$120,152,979	\$6,960,832,613	\$6,419,282,413	\$64,192,824	\$8,616,662	\$2,412,665	\$13,223,102	\$3,702,468	\$6,115,134
2049	\$6,960,832,613	\$208,824,978	\$51,322,687	\$7,220,980,278	\$6,679,430,078	\$66,794,301	\$8,972,004	\$2,512,161	\$13,753,634	\$3,851,018	\$6,363,179
2050	\$7,220,980,278	\$216,629,408	\$0	\$7,437,609,687	\$6,896,059,487	\$68,960,595	\$9,264,450	\$2,594,046	\$14,198,424	\$3,975,559	\$6,569,605
2051	\$7,437,609,687	\$223,128,291	\$0	\$7,660,737,977	\$7,119,187,777	\$71,191,878	\$9,565,668	\$2,678,387	\$14,656,557	\$4,103,836	\$6,782,223
2052	\$7,660,737,977	\$229,822,139	\$0	\$7,890,560,117	\$7,349,009,917	\$73,490,099	\$9,875,923	\$2,765,258	\$15,128,435	\$4,235,962	\$7,001,220
2053	\$7,890,560,117	\$236,716,803	\$0	\$8,127,276,920	\$7,585,726,720	\$75,857,267	\$10,195,486	\$2,854,736	\$15,614,468	\$4,372,051	\$7,226,787
2054	\$8,127,276,920	\$243,818,308	\$0	\$8,371,095,228	\$7,829,545,028	\$78,295,450	\$10,524,635	\$2,946,898	\$16,115,083	\$4,512,223	\$7,459,121
2055	\$8,371,095,228	\$251,132,857	\$0	\$8,622,228,084	\$8,080,677,885	\$80,806,779	\$10,863,659	\$3,041,825	\$16,630,716	\$4,656,601	\$7,698,425
2056	\$8,622,228,084	\$258,666,843	\$0	\$8,880,894,927	\$8,339,344,727	\$83,393,447	\$11,212,854	\$3,139,599	\$17,161,818	\$4,805,309	\$7,944,908
2057	\$8,880,894,927	\$266,426,848	\$0	\$9,147,321,775	\$8,605,771,575	\$86,057,716	\$11,572,524	\$3,240,307	\$17,708,854	\$4,958,479	\$8,198,786
2058	\$9,147,321,775	\$274,419,653	\$0	\$9,421,741,428	\$8,880,191,228	\$88,801,912	\$11,942,985	\$3,344,036	\$18,272,300	\$5,116,244	\$8,460,280

\$9,162,843,471

\$9,453,975,281

\$9,753,841,046

\$91,628,435

\$94,539,753

\$97,538,410

\$12,324,560

\$12,717,581

\$13,122,394

\$3,450,877

\$3,560,923

\$18,852,650

\$19,450,410

\$3,674,270 \$20,066,103

\$5,278,742

\$5,446,115

\$5,618,509

Cumulative

Growth in AV

starting in 2018

**Gross Tax** 

Increment

f=e\*1.0%

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

\$9,421,741,428

\$9,704,393,671

\$9,995,525,481

\$282,652,243

\$291,131,810

\$299,865,764

\$0

\$0

\$9,704,393,671

\$9,995,525,481

\$10,295,391,245

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\$8,729,619

\$9,007,037

\$9,292,779

2059

2060

2061

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

<sup>[2]</sup> 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.

<sup>[3]</sup> The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table B-2 and Table B-3 for more details.

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

										et Tax Increme			
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
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	g=f*14.33%	h	i=g*h	j=f*19.81%	k	l=j*k	m=i+l
2017	\$525,776,893	\$15,773,307	\$0	\$541,550,200	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0
2018	\$541,550,200	\$16,246,506	\$38,192,400	\$595,989,106	\$54,438,906	\$544,389	\$78,023	34%	\$26,528	\$107,831	34%	\$36,663	\$63,191
2019	\$595,989,106	\$17,879,673	\$39,338,172	\$653,206,951	\$111,656,751	\$1,116,568	\$160,030	34%	\$54,410	\$221,167	34%	\$75,197	\$129,607
2020	\$653,206,951	\$19,596,209	\$76,073,140	\$748,876,300	\$207,326,100	\$2,073,261	\$297,146	34%	\$101,030	\$410,666	34%	\$139,627	\$240,650
2021	\$748,876,300	\$22,466,289	\$58,427,413	\$829,770,002	\$288,219,803	\$2,882,198	\$413,085	34%	\$140,449	\$570,899	34%	\$194,106	\$334,554
2022	\$829,770,002	\$24,893,100	\$88,121,059	\$942,784,162	\$401,233,962	\$4,012,340	\$575,060	34%	\$195,520	\$794,754	34%	\$270,216	\$465,737
2023	\$942,784,162	\$28,283,525	\$108,917,630	\$1,079,985,316	\$538,435,116	\$5,384,351	\$771,701	34%	\$262,378	\$1,066,519	34%	\$362,616	\$624,99
2024	\$1,079,985,316	\$32,399,559	\$125,904,278	\$1,238,289,154	\$696,738,954	\$6,967,390	\$998,586	34%	\$339,519	\$1,380,083	34%	\$469,228	\$808,748
2025	\$1,238,289,154	\$37,148,675	\$81,417,847	\$1,356,855,675	\$815,305,476	\$8,153,055	\$1,168,519	34%	\$397,297	\$1,614,937	34%	\$549,079	\$946,375
2026	\$1,356,855,675	\$40,705,670	\$67,531,798	\$1,465,093,144	\$923,542,944	\$9,235,429	\$1,323,648	28%	\$370,622	\$1,829,331	28%	\$512,213	\$882,834
2027	\$1,465,093,144	\$43,952,794	\$69,557,752	\$1,578,603,690	\$1,037,053,490	\$10,370,535	\$1,486,335	28%	\$416,174	\$2,054,170	28%	\$575,168	\$991,341
2028	\$1,578,603,690	\$47,358,111	\$71,644,485	\$1,697,606,285	\$1,156,056,086	\$11,560,561	\$1,656,893	28%	\$463,930	\$2,289,887	28%	\$641,168	\$1,105,098
2029	\$1,697,606,285	\$50,928,189	\$73,793,819	\$1,822,328,293	\$1,280,778,093	\$12,807,781	\$1,835,648	28%	\$513,981	\$2,536,934	28%	\$710,341	\$1,224,323
2030	\$1,822,328,293	\$54,669,849	\$128,094,198	\$2,005,092,340	\$1,463,542,140	\$14,635,421	\$2,097,591	28%	\$587,325	\$2,898,948	28%	\$811,706	\$1,399,031
2031	\$2,005,092,340	\$60,152,770	\$71,666,501	\$2,136,911,611	\$1,595,361,411	\$15,953,614	\$2,286,518	28%	\$640,225	\$3,160,053	28%	\$884,815	\$1,525,040
2032	\$2,136,911,611	\$64,107,348	\$89,863,561	\$2,290,882,520	\$1,749,332,320	\$17,493,323	\$2,507,193	28%	\$702,014	\$3,465,034	28%	\$970,210	\$1,672,224
2033	\$2,290,882,520	\$68,726,476	\$88,840,560	\$2,448,449,556	\$1,906,899,356	\$19,068,994	\$2,733,023	28%	\$765,246	\$3,777,139	28%	\$1,057,599	\$1,822,845
2034	\$2,448,449,556	\$73,453,487	\$34,048,661	\$2,555,951,704	\$2,014,401,504	\$20,144,015	\$2,887,098	28%	\$808,387	\$3,990,077	28%	\$1,117,222	\$1,925,609
2035	\$2,555,951,704	\$76,678,551	\$87,634,621	\$2,720,264,876	\$2,178,714,676	\$20,144,013	\$3,122,596	28%	\$874,327	\$4,315,544	28%	\$1,208,352	\$2,082,679
2036	\$2,720,264,876	\$81,607,946	\$148,101,121	\$2,949,973,944	\$2,408,423,744	\$24,084,237	\$3,451,822	28%	\$966,510	\$4,770,546	28%	\$1,335,753	\$2,302,263
2037	\$2,949,973,944	\$88,499,218	\$157,085,506	\$3,195,558,668	\$2,654,008,468	\$26,540,085	\$3,803,801	28%	\$1,065,064	\$5,256,995	28%	\$1,471,959	\$2,537,023
2037	\$3,195,558,668	\$95,866,760	\$157,120,480	\$3,448,545,907	\$2,906,995,708	\$29,069,957	\$4,166,390	28%	\$1,166,589	\$5,758,106	28%	\$1,471,939	\$2,778,859
2039 2040	\$3,448,545,907 \$3,713,836,378	\$103,456,377	\$161,834,094 \$166,689,117	\$3,713,836,378 \$3,991,940,587	\$3,172,286,179 \$3,450,390,387	\$31,722,862 \$34,503,904	\$4,546,612 \$4,945,199	28% 28%	\$1,273,051 \$1,384,656	\$6,283,586 \$6,834,448	28% 28%	\$1,759,404 \$1,913,646	\$3,032,455 \$3,298,30
		\$111,415,091	. , ,			. , ,			. , ,			. , ,	. , ,
2041	\$3,991,940,587	\$119,758,218	\$171,689,790	\$4,283,388,594	\$3,741,838,395	\$37,418,384	\$5,362,910	28%	\$1,501,615	\$7,411,741	28%	\$2,075,288	\$3,576,902
2042	\$4,283,388,594	\$128,501,658	\$176,840,484	\$4,588,730,736	\$4,047,180,536	\$40,471,805	\$5,800,535	28%	\$1,624,150	\$8,016,556	28%	\$2,244,636	\$3,868,785
2043	\$4,588,730,736	\$137,661,922	\$182,145,698	\$4,908,538,357	\$4,366,988,157	\$43,669,882	\$6,258,893	28%	\$1,752,490	\$8,650,023	28%	\$2,422,006	\$4,174,496
2044	\$4,908,538,357	\$147,256,151	\$126,265,603	\$5,182,060,111	\$4,640,509,911	\$46,405,099	\$6,650,912	28%	\$1,862,255	\$9,191,808	28%	\$2,573,706	\$4,435,962
2045	\$5,182,060,111	\$155,461,803	\$84,836,358	\$5,422,358,272	\$4,880,808,073	\$48,808,081	\$6,995,314	28%	\$1,958,688	\$9,667,785	28%	\$2,706,980	\$4,665,668
2046	\$5,422,358,272	\$162,670,748	\$87,381,449	\$5,672,410,470	\$5,130,860,270	\$51,308,603	\$7,353,696	28%	\$2,059,035	\$10,163,082	28%	\$2,845,663	\$4,904,698
2047	\$5,672,410,470	\$170,172,314	\$90,002,892	\$5,932,585,676	\$5,391,035,476	\$53,910,355	\$7,726,587	28%	\$2,163,444	\$10,678,430	28%	\$2,989,961	\$5,153,405
2048	\$5,932,585,676	\$177,977,570	\$92,702,979	\$6,203,266,226	\$5,661,716,026	\$56,617,160	\$8,114,534	28%	\$2,272,070	\$11,214,588	28%	\$3,140,085	\$5,412,154
2049	\$6,203,266,226	\$186,097,987	\$51,322,687	\$6,440,686,899	\$5,899,136,699	\$58,991,367	\$8,454,812	28%	\$2,367,347	\$11,684,865	28%	\$3,271,762	\$5,639,110
2050	\$6,440,686,899	\$193,220,607	\$0	\$6,633,907,506	\$6,092,357,306	\$60,923,573	\$8,731,741	28%	\$2,444,888	\$12,067,591	28%	\$3,378,926	\$5,823,813
2051	\$6,633,907,506	\$199,017,225	\$0	\$6,832,924,731	\$6,291,374,532	\$62,913,745	\$9,016,979	28%	\$2,524,754	\$12,461,800	28%	\$3,489,304	\$6,014,058
2052	\$6,832,924,731	\$204,987,742	\$0	\$7,037,912,473	\$6,496,362,274	\$64,963,623	\$9,310,773	28%	\$2,607,016	\$12,867,835	28%	\$3,602,994	\$6,210,010
2053	\$7,037,912,473	\$211,137,374	\$0	\$7,249,049,848	\$6,707,499,648	\$67,074,996	\$9,613,381	28%	\$2,691,747	\$13,286,050	28%	\$3,720,094	\$6,411,84
2054	\$7,249,049,848	\$217,471,495	\$0	\$7,466,521,343	\$6,924,971,143	\$69,249,711	\$9,925,067	28%	\$2,779,019	\$13,716,812	28%	\$3,840,707	\$6,619,726
2055	\$7,466,521,343	\$223,995,640	\$0	\$7,690,516,983	\$7,148,966,783	\$71,489,668	\$10,246,104	28%	\$2,868,909	\$14,160,498	28%	\$3,964,939	\$6,833,849
2056	\$7,690,516,983	\$230,715,509	\$0	\$7,921,232,493	\$7,379,682,293	\$73,796,823	\$10,576,773	28%	\$2,961,496	\$14,617,493	28%	\$4,092,898	\$7,054,39
2057	\$7,921,232,493	\$237,636,975	\$0	\$8,158,869,467	\$7,617,319,268	\$76,173,193	\$10,917,361	28%	\$3,056,861	\$15,088,199	28%	\$4,224,696	\$7,281,55
2058	\$8,158,869,467	\$244,766,084	\$0	\$8,403,635,552	\$7,862,085,352	\$78,620,854	\$11,268,166	28%	\$3,155,087	\$15,573,025	28%	\$4,360,447	\$7,515,534
2059	\$8,403,635,552	\$252,109,067	\$0	\$8,655,744,618	\$8,114,194,418	\$81,141,944	\$11,629,496	28%	\$3,256,259	\$16,072,397	28%	\$4,500,271	\$7,756,530
2060	\$8,655,744,618	\$259,672,339	\$0	\$8,915,416,957	\$8,373,866,757	\$83,738,668	\$12,001,666	28%	\$3,360,467	\$16,586,749	28%	\$4,644,290	\$8,004,75
2061	\$8,915,416,957	\$267,462,509	\$0	\$9,182,879,465	\$8,641,329,266	\$86,413,293	\$12,385,001	28%	\$3,467,800	\$17,116,532	28%	\$4,792,629	\$8,260,429

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

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

<sup>[2]</sup> 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.

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								Net Tax Increment					
iscal Year	Beginning	Existing	New AV Added		Cumulative	Gross Tax		City EIFD	City		County EIFD	County	
Ending	Assessed Value [1]	AV Growth	to Roll [2]	Ending AV	Growth in AV starting in 2018	Increment	City [1]	Allocation	EIFD	County [1]	Allocation	EIFD	Total EIFD
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	g=f*6.63%	h	i=g*h	j=f*26.51%	k	l=j*k	m=i+l
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$
2018	\$0	\$0	\$36,000,000	\$36,000,000	\$36,000,000	\$360,000	\$23,861	34%	\$8,113	\$95,446	34%	\$32,452	\$40,56
2019	\$36,000,000	\$1,080,000	\$27,000,000	\$64,080,000	\$64,080,000	\$640,800	\$42,473	34%	\$14,441	\$169,893	34%	\$57,764	\$72,20
2020	\$64,080,000	\$1,922,400	\$0	\$66,002,400	\$66,002,400	\$660,024	\$43,748	34%	\$14,874	\$174,990	34%	\$59,497	\$74,37
2021	\$66,002,400	\$1,980,072	\$0	\$67,982,472	\$67,982,472	\$679,825	\$45,060	34%	\$15,320	\$180,240	34%	\$61,282	\$76,60
2022	\$67,982,472	\$2,039,474	\$0	\$70,021,946	\$70,021,946	\$700,219	\$46,412	34%	\$15,780	\$185,647	34%	\$63,120	\$78,9
2023	\$70,021,946	\$2,100,658	\$0	\$72,122,605	\$72,122,605	\$721,226	\$47,804	34%	\$16,253	\$191,217	34%	\$65,014	\$81,2
2024	\$72,122,605	\$2,163,678	\$0	\$74,286,283	\$74,286,283	\$742,863	\$49,238	34%	\$16,741	\$196,953	34%	\$66,964	\$83,7
2025	\$74,286,283	\$2,228,588	\$0	\$76,514,871	\$76,514,871	\$765,149	\$50,715	34%	\$17,243	\$202,862	34%	\$68,973	\$86,2
2026	\$76,514,871	\$2,295,446	\$0	\$78,810,317	\$78,810,317	\$788,103	\$52,237	28%	\$14,626	\$208,948	28%	\$58,505	\$73,1
2027	\$78,810,317	\$2,364,310	\$0	\$81,174,627	\$81,174,627	\$811,746	\$53,804	28%	\$15,065	\$215,216	28%	\$60,260	\$75,3
2028	\$81,174,627	\$2,435,239	\$0	\$83,609,866	\$83,609,866	\$836,099	\$55,418	28%	\$15,517	\$221,672	28%	\$62,068	\$77,5
2029	\$83,609,866	\$2,508,296	\$0 \$0	\$86,118,162	\$86,118,162	\$861,182	\$57,081	28%	\$15,983	\$228,323	28%	\$63,930	\$77,5 \$79,9
2029		\$2,583,545	\$0 \$0	\$88,701,706	\$88,701,706	\$887,017	\$58,793	28%		\$235,172	28%		
	\$86,118,162		\$0 \$0						\$16,462			\$65,848	\$82,3
2031	\$88,701,706	\$2,661,051		\$91,362,758	\$91,362,758	\$913,628	\$60,557	28%	\$16,956	\$242,227	28%	\$67,824	\$84,7
2032	\$91,362,758	\$2,740,883	\$0	\$94,103,640	\$94,103,640	\$941,036	\$62,374	28%	\$17,465	\$249,494	28%	\$69,858	\$87,3
2033	\$94,103,640	\$2,823,109	\$0	\$96,926,750	\$96,926,750	\$969,267	\$64,245	28%	\$17,989	\$256,979	28%	\$71,954	\$89,9
2034	\$96,926,750	\$2,907,802	\$0	\$99,834,552	\$99,834,552	\$998,346	\$66,172	28%	\$18,528	\$264,688	28%	\$74,113	\$92,6
2035	\$99,834,552	\$2,995,037	\$36,000,000	\$138,829,589	\$138,829,589	\$1,388,296	\$92,019	28%	\$25,765	\$368,075	28%	\$103,061	\$128,8
2036	\$138,829,589	\$4,164,888	\$36,000,000	\$178,994,476	\$178,994,476	\$1,789,945	\$118,641	28%	\$33,219	\$474,563	28%	\$132,878	\$166,0
2037	\$178,994,476	\$5,369,834	\$36,000,000	\$220,364,311	\$220,364,311	\$2,203,643	\$146,061	28%	\$40,897	\$584,246	28%	\$163,589	\$204,4
2038	\$220,364,311	\$6,610,929	\$36,000,000	\$262,975,240	\$262,975,240	\$2,629,752	\$174,305	28%	\$48,805	\$697,219	28%	\$195,221	\$244,0
2039	\$262,975,240	\$7,889,257	\$36,000,000	\$306,864,497	\$306,864,497	\$3,068,645	\$203,395	28%	\$56,951	\$813,581	28%	\$227,803	\$284,7
2040	\$306,864,497	\$9,205,935	\$36,000,000	\$352,070,432	\$352,070,432	\$3,520,704	\$233,359	28%	\$65,340	\$933,434	28%	\$261,362	\$326,7
2041	\$352,070,432	\$10,562,113	\$36,000,000	\$398,632,545	\$398,632,545	\$3,986,325	\$264,221	28%	\$73,982	\$1,056,883	28%	\$295,927	\$369,9
2042	\$398,632,545	\$11,958,976	\$36,000,000	\$446,591,521	\$446,591,521	\$4,465,915	\$296,009	28%	\$82,882	\$1,184,035	28%	\$331,530	\$414,4
2043	\$446,591,521	\$13,397,746	\$36,000,000	\$495,989,267	\$495,989,267	\$4,959,893	\$328,750	28%	\$92,050	\$1,315,002	28%	\$368,201	\$460,2
2044	\$495,989,267	\$14,879,678	\$36,000,000	\$546,868,945	\$546,868,945	\$5,468,689	\$362,474	28%	\$101,493	\$1,449,898	28%	\$405,971	\$507,4
2045	\$546,868,945	\$16,406,068	\$36,000,000	\$599,275,013	\$599,275,013	\$5,992,750	\$397,210	28%	\$111,219	\$1,588,840	28%	\$444,875	\$556,0
2046	\$599,275,013	\$17,978,250	\$36,000,000	\$653,253,264	\$653,253,264	\$6,532,533	\$432,988	28%	\$121,237	\$1,731,951	28%	\$484,946	\$606,1
2047	\$653,253,264	\$19,597,598	\$36,000,000	\$708,850,862	\$708,850,862	\$7,088,509	\$469,839	28%	\$131,555	\$1,879,356	28%	\$526,220	\$657,7
2048	\$708,850,862	\$21,265,526	\$27,450,000	\$757,566,387	\$757,566,387	\$7,575,664	\$502,128	28%	\$140,596	\$2,008,514	28%	\$562,384	\$702,9
2049	\$757,566,387	\$22,726,992	\$0	\$780,293,379	\$780,293,379	\$7,802,934	\$517,192	28%	\$144,814	\$2,068,769	28%	\$579,255	\$702,0
2050	\$780,293,379	\$23,408,801	\$0	\$803,702,180	\$803,702,180	\$8,037,022	\$532,708	28%	\$149,158	\$2,130,832	28%	\$596,633	\$745,7
2050	\$803,702,180	\$24,111,065	\$0 \$0	\$827,813,246	\$827,813,246	\$8,278,132	\$548,689	28%	\$153,633	\$2,194,757	28%	\$614,532	\$743,7 \$768,1
	. , ,	. , ,	\$0 \$0	. , ,	. , ,	. , ,					28%		
2052	\$827,813,246	\$24,834,397		\$852,647,643	\$852,647,643	\$8,526,476	\$565,150	28%	\$158,242	\$2,260,600		\$632,968	\$791,2
2053	\$852,647,643	\$25,579,429	\$0	\$878,227,073	\$878,227,073	\$8,782,271	\$582,104	28%	\$162,989	\$2,328,418	28%	\$651,957	\$814,9
2054	\$878,227,073	\$26,346,812	\$0	\$904,573,885	\$904,573,885	\$9,045,739	\$599,568	28%	\$167,879	\$2,398,271	28%	\$671,516	\$839,3
2055	\$904,573,885	\$27,137,217	\$0	\$931,711,101	\$931,711,101	\$9,317,111	\$617,555	28%	\$172,915	\$2,470,219	28%	\$691,661	\$864,5
2056	\$931,711,101	\$27,951,333	\$0	\$959,662,434	\$959,662,434	\$9,596,624	\$636,081	28%	\$178,103	\$2,544,325	28%	\$712,411	\$890,5
2057	\$959,662,434	\$28,789,873	\$0	\$988,452,307	\$988,452,307	\$9,884,523	\$655,164	28%	\$183,446	\$2,620,655	28%	\$733,783	\$917,2
2058	\$988,452,307	\$29,653,569	\$0	\$1,018,105,877	\$1,018,105,877	\$10,181,059	\$674,819	28%	\$188,949	\$2,699,275	28%	\$755,797	\$944,7
2059	\$1,018,105,877	\$30,543,176	\$0	\$1,048,649,053	\$1,048,649,053	\$10,486,491	\$695,063	28%	\$194,618	\$2,780,253	28%	\$778,471	\$973,0
2060	\$1,048,649,053	\$31,459,472	\$0	\$1,080,108,524	\$1,080,108,524	\$10,801,085	\$715,915	28%	\$200,456	\$2,863,660	28%	\$801,825	\$1,002,2
2061	\$1,080,108,524	\$32,403,256	\$0	\$1,112,511,780	\$1,112,511,780	\$11,125,118	\$737,393	28%	\$206,470	\$2,949,570	28%	\$825,880	\$1,032,3

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

<sup>[2]</sup> 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

	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				
	AV per Dw	elling Unit		AV per Bld	g. Sg. Ft.								
Assumption	\$ 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				
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3.565					

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<sup>[1]</sup> 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.

<sup>[2]</sup> 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

	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				
	AV per Dw	elling Unit		AV per Bld	lg. Sg. 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	\$0 \$0	\$0	1.344	\$0				
2027	\$0	\$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0	1.384	\$0				
2027	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	1.426	\$0				
2028	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	1.426	\$0 \$0				
	\$0 \$0		\$0 \$0		\$0 \$0		\$0 \$0						
2030	* -	\$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				
2047	\$27,450,000	\$0 \$0	\$27,450,000	\$0 \$0	\$0 \$0	\$0 \$0	\$27,450,000	2.575	\$27,450,000				
2049	\$27,430,000	\$0	\$27,430,000	\$0 \$0	\$0 \$0	\$0 \$0	\$0	2.652	\$27,430,000				
2050	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	2.732	\$0 \$0				
	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0				
2051	* -		• •		* -	• •	* * *	2.814	* *				
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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<sup>[1]</sup> 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.

<sup>[2]</sup> Based on a 3 percent annual growth factor.

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			Existir	ng City					Annexat	ion Area		
		Welling Units		Buil	ding Square F	eet		welling Units		Bu	ilding Square F	eet
Fiscal Year	Low Density	High Density					Low Density	High Density				
Ending	Residential	Residential	TOTAL	Retail	Industrial	Total	Residential	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	1 1,000	_	,000	80	_	80	_	_	
2046	80	_	80	_	_	-	80	_	80	_	_	
2047	80	_	80	_	_	_	80	_	80	_	_	
2048	80	_	80	_	_	-	61	_	61	_	_	
2049	43	_	43	_	_	_	-	_	-	_	_	
2050		_		_	_	_	_	_	_	_	_	
2051			-			_	_		_			
2052	_	_	_	_	-	_	_	_	_	_	_	
2053			_			_	_		_			
2053 2054	_	-	-	-	-	-	-	-	-	_	-	
2055	-	-	-	-	-	_	-	-	_	-	-	
2056	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	
2057 2058	-	-	-	-	-	-	-	-	-	-	-	
2058	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	
2060 Total	3,455	433	3,888	1,197,029	358,063	1,555,092	1,241	-	- 1,241	-	-	

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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
Table C-4	Assessed Value of New Development— Stockton Existing City	32
Table C-5	Assessed Value of New Development— Stockton Annexation Areas	33
Table C-6	Incremental Development Projections—Stockton 3	34

						_			et Tax Incremer		
Fiscal Year	r Beginning	Existing	New AV Added		Cumulative	Gross Tax		City		County	
Ending	Assessed Value [1]	AV Growth	to Roll [2]	Ending AV	Growth in AV starting in 2018	Increment	City [1]	EIFD	County [1]	EIFD	Total EIFD
Formula	а	b=a*3.0%	С	d=a+b+c	e	f=e*1.0%	[3]	h=g*34%	[3]	j=i*34%	h+j
2017	\$1,164,851,051	\$34,945,532	\$0	\$1,199,796,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$1,199,796,583	\$35,993,897	\$0	\$1,235,790,480	\$35,993,897	\$359,939	\$60,594	\$20,602	\$73,799	\$25,092	\$45,694
2019	\$1,235,790,480	\$37,073,714	\$0	\$1,272,864,194	\$73,067,612	\$730,676	\$123,005	\$41,822	\$149,812	\$50,936	\$92,758
2020	\$1,272,864,194	\$38,185,926	\$29,263,229	\$1,340,313,349	\$140,516,767	\$1,405,168	\$236,552	\$80,428	\$288,104	\$97,955	\$178,383
2021	\$1,340,313,349	\$40,209,400	\$61,858,865	\$1,442,381,614	\$242,585,032	\$2,425,850	\$408,378	\$138,849	\$497,377	\$169,108	\$307,957
2022	\$1,442,381,614	\$43,271,448	\$123,632,175	\$1,609,285,238	\$409,488,655	\$4,094,887	\$689,351	\$234,379	\$839,583	\$285,458	\$519,838
2023	\$1,609,285,238	\$48,278,557	\$38,126,090	\$1,695,689,885	\$495,893,302	\$4,958,933	\$834,809	\$283,835	\$1,016,740	\$345,692	\$629,527
2024	\$1,695,689,885	\$50,870,697	\$39,269,873	\$1,785,830,454	\$586,033,871	\$5,860,339	\$986,555	\$335,429	\$1,201,557	\$408,529	\$743,958
2025	\$1,785,830,454	\$53,574,914	\$26,861,366	\$1,866,266,733	\$666,470,150	\$6,664,702	\$1,121,965	\$381,468	\$1,366,477	\$464,602	\$846,070
2026	\$1,866,266,733	\$55,988,002	\$43,005,324	\$1,965,260,059	\$765,463,476	\$7,654,635	\$1,288,615	\$360,812	\$1,569,445	\$439,445	\$800,257
2027	\$1,965,260,059	\$58,957,802	\$51,216,653	\$2,075,434,514	\$875,637,931	\$8,756,379	\$1,467,441	\$410,884	\$1,801,169	\$504,327	\$915,211
2028	\$2,075,434,514	\$62,263,035	\$14,257,609	\$2,151,955,158	\$952,158,576	\$9,521,586	\$1,589,215	\$444,980	\$1,964,241	\$549,988	\$994,968
2029	\$2,151,955,158	\$64,558,655	\$14,685,337	\$2,231,199,150	\$1,031,402,567	\$10,314,026	\$1,715,156	\$480,244	\$2,133,263	\$597,314	\$1,077,557
2030	\$2,231,199,150	\$66,935,975	\$15,125,897	\$2,313,261,022	\$1,113,464,439	\$11,134,644	\$1,845,406	\$516,714	\$2,308,445	\$646,364	\$1,163,078
2031	\$2,313,261,022	\$69,397,831	\$15,579,674	\$2,398,238,527	\$1,198,441,944	\$11,984,419	\$1,980,109	\$554,431	\$2,490,003	\$697,201	\$1,251,631
2032	\$2,398,238,527	\$71,947,156	\$39,154,837	\$2,509,340,520	\$1,309,543,937	\$13,095,439	\$2,158,316	\$604,329	\$2,725,541	\$763,152	\$1,367,480
2033	\$2,509,340,520	\$75,280,216	\$40,329,482	\$2,624,950,217	\$1,425,153,635	\$14,251,536	\$2,343,616	\$656,213	\$2,970,757	\$831,812	\$1,488,025
2034	\$2,624,950,217	\$78,748,507	\$41,539,367	\$2,745,238,091	\$1,545,441,508	\$15,454,415	\$2,536,274	\$710,157	\$3,226,019	\$903,285	\$1,613,442
2035	\$2,745,238,091	\$82,357,143	\$42,785,548	\$2,870,380,781	\$1,670,584,198	\$16,705,842	\$2,736,564	\$766,238	\$3,491,709	\$977,679	\$1,743,917
2036	\$2,870,380,781	\$86,111,423	\$44,069,114	\$3,000,561,318	\$1,800,764,736	\$18,007,647	\$2,944,771	\$824,536	\$3,768,223	\$1,055,103	\$1,879,638
2037	\$3,000,561,318	\$90,016,840	\$45,391,188	\$3,135,969,346	\$1,936,172,763	\$19,361,728	\$3,161,190	\$885,133	\$4,055,972	\$1,135,672	\$2,020,805
2038	\$3,135,969,346	\$94,079,080	\$24,679,412	\$3,254,727,838	\$2,054,931,255	\$20,549,313	\$3,348,966	\$937,710	\$4,310,122	\$1,206,834	\$2,144,544
2039	\$3,254,727,838	\$97,641,835	\$19,735,865	\$3,372,105,538	\$2,172,308,956	\$21,723,090	\$3,533,777	\$989,458	\$4,562,003	\$1,277,361	\$2,266,818
2040	\$3,372,105,538	\$101,163,166	\$20,327,941	\$3,493,596,645	\$2,293,800,063	\$22,938,001	\$3,724,845	\$1,042,957	\$4,822,903	\$1,350,413	\$2,393,370
2041	\$3,493,596,645	\$104,807,899	\$19,777,473	\$3,618,182,018	\$2,418,385,435	\$24,183,854	\$3,920,426	\$1,097,719	\$5,090,759	\$1,425,413	\$2,523,132
2042	\$3,618,182,018	\$108,545,461	\$10,782,956	\$3,737,510,434	\$2,537,713,852	\$25,377,139	\$4,106,430	\$1,149,800	\$5,348,474	\$1,497,573	\$2,647,373
2043	\$3,737,510,434	\$112,125,313	\$11,106,445	\$3,860,742,193	\$2,660,945,610	\$26,609,456	\$4,298,249	\$1,203,510	\$5,614,855	\$1,572,160	\$2,775,669
2044	\$3,860,742,193	\$115,822,266	\$11,439,638	\$3,988,004,097	\$2,788,207,514	\$27,882,075	\$4,496,063	\$1,258,898	\$5,890,192	\$1,649,254	\$2,908,152
2045	\$3,988,004,097	\$119,640,123	\$11,782,828	\$4,119,427,047	\$2,919,630,465	\$29,196,305	\$4,700,060	\$1,316,017	\$6,174,782	\$1,728,939	\$3,044,956
2046	\$4,119,427,047	\$123,582,811	\$12,136,312	\$4,255,146,171	\$3,055,349,588	\$30,553,496	\$4,910,433	\$1,374,921	\$6,468,933	\$1,811,301	\$3,186,222
2047	\$4,255,146,171	\$127,654,385	\$12,500,402	\$4,395,300,958	\$3,195,504,375	\$31,955,044	\$5,127,380	\$1,435,666	\$6,772,961	\$1,896,429	\$3,332,095
2048	\$4,395,300,958	\$131,859,029	\$12,875,414	\$4,540,035,400	\$3,340,238,818	\$33,402,388	\$5,351,106	\$1,498,310	\$7,087,194	\$1,984,414	\$3,482,724
2049	\$4,540,035,400	\$136,201,062	\$13,261,676	\$4,689,498,138	\$3,489,701,556	\$34,897,016	\$5,581,824	\$1,562,911	\$7,411,972	\$2,075,352	\$3,638,263
2050	\$4,689,498,138	\$140,684,944	\$13,659,526	\$4,843,842,609	\$3,644,046,027	\$36,440,460	\$5,819,751	\$1,629,530	\$7,747,644	\$2,169,340	\$3,798,871
2051	\$4,843,842,609	\$145,315,278	\$14,069,312	\$5,003,227,200	\$3,803,430,617	\$38,034,306	\$6,065,112	\$1,698,231	\$8,094,572	\$2,266,480	\$3,964,712
2052	\$5,003,227,200	\$150,096,816	\$14,491,392	\$5,167,815,407	\$3,968,018,825	\$39,680,188	\$6,318,139	\$1,769,079	\$8,453,129	\$2,366,876	\$4,135,955
2052	\$5,167,815,407	\$155,034,462	\$14,926,133	\$5,337,776,003	\$4,137,979,420	\$41,379,794	\$6,579,072	\$1,842,140	\$8,823,700	\$2,470,636	\$4,312,776
			\$15,373,917							. , ,	
2054	\$5,337,776,003 \$5,513,393,300	\$160,133,280 \$165,309,406	\$15,373,917 \$15,835,135	\$5,513,283,200 \$5,604,516,831	\$4,313,486,618	\$43,134,866	\$6,848,156 \$7,125,646	\$1,917,484	\$9,206,683	\$2,577,871	\$4,495,355
2055	\$5,513,283,200 \$5,604,546,834	\$165,398,496		\$5,694,516,831	\$4,494,720,249	\$44,947,202	\$7,125,646	\$1,995,181	\$9,602,491	\$2,688,697	\$4,683,878
2056	\$5,694,516,831	\$170,835,505	\$16,310,189	\$5,881,662,525	\$4,681,865,943	\$46,818,659	\$7,411,805	\$2,075,305	\$10,011,546	\$2,803,233	\$4,878,538
2057	\$5,881,662,525	\$176,449,876	\$15,934,468	\$6,074,046,869	\$4,874,250,287	\$48,742,503	\$7,706,276	\$2,157,757	\$10,431,786	\$2,920,900	\$5,078,658
2058	\$6,074,046,869	\$182,221,406	\$0	\$6,256,268,275	\$5,056,471,693	\$50,564,717	\$7,998,058	\$2,239,456	\$10,818,539	\$3,029,191	\$5,268,647
2059	\$6,256,268,275	\$187,688,048	\$0	\$6,443,956,324	\$5,244,159,741	\$52,441,597	\$8,298,594	\$2,323,606	\$11,216,894	\$3,140,730	\$5,464,337
2060	\$6,443,956,324	\$193,318,690	\$0	\$6,637,275,013	\$5,437,478,431	\$54,374,784	\$8,608,145	\$2,410,281	\$11,627,200	\$3,255,616	\$5,665,897
2061	\$6,637,275,013	\$199,118,250	\$0	\$6,836,393,264	\$5,636,596,681	\$56,365,967	\$8,926,983	\$2,499,555	\$12,049,815	\$3,373,948	\$5,873,504

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

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

<sup>[2]</sup> 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.

<sup>[3]</sup> The City and County tax allocation rates vary between TRAs within the existing City boundaries and the annexation area. See Table C-2 and Table C-3 for more details.

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

		<b>=</b>				=	Net Tax Increment							
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	
Formula	а	b=a*3.0%	С	d=a+b+c	e	f=e*1.0%	g=f*16.83%	h	i=g*h	j=f*20.50%	k	l=j*k	m=i+l	
2017	\$1,164,851,051	\$34,945,532	\$0	\$1,199,796,583	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	\$0	
2018	\$1,199,796,583	\$35,993,897	\$0	\$1,235,790,480	\$35,993,897	\$359,939	\$60,594	34%	\$20,602	\$73,799	34%	\$25,092	\$45,694	
2019	\$1,235,790,480	\$37,073,714	\$0	\$1,272,864,194	\$73,067,612	\$730,676	\$123,005	34%	\$41,822	\$149,812	34%	\$50,936	\$92,758	
2020	\$1,272,864,194	\$38,185,926	\$29,263,229	\$1,340,313,349	\$140,516,767	\$1,405,168	\$236,552	34%	\$80,428	\$288,104	34%	\$97,955	\$178,383	
2021	\$1,340,313,349	\$40,209,400	\$61,858,865	\$1,442,381,614	\$242,585,032	\$2,425,850	\$408,378	34%	\$138,849	\$497,377	34%	\$169,108	\$307,957	
2022	\$1,442,381,614	\$43,271,448	\$123,632,175	\$1,609,285,238	\$409,488,655	\$4,094,887	\$689,351	34%	\$234,379	\$839,583	34%	\$285,458	\$519,838	
2023	\$1,609,285,238	\$48,278,557	\$38,126,090	\$1,695,689,885	\$495,893,302	\$4,958,933	\$834,809	34%	\$283,835	\$1,016,740	34%	\$345,692	\$629,527	
2024	\$1,695,689,885	\$50,870,697	\$39,269,873	\$1,785,830,454	\$586,033,871	\$5,860,339	\$986,555	34%	\$335,429	\$1,201,557	34%	\$408,529	\$743,958	
2025	\$1,785,830,454	\$53,574,914	\$26,861,366	\$1,866,266,733	\$666,470,150	\$6,664,702	\$1,121,965	34%	\$381,468	\$1,366,477	34%	\$464,602	\$846,070	
2026	\$1,866,266,733	\$55,988,002	\$43,005,324	\$1,965,260,059	\$765,463,476	\$7,654,635	\$1,288,615	28%	\$360,812	\$1,569,445	28%	\$439,445	\$800,257	
2027	\$1,965,260,059	\$58,957,802	\$44,295,484	\$2,068,513,345	\$868,716,762	\$8,687,168	\$1,462,436	28%	\$409,482	\$1,781,147	28%	\$498,721	\$908,203	
2028	\$2,068,513,345	\$62,055,400	\$7,128,804	\$2,137,697,549	\$937,900,967	\$9,379,010	\$1,578,904	28%	\$442,093	\$1,922,997	28%	\$538,439	\$980,532	
2029	\$2,137,697,549	\$64,130,926	\$7,342,669	\$2,209,171,144	\$1,009,374,562	\$10,093,746	\$1,699,226	28%	\$475,783	\$2,069,541	28%	\$579,471	\$1,055,255	
2030	\$2,209,171,144	\$66,275,134	\$7,562,949	\$2,283,009,227	\$1,083,212,645	\$10,832,126	\$1,823,528	28%	\$510,588	\$2,220,933	28%	\$621,861	\$1,132,449	
2031	\$2,283,009,227	\$68,490,277	\$7,789,837	\$2,359,289,341	\$1,159,492,759	\$11,594,928	\$1,951,941	28%	\$546,544	\$2,377,331	28%	\$665,653	\$1,212,196	
2032	\$2,359,289,341	\$70,778,680	\$31,131,305	\$2,461,199,326	\$1,261,402,744	\$12,614,027	\$2,123,501	28%	\$594,580	\$2,586,279	28%	\$724,158	\$1,318,738	
2033	\$2,461,199,326	\$73,835,980	\$32,065,244	\$2,567,100,550	\$1,367,303,968	\$13,673,040	\$2,301,780	28%	\$644,498	\$2,803,411	28%	\$784,955	\$1,429,453	
2034	\$2,567,100,550	\$77,013,017	\$33,027,201	\$2,677,140,768	\$1,477,344,186	\$14,773,442	\$2,487,026	28%	\$696,367	\$3,029,028	28%	\$848,128	\$1,544,495	
2035	\$2,677,140,768	\$80,314,223	\$34,018,017	\$2,791,473,009	\$1,591,676,426	\$15,916,764	\$2,679,498	28%	\$750,260	\$3,263,446	28%	\$913,765	\$1,664,024	
2036	\$2,791,473,009	\$83,744,190	\$35,038,558	\$2,910,255,757	\$1,710,459,174	\$17,104,592	\$2,879,462	28%	\$806,249	\$3,506,989	28%	\$981,957	\$1,788,206	
2037	\$2,910,255,757	\$87,307,673	\$36,089,715	\$3,033,653,144	\$1,833,856,562	\$18,338,566	\$3,087,195	28%	\$864,415	\$3,759,993	28%	\$1,052,798	\$1,917,213	
2038	\$3,033,653,144	\$91,009,594	\$15,098,895	\$3,139,761,633	\$1,939,965,051	\$19,399,651	\$3,265,823	28%	\$914,430	\$3,977,549	28%	\$1,113,714	\$2,028,144	
2039	\$3,139,761,633	\$94,192,849	\$9,867,933	\$3,243,822,415	\$2,044,025,832	\$20,440,258	\$3,441,003	28%	\$963,481	\$4,190,907	28%	\$1,173,454	\$2,136,935	
2040	\$3,243,822,415	\$97,314,672	\$10,163,971	\$3,351,301,058	\$2,151,504,475	\$21,515,045	\$3,621,937	28%	\$1,014,142	\$4,411,273	28%	\$1,235,156	\$2,249,299	
2041	\$3,351,301,058	\$100,539,032	\$9,308,583	\$3,461,148,673	\$2,261,352,090	\$22,613,521	\$3,806,860	28%	\$1,065,921	\$4,636,496	28%	\$1,298,219	\$2,364,139	
2042	\$3,461,148,673	\$103,834,460	\$0	\$3,564,983,133	\$2,365,186,551	\$23,651,866	\$3,981,659	28%	\$1,114,865	\$4,849,389	28%	\$1,357,829	\$2,472,694	
2043	\$3,564,983,133	\$106,949,494	\$0	\$3,671,932,627	\$2,472,136,045	\$24,721,360	\$4,161,703	28%	\$1,165,277	\$5,068,670	28%	\$1,419,228	\$2,584,504	
2044	\$3,671,932,627	\$110,157,979	\$0	\$3,782,090,606	\$2,582,294,023	\$25,822,940	\$4,347,148	28%	\$1,217,201	\$5,294,529	28%	\$1,482,468	\$2,699,669	
2045	\$3,782,090,606	\$113,462,718	\$0	\$3,895,553,324	\$2,695,756,741	\$26,957,567	\$4,538,156	28%	\$1,270,684	\$5,527,164	28%	\$1,547,606	\$2,818,290	
2046	\$3,895,553,324	\$116,866,600	\$0	\$4,012,419,924	\$2,812,623,341	\$28,126,233	\$4,734,894	28%	\$1,325,770	\$5,766,778	28%	\$1,614,698	\$2,940,468	
2047	\$4,012,419,924	\$120,372,598	\$0	\$4,132,792,521	\$2,932,995,939	\$29,329,959	\$4,937,535	28%	\$1,382,510	\$6,013,580	28%	\$1,683,803	\$3,066,312	
2048	\$4,132,792,521	\$123,983,776	\$0	\$4,256,776,297	\$3,056,979,715	\$30,569,797	\$5,146,254	28%	\$1,440,951	\$6,267,787	28%	\$1,754,980	\$3,195,932	
2049	\$4,256,776,297	\$127,703,289	\$0	\$4,384,479,586	\$3,184,683,003	\$31,846,830	\$5,361,236	28%	\$1,501,146	\$6,529,619	28%	\$1,828,293	\$3,329,439	
2050	\$4,384,479,586	\$131,534,388	\$0	\$4,516,013,974	\$3,316,217,391	\$33,162,174	\$5,582,666	28%	\$1,563,147	\$6,799,307	28%	\$1,903,806	\$3,466,953	
2051	\$4,516,013,974	\$135,480,419	\$0	\$4,651,494,393	\$3,451,697,810	\$34,516,978	\$5,810,740	28%	\$1,627,007	\$7,077,085	28%	\$1,981,584	\$3,608,591	
2052	\$4,651,494,393	\$139,544,832	\$0	\$4,791,039,225	\$3,591,242,642	\$35,912,426	\$6,045,656	28%	\$1,692,784	\$7,363,197	28%	\$2,061,695	\$3,754,479	
2053	\$4,791,039,225	\$143,731,177	\$0	\$4,934,770,401	\$3,734,973,819	\$37,349,738	\$6,287,620	28%	\$1,760,533	\$7,657,892	28%	\$2,144,210	\$3,904,743	
2054	\$4,934,770,401	\$148,043,112	\$0	\$5,082,813,513	\$3,883,016,931	\$38,830,169	\$6,536,842	28%	\$1,830,316	\$7,961,427	28%	\$2,229,200	\$4,059,515	
2055	\$5,082,813,513	\$152,484,405	\$0	\$5,235,297,919	\$4,035,501,336	\$40,355,013	\$6,793,541	28%	\$1,902,191	\$8,274,069	28%	\$2,316,739	\$4,218,931	
2056	\$5,235,297,919	\$157,058,938	\$0	\$5,392,356,856	\$4,192,560,274	\$41,925,603	\$7,057,941	28%	\$1,976,223	\$8,596,090	28%	\$2,406,905	\$4,383,129	
2057	\$5,392,356,856	\$161,770,706	\$0	\$5,554,127,562	\$4,354,330,979	\$43,543,310	\$7,330,273	28%	\$2,052,476	\$8,927,772	28%	\$2,499,776	\$4,552,253	
2058	\$5,554,127,562	\$166,623,827	\$0	\$5,720,751,389	\$4,520,954,806	\$45,209,548	\$7,610,775	28%	\$2,131,017	\$9,269,404	28%	\$2,595,433	\$4,726,450	
2059	\$5,720,751,389	\$171,622,542	\$0	\$5,892,373,931	\$4,692,577,348	\$46,925,773	\$7,899,691	28%	\$2,211,914	\$9,621,285	28%	\$2,693,960	\$4,905,874	
2060	\$5,892,373,931	\$176,771,218	\$0	\$6,069,145,148	\$4,869,348,566	\$48,693,486	\$8,197,276	28%	\$2,295,237	\$9,983,723	28%	\$2,795,442	\$5,090,680	
2061	\$6,069,145,148	\$182,074,354	\$0	\$6,251,219,503	\$5,051,422,920	\$50,514,229	\$8,503,788	28%	\$2,381,061	\$10,357,034	28%	\$2,899,969	\$5,281,030	

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

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<sup>[1]</sup> 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.

						<del>-</del>				et Tax Increme			
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 EIF
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	g=f*7.23%	h	i=g*h	j=f*28.93%	k	l=j*k	m=i+l
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	34%	\$0	\$0	34%	\$0	
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	28%	\$0	\$0	28%	\$0	
2027	\$0	\$0	\$6,921,169	\$6,921,169	\$6,921,169	\$69,212	\$5,005	28%	\$1,402	\$20,021	28%	\$5,606	\$7,
2028	\$6,921,169	\$207,635	\$7,128,804	\$14,257,609	\$14,257,609	\$142,576	\$10,311	28%	\$2,887	\$41,244	28%	\$11,548	\$14,
2029	\$14,257,609	\$427,728	\$7,342,669	\$22,028,006	\$22,028,006	\$220,280	\$15,931	28%	\$4,461	\$63,722	28%	\$17,842	\$22,
2030	\$22,028,006	\$660,840	\$7,562,949	\$30,251,794	\$30,251,794	\$302,518	\$21,878	28%	\$6,126	\$87,512	28%	\$24,503	\$30,
2031	\$30,251,794	\$907,554	\$7,789,837	\$38,949,185	\$38,949,185	\$389,492	\$28,168	28%	\$7,887	\$112,672	28%	\$31,548	\$39.
2032	\$38,949,185	\$1,168,476	\$8,023,532	\$48,141,193	\$48,141,193	\$481,412	\$34,816	28%	\$9,748	\$139,262	28%	\$38,993	\$48.
2033	\$48,141,193	\$1,444,236	\$8,264,238	\$57,849,667	\$57,849,667	\$578,497	\$41,837	28%	\$11,714	\$167,347	28%	\$46,857	\$58
2034	\$57,849,667	\$1,735,490	\$8,512,165	\$68,097,322	\$68,097,322	\$680,973	\$49,248	28%	\$13,789	\$196,991	28%	\$55,157	\$68
2035	\$68,097,322	\$2,042,920	\$8,767,530	\$78,907,772	\$78,907,772	\$789,078	\$57,066	28%	\$15,978	\$228,263	28%	\$63,914	\$79
2036	\$78,907,772	\$2,367,233	\$9,030,556	\$90,305,562	\$90,305,562	\$903,056	\$65,309	28%	\$18,286	\$261,235	28%	\$73,146	\$91
2037	\$90,305,562	\$2,709,167	\$9,301,473	\$102,316,201	\$102,316,201	\$1,023,162	\$73,995	28%	\$20,719	\$295,979	28%	\$82,874	\$103
2038	\$102,316,201	\$3,069,486	\$9,580,517	\$114,966,205	\$114,966,205	\$1,149,662	\$83.143	28%	\$23,280	\$332,572	28%	\$93,120	\$116
2039	\$114,966,205	\$3,448,986	\$9,867,933	\$128,283,123	\$128,283,123	\$1,282,831	\$92,774	28%	\$25,977	\$371,095	28%	\$103,907	\$129
2040	\$128,283,123	\$3,848,494	\$10,163,971	\$142,295,587	\$142,295,587	\$1,422,956	\$102,908	28%	\$28,814	\$411,630	28%	\$115,257	\$144
2040	\$142,295,587	\$4,268,868	\$10,468,890	\$157,033,345	\$157,033,345	\$1,570,333	\$113,566	28%	\$31,798	\$454,264	28%	\$127,194	\$158
2041	\$157,033,345	\$4,711,000	\$10,782,956	\$172,527,301	\$172,527,301	\$1,725,273	\$124,771	28%	\$34,936	\$499,084	28%	\$139,744	\$174
2042	\$172,527,301	\$5,175,819	\$10,762,936	\$188,809,565	\$188,809,565	\$1,888,096	\$136,546	28%	\$38,233	\$546,185	28%	\$152,932	\$174
2043	\$188,809,565	\$5,664,287	\$11,439,638	\$205,913,491	\$205,913,491	\$2,059,135	\$148,916	28%	\$36,233 \$41,696	\$595,663	28%	\$166,786	\$208
2044	\$205,913,491	\$6,177,405	\$11,782,828	\$205,913,491	\$205,913,491	\$2,059,135	\$140,916	28%	\$45,333	\$647,618	28%	\$181,333	\$206, \$226.
2045 2046		\$6,716,212	. , ,	\$242,726,247	\$242,726,247	\$2,236,737 \$2,427,262	,	28%	\$49,151		28%	\$196,603	\$226 \$245
	\$223,873,723	. , ,	\$12,136,312	. , ,	. , ,	. , ,	\$175,539		. ,	\$702,155		. ,	
2047	\$242,726,247	\$7,281,787	\$12,500,402	\$262,508,436	\$262,508,436	\$2,625,084	\$189,845	28%	\$53,157	\$759,380	28%	\$212,626	\$265
2048	\$262,508,436	\$7,875,253	\$12,875,414	\$283,259,103	\$283,259,103	\$2,832,591	\$204,852	28%	\$57,359	\$819,407	28%	\$229,434	\$286
2049	\$283,259,103	\$8,497,773	\$13,261,676	\$305,018,552	\$305,018,552	\$3,050,186	\$220,588	28%	\$61,765	\$882,353	28%	\$247,059	\$308
2050	\$305,018,552	\$9,150,557	\$13,659,526	\$327,828,635	\$327,828,635	\$3,278,286	\$237,084	28%	\$66,384	\$948,337	28%	\$265,534	\$331
2051	\$327,828,635	\$9,834,859	\$14,069,312	\$351,732,807	\$351,732,807	\$3,517,328	\$254,372	28%	\$71,224	\$1,017,487	28%	\$284,896	\$356
2052	\$351,732,807	\$10,551,984	\$14,491,392	\$376,776,183	\$376,776,183	\$3,767,762	\$272,483	28%	\$76,295	\$1,089,932	28%	\$305,181	\$381
2053	\$376,776,183	\$11,303,285	\$14,926,133	\$403,005,602	\$403,005,602	\$4,030,056	\$291,452	28%	\$81,607	\$1,165,808	28%	\$326,426	\$408
2054	\$403,005,602	\$12,090,168	\$15,373,917	\$430,469,687	\$430,469,687	\$4,304,697	\$311,314	28%	\$87,168	\$1,245,256	28%	\$348,672	\$435
2055	\$430,469,687	\$12,914,091	\$15,835,135	\$459,218,912	\$459,218,912	\$4,592,189	\$332,105	28%	\$92,989	\$1,328,421	28%	\$371,958	\$464
2056	\$459,218,912	\$13,776,567	\$16,310,189	\$489,305,669	\$489,305,669	\$4,893,057	\$353,864	28%	\$99,082	\$1,415,456	28%	\$396,328	\$495
2057	\$489,305,669	\$14,679,170	\$15,934,468	\$519,919,307	\$519,919,307	\$5,199,193	\$376,004	28%	\$105,281	\$1,504,014	28%	\$421,124	\$526
2058	\$519,919,307	\$15,597,579	\$0	\$535,516,887	\$535,516,887	\$5,355,169	\$387,284	28%	\$108,439	\$1,549,135	28%	\$433,758	\$542
2059	\$535,516,887	\$16,065,507	\$0	\$551,582,393	\$551,582,393	\$5,515,824	\$398,902	28%	\$111,693	\$1,595,609	28%	\$446,770	\$558
2060	\$551,582,393	\$16,547,472	\$0	\$568,129,865	\$568,129,865	\$5,681,299	\$410,869	28%	\$115,043	\$1,643,477	28%	\$460,174	\$575,
2061	\$568,129,865	\$17,043,896	\$0	\$585,173,761	\$585,173,761	\$5,851,738	\$423,195	28%	\$118,495	\$1,692,781	28%	\$473,979	\$592,

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

Prepared by EPS 9/21/2017

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

<sup>[2]</sup> 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					
	AV per Dw	ellina Unit		AV per Bld	a. Sa. Ft.									
Assumption	\$ 325,000	\$ 180,000	_	\$ 200	\$0									
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.061	\$0					
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1.093	\$0					
2020	\$26,000,000	\$0	\$26,000,000	\$0	\$0	\$0	\$26,000,000	1.126	\$29,263,229					
2021	\$26,000,000	\$27,360,000	\$53,360,000	\$0	\$0	\$0	\$53,360,000	1.159	\$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					
2023	\$26,000,000	\$0	\$26,000,000	\$5,000,000	\$0	\$5,000,000	\$31,000,000	1.230	\$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					
2025	\$15,587,000	\$0	\$15,587,000	\$5,000,000	\$0 \$0	\$5,000,000	\$20,587,000	1.305	\$26,861,366					
2025	\$13,367,000	\$27,000,000	\$27,000,000	\$5,000,000	\$0 \$0	\$5,000,000	\$32,000,000	1.344	\$43.005.324					
2020	\$0 \$0	\$27,000,000	\$27,000,000	\$5,000,000	\$0 \$0	\$5,000,000	\$32,000,000	1.384	\$44,295,484					
			. , ,		* *		. , ,							
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	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.605	\$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					
2034	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.702	\$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					
2036	\$0	\$14,400,000	\$14,400,000	\$5,000,000	\$0	\$5,000,000	\$19,400,000	1.806	\$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					
2038	\$0	\$2,880,000	\$2,880,000	\$5,000,000	\$0	\$5,000,000	\$7,880,000	1.916	\$15,098,895					
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	\$4,445,831	\$0	\$4,445,831	\$4,445,831	2.094	\$9,308,583					
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.157	\$0					
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.221	\$0					
2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.288	\$0					
2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2.357	\$0					
2046	\$0 \$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	2.427	\$0					
2040	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	2.500	\$0 \$0					
2047	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	2.575	\$0 \$0					
2048	\$0 \$0	\$0 \$0		\$0 \$0	\$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 Stockton; LWA; EPS.

<sup>[1]</sup> 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.

<sup>[2]</sup> 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	
	AV per Dw	ellina I Init		AV per Bld	a Sa Et					
Assumption	\$ 325,000	\$ 180,000	<del>-</del>	\$ 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 \$0	\$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	1.754	\$8,767,530	
2036	\$0	\$0	\$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	1.806	\$9,030,556	
2037	\$0 \$0	\$0 \$0	\$0 \$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	1.860	\$9,301,473	
2038	\$0 \$0	\$0 \$0	\$0 \$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	1.916	\$9,580,517	
2039	\$0 \$0	\$0 \$0	\$0 \$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	1.974	\$9,867,933	
2039	\$0 \$0	\$0 \$0	\$0 \$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	2.033	\$10,163,971	
2040	\$0 \$0	\$0 \$0	\$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	2.033	\$10,468,890	
2041	\$0 \$0	\$0 \$0	\$0 \$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000 \$5,000,000	2.094	\$10,466,690 \$10,782,956	
			•			. , ,				
2043	\$0 \$0	\$0 \$0	\$0 *0	\$5,000,000	\$0 \$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	\$0	\$5,000,000	\$0 \$0	\$5,000,000	\$5,000,000	2.357	\$11,782,828	
2046	\$0 \$0	\$0 \$0	\$0	\$5,000,000	\$0 \$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.

<sup>[1]</sup> 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.

<sup>[2]</sup> Based on a 3 percent annual growth factor.

	Existing City					Annexation Area						
		Owelling Units		Buil	ding Square F	eet		welling Units		Buil	ding Square F	eet
Fiscal Year	Low Density	High Density					Low Density	High Density				
Ending	Residential	Residential	TOTAL	Retail	Industrial	Total	Residential	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	-	25,00
2028	_	-	-	25,000	_	25,000	-	-	-	25,000	-	25,00
2029	-	-	-	25,000	-	25,000	-	-	_	25,000	-	25,00
2030	-	-	-	25,000	_	25,000	-	-	-	25,000	-	25,00
2031	_	-	-	25,000	-	25,000	-	-	-	25,000	-	25,00
2032	_	80	80	25,000	_	25,000	_	_	_	25,000	_	25,00
2033	_	80	80	25,000	_	25,000	_	_	_	25,000	_	25,00
2034	_	80	80	25,000	_	25,000	_	_	_	25,000	_	25,00
2035	_	80	80	25,000	_	25,000	_	_	_	25,000	-	25,00
2036	_	80	80	25,000	_	25,000	_	_	_	25,000	-	25,00
2037	_	80	80	25,000	_	25,000	_	_	_	25,000	_	25,00
2038	_	16	16	25,000	_	25,000	_	_	_	25,000	_	25,00
2039	_	-	-	25,000	_	25,000	_	_	_	25,000	_	25,00
2040	_	_	_	25,000	_	25,000	_	_	_	25,000	_	25,00
2040			_	22,229		22,229			_	25,000	-	25,00
2042	_	_	_	22,225	_	-	_	_	_	25,000	_	25,00
2042			_			_			_	25,000	-	25,00
2043			_			-			_	25,000	-	25,00
2045	_	-	_	_	_	_	-	_	_	25,000	_	25,00
2045	-	-	-	-	-		-	-	-	25,000	-	
	-	-	-	-	-	-	-	-	-		-	25,00
2047	-	-	-	-	-	-	-	-	-	25,000		25,00
2048	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2049	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2050	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2051	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2052	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2053	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2054	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2055	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2056	-	-	-	-	-	-	-	-	-	25,000	-	25,00
2057	-	-	-	-	-	-	-	-	-	23,713	-	23,71
2058	-	-	-	-	-	-	-	-	-	-	-	
2059	-	-	-	-	-	-	-	-	-	-	-	
2060	-	-	-	-	-	-	-	-	-	-	-	
Total	448	1,101	1,549	722,229	-	722,229	-	-	-	773,713	-	773,71

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

# APPENDIX D: Unicorporated San Joaquin County



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

Table D-1

			Annexation			. <u>-</u>	N	Net Tax Increment		
Fiscal Year	Beginning	Existing	AV		Cumulative	Gross Tax		County EIFD	County	
Ending	Assessed Value [1]	AV Growth	Reduction	Ending AV	Growth in AV starting in 2018	Increment	County [1]	Allocation	EIFD	
Formula	а	b=a*3.0%	С	d=a+b+c	е	f=e*1.0%	i=f*21.26%	j	k=j*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 \$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 \$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 \$0	\$1,680,251,897	\$1,171,680,430	\$11,716,804	\$2,491,371	28%	\$697,584	
2057	\$1,680,251,897	\$50,407,557	\$0 \$0	\$1,730,659,454	\$1,222,087,987	\$12,220,880	\$2,598,554	28%	\$727,595	
2059	\$1,730,659,454	\$50,407,557 \$51,919,784	\$0 \$0	\$1,782,579,238	\$1,274,007,770	\$12,740,078	\$2,708,952	28%	\$758,507	
2059	\$1,782,579,238	\$51,919,764 \$53,477,377	\$0 \$0	\$1,762,579,236	\$1,327,485,147	\$13,274,851	\$2,700,952	28%	\$790,346	
2060		. , ,	\$0 \$0					28%	. ,	
2001	\$1,836,056,615	\$55,081,698	\$0	\$1,891,138,314	\$1,382,566,846	\$13,825,668	\$2,939,784	2070	\$823,140	

Source: San Joaquin County; LWA; EPS.

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

Unincorporated San Joaquin County

# 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 Future Manteca Annexation Area	2018 2035	102-003 and 102-004 102-001 and 102-136	789 1,707	26 275	3.25% 16.13%	\$149,163,260 \$50,538,468	\$4,854,835 \$8,151,485	1.06 1.75	\$5,150,495 \$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

Source: LWA; EPS.

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- [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.

### APPENDIX E:

# Supporting Tables for EIFD Revenue Analysis



Table E-1	Existing Land Use Assessed Value (2 pages)
Table E-2	Gross Property Tax Revenue and Tax Allocation Percentages—Fiscal Year 2015/2016 (3 pages)
Table E-3	Preliminary Property Tax Allocations—  City of Lathrop Annexation Area
Table E-4	Preliminary Property Tax Allocations— City of Manteca Annexation Areas
Table E-5	Preliminary Property Tax Allocations—  City of Stockton Annexation Area

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

		FY 2016/17 Assessed Value				
		Existing	Existing	Total Existing		
	Total	Land	Land Improvement	Assessed		
Land Use	Acres	Value	Value	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	\$1,243,630,20		
Rural Residential	73	\$2,630,118	\$2,563,978	\$5,194,09		
Nonresidential Land Uses	2,765	\$188,205,577	\$767,676,296	\$955,881,87		
Commercial	1,639	\$78,742,792	\$113,030,060	\$191,772,85		
Industrial	1,126	\$109,462,785	\$654,646,236	\$764,109,02		
Agricultural Land Uses	1,203	\$6,739,902	\$1,669,608	\$8,409,51		
Agricultural	1,203	\$6,739,902	\$1,669,608	\$8,409,51		
Vacant Land Uses	1,219	\$91,390,335	\$3,738,709	\$95,129,04		
Vacant	46	\$926,502	\$2,225	\$928,72		
Vacant Commercial	358	\$40,182,348	\$2,117,142	\$42,299,49		
Vacant Industrial	397	\$23,375,813	\$1,334,174	\$24,709,98		
Vacant Residential	418	\$26,905,672	\$285,168	\$27,190,84		
Total All Land Uses	6,167	\$656,566,372	\$1,651,678,352	\$2,308,244,72		
City of Manteca						
Residential Land Uses	257	\$110,286,435	\$251,689,748	\$361,976,18		
Residential	220	\$109,101,838	\$250,251,012	\$359,352,85		
Rural Residential	37	\$1,184,597	\$1,438,736	\$2,623,33		
Nonresidential Land Uses	517	\$29,444,637	\$82,500,316	\$111,944,95		
Commercial	468	\$25,198,755	\$63,335,323	\$88,534,07		
Industrial	48	\$4,245,882	\$19,164,993	\$23,410,87		
Agricultural Land Uses	1,057	\$6,383,314	\$1,368,597	\$7,751,91		
Agricultural	1,057	\$6,383,314	\$1,368,597	\$7,751,91		
Vacant Land Uses Vacant	615 -	\$43,910,440 -	\$193,406 -	\$44,103,84		
Vacant Commercial	248	\$14,174,986	\$123,037	\$14,298,02		
Vacant Industrial	184	\$21,295,297	\$70,369	\$21,365,66		
Vacant Residential	183	\$8,440,157	-	\$8,440,15		
Total All Land Uses	2.446	\$190,024,826	\$335,752,067	\$525,776,89		

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

		FY 2016/17 Assessed Value					
		Existing	Existing	Total Existing			
	Total	Land	Land Improvement	Assessed			
Land Use	Acres	Value	Value	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

	2016-17 Gros	Tax Allocation Percentage			
TRA [1]	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

	2016-17 Gros	ss Property Ta	x Revenue	Tax Allocation Percentage		
TRA [1]	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

_	2016-17 Gro	ss Property Tax	Tax Allocation Percentage			
TRA [1]	City	County	County Total		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%	
<b>Total Unincorporated</b>	\$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.

### **DRAFT**

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

City of Lathrop

		Existing Tax Rate Area	Adjusted	Property Tax	Newly Created TRA [3]:		
		(TRA)	Existing	Sharing	Base	Post-ERAF	
Tax Code	Entity	Post-ERAF	Base Revenue [1]	Agreement [2]	Revenue	Distribution	
Formula		а	b	С	d = c * \$41,854	e = d / \$162,934	
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 Subje	ct 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.

<sup>[1]</sup> Provided by the San Joaquin County Auditor-Controller.

<sup>[2]</sup> 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.

<sup>[3]</sup> 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.

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

City of Manteca

	Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2016-17) [1]			Property Tax	Post Annexation Average	
						Sharing	Base	Post-ERAF
Tax Code Entity	TRA 102-136	TRA 102-001	TRA 102-136	TRA 102-001	Total	Agreement [2]	Revenue	Distribution
Formula	а	b	е	f	g = e + f	h	e = d * \$396,888	f = e / \$1,197,578
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%

Source: San Joaquin County Auditor-Controller; EPS.

<sup>[1]</sup> Provided by the San Joaquin County Auditor-Controller.

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

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

City of Stockton

		Existing Tax Rate Area (TRA) Post-ERAF Distribution [1]		Gross Revenue (FY 2016-17) [1]			Property Tax	Post Annexation Average	
Tax							Sharing	Base	Post-ERAF
Code	Entity	TRA 102-135	TRA 102-032	TRA 102-135	TRA 102-032	Total	Agreement [2]	Revenue	Distribution
Formula		а	b	е	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 Sub	ject 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%

Source: San Joaquin County Auditor-Controller; EPS.

<sup>[1]</sup> 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 Table B-1: RD 17 Area:	Gross EIFD Revenues Table 2: EIFD	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	
	Overlay Asssessment Rate Analysis	Revenue Analysis				[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	

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 Table B-1: RD 17 Area: Overlay Asssessment Rate Analysis	Gross EIFD Revenues Table 2: EIFD Revenue Analysis	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
2044	Å5 240 022	\$47.244.502	Å22 F62 64F	do 000 000	<b>44.050.022</b>	Å4 404 244	4250.000	642.242.254
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

<sup>[1]</sup> 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.