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RD 17 Area:

Adequate Progress Report

FOR URBAN LEVEL OF PROTECTION

FINAL REPORT

Prepared for: The Cities of Lathrop & Manteca and Reclamation District 17
June 14, 2016

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Overview & Context

Larsen Wurzel & Associates, Inc. (LWA) has been engaged by the Cities of Lathrop and Manteca (the Cities) to prepare this document on behalf the Cities' coordinated effort with Reclamation District 17 (RD 17) to support the demonstration of "Adequate Progress" toward the achievement of an Urban Level of Flood Protection (ULOP) within the RD 17 basin. Together with RD 17, the Cities comprise the acting Local Flood Management Agency (LFMA) for the RD 17 basin. This document serves as a strategic plan that describes and outlines the steps that the LMFA and the land use agencies in the RD 17 basin are taking to generate the local funding needed to advance and ultimately implement 200-Year Levee Improvements in accordance with the requirements of Senate Bill (SB) 5 (2007).

Urban Level of Flood Protection

The California Department of Water Resources (DWR) developed certain guidance and ULOP criteria in response to requirements outlined in the Central Valley Flood Protection Act of 2008, enacted by SB 5 in 2007 and amended by subsequent legislation (2007 California Flood Legislation). DWR developed the ULOP criteria to assist affected cities and counties within the Sacramento-San Joaquin Valley, such as the Cities, in making the findings related to an urban level of flood protection before approving certain land use entitlements in accordance with the 2007 California Flood Legislation. California Government Code Section 65007(n) provide that:

"Urban level of flood protection" means the level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the Department of Water Resources. "Urban level of flood protection" shall not mean shallow flooding or flooding from local drainage that meets the criteria of the national Federal Emergency Management Agency standard of flood protection."

Land Use and Flood Management Agency Requirements for ULOP

By July 2, 2016, local urban communities within the RD 17 basin, including the Cities shall have amended their general plans to include the identification of urban (200-year) flood hazard zones; establish goals, policies and objectives to protect lives and property by reducing the risk of flood damage in the urban flood hazard zones; and identify feasible implementation measures to carry out these goals, policies and objectives.

Following the effective date of the 2007 California Flood Legislation-related zoning ordinance amendments, in order for local communities to approve tentative subdivision maps, parcel maps, development agreements, or other discretionary permits or entitlements for all projects within an area located in an urban flood hazard zone, the local community must make one of the following findings:

1. That the flood management systems are in place that protect the property to the urban level of flood protection; or,

2. That conditions imposed by the local community on a property, development project, or subdivision are sufficient to protect the property to the urban level of flood protection; or,
3. That the LFMA has made “Adequate Progress” on the construction of a flood protection system that will provide the necessary urban level of flood protection for the location of the proposed development; or,
4. That property in an undetermined risk area has met the urban level of flood protection based on substantial evidence in the record.

Land use agencies also must make one of these findings before approving a ministerial permit for all projects that would result in the construction of a new residence.

The Adequate Progress finding has been defined by the 2007 California Flood Legislation (see Government Code §65007(a)) to require, at the time the finding is made by the local community, the following:

- 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;
- Critical features of the flood protection facilities are under construction and progressing; and
- The local flood management agency has provided DWR and the Central Valley Flood Protection Board (CVFPB) information to determine substantial completion of the required flood protection.

The local flood management agency will document annually:

- That 90% of the required revenue scheduled to be received has been appropriated and is being expended;
- Critical features of the flood protection system are under construction and progressing based on 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 local flood management agency to:

- Report annually to the Central Valley Flood Protection Board on the status of progress toward completion of the flood protection system; and,
- Validate that the adequate progress finding is still effective.

While not defined in State law, DWR has prepared guidance that establishes that the effective period for a finding of adequate progress is applicable if the local community plans to rely on a previous finding for subsequent approvals. Under the DWR guidance, in general, a local community may rely on prior adequate progress findings for subsequent approvals if adequate progress continues to be made and periodic reviews by an engineer support continued findings.

RD 17 Area Approach to ULOP

This Adequate Progress Report has been prepared by the RD 17 LFMA to provide information for the Cities and County located within the RD 17 basin so that they may rely upon this report to support their respective findings of adequate progress for land use decisions for areas within the RD 17 Basin. Based on DWR's ULOP criteria, the evidentiary requirements supporting an Adequate Progress finding include, at a minimum:

- A report prepared by the local flood management agency demonstrating adequate progress as defined in California Government Code Section 65007(a).
 - This report in combination with other documentation prepared by the land use agencies demonstrates 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 LMFA requested that a team of Professional Engineers led by Peterson Brustad (PBI) in coordination with their subconsultants, Kjeldsen, Sinnock and Neudeck Inc. and ENGEO prepare this report. Their report, dated March 22, 2016 compiled under a Cover Memorandum entitled "Urban Levee Design Criteria (ULDC) Evaluation of the RD17 Levee" meets this requirement.
- A report by an Independent Panel of Experts on the review of the report prepared by the Professional Civil Engineer.
 - An independent panel of experts 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" fulfills this requirement.
- A response by the Professional Civil Engineer to the comments from the Independent Panel of Experts.
 - PBI, author of the documents reviewed by the independent panel responded in letter addressed to Mr. Glenn Gebhardt and Mr. Kevin Jorgensen dated June 3, 2016. Mr. Dave Peterson, P.E. of PBI prepared the response to the IPE comments. This letter fulfills this requirement.
- The most recent annual report prepared by the local flood management agency that was submitted to the Central Valley Flood Protection Board documenting the efforts in working toward completion of the flood protection system.
 - This report, in combination with additional materials prepared by the acting LFMA, is intended to support the evidentiary requirements of adequate progress findings. Specifically, this report addresses how the flood protection system that will provide an Urban Level of Protection will be funded and financed. This report describes the proposed funding mechanisms, the approach and schedule for their implementation

and the projected revenues that have been identified to support implementation of the flood protection system.

This report will be updated and supplemented with additional information to support future annual Adequate Progress Reports that are required to be presented to the Central Valley Flood Protection Board. It is also intended that this report will be referenced by the Cities in making findings related to approval of development projects that rely on the adequate progress findings.

RD 17 Flood Protection System Background

The RD 17 levees were initially constructed or reconstructed by RD 17 in about 1863. The Lower San Joaquin River Levee Project is a unit, and was authorized by the Flood Control Act of 22 December 1944, Public Law 534, 78th Congress, 2nd Session, Section 10. The RD 17 levee system is comprised of about 16.2 miles of project levees including the RD 17 levees along the left bank of French Camp Slough, the levees along the right bank of the San Joaquin River, and the levees along the right bank of Walthall Slough. The RD 17 levee system also includes about 2.8 miles of dryland levees mostly located at the southern end of RD 17. The dryland levees are not included in the State Plan of Flood Control, and are not project levees. **Figure 1** shows the RD 17 levees and RD 17 Boundary.

In RD 17, the early agricultural, residential, commercial and industrial development was followed by increased urban growth of the Stockton, Lathrop and Manteca communities into unincorporated areas of San Joaquin County. FEMA accreditation of the RD17 levees in 1990 was particularly significant in contributing to such increase. Due to the urbanization which has transpired over many decades, large populations already exist within the RD 17 Basin. Today, RD 17 includes over 6,345 acres of highly developed agricultural lands that produce a variety of tree, row and field crops, and the basin also includes urban areas within San Joaquin County, the cities of Stockton, Lathrop, and Manteca, and the urbanizing areas between these cities.

The RD 17 Basin extends beyond the present boundaries of RD 17 and includes urban portions of Stockton, Lathrop, and Manteca, and the urbanizing areas between these cities. The existing population in RD 17 is estimated to be approximately 46,000 residents. The RD 17 levee system currently protects approximately 10,698 dwelling units, and 182 non-residential (commercial/industrial and public) properties with a total floor area of approximately 11,858,000 square feet, including the Tesla plant and other major warehousing and industrial/manufacturing facilities. Several large commercial facilities located in RD17 include the Del Monte Foods Distribution Center, “In and Out Burger” Distribution Center, Ghirardelli Chocolate Factory Outlet, and a Tesla manufacturing plant. Within the City of Lathrop, alone approximately 3,200 acres of infrastructure (utilities, roads, etc.) have been constructed in anticipation of additional development, and large portions of the Oakwood Shores project have already been developed in San Joaquin County pursuant to approved specific plans, development agreements, and other development entitlements. The RD 17 Basin includes additional significant developed areas including the Sharp Army Depot.

Some of the critical federal facilities located and planned within RD 17 include the existing VA clinic, the proposed VA Hospital, and other critical infrastructure. County and local public facilities within RD 17 include San Joaquin General Hospital, the County Jail, San Joaquin County Honor Farm, San Joaquin County Juvenile Hall, two high schools, six elementary schools, and 28 other facilities that house and/or provide services to special needs populations, and may include homeless shelters and other facilities to serve the community in the future. Nine fire stations, eight police stations, and a wastewater treatment plant also

provide key local infrastructure to serve the existing communities. Major transportation arteries extend through RD 17 including Interstate 5, State Route 120, and two major railroads.

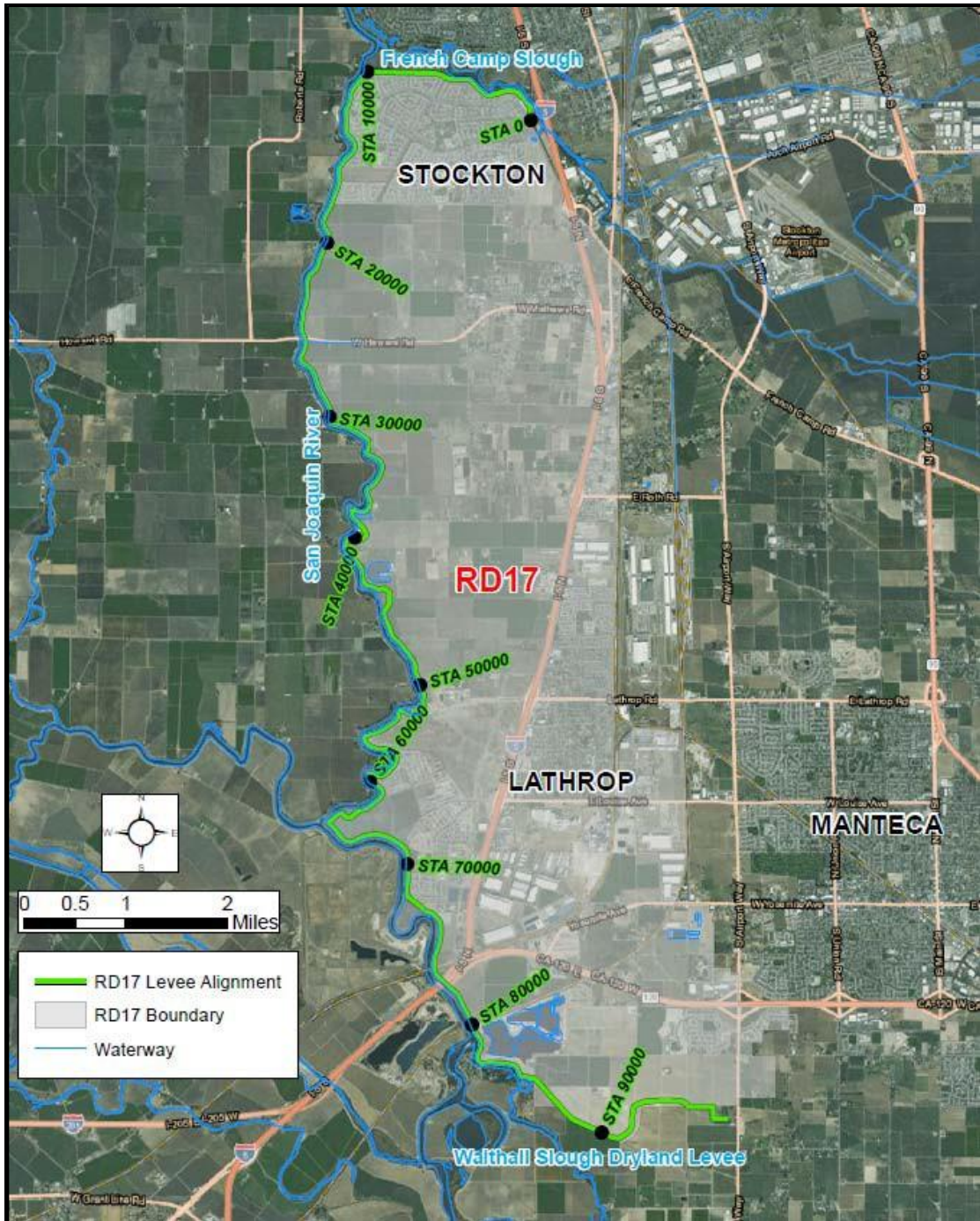


Figure 1: RD 17 Levees and Boundary

Adequate Progress toward ULOP

The existing RD 17 levees currently do not meet the updated DWR urban levee design criteria (ULDC) standards adopted in May 2012, and the existing levees are not currently certified to provide 200-year protection. Accordingly, the land use agencies, in coordination with RD 17 are jointly 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) RD 17 Levee Improvements to achieve ULDC 200-year requirements (the "Fix-In-Place" Project or "Project"). The "Fix-in-Place" Project will provide 200-year flood protection for the RD 17 Basin.

Critical Features of the Flood Protection System are under Construction and Progressing

RD 17, through a funding agreement with DWR, is currently constructing the LSRP improvements. In addition, the LFMA has completed preliminary investigations and preliminary design for additional improvements needed to improve the levees consistent with the Urban Levee Design Criteria (the "Fix-In-Place" Project). This effort has resulted in the preparation of the required ULOP EVD-3 documentation. Specifically, Lathrop and Manteca, in coordination with RD 17, have secured an Engineer's Report that details the project Scope, Schedule and Budget. This information is incorporated into this report by reference to Peterson Brustad's Inc.'s March 22, 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 Project that are currently under construction as well as a description of the phasing of the project. This Adequate Progress report, in future years, when presented to the CVFPB will be updated to indicate the status of the implementation of the LSRP and Fix-in-Place Project.

Summary of Scope, Schedule & Cost

The Engineer's Report identifies two Projects. These projects are listed below and, when fully implemented will meet the objective of 200-year Urban Level of Protection for the RD 17 Basin. These projects include;

1. RD17 Levee Seepage Repair Project (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 (2010-Current / construction 2016 - 2019)

2. RD 17 Levee Improvements to achieve ULDC 200 year requirements, (herein after referred to as the "Fix-In-Place" Project or "Project")

The LFMA is implementing the Fix-In-Place Project as Phase 4 in the following steps outlined below.

- a. ULDC engineering analysis and identification of deficiencies (completed March 22, 2016)
- b. Design of levee improvements to cure ULDC deficiencies
 - i. Fix-in-place RD17 levee
 - ii. Extension of RD17 dryland levee
- c. Implement levee improvements to cure ULDC deficiencies
 - i. Fix-in-place RD17 levee
 - ii. Extension of RD17 dryland levee

Schedule

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

Activity	Completion
<u>Phase 3: RD 17 LSRP</u>	12/31/2019
<u>Phase 4: Fix-In-Place</u>	
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 ULDC Project. The total estimated design, permitting, and construction Project costs in 2016 dollars is **\$199.1 million**.

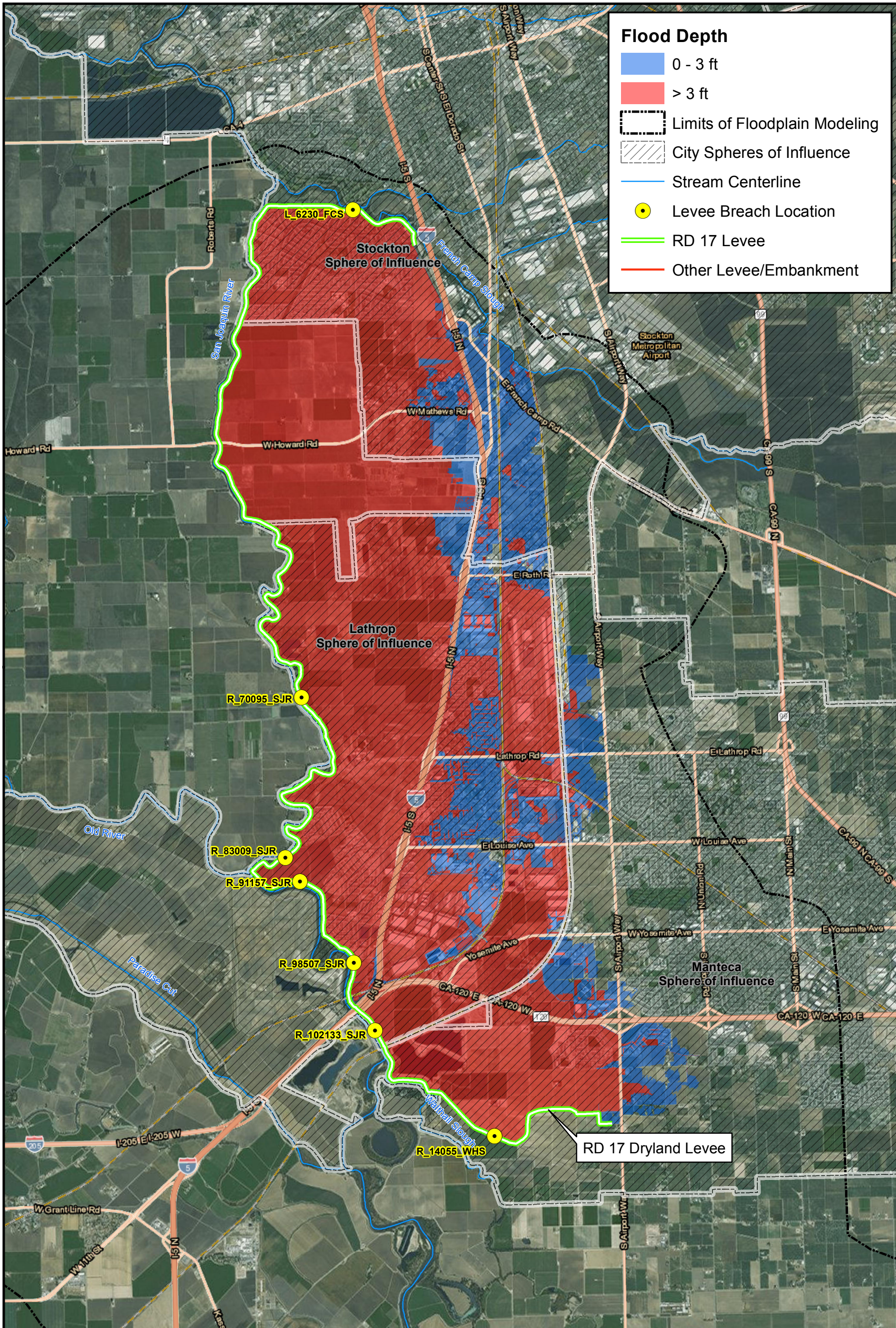
Table 1
RD 17 Basin ULOP Adequate Progress Plan
Program Cost Summary

Project Phase	Total Project Costs 2016\$
LSRP Phase 1	\$2,831,307
LSRP Phase 2	\$8,267,310
LSRP Phase 2 - Parks	\$2,557,561
LSRP Phase 3	\$48,075,436
Fix-In-Place Project	\$137,381,000
<i>Subtotal Fix-In-Place Project</i>	137,381,000
Total Cost	\$199,112,614

Source: Peterson Brustad, Kjeldsen Sinnock & Neudeck

Applicable Geographic Area reliant on Adequate Progress Finding

The finding of Adequate Progress supported by this report applies to development afforded an Urban Level of Protection within the RD 17 Basin once the Fix-In-Place Project is complete. **Figure 2** show 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 Fix-In-Place Project is shown as the combined red and blue areas in **Figure 2**. More specifically, the area with greater than 3 foot flood depths that would be subject to SB 5 development restrictions but for the completion of the LSRP and Fix-In-Place Project is shown in red.



Project Funding and Financing Approach

In accordance with the 2007 California Flood Protection Legislation, this portion of this Adequate Progress Report provides documentation that revenues have been identified to support implementation of the flood protection facilities.

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 Projects (EIP) Program. In order to fund the Fix-In-Place project, the LFMA evaluated and proposes to utilize the following funding sources for the Design, Permitting and Construction of ULOP improvements. In summary, the near term potential funding sources include:

- Net revenues from RD 17's existing Special Benefit Assessment District
 - It is expected that some net revenues (after debt service, RD 17 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 RD 17 200-Year Development Impact Fee
 - A new Development Impact Fee would be paid by property owners developing property within the Basin. It is expected that some of the property already entitled and planned for development within the basin that will benefit from the Urban Level of Protection may advance fund some of the Project's development impact fee obligation with the expectation that the advance funding will be creditable toward the project's ultimate fee obligation.
- A new Special Benefit Assessment or Special Taxing District
 - A new special benefit overlay assessment or parcel taxing district that levies assessments or taxes on the properties (parcels) directly receiving flood damage reduction benefit from the construction and long term operations and maintenance of the Fix-In-Place project.
- A new Enhanced Infrastructure Financing District (EIFD)
 - A new EIFD that may capture a portion of the growth in general property taxes and dedicate the revenue toward the construction of the Fix-In-Place 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 Fix-In-Place project.

Governance Approach to Funding & Implementation

In order to facilitate the funding and implementation of the Phase 4 Fix-In-Place Project, the LFMA together with the Cities and County, intend to develop a new or modified governance structure. The following summary outlines the current governance structure in place for the Phases 1 through 3 LSRP. In order to complete the RD 17 Levee Improvement Program, the local San Joaquin County land use agencies are

proposing to form **one** new joint powers authority (JPA) that will be responsible for implementing Phase 4 of levee improvement program, and rely on **two** entities to fund and finance the completion of the Project.

Existing Governance Structure

Purpose: The purpose of the current in place Governance Structure is to facilitate the implementation of the LSRP. The LSRP Project will fix the under-seepage concerns associated with the existing levees in order to meet the current USACE levee seepage criteria.

Implementing Entity: RD 17

RD 17 is a reclamation district with the responsibility for the existing levees protecting the more than 16,000 acre district. RD 17's authority is established pursuant to enabling acts and California Water Code sections 50,000 et seq.

Funding Entities: RD 17 & the State of California

As previously described, local funding for the LSRP comes from an increased Special Assessment approved by property owners and imposed by RD 17 in 2008 pursuant to its authority to levy special assessments under the Water Code provides funding for LSRP. The Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008 identifies the projected revenues from the Special Assessment.

State funding comes from a funding agreement between RD 17 and the Department of Water Resources entered into under the EIP program. The EIP program (which has since ended) was funded by Proposition 1E. The funding agreement was finalized in 2010, and provides up to \$62.4 million of Proposition 1E funds for the LSRP. This State funding coupled with RD 17 Assessment will fund the balance of the LSRP.

Financing Entity: RD 17 Levee Area Public Financing Authority

In 2009 RD 17 entered into a Loan Agreement with the RD 17 Levee Area Public Financing Authority (Authority) thereby pledging a portion of the revenues from its assessment toward the issuance of Bonds by the Authority. The purpose of this was to finance the local share of the LSRP. The Authority is a Joint Powers Authority made up of RD 17, the County of San Joaquin, the City of Lathrop, the City of Manteca, and the City of Stockton.

Proposed Governance Structure for Fix-In-Place Project

Purpose: The purpose of the Fix-in-Place Project is to improve the RD 17 levees to achieve the ULOP and provide 200-year flood protection in accordance with SB 5.

Proposed Implementing Entity: RD 17 Area Levee Improvement Authority

The RD 17 Area Levee Improvement Authority would be the entity responsible for implementing the Fix-in-Place Project. This entity would be formed pursuant to a Joint Powers Agreement among RD 17 and the local land use agencies with land use jurisdiction over the RD 17 Basin including San Joaquin County, the cities of Stockton, Lathrop, and Manteca.¹ From an implementation perspective, this JPA entity would become the Local Flood Management Agency LFMA and would directly or through contract provide for designing, obtaining all permits, completing and approving all environmental analyses, obtaining all rights of way and entering into contracts to perform the work needed to construct the Phase 4 improvements. In addition, this entity could also pursue additional grant funding to defray a portion of the local cost of implementing Phase 4 improvements.

Membership: The RD 17 Levee Improvement Authority would consist of the Cities of Lathrop, Manteca and Stockton, the County of San Joaquin and RD 17.

Governing Body: One representative from each of the member agencies comprising the JPA.

Powers and Authority: The RD 17 Area Levee Improvement Authority would have directly or secure through other entities or processes the following minimum powers and authority to implement the Program:

- To exercise jointly the common powers of its Parties in studying, planning and implementing 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 RD 17 Basin.
- To make and enter into contracts necessary to the full exercise of its powers.
- To contract for services and employ persons as it deems necessary.
- To enter into agreements with the United States of America, the State of California, or any other governmental agency to provide a portion or all, of funding which may be required for any projects constructed by the state or federal governments or the members of the JPA.
- To acquire, by eminent domain or otherwise, and to hold and dispose of property necessary to the full exercise of its powers.
- To incur debts, liabilities or obligations.
- To levy and collect special benefit assessments.
- To levy and collect special capital assessments.
- To impose and collect property-related fees.
- To impose and collect special taxes.
- To sue and be sued in its own name.

¹ Currently, RD 17, Lathrop and Manteca are serving as the local flood management agency for purposes of preparing the information required by SB 5 so that Lathrop and Manteca, as well as San Joaquin County and the City of Stockton can rely on this information to support their adequate progress findings.

- 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.
- To purchase insurance, self-insure, and to enter into insurance pooling arrangements.

In summary, the new JPA would be able to establish directly or through other measures a boundary to correspond to the area of benefit and pursue approval of a special assessment.

Funding Entities: Two new funding entities are contemplated to fund the Phase 4 improvements: The RD 17 Area Levee Improvement Authority and the Enhanced Infrastructure District Public Financing Authority.

RD 17 Area Levee Improvement Authority – This entity is needed to coordinate the funding and provide the mechanism in order to impose a new benefit assessment that would extend beyond the jurisdictional boundaries of RD 17. This entity would also be responsible for developing, facilitating the imposition of and administering a new Development Impact Fee. As previously noted, this entity could also be tasked with pursuing future State Funding from DWR and Federal Funding through the USACE. This entity could also be responsible for managing the liability and risk to those entities implementing levee improvements. The membership, governing body, powers and authority of this entity are described above.

RD 17 Area Enhanced Infrastructure District Public Financing Authority – This entity would be established as a public financing authority to govern a new tax increment financing mechanism called an Enhanced Infrastructure Financing District (EIFD).

The County of San Joaquin would initiate the process of formation by resolution and would direct the preparation of the Infrastructure Financing Plan. The Plan would describe the amount of funding to be provided by each participating taxing entity member of a future Public Financing Authority that would ultimately govern the EIFD. The Plan would need the consent of any entity agreeing to the amount of Tax Increment to be provided by the entity.²

Membership: The EIFD Public Financing Authority would consist of the Cities of Lathrop, Manteca & Stockton, and the County of San Joaquin.

Governing Body: One representative from each of the parties contributing tax increment under the Plan plus two members of the “Public.” The Public members could be representatives from the RD 17 Board of Trustees.

Powers and Authority: The EIFD Public Financing Authority would have the following minimum powers and authority to implement the Program:

² 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 RD 17 basin. The JPA 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.

- To collect, direct and leverage future tax increment dedicated by participating taxing entity member agencies to the Fix-in-Place Project.

Financing Entity: In order to facilitate the financing of the Phase 4 improvements, new bonds would need to be issued and sold in order to generate the necessary cash to construct 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. The new bonds could be secured by a combined pledge of revenues from the new overlay assessment and Tax Increment Revenues.

RD 17, San Joaquin County and the Cities of Stockton, Manteca and Lathrop are entering into an MOU that documents the land use agencies' and RD 17's commitment to work together in order to evaluate and explore options for the funding, adoption and implementation of the Fix-in-Place project as described above and within the remainder of this report. As of the date of this report, the MOU has been executed by the Cities of Lathrop & Manteca as well as RD 17. This partially executed MOU is included as **Appendix A**. See the section entitled Schedule for Funding & Financing Implementation on page 30 of this report for the time frame associated with implementing the MOU.

Project Funding and Financing Plan

The follow discussion describes the approach the LFMA has developed to implement the remaining improvements needed to provide 200-Year flood protection by 2025.

Remaining Project Costs

LSRP Project

In order to develop a funding and finance plan for the remainder of Phase 4, this plan is based on the remaining costs as of April 2016 for the RD 17 LRSP Project as summarized in **Table 2** below. **Table 2** also shows the split of costs between the State and RD 17.

ULDC Project Costs

The following **Table 3** present the Opinion of Probable Costs prepared by PBI for the ULDC 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.

Sources & Uses

The preliminary financing plan prepared for the implementation of the remaining levee improvements is shown on **Tables 4 & 5**. **Table 4** shows the planned future expenditures, identified revenues that provide the basis for the conceptual financing plan. A detailed cash flow analysis showing how the planned expenditures are funded over has been prepared and is governed by the following assumptions:

- The RD 17 Mossdale Tract Assessment and associated the bond issuances in combination with committed State Funding from DWR's Early Implementation Program will continue to fund seepage remediation work until completion in 2019. This financing plan assumes that the ultimate State cost share of the LSRP Project is 60% / 40% State and Local Funding.
- An additional borrowing by RD 17 yielding approximately \$6,000,000 takes place in 2017. This borrowing could take place as a new short term borrowing on parity with existing debt or a new re-funding that yields additional proceeds of \$6,000,000. It is also assumed that RD 17 has an available \$11,000,000 cash balance by the end of 2016.
- The Cities and their developer partners, would continue to cash flow the design of the ULDC Project and the implementation of the contemplated funding mechanisms until 2017 from either cash reserves or developer advances. The total committed funding including previously advanced funds is assumed to be (\$4.18 million). All contributions are assumed to be creditable toward a future development impact fee.
- Net Revenues from RD 17's implementation of its LSRP Project including retention releases and net RD 17 Assessment revenues after debt service would be available to help fund Fix-In-Place Project expenses.

Table 2
RD 17 Basin ULOP Adequate Progress Plan
RD 17 LSRP Remaining Capital Cost Estimate & Cost Share

Item	Total Costs	Local [1] 40%	State [1] 60%
LSRP - Phase III Costs			
Soft Costs			
Enviro/Planning/Design/Permitting <i>(to complete)</i>	\$2,264,500	\$960,050	\$1,304,450
ROW Acquisition & Support <i>(to complete)</i>	\$1,105,998	\$387,099	\$718,899
	\$3,370,498	\$1,347,149	\$2,023,349
Construction Costs			
Element Ia	\$641,389	\$256,556	\$384,833.40
Element Ib	\$273,538	\$109,415	\$164,122.80
Element Ic	\$396,989	\$158,796	\$238,193.40
Element IIab	\$1,691,325	\$676,530	\$1,014,795.00
Element IIIab	\$1,447,580	\$579,032	\$868,548.00
Element IVa	\$1,100,604	\$440,242	\$660,362.40
Element IVc	\$5,036,723	\$2,014,689	\$3,022,033.80
Element Va/Via. I	\$10,301,793	\$4,120,717	\$6,181,075.80
Element VIbcde	\$6,753,180	\$2,701,272	\$4,051,908.00
Element VIIb	\$388,994	\$155,598	\$233,396.40
Element VIIe	\$4,768,697	\$1,907,479	\$2,861,218.20
Element VIIg	\$624,401	\$249,760	\$374,641
	\$33,425,213	\$13,370,085	\$20,055,128
Construction Management			
Construction Management and Inspection	\$5,037,000	\$2,014,800	\$3,022,200
Biological Monitoring and Mitigation	\$1,039,311	\$415,724	\$623,587
Habitat Restoration	\$800,500	\$320,200	\$480,300
	\$6,876,811	\$2,750,724	\$4,126,087
Total Remaining Cost	\$43,672,522	\$17,467,959	\$26,204,563

Source: Kjeldsen Sinnock & Neudeck

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

Table 3
RD 17 Basin ULOP Adequate Progress Plan
ULDC “Fix-In-Place” 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
RD 17 Basin ULOP Adequate Progress Plan
ULOP Adequate Progress Sources & Uses Statement

Item	Total [1]
Project Uses	
<u>LSRP Expenditures</u>	
LSRP - Phase I	\$ 2,831,307
LSRP - Phase II	\$ 10,824,871
LSRP - Phase III	\$ 48,075,436
Subtotal: LSRP Expenditures	\$ 61,731,614
<u>ULOP Program Planning & Implementation</u>	
Pre-Project Expenditures (PBI/LWA/ETC)	\$ 2,930,990
Funding Program Implementation Costs	\$ 1,250,000
Subtotal: ULOP Program Planning & Implementation	\$ 4,180,990
<u>Fix-In-Place Project Expenditures</u>	
Soft Costs	\$ 29,936,611
Construction Costs	\$ 99,940,992
Right-of-Way	\$ 20,957,007
Dryland Levee Extension	\$ 20,774,042
Subtotal: Fix-In-Place Project Expenditures	\$ 171,608,651
Total Project Uses	\$ 237,521,255
Project Sources	
State Funding for LSRP (EIP Program)	\$ 36,899,224
<i>Subtotal State Funding</i>	\$ 36,899,224
<i>Local Funding Sources</i>	
<u>LSRP Funding</u>	
LSRP - RD 17 Mossdale Tract Assessments (Net Revenues)	\$ 32,591,001
LSRP - RD 17 Mossdale Tract (Imputed Bond Revenues)	\$ 26,053,525
LSRP - RD 17 Mossdale Tract (Imputed Debt Service Carry)	(\$ 24,749,245)
<i>Fix in Place Project Funding</i>	
Developer Advances / City Funding	\$ 3,180,990
RD 17 LIA Overlay Assessment - ULDC	\$ 49,500,000
Development Fee Program	\$ 17,677,410
EIFD Revenues	\$ 13,740,283
Future EIFD / Assessment Overlay Financing (Bond Proceeds)	\$ 104,400,000
Future EIFD / Assessment Overlay Financing (Debt Service Carry)	(\$ 20,933,621)
<i>Subtotal Local Funding</i>	<i>\$ 201,460,343</i>
Total Project Sources	\$ 238,359,567
Total Project Sources less Uses	\$ 838,311

Source: LWA

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

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

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

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

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

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

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

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

[9] EIFD revenues collected during period of implementation.

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

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

- RD 17, the County of San Joaquin and the Cities of Lathrop, Manteca and Stockton would work to establish the following funding mechanisms:
 - A new overlay Special Benefit Assessment District that would be in place to collect revenues by 2018.
 - A new Enhanced Infrastructure Financing District covering the properties directly benefiting from the project. The EIFD would have a Base Year of 2017/18
 - A new development impact program would be in place by 2017 and be able to collect revenues that would fund Fix-In-Place project cost.
 - A bond authorization to securitize both new Overlay Assessment District revenues and EIFD revenues would take place by 2023. The proceeds from this bond authorization would be used to fund construction costs

Detailed Cash Flow Analysis and Schedule of Expenses and Revenues

In order to support an Adequate Progress finding, the local jurisdiction must document that 90% of the required revenue scheduled to be received has been appropriated and is being expended. **Table 5** presents a Pro-Forma annual cash flow analysis that demonstrates a feasible solution for implementation of the needed 200-Year flood risk reduction improvements. This schedule is intended to be used by the local flood management agency to annually report to the Central Valley Flood Protection Board on the progress of the flood protection system. **Table 5** is supported by a series of tables that provide details regarding the expenditure schedule for the LSRP and Fix-In-Place Project. **Table 6** provides the expenditure schedule for LSRP and **Table 7** provides the assumed expenditure schedule for Fix-In-Place work. It is expected that these tables will be refined over time as the planning and development of the projects progress over time.

Table 5
RD 17 Basin ULOP Adequate Progress Plan
ULOPE Levee Program Cash Flow and Financing Analysis

Year	Reference	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	4,329,798	3,909,228	15,483,679	10,083,802	6,160,916	8,291,377	8,435,579	8,548,423	8,628,967	8,676,242	8,689,250
LSRP Expenditures																				
LSRP - Phase I	Table B3	2,831,307	2,389,737	4,736	5,416	3,256	1,147	999	426,016	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase II	Table B3	10,824,871	4,422,373	4,105,206	486,457	1,435,354	202,861	24,374	148,246	-	-	-	-	-	-	-	-	-	-	-
LSRP - Phase III	Table B3 & Table 6	48,075,436	200,296	1,266,817	777,723	300,622	288,589	648,653	650,694	2,602,942	14,176,001	13,703,001	13,360,098	100,000	-	-	-	-	-	-
Total LSRP Expenditures		61,731,614	7,012,406	5,376,759	1,269,596	1,739,232	492,597	674,025	1,224,957	2,602,942	14,176,001	13,703,001	13,360,098	100,000	-	-	-	-	-	-
State Sources																				
State EIP Funding (State Share)	Table B2	32,341,160	-	1,991,867	2,355,408	420,838	1,041,086	-	-	787,530	6,379,200	8,070,720	9,237,181	2,057,330	-	-	-	-	-	-
State EIP Funding (Local Credit)	Table B2	4,558,064	-	1,077,608	473,025	31,194	576,149	-	-	700,027	1,700,061	-	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 Assessment Net Revenues - LSRP	Table B4	32,591,001	-	1,925,564	2,478,092	2,379,632	2,399,375	1,852,919	1,956,198	1,929,935	1,902,885	1,875,022	1,846,324	1,816,765	1,786,320	1,754,961	1,722,661	1,689,392	1,655,125	1,619,830
Total LSRP Revenues		69,490,224	-	4,995,039	5,306,525	2,831,664	4,016,610	1,852,919	1,956,198	3,417,492	9,982,146	9,945,743	11,083,506	3,874,095	1,786,320	1,754,961	1,722,661	1,689,392	1,655,125	1,619,830
Preliminary Ending Balance LSRP Expenditures			(7,012,406)	(381,720)	4,036,929	3,869,908	6,132,252	6,048,470	5,521,918	5,144,348	(284,627)	11,726,421	7,807,209	9,935,011	10,077,696	10,190,540	10,271,084	10,318,359	10,331,367	10,309,080
RD 17 Bond Financing																				
Assumed Draws on Proceeds	Calculated [2]	20,053,525	7,012,406	2,041,119	-	-	-	-	-	-	11,000,000	-	-	-	-	-	-	-	-	-
Debt Service	Table B4	(21,053,483)	-	(1,659,399)	(1,259,453)	(1,261,669)	(1,262,675)	(1,257,794)	(1,192,120)	(1,235,120)	(1,231,694)	(1,231,979)	(1,235,653)	(1,232,994)	(1,231,477)	(1,231,477)	(1,231,477)	(1,231,477)	(1,231,477)	(835,549)
New RD 17 Financing																				
Net New Proceeds	Assumed [3]	6,000,000	-	-	-	-	-	-	-	-	6,000,000	-	-	-	-	-	-	-	-	-
Additional Debt Service on Net New Proceeds	Assumed	(3,695,762)	-	-	-	-	-	-	-	-	-	(410,640)	(410,640)	(410,640)	(410,640)	(410,640)	(410,640)	(410,640)	(410,640)	(410,640)
Ending Balance LSRP Expenditures			-	-	2,777,476	2,608,239	4,869,577	4,790,676	4,329,798	3,909,228	15,483,679	10,083,802	6,160,916	8,291,377	8,435,579	8,548,423	8,628,967	8,676,242	8,689,250	9,062,891
Fix-In-Place Project Beginning Balance												663,813	8,095,521	12,569,803	17,239,256	22,114,818	2,171,252	(22,893,912)	(63,315,523)	(96,830,406)
Fix-In-Place Project Expenditures																				
Pre-Project Expenditures (PBI/LWA/ETC)	Table C18	2,930,990	-	-	-	-	-	1,065,815	1,065,815	799,361	-	-	-	-	-	-	-	-	-	-
Funding Program Implementation Costs	Assumed	1,250,000	-	-	-	-	-	-	-	250,000	1,000,000	-	-	-	-	-	-	-	-	-
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 Fix-In-Place Project Expenditures		175,789,641	-	-	-	-	-	1,065,815	1,065,815	1,049,361	1,000,000	-	3,236,330	3,333,419	3,433,422	28,573,074	34,030,200	49,737,785	43,718,078	5,546,343
Fix-In-Place Project Revenues																				
State Sources																				
State UFRR Funding (Preliminary Design Only)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Funding (Future Bond)	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Sources																				
RD 17 LIA Overlay Assessment - ULDC	Table D3	49,500,000	-	-	-	-	-	-	-	-	-	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000
Lathrop/Manteca/Developer Advance Funding	[4]	3,180,990	-	-	-	-	-	1,065,815	1,065,815	1,049,361	-	-	-	-	-	-	-	-	-	-
Development Fee Program	Table E17 [5]	17,677,410	-	-	-	-	-	-	-	-	1,663,813	1,663,813	1,663,813	1,663,813	1,663,813	1,663,813	1,663,813	1,663,813	2,183,455	2,183,455
Regional EIFD TI Revenues	Table E17	13,740,283	-	-	-	-	-	-	-	-	-	267,896	546,799	839,061	1,145,171	1,465,696	1,801,224	2,152,361	2,519,740	3,002,335
Total Fix-In-Place Project Revenues		84,098,683	-	-	-	-	-	1,065,815	1,065,815	1,049,361	1,663,813	7,431,708	7,710,612	8,002,873	8,308,983	8,629,509	8,965,036	9,316,174	10,203,195	10,685,790
Preliminary Ending Balance Fix-In-Place Project											663,813	8,095,521	12,569,803	17,239,256	22,114,818	2,171,252	(22,893,912)	(63,315,523)	(96,830,406)	(91,690,959)

RD 17 Basin ULOP Adequate Progress Plan
 ULOP Levee Program Cash Flow and Financing Analysis

Year	Reference	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	4,329,798	3,909,228	16,147,492	18,179,322	18,730,719	25,530,633	30,550,397	10,719,675	90,135,055	42,920,561	2,441,724
Net Cash Flow LSRP	[6]			-	2,777,476	(169,237)	2,261,338	(78,900)	(460,879)	(420,570)	11,574,452	(5,399,878)	(3,922,886)	2,130,461	144,203	112,844	80,544	47,275	13,008	373,641
Net Cash Flow Fix-In-Place	[6]			-	-	-	-	-	-	-	663,813	7,431,708	4,474,282	4,669,454	4,875,561	(19,943,566)	(25,065,164)	(40,421,611)	(33,514,883)	5,139,447
Program Financing																				
Bridge Financing Costs (Developer Advances / Other)																				
Proceeds	N/A	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hybrid Financing																				
Proceeds		104,400,000		-	-	-	-	-	-	-	-	-	-	-	-	-	104,400,000	-	-	-
Debt Service Costs		(20,933,621)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	(6,840,158)	(6,976,962)	(7,116,501)
LEVEE PROGRAM - ENDING BALANCE				-	2,777,476	2,608,239	4,869,577	4,790,676	4,329,798	3,909,228	16,147,492	18,179,322	18,730,719	25,530,633	30,550,397	10,719,675	90,135,055	42,920,561	2,441,724	838,311

[1] Credit amounts shown for LSRP on Table B1

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

[3] Amount needed to finance the project as demonstrated by cash flow requirements. Financing amount is assumed to be debt issued and repaid over 15 years at 6% financing. Assumption needs refine after analysis of parity debt covenants on existing bonds. Amount could be representative of the proceeds from a refinance of the existing debt and the net resulting additional debt service from an assumed new bond issuance.

[4] Amount provided by Lathrop Council Actions. Amounts already committed by the Cities of Lathrop & Manteca from General, Enterprise and Developer committed funding. Reference Table C18.

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

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

Table 6
RD 17 Basin ULOP Adequate Progress Plan
Remaining Expenditure Schedule for Phase 3 LSRP

Month & Year	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017
Soft Costs																
Enviro/Planning/Design/Permitting (to date)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enviro/Planning/Design/Permitting (to complete)	-	195,966	195,966	195,966	195,966	195,966	195,966	195,966	195,966	174,192	174,192	174,192	174,192	-	-	-
ROW Acquisition & Support	-	95,711	95,711	95,711	95,711	95,711	95,711	95,711	95,711	85,077	85,077	85,077	85,077	-	-	-
Subtotal Soft Costs	-	291,678	291,678	291,678	291,678	291,678	291,678	291,678	291,678	259,269	259,269	259,269	259,269	-	-	-
Construction Costs																
Element Ia	-	-	-	-	-	-	-	-	-	-	-	-	-	160,347	160,347	160,347
Element Ib	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element Ic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element IIab	-	-	-	-	-	-	-	-	-	-	-	-	-	241,618	241,618	241,618
Element IIIab	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element IVa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element IVc	-	-	-	-	-	-	-	-	-	-	-	-	-	359,766	359,766	359,766
Element Va/VIa.1	-	-	-	-	-	-	-	-	-	-	-	-	-	490,562	490,562	490,562
Element VIbcde	-	-	-	-	-	-	-	-	-	-	-	-	-	321,580	321,580	321,580
Element VIIb	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element VIIe	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element VIIg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Construction Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	1,573,873	1,573,873	1,573,873
Construction Management																
Construction Management and Inspection	-	-	-	-	-	-	-	-	-	-	-	-	-	235,850	235,850	235,850
Biological Monitoring and Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-	51,966	51,966	51,966
Habitat Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	40,025	40,025	40,025
Subtotal Construction Management	-	-	-	-	-	-	-	-	-	-	-	-	-	327,841	327,841	327,841
Total Expenses	-	291,678	291,678	291,678	291,678	291,678	291,678	291,678	291,678	259,269	259,269	259,269	259,269	1,901,714	1,901,714	1,901,714

Source: KSN

Table 6
RD 17 Basin ULOP Adequate Progress Plan
Remaining Expenditure Schedule for Phase 3 LSRP

Month & Year	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018
Soft Costs																
Enviro/Planning/Design/Permitting (to date)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enviro/Planning/Design/Permitting (to complete)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ROW Acquisition & Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Soft Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Costs																
Element Ia	160,347	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element Ib	-	136,769	136,769	-	-	-	-	-	-	-	-	-	-	-	-	-
Element Ic	-	-	-	-	-	-	-	-	-	132,330	132,330	132,330	-	-	-	-
Element IIab	241,618	241,618	241,618	241,618	-	-	-	-	-	-	-	-	-	-	-	-
Element IIIab	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element IVa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Element IVc	359,766	359,766	359,766	359,766	-	-	-	-	-	359,766	359,766	359,766	359,766	359,766	359,766	359,766
Element Va/VIa.1	490,562	490,562	490,562	490,562	-	-	-	-	-	490,562	490,562	490,562	490,562	490,562	490,562	490,562
Element VIbcde	321,580	321,580	321,580	321,580	-	-	-	-	-	321,580	321,580	321,580	321,580	321,580	321,580	321,580
Element VIIb	-	-	-	-	-	-	-	-	-	-	-	-	129,665	129,665	129,665	-
Element VIIe	-	-	-	-	-	-	-	-	-	340,621	340,621	340,621	340,621	340,621	340,621	340,621
Element VIIg	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Construction Costs	1,573,873	1,550,295	1,550,295	1,413,526	-	-	-	-	-	1,644,859	1,644,859	1,644,859	1,642,194	1,642,194	1,642,194	1,512,529
Construction Management																
Construction Management and Inspection	235,850	235,850	235,850	188,680	100,000	-	-	-	-	235,850	235,850	235,850	235,850	235,850	235,850	188,680
Biological Monitoring and Mitigation	51,966	51,966	51,966	41,572	-	-	-	-	-	51,966	51,966	51,966	51,966	51,966	51,966	41,572
Habitat Restoration	40,025	40,025	40,025	32,020	-	-	-	-	-	40,025	40,025	40,025	40,025	40,025	40,025	32,020
Subtotal Construction Management	327,841	327,841	327,841	262,272	100,000	-	-	-	-	327,841	327,841	327,841	327,841	327,841	327,841	262,272
Total Expenses	1,901,714	1,878,136	1,878,136	1,675,798	100,000	-	-	-	-	1,972,699	1,972,699	1,972,699	1,970,034	1,970,034	1,970,034	1,774,801

Source: KSN

Table 6
RD 17 Basin ULOP Adequate Progress Plan
Remaining Expenditure Schedule for Phase 3 LSRP

Month & Year	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	TOTALS
Soft Costs															
Enviro/Planning/Design/Permitting (to date)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enviro/Planning/Design/Permitting (to complete)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,264,500
ROW Acquisition & Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,105,998
Subtotal Soft Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,370,498
Construction Costs															
Element Ia	-	-	-	-	-	-	-	-	-	-	-	-	-	-	641,389
Element Ib	-	-	-	-	-	-	-	-	-	-	-	-	-	-	273,538
Element Ic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	396,989
Element IIab	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,691,325
Element IIIab	-	-	-	-	-	-	-	-	361,895	361,895	361,895	361,895	-	-	1,447,580
Element IVa	-	-	-	-	-	366,868	366,868	366,868	-	-	-	-	-	-	1,100,604
Element IVc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,036,723
Element Va/VIa.1	-	-	-	-	-	490,561	490,561	490,561	490,561	490,561	490,561	490,561	-	-	10,301,793
Element VIbcde	-	-	-	-	-	321,580	321,580	321,580	321,580	321,580	321,580	321,580	-	-	6,753,180
Element VIIb	-	-	-	-	-	-	-	-	-	-	-	-	-	-	388,994
Element VIIe	-	-	-	-	-	340,621	340,621	340,621	340,621	340,621	340,621	340,621	-	-	4,768,697
Element VIIg	-	-	-	-	-	156,100	156,100	156,100	156,100	-	-	-	-	-	624,401
Subtotal Construction Costs	-	-	-	-	-	1,675,730	1,675,730	1,675,730	1,670,757	1,514,657	1,514,657	1,514,657	-	-	33,425,213
Construction Management															
Construction Management and Inspection	100,000	-	-	-	-	235,850	235,850	235,850	235,850	188,680	188,680	188,680	20,000	100,000	5,037,000
Biological Monitoring and Mitigation	-	-	-	-	-	51,966	51,966	51,966	51,966	41,572	41,572	41,572	-	-	1,039,311
Habitat Restoration	-	-	-	-	-	40,025	40,025	40,025	40,025	32,020	32,020	32,020	-	-	800,500
Subtotal Construction Management	100,000	-	-	-	-	327,841	327,841	327,841	327,841	262,272	262,272	262,272	20,000	100,000	6,876,811
Total Expenses	100,000	-	-	-	-	2,003,571	2,003,571	2,003,571	1,998,598	1,776,929	1,776,929	1,776,929	20,000	100,000	43,672,522

Source: KSN

Table 7
RD 17 Basin ULOP Adequate Progress Plan
Expenditure Schedule for Phase 4 Fix-In-Place

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Soft Costs											
Admin / Planning	-	-	1,090,104	1,122,808	1,156,492	1,191,187	408,974	421,243	433,881	-	5,824,688
Environmental / Permitting	-	-	511,068	526,400	542,192	558,458	511,300	526,639	542,438	-	3,718,495
Surveying / Engineering	-	-	1,635,157	1,684,211	1,734,738	1,786,780	1,840,383	-	-	-	8,681,269
Construction Management	-	-	-	-	-	1,786,541	2,300,172	2,843,012	2,440,252	-	9,369,977
Mitigation	-	-	-	-	-	446,576	574,966	710,658	609,981	-	2,342,181
Subtotal Soft Costs	-	-	3,236,330	3,333,419	3,433,422	5,769,541	5,635,794	4,501,552	4,026,552	-	29,936,611
Construction	-	-	-	-	-	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 evaluation completed of the identified sources of funding for the remaining levee improvement work. The combined use of these sources is dependent on several factors including timing of the implementation of identified funding sources. A discussion of the timing for the implementation of the planned funding mechanisms follows after this section.

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

Appendix B provides the supporting analysis of the identified revenues for the implementation of LSRP with funds from the RD 17 Assessment and State Funding. This analysis supports the net revenues identified in Table 5 that are available to support the implementation of the Fix-In-Place project after completion of the LSRP.

Future Development Fees & Advance Funding

The County and Cities within the RD 17 Basin plan to collect a development fee as a condition of development within the Project's benefit area. Currently, portions of the basin that include planned development projects lie within the 200-year floodplain, and as a result of the Fix-In-Place Project, would be made available for development. In order to mitigate the impact of development in the floodplain, a development impact fee would be imposed that provides funding to ensure that improvements could be made to flood control infrastructure to reduce increases in expected annual damages. The County and the Cities plan to enter (or have as the case may be entered) into agreements with landowners to advance the efforts and, if successful with the completion of project, utilize the advanced funding as credit toward payment of the fee. An initial analysis showing an allocation of the costs to planned development is included in **Appendix C**. The analysis in **Appendix C** also shows the allocation of expected development fee funding of the Project to the current planned development projects within the basin over the next 25 to 40 – years depending upon the type and location of the planned development.

To continue to advance the ULDC Project the County and Cities will likely need to provide upfront cash funded from either cash reserves or developer advanced funding to fund the initial cash flow of the Project during the early project formulation and planning phases. This funding would support ongoing efforts through December 2016. This early funding is expected to be reimbursed or, in the case of developer funding, creditable toward the Development Fee Program described above.

New Special Assessment/Taxing District

Given the fact that a significant portion of the beneficiaries from the ULDC project are developed properties within the RD 17 Basin, the plan is to move forward with the formation of a new special benefit assessment district that would overlay the existing RD 17 Mossdale Tract Assessment approved in 2008 and extend to benefited areas beyond RD 17 which are within the RD 17 Basin. RD 17's existing Mossdale Tract Assessment currently generates in excess of \$3.2 million per year with an average residential assessment for this district of approximately \$96 per year. While a detailed analysis of the apportionment of Special

Benefits for a ULDC Project has not taken place, a similar assessment imposed utilizing similar apportionment methodology, has been assumed. This new overlay assessment is assumed to have an expected average residential per parcel assessment of approximately \$90 in addition to the RD 17 current assessment. With this assumed average residential per parcel assessment and similar apportionment as the current RD 17 Mossdale Tract Assessment, the overlay assessment is expected to generate an additional \$5.5 million per year. **Appendix D** provides the supporting analysis presented in **Table 5** of the identified overlay assessment revenues.

In order to levy this new assessment compliance with Proposition 218 is required. This would include a noticed public hearing and property owner ballot proceeding process. This new overlay assessment district, once formed, would provide the needed annual revenues to both directly fund a portion of the design and planning of the project, but would also help service future debt, in combination with tax increment revenues from a new Enhanced Infrastructure Financing District (see discussion below) 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 the creation of an Enhanced Infrastructure Financing District (EIFD) that would allow for the use of Tax Increment financing of the regional flood control improvements. The entities would form a new Public Financing Authority that includes 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 and Infrastructure Financing District Plan that describes the funding for the construction of regional flood control improvements that benefit the RD 17 Basin. 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 what other revenue sources would be used to fund the Project. In this case, the proposed overlay Assessment District would be identified as an additional funding source.

EIFD Formation Procedure

In order to form the EIFD, each Taxing Entity participating must approved the Infrastructure Financing District Plan. (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% and it is expected that the vote would be by registered voters residing within the Boundary of the EIFD.³

EIFD / Special Benefit District Hybrid Financing

Appendix E presents an 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

³ It is assumed that there will be more than 12 registered voters residing within the boundary of the proposed EIFD.

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. A preliminary analysis of the financing capacity of the proposed EIFD and Overlay Assessment has been prepared and is also included within **Appendix E. Figure 3** below illustrates the revenues and debt service associated with the assumed Hybrid Financing.

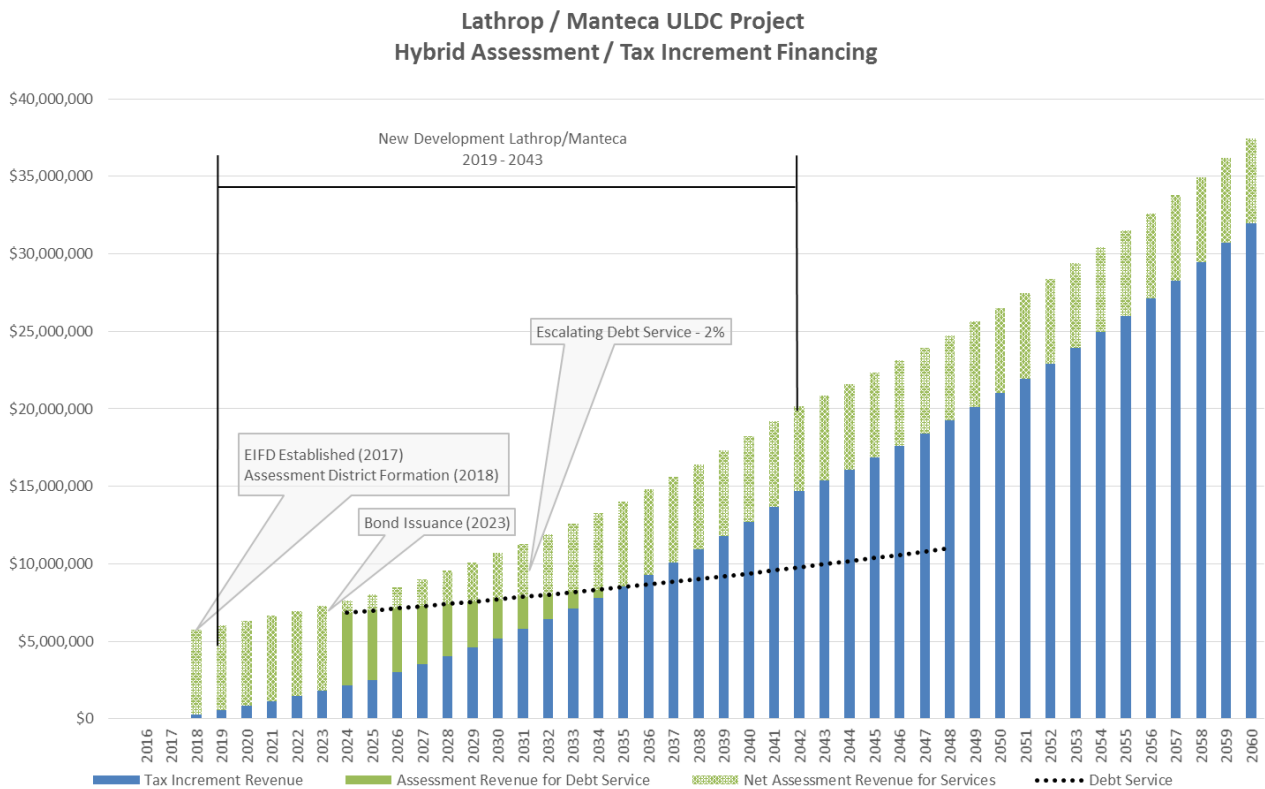


Figure 3: EIFD Assessment Hybrid Financing Approach

The Assessment District 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 Assessment District 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.

Schedule for Funding & Financing Implementation

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

Activity	Start	End	Duration
MOU Principles		June 1, 2016	
Prepare and Review ULOP Adequate Progress Report	Ongoing	June 1, 2016	
Enter into MOU		June 30, 2016	
Adopt ULOP Adequate Progress Findings		July 2, 2016	
Develop Funding/Governance Evaluation Framework	April 2016	August 31, 2016	
Implement Governance Entity			
Enter Into JPA		June 30, 2016	
Form RD 17 Levee Improvement Authority	August 2016	December 2016	5 months
Implement Funding Mechanisms			
<i>Regional Impact Fee</i>	January 2017	June 2017	6 months
<i>Overlay Assessment District</i>	January 2017	June 2018	18 months
<i>IFD Adoption and EIFD Formation</i>	January 2017	September 2017	9 months
Implement Financing Entity / Mechanism			
<i>Amend Current RD 17 PFA / Confirm Financing Entity</i>	2022	2022	3 months
<i>Issued Hybrid Financing Debt</i>		2023	N/A

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

**APPENDIX A:
LOCAL FLOOD MANAGEMENT AGENCY
MEMORANDUM OF UNDERSTANDING**

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



MEMORANDUM OF UNDERSTANDING

THE CITIES OF LATHROP, MANTECA, STOCKTON, THE COUNTY OF SAN JOAQUIN AND RECLAMATION DISTRICT (RD) 17

This Memorandum of Understanding (“MOU”) is entered into this 16th day of May, 2016, by and among the City of Lathrop, a general law California municipal corporation (“Lathrop”), the City of Manteca, a general law California municipal corporation (“Manteca”), the City of Stockton (“Stockton”), the County of San Joaquin, a political subdivision of the State of California (“San Joaquin County”) and Reclamation District, a reclamation district (“RD 17”).

RECITALS

A. RD 17 covers land within unincorporated San Joaquin County, and portions of the cities of Lathrop, Manteca, and Stockton as shown on **Exhibit A** attached hereto and incorporated by reference (hereinafter referred to as the “RD 17 Basin”).

B. Since 2008, RD 17 has worked to implement its plan for flood protection for the RD 17 Basin, and specifically, has undertaken levee seepage repairs for the existing federal project levees protecting the RD 17 Basin.

C. San Joaquin County, Lathrop, Manteca and Stockton (each a “Land Use Agency,” and collectively, the “Land Use Agencies”) have each adopted or are in the process of adopting amendments to their respective general plans and zoning ordinances in order to comply with the requirements of the Central Valley Flood Protection Act of 2008, enacted by Senate Bill (SB) 5 in 2007, as amended by subsequent legislation regarding the provision of an urban level of flood protection (“ULOP”).

D. RD 17 and the Land Use Agencies have developed a plan that addresses the completion of the next phase of flood protection involving the provision of 200-year flood control for the RD 17 Basin by 2025. The RD 17 flood control improvements consists of two components: (1) RD 17 Levee Seepage Repair Project (“LSRP”) and (2) RD 17 Levee Improvements to achieve Urban Level Design Criteria (“ULDC”) 200 year requirements (the “Fix-In-Place Project”) to achieve the ULOP.

E. Lathrop, Manteca and RD 17 have retained a consultant team to undertake the initial planning and design of the Fix-In-Place Project, and to prepare the necessary analyses and documentation including, but not limited to, an engineers’ report, finance plan, and grant application packages for the Fix-in-Place Project (“Planning and Design Work”) so that the Land Use Agencies may each adopt adequate progress findings, as necessary, in accordance with State Law.

F. The intent of this MOU is to reach conceptual agreement for broad collaboration among the Land Use Agencies and RD 17 regarding the Planning and Design Work and implementation of the 200-year flood protection project in the RD 17 Basin.

G. The objective of this MOU is to document the Land Use Agencies and RD 17’s commitment to work together in order to evaluate and explore options for the funding, adoption and implementation of the Fix-in-Place Project (the “Funding and Implementation”).

H. The Land Use Agencies have mutual policy and economic interests in accommodating opportunities for long-term development while proceeding with the Funding and Implementation for the provision of 200-year flood protection for the RD 17 Basin.

I. The Land Use Agencies and RD 17 desire to establish principles to form the parameters of a future agreement or agreements encompassing the manner in which the local agencies will continue to plan, design, evaluate, fund and implement the Fix-in-Place Project for the RD 17 Basin.

J. The Land Use Agencies and RD 17 desire to pursue jointly proposed common principles to define the parameters of a future agreement or agreements encompassing the manner in which they evaluate, fund and construct the Fix-in-Place Project to provide 200 year flood protection for RD 17 and the 46,000 residents, two major highways, two major railroads, San Joaquin County Hospital, Jail, and billions of dollars of other public and private property in the RD 17 Basin by 2025 in a manner consistent with the Land Use Agencies' plans and policies.

K. The Land Use Agencies acknowledge that approval of this MOU changes no existing land uses previously approved by the Land Use Agencies nor commits the Land Use Agencies to specific land uses, or to agreement on any specific development projects within the RD 17 Basin, or to any particular funding option for the Fix-in-Place Project.

NOW, THEREFORE, in consideration of the above Recitals, which are an essential part of the Parties' MOU, and are therefore incorporated by reference into the agreement set forth below, and for other good and valuable consideration, the receipt and adequacy of which is acknowledged, it is hereby agreed as follows:

AGREEMENT

1. **Local Flood Management Agency.** Lathrop, Manteca and RD 17 currently are serving as the local flood management agency for purposes of engaging necessary consultants and coordinating efforts to prepare the information, analysis and documentation required by the Central Valley Flood Protection Act of 2008 (the "Local Flood Management Agency") in order to support the Land Use Agencies' respective findings of adequate progress pursuant to the Central Valley Flood Protection Act of 2008. The Local Flood Management Agency will undertake the necessary steps and complete the documentation set forth in the Department of Water Resources ("DWR") guidance for the minimum criteria for cities and counties to comply with urban level of flood protection requirements set forth in State Law.

2. **Collaboration and Cooperation.** The Land Use Agencies and RD 17 agree to work together on the Planning and Design and development of the RD 17 Fix-in-Place Project. The principles set forth herein are intended to guide further discussions and the ultimate negotiation of joint powers agreement between some or all of the Land Use Agencies and RD 17 in furtherance of the Fix-in-Place Project. It is recognized that certain of the terms used are subject to further definition and refined during the process of negotiation. It is the intent of the Parties to work cooperatively to establish a review process, by agreement to cooperatively approach flood protection in the RD 17 Basin in a manner consistent with the wise use of the floodplain.

3. **Analysis of Funding Streams.** The Parties agree to work together to develop a framework for the evaluation of RD 17 Basin-wide funding mechanisms for Planning and Design, implementation and ongoing development of the Fix-in-Place Project that may be adopted by each of the participating Land Use Agencies' jurisdictions.

4. **Implementation Plan.** The Parties agree to outline a process and a schedule that identifies milestones for implementing the identified funding mechanisms in accordance with the Conceptual Schedule set forth in **Exhibit B** attached hereto and incorporated herein by reference into this MOU.

5. **Governance.** The Parties agree to evaluate a governance structure involving the establishment of a new or expanded existing joint powers authority with the responsibility for implementation, funding and/or financing of the Fix-in-Place Project.

6. **Grant Funding.** In recognition of the critical nature of flood protection in RD 17, the Local Agencies will collaborate with RD 17 to pursue State and Federal funding for improvements to the RD 17 levees with a goal that the Fix-in-Place Project will meet the standards identified in the State Plan of Flood Control in accordance with SB 5.

(a) The Land Use Agencies will also consider grant funding opportunities that could be used to target advanced acquisition of agricultural properties from willing sellers, or fund multi-benefit habitat restoration and open space objectives in order to enhance opportunities for State and federal cost sharing in the Fix-in-Place Project.

(b) The Land Use Agencies will consider grant funding opportunities that could be used to reduce the potential for future development in areas where deep flooding could occur.

7. **Joint Powers Agreement.** The Parties will seek to enter into a new or amended Joint Exercise of Powers Agreement ("JPA") to formalize the principles set forth above.

8. **Entire Agreement.** The Parties agree that this MOU sets forth the entire agreement between them relating to the subject matter and that this document merges and supersedes all prior discussions, agreements, understandings, and representations between them relating to the subject matter of this MOU. Notwithstanding the foregoing, this MOU shall not supersede or replace any other written agreements between the Parties regarding any subject matter not otherwise covered by this MOU.

9. **Warranty of Authority.** Each Party represents and warrants that it has the right, power and authority to execute this MOU. Each Party represents and warrants that it has given any and all notices, and obtained any and all consents, powers and authorities, necessary to permit it, and the persons executing this MOU for it, to enter into this MOU.

10. **Legal Representation.** The Parties affirm that they have been represented by counsel of their own choosing regarding the preparation and negotiation of this MOU and the matters and claims set forth herein, and that each of them has read this MOU and is fully aware of its contents and its legal effect. Neither Party is relying on any statement of the other Party outside the terms set forth in this Agreement as an inducement to enter into this MOU.

11. Joint Preparation. The language of all parts of this MOU shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any party. No presumptions or rules of interpretation based upon the identity of the party preparing or drafting the MOU, or any part thereof, shall be applicable or invoked.

12. Equal Dignity. This MOU may not be altered, amended, modified or otherwise changed except in writing duly executed by an authorized representative of each of the Parties.

13. California Law. This MOU shall be governed by and construed in accordance with the laws of the State of California, without reference to choice of laws principles.

14. Counterparts. This MOU may be executed in multiple counterparts (each of which is to be deemed original for all purposes).

15. Captions. Captions are included herein for ease of reference only. The captions are not intended to affect the meaning of the contents or scope of this MOU.

16. Effective Date. The Effective Date for purposes of the Local Flood Management Agency is upon execution by Lathrop, Manteca and Reclamation District 17. Notwithstanding the foregoing, the Effective Date for purposes of the MOU shall be date when all of the Parties have executed this Memorandum of Understanding.

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IN WITNESS WHEREOF, Lathrop, Manteca, Stockton, San Joaquin County and Reclamation District 17 have executed this Memorandum of Understanding.

CITY OF LATHROP
A Municipal Corporation

By 
STEPHEN T. SALVATORE

APPROVED AS TO FORM:

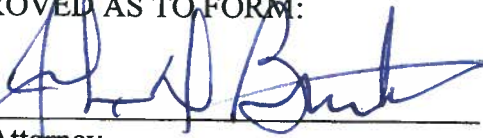

City Attorney


City Clerk

CITY OF MANTECA
A Municipal Corporation

By 

APPROVED AS TO FORM:


City Attorney


City Clerk

RECLAMATION DISTRICT 17
A Public Agency

By 

APPROVED AS TO FORM:


Counsel

COUNTY OF SAN JOAQUIN
A Political Subdivision

By _____

APPROVED AS TO FORM:

County Counsel

Clerk of the Board

CITY OF STOCKTON
A Municipal Corporation

By _____

APPROVED AS TO FORM:

City Attorney

City Clerk

EXHIBIT A

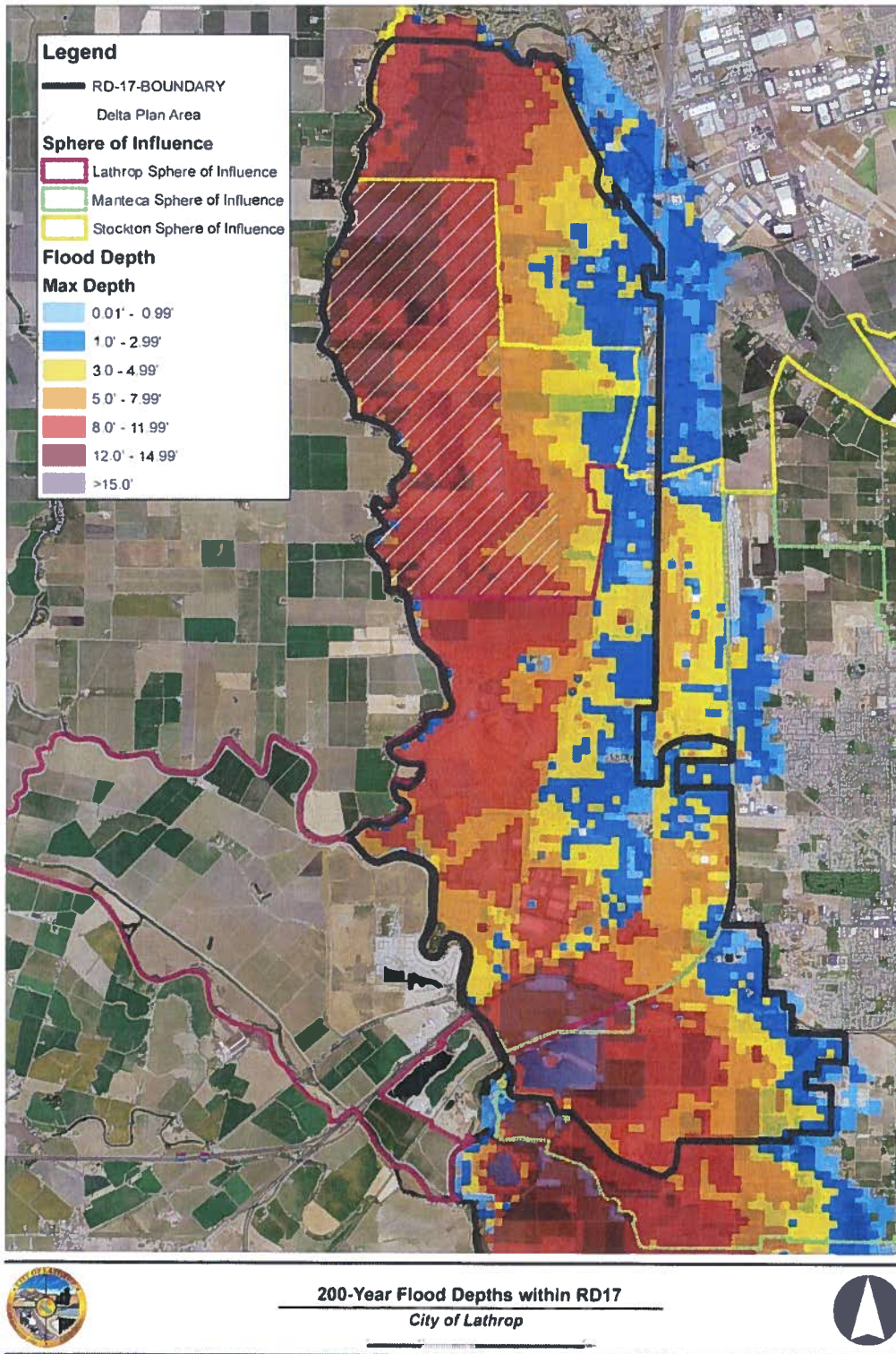


EXHIBIT B

**RD 17 BASIN URBAN LEVEL OF FLOOD PROTECTION
FIX-IN-PLACE PROJECT**

CONCEPTUAL SCHEDULE FOR GOVERNANCE AND FUNDING

Activity	Start	End	Duration
MOU Principles	April 14, 2016	May 2, 2016	2 weeks
Finalize ULOP Adequate Progress Report	Ongoing	April 30, 2016	4 months
Enter into MOU	May 2, 2016	May 31, 2016	1 month
Adopt ULOP Adequate Progress Report		July 2, 2016	N/A
Develop Funding/Governance Evaluation Framework	April 2016	August 2016	4 months
Implement Governance Entity			
• <i>Start Joint Powers Agreement (JPA) Process</i>	June 1, 2016	June 30, 2016	1 month
• <i>Form RD 17 Levee Improvement Authority (LIA)</i>	August 2016	December 2016	5 months
Implement Funding Mechanisms			
• <i>Regional Impact Fee</i>	January 2017	June 2017	6 months
• <i>Overlay Assessment District</i>	January 2017	June 2018	18 months
• <i>IFD Adoption and EIFD Formation</i>	January 2017	September 2017	9 months
Implement Financing Entity / Mechanism			
• <i>Amend Current RD 17 PFA / Confirm Financing Entity</i>	2022	2022	3 months
• <i>Issued Hybrid Financing Debt</i>		2023	N/A

APPENDIX B: RD 17 LSRP PROJECT SUPPORTING TABLES

Table B1	EIP Funding Agreement Credit.....	B1
Table B2	State Payments Received to Date & State Share Remaining.....	B2
Table B3	Expenses Reported to DWR.....	B3
Table B4	Historic RD 17 Financial Statements	B4

Table B1
RD 17 Basin ULOP Adequate Progress Plan
EIP Funding Agreement Credit

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

Source: KSN

Table B2
RD 17 Basin ULOP Adequate Progress Plan
State Payments Received to Date & State Share Remaining

Received Date	Total	State Share	Credit Applied
4/15/2010	2,182,950.00	1,389,150.00	793,800.00
6/8/2010	886,525.00	602,717.00	283,808.00
12/19/2011	2,828,433.00	2,355,408.00	473,025.00
5/30/2012	452,031.61	420,837.61	31,194.00
11/13/2013	1,617,235.00	1,041,086.00	576,149.00
<i>Subtotal</i>	<i>7,967,174.61</i>	<i>5,809,198.61</i>	<i>2,157,976.00</i>
State Share Remaining	28,932,049.33	26,531,961.38	2,400,087.95
Total	\$ 36,899,223.94	\$ 32,341,159.99	\$ 4,558,063.95

Source: KSN

Table B3
RD 17 Basin ULOP Adequate Progress Plan
Expenses Reported to DWR

Project Quarter	Year	Fiscal Quarter	LSRP - Phase I Expenses	LSRP - Phase II Expenses	LSRP - Phase III Expenses
Quarter 1	2010	Q1	-	866,617.00	143,410.00
Quarter 2	2010	Q2	-	1,973,380.31	478,498.20
Quarter 3	2010	Q3	2,018.75	944,450.19	250,586.94
Quarter 4	2010	Q4	2,717.25	320,758.45	394,322.00
Quarter 5	2011	Q1	1,755.69	58,861.12	483,449.19
Quarter 6	2011	Q2	-	319,945.05	105,735.68
Quarter 7	2011	Q3	1,413.17	79,657.02	89,535.73
Quarter 8	2011	Q4	2,247.06	27,993.94	99,002.60
Quarter 9	2012	Q1	-	119,733.61	129,486.60
Quarter 10	2012	Q2	1,311.00	379,956.00	70,233.21
Quarter 11	2012	Q3	1,443.73	552,567.79	41,374.55
Quarter 12	2012	Q4	501.57	383,096.24	59,527.36
Quarter 13	2013	Q1	-	83,459.15	97,808.26
Quarter 14	2013	Q2	637.80	107,580.15	38,623.79
Quarter 15	2013	Q3	508.98	7,250.97	71,068.33
Quarter 16	2013	Q4	-	4,570.95	81,088.35
Quarter 17	2014	Q1	-	368.75	98,262.33
Quarter 18	2014	Q2	-	7,184.44	272,519.09
Quarter 19	2014	Q3	-	9,230.09	66,138.30
Quarter 20	2014	Q4	998.75	7,590.73	211,733.01
Quarter 21	2015	Q1	7,932.53	8,518.70	135,073.98
Quarter 22	2015	Q2	7,141.76	18,661.16	101,491.39
Quarter 23	2015	Q3	540.00	7,997.07	144,609.00
Remaining Costs to March 31, 2016					539,040.11
Total			\$31,168.04	\$6,289,428.88	4,202,618.00

Source: KSN, LWA

Table B4
RD 17 Basin ULOP Adequate Progress Plan
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2010				2011				2012				2013				2014	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Revenues																		
DWR special projects	1,534,738	1,534,738	-	-	-	-	-	-	1,640,233	1,640,233	-	-	-	-	-	-	808,618	808,618
Assessments	1,542,907	1,542,907	-	-	1,573,048	1,573,048	-	-	1,495,598	1,495,598	-	-	1,450,901	1,450,901	-	-	1,444,959	1,444,959
Property taxes	80,197	80,197	-	-	121,729	121,729	-	-	102,670	102,670	-	-	107,189	107,189	-	-	106,405	106,405
Interest	44,107	44,107	-	-	32,566	32,566	-	-	9,557	9,557	-	-	13,447	13,447	-	-	14,364	14,364
Other revenue	100,550	100,550	-	-	100,295	100,295	-	-	562	562	-	-	103,835	103,835	-	-	6,625	6,625
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,434	3,434
Total Revenues	3,302,498	3,302,498	-	-	1,827,637	1,827,637	-	-	3,248,619	3,248,619	-	-	1,675,371	1,675,371	-	-	2,384,404	2,384,404
Expenditures																		
Legal and accounting	78,800	78,800	-	-	82,354	82,354	-	-	66,601	66,601	-	-	65,667	65,667	-	-	104,832	104,832
Levee repairs and maintenance	182,568	182,568	-	-	90,630	90,630	-	-	78,201	78,201	-	-	43,227	43,227	-	-	132,018	132,018
Engineering	44,731	44,731	-	-	63,021	63,021	-	-	40,144	40,144	-	-	31,757	31,757	-	-	152,597	152,597
Vegetation control	42,823	42,823	-	-	34,175	34,175	-	-	34,825	34,825	-	-	41,225	41,225	-	-	47,425	47,425
County charges	14,980	14,980	-	-	15,096	15,096	-	-	25,768	25,768	-	-	14,984	14,984	-	-	15,019	15,019
Insurance	7,162	7,162	-	-	6,293	6,293	-	-	5,536	5,536	-	-	8,121	8,121	-	-	7,722	7,722
Rodent control	3,250	3,250	-	-	255	255	-	-	12,962	12,962	-	-	3,017	3,017	-	-	3,090	3,090
Payroll expenses	4,812	4,812	-	-	8,482	8,482	-	-	6,623	6,623	-	-	8,371	8,371	-	-	6,831	6,831
Permits	435	435	-	-	435	435	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	11,828	11,828	-	-	1,287	1,287	-	-	375	375	-	-	372	372	-	-	1,016	1,016
Bank fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile expense	1,800	1,800	-	-	1,908	1,908	-	-	1,800	1,800	-	-	1,172	1,172	-	-	723	723
Dues and subscriptions	500	500	-	-	500	500	-	-	553	553	-	-	500	500	-	-	500	500
Trustee fees	438	438	-	-	388	388	-	-	438	438	-	-	1,038	1,038	-	-	300	300
Publication cost	61	61	-	-	138	138	-	-	238	238	-	-	45	45	-	-	-	-
Capital outlay	3,892,403	3,892,403	-	-	2,552,743	2,552,743	-	-	499,463	499,463	-	-	1,171,156	1,171,156	-	-	344,282	344,282
Debt service																		
Principal	453,309	453,309	-	-	107,500	107,500	-	-	112,500	112,500	-	-	117,500	117,500	-	-	120,000	120,000
Interest	376,391	376,391	-	-	522,227	522,227	-	-	518,335	518,335	-	-	513,838	513,838	-	-	508,897	508,897
Special projects	34,398	34,398	-	-	29,043	29,043	-	-	31,721	31,721	-	-	31,721	31,721	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49,863	49,863
Reimbursements	150,000	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	1,412	1,412	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	132	132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	5,302,227	5,302,227	-	-	3,516,471	3,516,471	-	-	1,436,079	1,436,079	-	-	2,053,706	2,053,706	-	-	1,495,112	1,495,112

Source: RD 17 & LWA

Table B4
RD 17 Basin ULOP Adequate Progress Plan
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2014		2015				2016				2017				2018			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues																		
DWR special projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-
Property taxes	-	-	120,689	120,689	-	-	124,310	124,310	-	-	128,039	128,039	-	-	131,880	131,880	-	-
Interest	-	-	17,264	17,264	-	-	17,781	17,781	-	-	18,315	18,315	-	-	18,864	18,864	-	-
Other revenue	-	-	514	514	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	1,554,278	1,554,278	-	-	1,557,903	1,557,903	-	-	1,562,165	1,562,165	-	-	1,566,556	1,566,556	-	-
Expenditures																		
Legal and accounting	-	-	137,060	137,060	-	-	141,171	141,171	-	-	145,406	145,406	-	-	149,769	149,769	-	-
Levee repairs and maintenance	-	-	116,170	116,170	-	-	119,655	119,655	-	-	123,245	123,245	-	-	126,942	126,942	-	-
Engineering	-	-	99,124	99,124	-	-	102,098	102,098	-	-	105,161	105,161	-	-	108,315	108,315	-	-
Vegetation control	-	-	41,575	41,575	-	-	42,822	42,822	-	-	44,107	44,107	-	-	45,430	45,430	-	-
County charges	-	-	15,108	15,108	-	-	15,561	15,561	-	-	16,028	16,028	-	-	16,508	16,508	-	-
Insurance	-	-	7,828	7,828	-	-	8,062	8,062	-	-	8,304	8,304	-	-	8,553	8,553	-	-
Rodent control	-	-	5,785	5,785	-	-	5,959	5,959	-	-	6,137	6,137	-	-	6,321	6,321	-	-
Payroll expenses	-	-	5,409	5,409	-	-	5,571	5,571	-	-	5,738	5,738	-	-	5,910	5,910	-	-
Permits	-	-	3,535	3,535	-	-	3,641	3,641	-	-	3,750	3,750	-	-	3,863	3,863	-	-
Miscellaneous	-	-	2,333	2,333	-	-	2,402	2,402	-	-	2,475	2,475	-	-	2,549	2,549	-	-
Bank fees	-	-	2,100	2,100	-	-	2,163	2,163	-	-	2,228	2,228	-	-	2,295	2,295	-	-
Automobile expense	-	-	723	723	-	-	744	744	-	-	767	767	-	-	789	789	-	-
Dues and subscriptions	-	-	500	500	-	-	515	515	-	-	530	530	-	-	546	546	-	-
Trustee fees	-	-	375	375	-	-	386	386	-	-	398	398	-	-	410	410	-	-
Publication cost	-	-	91	91	-	-	93	93	-	-	96	96	-	-	99	99	-	-
Capital outlay	-	-	279,875	279,875	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	-	-	125,000	125,000	-	-	163,352	163,352	-	-	166,758	166,758	-	-	172,175	172,175	-	-
Interest	-	-	471,060	471,060	-	-	454,209	454,209	-	-	449,090	449,090	-	-	443,815	443,815	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	1,313,647	1,313,647	-	-	1,068,404	1,068,404	-	-	1,080,216	1,080,216	-	-	1,094,290	1,094,290	-	-

Source: RD 17 & LWA

Table B4
RD 17 Basin ULOP Adequate Progress Plan
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2019				2020				2021				2022				2023	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Revenues																		
DWR special projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812
Property taxes	135,837	135,837	-	-	139,912	139,912	-	-	144,109	144,109	-	-	148,432	148,432	-	-	152,885	152,885
Interest	19,430	19,430	-	-	20,013	20,013	-	-	20,614	20,614	-	-	21,232	21,232	-	-	21,869	21,869
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,571,078	1,571,078	-	-	1,575,736	1,575,736	-	-	1,580,534	1,580,534	-	-	1,585,476	1,585,476	-	-	1,590,566	1,590,566
Expenditures																		
Legal and accounting	154,262	154,262	-	-	158,890	158,890	-	-	163,656	163,656	-	-	168,566	168,566	-	-	173,623	173,623
Levee repairs and maintenance	130,750	130,750	-	-	134,673	134,673	-	-	138,713	138,713	-	-	142,874	142,874	-	-	147,161	147,161
Engineering	111,565	111,565	-	-	114,912	114,912	-	-	118,359	118,359	-	-	121,910	121,910	-	-	125,567	125,567
Vegetation control	46,793	46,793	-	-	48,197	48,197	-	-	49,643	49,643	-	-	51,132	51,132	-	-	52,666	52,666
County charges	17,004	17,004	-	-	17,514	17,514	-	-	18,039	18,039	-	-	18,580	18,580	-	-	19,138	19,138
Insurance	8,810	8,810	-	-	9,074	9,074	-	-	9,346	9,346	-	-	9,627	9,627	-	-	9,916	9,916
Rodent control	6,511	6,511	-	-	6,706	6,706	-	-	6,908	6,908	-	-	7,115	7,115	-	-	7,328	7,328
Payroll expenses	6,087	6,087	-	-	6,270	6,270	-	-	6,458	6,458	-	-	6,652	6,652	-	-	6,851	6,851
Permits	3,979	3,979	-	-	4,098	4,098	-	-	4,221	4,221	-	-	4,348	4,348	-	-	4,478	4,478
Miscellaneous	2,625	2,625	-	-	2,704	2,704	-	-	2,785	2,785	-	-	2,869	2,869	-	-	2,955	2,955
Bank fees	2,364	2,364	-	-	2,434	2,434	-	-	2,508	2,508	-	-	2,583	2,583	-	-	2,660	2,660
Automobile expense	813	813	-	-	838	838	-	-	863	863	-	-	889	889	-	-	915	915
Dues and subscriptions	563	563	-	-	580	580	-	-	597	597	-	-	615	615	-	-	633	633
Trustee fees	422	422	-	-	435	435	-	-	448	448	-	-	461	461	-	-	475	475
Publication cost	102	102	-	-	105	105	-	-	108	108	-	-	111	111	-	-	115	115
Capital outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt service																		
Principal	179,503	179,503	-	-	183,813	183,813	-	-	201,197	201,197	-	-	201,197	201,197	-	-	201,197	201,197
Interest	438,324	438,324	-	-	432,684	432,684	-	-	414,542	414,542	-	-	414,542	414,542	-	-	414,542	414,542
Special projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,110,476	1,110,476	-	-	1,123,926	1,123,926	-	-	1,138,390	1,138,390	-	-	1,154,070	1,154,070	-	-	1,170,219	1,170,219

Source: RD 17 & LWA

Table B4
RD 17 Basin ULOP Adequate Progress Plan
Historic RD 17 Financial Statements

Fiscal Year Fiscal Quarter	2023		2024				2025				2026			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Revenues														
DWR special projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-	1,415,812	1,415,812	-	-
Property taxes	-	-	157,472	157,472	-	-	162,196	162,196	-	-	167,062	167,062	-	-
Interest	-	-	22,525	22,525	-	-	23,201	23,201	-	-	23,897	23,897	-	-
Other revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Penalties and interest on late assessments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	1,595,808	1,595,808	-	-	1,601,208	1,601,208	-	-	1,606,770	1,606,770	-	-
Expenditures														
Legal and accounting	-	-	178,832	178,832	-	-	184,197	184,197	-	-	189,722	189,722	-	-
Levee repairs and maintenance	-	-	151,576	151,576	-	-	156,123	156,123	-	-	160,806	160,806	-	-
Engineering	-	-	129,334	129,334	-	-	133,214	133,214	-	-	137,211	137,211	-	-
Vegetation control	-	-	54,246	54,246	-	-	55,873	55,873	-	-	57,550	57,550	-	-
County charges	-	-	19,712	19,712	-	-	20,303	20,303	-	-	20,912	20,912	-	-
Insurance	-	-	10,213	10,213	-	-	10,520	10,520	-	-	10,835	10,835	-	-
Rodent control	-	-	7,548	7,548	-	-	7,775	7,775	-	-	8,008	8,008	-	-
Payroll expenses	-	-	7,057	7,057	-	-	7,269	7,269	-	-	7,487	7,487	-	-
Permits	-	-	4,612	4,612	-	-	4,751	4,751	-	-	4,893	4,893	-	-
Miscellaneous	-	-	3,043	3,043	-	-	3,135	3,135	-	-	3,229	3,229	-	-
Bank fees	-	-	2,740	2,740	-	-	2,822	2,822	-	-	2,907	2,907	-	-
Automobile expense	-	-	943	943	-	-	971	971	-	-	1,000	1,000	-	-
Dues and subscriptions	-	-	652	652	-	-	672	672	-	-	692	692	-	-
Trustee fees	-	-	489	489	-	-	504	504	-	-	519	519	-	-
Publication cost	-	-	118	118	-	-	122	122	-	-	125	125	-	-
Capital outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	-	-	201,197	201,197	-	-	201,197	201,197	-	-	65,500	65,500	-	-
Interest	-	-	414,542	414,542	-	-	414,542	414,542	-	-	352,274	352,274	-	-
Special projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	1,186,854	1,186,854	-	-	1,203,987	1,203,987	-	-	1,023,671	1,023,671	-	-

Source: RD 17 & LWA

APPENDIX C: DEVELOPMENT FEE SUPPORTING TABLES

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Table C2	Planned Development Summary	C2
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Table C1
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Fee Summary

Land Use	Fee Rate Summary				
	Cost Share Per Acre	Administrative Fee	Fee Rate Per Acre	Units / 1,000 Building Sq Ft Per Acre	Fee Rate per Unit / 1,000 Building Sq Ft
Reference	Table C10	3%			[1]
Single-Family	\$16,225	\$487	\$16,712	4.94	\$3,383
Multifamily	\$13,882	\$416	\$14,298	19.27	\$742
Commercial	\$15,246	\$457	\$15,703	12.90	\$1,218
Industrial	\$14,292	\$429	\$14,721	13.07	\$1,127

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

C1

Table C2
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Planned Development Summary

Land Use	Planned Development	
	Acreage	Units / 1,000
Reference	Table C7	Building Sq Ft [1] [2]
Single-Family	1,661	8,206
Multifamily	151	2,904
Commercial	714	9,207
Industrial	1,571	20,530
Total	4,097	

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

[2] Assumed density for Industrial Development is 0.3. Density for Commercial is limited to a maximum of 0.30 for all development.

C2

Table C3
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Damageable Square Feet of Structure Per Acre

Land Use	Acres	Units or Sq Ft	Estimated Total Building Sq Ft	Assumed Average Building Stories	Estimated Building Footprint Sq Ft	Damageable Sq Ft of Structure per Acre
Reference	Table 1	Table 1				
	A	B	C=Actual or Assumed Units	D	E=C/D	F=E/A
Single-Family [1]	1,661	8,206	14,770,800	1.17	12,660,686	7,622
Multifamily [2]	151	2,904	2,613,330	2.75	950,302	6,306
Commercial	714	9,207	9,207,081	1.25	7,365,665	10,317
Industrial	1,571	20,530	20,529,828	1	20,529,828	13,068
Total	4,097		47,121,039		41,506,480	

[1] Assumes average 2,100 square feet units with 1,800 square feet on the ground floor. (LWA)

[2] Assumes average 900 square feet units. (LWA)

Table C4
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Relative Structure Damage Per Acre

Land Use	Relative Structure Value Per Sq Ft [1]	Damageable Sq Ft of Structure per Acre	Assumed Flood Damage Percentage [1]	Average Structure Damage Per Acre
Reference	A	Table C3	C	D=A*B*C
Single-Family	\$60.00	7,622	39%	\$179,864
Multifamily	\$60.00	6,306	39%	\$147,558
Commercial	\$70.00	10,317	72%	\$522,364
Industrial	\$50.00	13,068	79%	\$518,342

Source: Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report

[1] The RD 17 AER does not distinguish Single-Family from Multifamily in the Residential land use category therefore the same flood damage percentage was utilized for both land uses.

Table C5
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Relative Land Damage

Land Use	Relative Land Value Per Acre	Assumed Flood	
		Damage Percentage	Average Land Damage Per Acre
	A	B	C=A*B
Single-Family	\$251,000	10%	\$25,100
Multifamily	\$278,000	10%	\$27,800
Commercial	\$554,000	10%	\$55,400
Industrial	\$233,000	10%	\$23,300

Source: West Sacramento 200-Year Flood Protection In-Lieu Fee Study Final Report (07 May 2007)

Table C6
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Relative Property Damage

Land Use	Average Structure Value Damage Per Acre	Average Land Value Damage Per Acre	Total Damage Per Acre	Loss of Use and Life Safety Factor [1]	Adjusted Damage Per Acre	Property Value Damage Index
Reference	Table C4	Table C5				
	A	B	C=A+B	D	E=C*D	F=E/\$614,892
Single-Family	\$179,864	\$25,100	\$204,964	3.00	\$614,892	1.00
Multifamily	\$147,558	\$27,800	\$175,358	3.00	\$526,075	0.86
Commercial	\$522,364	\$55,400	\$577,764	1.00	\$577,764	0.94
Industrial	\$518,342	\$23,300	\$541,642	1.00	\$541,642	0.88

[1] A ratio of 3:1 based on 24 hours for residential uses versus 8 hours commercial and industrial.

Table C7
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Total Developable Acreage

Area / Project	Single-Family [1,2]	Multifamily [1,2]	Commercial [2]	Industrial	Public Uses	Major Roads	Total
City of Lathrop							
Central Lathrop Specific Plan	743.0	37.7	306.0	0.0	247.8	186.5	1521.0
Crossroads/Industrial	0.0	0.0	23.0	2.0	0.0	0.0	25.0
Gateway	0.0	0.0	0.0	167.6	20.1	56.5	244.2
South Lathrop Specific Plan	0.0	0.0	0.0	246.4	43.1	0.0	289.5
East Lathrop	0.0	6.0	38.0	124.0	0.0	0.0	168.0
Mossdale Landing	13.3	0.0	17.4	0.0	0.0	0.0	30.6
Mossdale Landing East	7.8	0.0	35.6	0.0	0.0	0.0	43.4
Mossdale Landing South	17.0	0.0	15.0	0.0	0.0	0.0	32.0
Subtotal City of Lathrop	781.1	43.7	434.9	540.0	311.0	243.0	2353.7
City of Manteca							
Oakwood Trails at Tara Park	174.0	0.0	20.0	12.0	0.0	0.0	206.0
The Trails	315.0	0.0	0.0	0.0	0.0	0.0	315.0
Terra Ranch	61.0	13.0	0.0	0.0	0.0	0.0	74.0
Future Development	10.0	14.0	59.0	219.0	0.0	0.0	302.0
Subtotal City of Manteca	560.0	27.0	79.0	231.0	0.0	0.0	897.0
City of Stockton [3]							
Potential Future Development	320.0	80.0	200.0	800.0	0.0	0.0	1400.0
Subtotal City of Stockton	320.0	80.0	200.0	800.0	0.0	0.0	1400.0
Total Developable Land	1,661.1	150.7	713.9	1,571.0	311.0	243.0	4,650.7

Source: City of Lathrop Community Development Department - Planning Division, City of Manteca Community Development Department , NorthStar Engineering Group, Inc

[1] Where information on residential single-family vs multifamily acreage was not available, acreage with an average density of 10 dwelling units per acre or less was considered single family.

[2] Where zoning permitted any mix of residential commercial and residential, the acreage was split 50/50 between commercial and residential. The residential portion was allocated as in note [1].

[3] Need information from city of Stockton. Assumed undeveloped agricultural to be developed as single-family residential with average density of 5 dwelling units per acre.

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Table C8
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Total Developable Dwelling Units and Square Feet

Area / Project	Units			Square Feet		
	Single-Family [1,2]	Multifamily [1,2]	Totals	Commercial [2]	Industrial	Total
City of Lathrop						
Central Lathrop Specific Plan	4,281	754	5,035	4,010,569	0	4,010,569
Crossroads/Industrial	0	0	0	300,564	26,136	326,700
Gateway	0	0	0	0	2,190,197	2,190,197
South Lathrop Specific Plan	0	0	0	0	3,219,955	3,219,955
East Lathrop	0	69	69	496,584	1,620,432	2,117,016
Mossdale Landing	60	0	60	188,942	0	188,942
Mossdale Landing East	40	0	40	401,100	0	401,100
Mossdale Landing South	154	0	154	163,350	0	163,350
Subtotal City of Lathrop	4,535	823	5,358	5,561,109	7,056,720	12,617,829
City of Manteca						
Oakwood Trails at Tara Park	676	0	676	261,360	156,816	418,176
The Trails	1,163	0	1,163	0	0	0
Terra Ranch	212	200	412	0	0	0
Future Development	20	281	301	771,012	2,861,892	3,632,904
Subtotal City of Manteca	2,071	481	2,552	1,032,372	3,018,708	4,051,080
City of Stockton [3]						
Potential Future Development	1,600	1,600	3,200	2,613,600	10,454,400	13,068,000
Subtotal City of Stockton	1,600	1,600	3,200	2,613,600	10,454,400	13,068,000
Total	8,206	2,904	11,110	9,207,081	20,529,828	29,736,909

Source: City of Lathrop Community Development Department - Planning Division, City of Manteca Community Development Department , NorthStar Engineering Group, Inc

[1] Where information on single-family vs multifamily acreage was not available, it was assumed that very low, low, and medium density residential were assumed to be single family, high density residential was assumed to be multifamily, and variable density was split 50/50.

[2] Where zoning permitted any mix of residential commercial and residential, the acreage was split 50/50 between commercial and residential; the residential portion of this was again split 50/50 between single-family and multifamily.

[3] Need information from city of Stockton. Assumed undeveloped agricultural to be developed as single-family residential with average density of 5 dwelling units per acre.

Table C9
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Cost Estimate Summary

Item	Estimated Cost
ULCD Fix-In-Place Project Costs	\$137,381,000
(less) Assumed other Funding Sources	-\$75,000,000
Net Local Cost Funded by Development	\$62,381,000

Table C10
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Apportionment of Costs per Acre

Land Use	Acreage	Property Value Damage Index	Adjusted Equivalent Acreage	Local Cost Share Percentage	Local Cost Share	Comparative Analysis		
						Cost Share per Acre	Units / 1,000 Building Sq Ft [1]	Average Cost per Unit / 1,000 Building
Reference	Table C1	Table C6			Table C9		Table C1	
	A	B	C=A*B	D=C/3,845	E=D*\$62,381,000	F=E/A	G	H=E/G
Single-Family	1,661	1.00	1,661	43.2%	\$26,951,354	\$16,225	8,206	\$3,284
Multifamily	151	0.86	129	3.4%	\$2,091,967	\$13,882	2,904	\$720
Commercial	714	0.94	671	17.4%	\$10,884,270	\$15,246	9,207	\$1,182
Industrial	1,571	0.88	1,384	36.0%	\$22,453,409	\$14,292	20,530	\$1,094
Total	4,097		3,845	100%	\$62,381,000			

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

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Table C11
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Estimated Cost Per Unit by Project (Residential Development)

Area / Project	Single Family Acreage	Multifamily Acreage	Total Allocated Cost	Local Cost Share Percentage	Single & Multifamily Units	Average Allocated Cost per Unit
Reference	Table C7	Table C7	Table C10		Table C8	
	A	B	C=(A*\$16225) + (B*\$13882)	D=(C/\$62,381,000)	E	F=C/E
City of Lathrop						
Central Lathrop Specific Plan	743.0	37.7	\$12,578,734	20.2%	5,035	\$2,498
Crossroads/Industrial	0.0	0.0	\$0	0.0%	0	\$0
Gateway	0.0	0.0	\$0	0.0%	0	\$0
South Lathrop Specific Plan	0.0	0.0	\$0	0.0%	0	\$0
East Lathrop	0.0	6.0	\$83,290	0.1%	69	\$1,207
Mossdale Landing	13.3	0.0	\$215,147	0.3%	60	\$3,586
Mossdale Landing East	7.8	0.0	\$126,720	0.2%	40	\$3,168
Mossdale Landing South	17.0	0.0	\$275,830	0.4%	154	\$1,791
Subtotal City of Lathrop	781.1	43.7	\$13,279,721	21.3%	5,358	\$2,478
City of Manteca						
Oakwood Trails at Tara Park	174.0	0.0	\$2,823,202	4.5%	676	\$4,176
The Trails	315.0	0.0	\$5,110,968	8.2%	1,163	\$4,395
Terra Ranch	61.0	13.0	\$1,170,205	1.9%	412	\$2,840
Future Development	10.0	14.0	\$356,596	0.6%	301	\$1,186
Subtotal City of Manteca	560.0	27.0	\$9,460,971	15.2%	2,552	\$3,708
City of Stockton [3]						
Potential Future Development	320.0	80.0	\$6,302,628	10.1%	11,110	\$567
Subtotal City of Stockton	320.0	80.0	\$6,302,628	10.1%	11,110	\$567

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Table C12
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Estimated Cost Per 1,000 Sq. Ft. by Project (Commercial & Industrial Development)

Area / Project	Commercial Acreage	Industrial Acreage	Total Allocated Cost	Local Cost Share Percentage	1000's Sq. Ft.	Average Allocated Cost per 1,000 Sq.
Reference	Table C7	Table C7	Table C10		Table C8	
	A	B	$C=(A*\$16225) + (B*\$13882)$	$D=(C/\$62,381,000)$	D	$E=C/D$
City of Lathrop						
Central Lathrop Specific Plan	306.0	0.0	\$4,665,145	7.5%	4,011	\$1,163
Crossroads/Industrial	23.0	2.0	\$379,233	0.6%	327	\$1,161
Gateway	0.0	167.6	\$2,395,411	3.8%	2,190	\$1,094
South Lathrop Specific Plan	0.0	246.4	\$3,521,655	5.6%	3,220	\$1,094
East Lathrop	38.0	124.0	\$2,351,593	3.8%	2,117	\$1,111
Mossdale Landing	17.4	0.0	\$264,511	0.4%	189	\$1,400
Mossdale Landing East	35.6	0.0	\$542,437	0.9%	401	\$1,352
Mossdale Landing South	15.0	0.0	\$228,684	0.4%	163	\$1,400
Subtotal City of Lathrop	434.9	540.0	\$14,348,669	23.0%	12,618	\$1,137
City of Manteca						
Oakwood Trails at Tara Park	20.0	12.0	\$476,421	0.8%	418	\$1,139
The Trails	0.0	0.0	\$0	0.0%	0	\$0
Terra Ranch	0.0	0.0	\$0	0.0%	0	\$0
Future Development	59.0	219.0	\$4,029,531	6.5%	3,633	\$1,109
Subtotal City of Manteca	79.0	231.0	\$4,505,952	7.2%	4,051	\$1,112
City of Stockton						
Future Development	200.0	800.0	\$14,483,059	23.2%	13,068	\$1,108
Subtotal City of Stockton	200.0	800.0	\$14,483,059	23.2%	13,068	\$1,108

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Table C13
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Total Development Impact Fee Revenue Estimate

Year	Revenue by Land Use				Total Fee Revenue
	Single Family	Multifamily	Commercial	Industrial	
	<i>Table C14</i>	<i>Table C15</i>	<i>Table C16</i>	<i>Table C17</i>	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2018	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2019	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2020	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2021	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2022	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2023	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2024	\$ 870,370	\$ 39,257	\$ 313,406	\$ 440,779	\$ 1,663,813
2025	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2026	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2027	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2028	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2029	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2030	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2031	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2032	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2033	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2034	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2035	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2036	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2037	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2038	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2039	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2040	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2041	\$ 1,000,173	\$ 67,021	\$ 389,634	\$ 726,627	\$ 2,183,455
2042	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2043	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2044	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2045	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2046	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2047	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2048	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2049	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2050	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2051	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2052	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2053	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2054	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2055	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2056	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2057	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2058	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
2059	\$ 129,802	\$ 27,763	\$ 76,228	\$ 285,849	\$ 519,642
Total	26,302,341.7	1,953,150.5	10,503,131.2	21,024,165.8	\$59,782,789

[1] Single-Family and Multifamily shown in units; Commercial and Industrial shown in

Table C14
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Single Family

Year	Single Family Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table C1</i>
					<i>Fee Rate/Acre</i>	\$ 16,225
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2018	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2019	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2020	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2021	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2022	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2023	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2024	31.2	22.4	0.0	0.0	53.6	\$ 870,370
2025	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2026	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2027	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2028	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2029	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2030	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2031	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2032	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2033	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2034	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2035	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2036	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2037	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2038	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2039	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2040	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2041	31.2	22.4	8.0	0.0	61.6	\$ 1,000,173
2042	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2043	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2044	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2045	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2046	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2047	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2048	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2049	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2050	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2051	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2052	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2053	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2054	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2055	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2056	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2057	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2058	0.0	0.0	8.0	0.0	8.0	\$ 129,802
2059	0.0	0.0	8.0	0.0	8.0	\$ 129,802
Total	781.1	560.0	280.0	0.0	1,621.1	\$26,302,342

Table C15
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Multifamily

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table C1</i>
					<i>Fee Rate/Acre</i>	\$ 13,882
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2018	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2019	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2020	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2021	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2022	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2023	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2024	1.7	1.1	0.0	0.0	2.8	\$ 39,257
2025	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2026	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2027	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2028	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2029	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2030	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2031	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2032	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2033	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2034	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2035	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2036	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2037	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2038	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2039	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2040	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2041	1.7	1.1	2.0	0.0	4.8	\$ 67,021
2042	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2043	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2044	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2045	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2046	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2047	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2048	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2049	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2050	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2051	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2052	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2053	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2054	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2055	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2056	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2057	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2058	0.0	0.0	2.0	0.0	2.0	\$ 27,763
2059	0.0	0.0	2.0	0.0	2.0	\$ 27,763
Total	43.7	27.0	70.0	0.0	140.7	\$1,953,150

[1] Single-Family and
Multifamilv shown in units:

Table C16
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Commercial

Year	Commercial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp		
				County		
<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>	<i>Table C1</i>		
					Fee Rate/Acre	\$ 15,246
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2018	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2019	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2020	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2021	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2022	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2023	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2024	17.4	3.2	0.0	0.0	20.6	\$ 313,406
2025	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2026	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2027	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2028	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2029	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2030	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2031	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2032	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2033	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2034	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2035	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2036	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2037	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2038	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2039	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2040	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2041	17.4	3.2	5.0	0.0	25.6	\$ 389,634
2042	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2043	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2044	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2045	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2046	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2047	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2048	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2049	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2050	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2051	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2052	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2053	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2054	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2055	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2056	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2057	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2058	0.0	0.0	5.0	0.0	5.0	\$ 76,228
2059	0.0	0.0	5.0	0.0	5.0	\$ 76,228
Total	434.9	79.0	175.0	0.0	688.9	\$10,503,131

Table C17
RD 17 Basin ULOP Adequate Progress Plan
Regional Levee Impact Development Fee Analysis
Development Impact Fee Revenue Estimate - Industrial

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table C1</i>
					Fee Rate/Acre	\$ 14,292
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2018	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2019	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2020	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2021	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2022	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2023	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2024	21.6	9.2	0.0	0.0	30.8	\$ 440,779
2025	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2026	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2027	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2028	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2029	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2030	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2031	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2032	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2033	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2034	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2035	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2036	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2037	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2038	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2039	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2040	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2041	21.6	9.2	20.0	0.0	50.8	\$ 726,627
2042	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2043	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2044	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2045	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2046	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2047	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2048	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2049	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2050	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2051	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2052	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2053	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2054	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2055	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2056	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2057	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2058	0.0	0.0	20.0	0.0	20.0	\$ 285,849
2059	0.0	0.0	20.0	0.0	20.0	\$ 285,849
Total	540.0	231.0	700.0	0.0	1,471.0	\$21,024,166

Table C18
RD 17 Basin ULOP Adequate Progress Plan
Creditable Pre-Project Expenditures

Pre-Project Expenditure - Contractor (Amendment/Task Order)	Cost	Funding Source	Amount
Peterson Brustad - Agreement No. 1 <i>Funding 11/2014 Staff Report</i>	123,244	Manteca River Islands Saybrook CLSP Richland Lathrop Gateway/Lazares Saybrook CLSP	61,622 15,500 13,020 14,415 3,720 14,967
	123,244		123,244
Peterson Brustad - Agreement No. 2	7,500	Lathrop	7,500
	7,500		7,500
Peterson Brustad - Agreement No. 3	17,499	Lathrop	17,499
	17,499		17,499
Peterson Brustad - Agreement No. 4	50,000	Saybrook CLSP Lathrop	25,000 25,000
	50,000		50,000
Peterson Brustad - Agreement No. 5	2,589,197	Manteca Lathrop Saybrook CLSP Others	863,066 750,000 500,000 476,131
	2,589,197		2,589,197
Larsen Wurzel & Associates, Inc. - Agreement No. 1	63,540	Lathrop Manteca	42,360 21,180
	63,540		63,540
Larsen Wurzel & Associates, Inc. - Agreement No. 2	80,010	Lathrop Manteca	53,340 26,670
	80,010		80,010
Assumed Additional Funding Implementation Costs (Additional 1/2 Year)	250,000	TBD	250,000
Total Cost / Sources	3,180,990	Lathrop Lathrop Gateway/Lazares Manteca Others Richland River Islands Saybrook CLSP TBD	895,699 3,720 972,538 476,131 14,415 15,500 552,987 250,000
	3,180,990		3,180,990

Source: City of Lathrop

APPENDIX D: OVERLAY ASSESSMENT SUPPORTING TABLES

Table D1	RD 17 2015-16 Assessment Summary by Acre	D1
Table D2	Proportionate Overlay Assessment Calculations	D2
Table D3	RD 17 Overlay Assessment Summary	D3

Table D1
RD 17 Basin ULOP Adequate Progress Plan
Overlay Assessment Comparative Analysis
RD 17 2015-16 Assessment Summary by Acre

Land Use	RD 17 Mossdale Tract Assessment District Acreage	Total 2015-16 Assessment	Average 2015-16 Assessment Per Acre
Agricultural	7,037	\$137,227.37	\$19.50
Commercial	1,658	\$678,910.25	\$409.50
Easements	651	\$253,773.98	\$390.00
Industrial	1,581	\$616,570.89	\$390.00
Parks	313	\$6,096.60	\$19.50
Residential	2,082	\$812,152.19	\$390.00
Rural Residential	897	\$349,725.87	\$390.00
Vacant	58	\$1,130.69	\$19.50
Vacant Commercial	436	\$133,955.98	\$307.11
Vacant Industrial	399	\$116,838.25	\$292.50
Vacant Residential	574	\$167,812.22	\$292.50
Grand Total	15,686	\$3,274,194.28	\$208.73

D1

Table D2
RD 17 Basin ULOP Adequate Progress Plan
Overlay Assessment Comparative Analysis
Proportionate Overlay Assessment Calculations

Land Use	Acreage	RD 17 2015-16 Average Assessment Per Acre	Equivalency Factor	Adjusted Acreage	Proportionate Overlay Assessment
	[1]	[2]			
Agricultural	10,114	\$19.50	1.0	10,114	\$235,666
Commercial	3,299	\$409.50	21.0	69,281	\$1,614,287
Easements	651	\$390.00	20.0	13,014	\$303,236
Industrial	1,714	\$390.00	20.0	34,272	\$798,566
Parks	313	\$19.50	1.0	313	\$7,285
Residential	2,243	\$390.00	20.0	44,850	\$1,045,042
Rural Residential	1,310	\$390.00	20.0	26,197	\$610,402
Vacant	81	\$19.50	1.0	81	\$1,889
Vacant Commercial	1,221	\$307.11	15.7	19,234	\$448,156
Vacant Industrial	636	\$292.50	15.0	9,546	\$222,423
Vacant Residential	610	\$292.50	15.0	9,143	\$213,049
Grand Total	22,191			236,045	\$5,500,000

D2

Table D3
RD 17 Basin ULOP Adequate Progress Plan
Overlay Assessment Comparative Analysis
RD 17 Overlay Assessment Summary

Land Use	Parcel Count	Total Overlay Assessment	Average Assessment Per Parcel
<i>Table D2</i>			
Agricultural	281	\$235,665.51	\$838.67
Commercial	991	\$1,614,287.04	\$1,628.95
Easements	131	\$303,235.91	\$2,314.78
Industrial	247	\$798,566.16	\$3,233.06
Parks	34	\$7,284.86	\$214.26
Residential	11,757	\$1,045,042.14	\$88.89
Rural Residential	508	\$610,401.71	\$1,201.58
Vacant	106	\$1,888.52	\$17.82
Vacant Commercial	185	\$448,156.36	\$2,422.47
Vacant Industrial	114	\$222,422.82	\$1,951.08
Vacant Residential	705	\$213,048.97	\$302.20
Grand Total	15,059	\$5,500,000.00	\$365.23

D3

APPENDIX E: EIFD ANALYSIS SUPPORTING TABLES

<i>EPS Table Set</i>	EIFD Tax Increment Analysis	E1
Table E17	Hybrid Financing Revenues and Debt Service.....	E18

The Economics of Land Use



Draft Discussion Tables

Lathrop–Manteca–Stockton Urban Level of Flood Protection EIFD

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June 14, 2016

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Tax Increment Summaries and Assumptions

Table E1	Projected City and County Property Tax Increment Available for EIFD.....	1
Table E2	Projected Property Tax Increment Available for EIFD.....	2
Table E3	Estimated Property Tax Increment to City—Fiscal Year 2015/2016 (2 pages)	3
Table E4	Tax Increment, Assessed Value, and Development Assumptions.....	5

Table E1
San Joaquin County ULOP EIFD Feasibility Analysis
Projected City and County Property Tax Increment Available for EIFD

Fiscal Year Ending	City [1]	County [1]	Total
2016	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0
2018	\$ 109,113	\$ 158,783	\$ 267,896
2019	\$ 222,707	\$ 324,092	\$ 546,799
2020	\$ 341,773	\$ 497,288	\$ 839,061
2021	\$ 466,510	\$ 678,661	\$ 1,145,171
2022	\$ 597,152	\$ 868,545	\$ 1,465,696
2023	\$ 733,938	\$ 1,067,286	\$ 1,801,224
2024	\$ 877,119	\$ 1,275,242	\$ 2,152,361
2025	\$ 1,026,954	\$ 1,492,786	\$ 2,519,740
2026	\$ 1,228,731	\$ 1,773,605	\$ 3,002,335
2027	\$ 1,440,410	\$ 2,067,996	\$ 3,508,406
2028	\$ 1,662,403	\$ 2,376,519	\$ 4,038,922
2029	\$ 1,895,137	\$ 2,699,755	\$ 4,594,892
2030	\$ 2,139,055	\$ 3,038,307	\$ 5,177,362
2031	\$ 2,394,617	\$ 3,392,801	\$ 5,787,418
2032	\$ 2,662,300	\$ 3,763,885	\$ 6,426,185
2033	\$ 2,942,600	\$ 4,152,235	\$ 7,094,835
2034	\$ 3,236,031	\$ 4,558,549	\$ 7,794,581
2035	\$ 3,543,127	\$ 4,983,554	\$ 8,526,682
2036	\$ 3,864,442	\$ 5,428,003	\$ 9,292,445
2037	\$ 4,200,550	\$ 5,892,677	\$ 10,093,227
2038	\$ 4,552,049	\$ 6,378,386	\$ 10,930,435
2039	\$ 4,919,556	\$ 6,885,973	\$ 11,805,528
2040	\$ 5,303,714	\$ 7,416,309	\$ 12,720,022
2041	\$ 5,705,188	\$ 7,970,300	\$ 13,675,488
2042	\$ 6,126,095	\$ 8,550,818	\$ 14,676,913
2043	\$ 6,418,851	\$ 8,948,364	\$ 15,367,215
2044	\$ 6,725,560	\$ 9,364,483	\$ 16,090,043
2045	\$ 7,043,579	\$ 9,795,532	\$ 16,839,111
2046	\$ 7,373,404	\$ 10,242,162	\$ 17,615,566
2047	\$ 7,715,455	\$ 10,704,916	\$ 18,420,371
2048	\$ 8,070,168	\$ 11,184,360	\$ 19,254,528
2049	\$ 8,437,996	\$ 11,681,078	\$ 20,119,074
2050	\$ 8,819,407	\$ 12,195,676	\$ 21,015,083
2051	\$ 9,214,884	\$ 12,728,779	\$ 21,943,663
2052	\$ 9,624,928	\$ 13,281,036	\$ 22,905,964
2053	\$ 10,050,058	\$ 13,853,114	\$ 23,903,172
2054	\$ 10,490,809	\$ 14,445,708	\$ 24,936,517
2055	\$ 10,947,736	\$ 15,059,533	\$ 26,007,270
2056	\$ 11,421,415	\$ 15,695,330	\$ 27,116,745
2057	\$ 11,912,437	\$ 16,353,865	\$ 28,266,302
2058	\$ 12,421,418	\$ 17,035,930	\$ 29,457,349
2059	\$ 12,948,994	\$ 17,742,345	\$ 30,691,339
2060	\$ 13,495,823	\$ 18,473,956	\$ 31,969,779

ti sum all

[1] See Table E2 for detail by jurisdiction.

Table E2
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Property Tax Increment Available for EIFD

Fiscal Year Ending	Manteca			Stockton			Lathrop			Unincorporated			Total
	City	County	Total	City	County	Total	City	County	Total	City	County	Total	
Source	Table E5			Table E8			Table E11			Table E14			
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 22,597	\$ 35,244	\$ 57,841	\$ 14,895	\$ 17,635	\$ 32,530	\$ 71,621	\$ 97,962	\$ 169,583	\$ 0	\$ 7,941	\$ 7,941	\$ 267,896
2019	\$ 46,443	\$ 72,438	\$ 118,881	\$ 30,237	\$ 35,800	\$ 66,037	\$ 146,027	\$ 199,733	\$ 345,761	\$ 0	\$ 16,121	\$ 16,121	\$ 546,799
2020	\$ 71,595	\$ 111,666	\$ 183,260	\$ 46,039	\$ 54,510	\$ 100,548	\$ 224,139	\$ 306,574	\$ 530,713	\$ 0	\$ 24,538	\$ 24,538	\$ 839,061
2021	\$ 98,107	\$ 153,017	\$ 251,124	\$ 62,315	\$ 73,780	\$ 136,095	\$ 306,088	\$ 418,662	\$ 724,750	\$ 0	\$ 33,202	\$ 33,202	\$ 1,145,171
2022	\$ 126,040	\$ 196,583	\$ 322,623	\$ 79,080	\$ 93,629	\$ 172,709	\$ 392,032	\$ 536,215	\$ 928,247	\$ 0	\$ 42,117	\$ 42,117	\$ 1,465,696
2023	\$ 155,454	\$ 242,461	\$ 397,915	\$ 96,347	\$ 114,074	\$ 210,421	\$ 482,137	\$ 659,458	\$ 1,141,595	\$ 0	\$ 51,293	\$ 51,293	\$ 1,801,224
2024	\$ 186,414	\$ 290,749	\$ 477,163	\$ 114,132	\$ 135,131	\$ 249,264	\$ 576,573	\$ 788,626	\$ 1,365,199	\$ 0	\$ 60,736	\$ 60,736	\$ 2,152,361
2025	\$ 218,986	\$ 341,551	\$ 560,537	\$ 132,451	\$ 156,821	\$ 289,272	\$ 675,517	\$ 923,960	\$ 1,599,478	\$ 0	\$ 70,454	\$ 70,454	\$ 2,519,740
2026	\$ 253,238	\$ 394,974	\$ 648,212	\$ 196,338	\$ 232,462	\$ 428,800	\$ 779,154	\$ 1,065,713	\$ 1,844,868	\$ 0	\$ 80,455	\$ 80,455	\$ 3,002,335
2027	\$ 289,242	\$ 451,130	\$ 740,372	\$ 263,492	\$ 311,971	\$ 575,463	\$ 887,675	\$ 1,214,147	\$ 2,101,822	\$ 0	\$ 90,749	\$ 90,749	\$ 3,508,406
2028	\$ 327,073	\$ 510,134	\$ 837,207	\$ 334,051	\$ 395,513	\$ 729,564	\$ 1,001,279	\$ 1,369,531	\$ 2,370,809	\$ 0	\$ 101,342	\$ 101,342	\$ 4,038,922
2029	\$ 366,807	\$ 572,107	\$ 938,915	\$ 408,160	\$ 483,257	\$ 891,417	\$ 1,120,169	\$ 1,532,147	\$ 2,652,317	\$ 0	\$ 112,244	\$ 112,244	\$ 4,594,892
2030	\$ 408,525	\$ 637,174	\$ 1,045,700	\$ 485,968	\$ 575,381	\$ 1,061,349	\$ 1,244,561	\$ 1,702,288	\$ 2,946,850	\$ 0	\$ 123,463	\$ 123,463	\$ 5,177,362
2031	\$ 452,310	\$ 705,466	\$ 1,157,776	\$ 567,631	\$ 672,068	\$ 1,239,699	\$ 1,374,676	\$ 1,880,257	\$ 3,254,933	\$ 0	\$ 135,010	\$ 135,010	\$ 5,787,418
2032	\$ 498,249	\$ 777,115	\$ 1,275,364	\$ 653,309	\$ 773,510	\$ 1,426,819	\$ 1,510,743	\$ 2,066,367	\$ 3,577,109	\$ 0	\$ 146,893	\$ 146,893	\$ 6,426,185
2033	\$ 546,430	\$ 852,264	\$ 1,398,695	\$ 743,170	\$ 879,904	\$ 1,623,074	\$ 1,653,000	\$ 2,260,944	\$ 3,913,944	\$ 0	\$ 159,123	\$ 159,123	\$ 7,094,835
2034	\$ 596,949	\$ 931,057	\$ 1,528,006	\$ 837,387	\$ 991,457	\$ 1,828,844	\$ 1,801,695	\$ 2,464,326	\$ 4,266,022	\$ 0	\$ 171,710	\$ 171,710	\$ 7,794,581
2035	\$ 649,900	\$ 1,013,645	\$ 1,663,545	\$ 936,143	\$ 1,108,381	\$ 2,044,524	\$ 1,957,085	\$ 2,676,865	\$ 4,633,950	\$ 0	\$ 184,663	\$ 184,663	\$ 8,526,682
2036	\$ 705,386	\$ 1,100,185	\$ 1,805,571	\$ 1,039,622	\$ 1,230,900	\$ 2,270,523	\$ 2,119,434	\$ 2,898,924	\$ 5,018,358	\$ 0	\$ 197,993	\$ 197,993	\$ 9,292,445
2037	\$ 763,509	\$ 1,190,840	\$ 1,954,350	\$ 1,148,022	\$ 1,359,244	\$ 2,507,266	\$ 2,289,019	\$ 3,130,879	\$ 5,419,899	\$ 0	\$ 211,713	\$ 211,713	\$ 10,093,227
2038	\$ 824,379	\$ 1,285,779	\$ 2,110,159	\$ 1,261,542	\$ 1,493,651	\$ 2,755,194	\$ 2,466,127	\$ 3,373,124	\$ 5,839,250	\$ 0	\$ 225,832	\$ 225,832	\$ 10,930,435
2039	\$ 888,109	\$ 1,385,178	\$ 2,273,286	\$ 1,380,394	\$ 1,634,370	\$ 3,014,765	\$ 2,651,052	\$ 3,626,062	\$ 6,277,114	\$ 0	\$ 240,363	\$ 240,363	\$ 11,805,528
2040	\$ 954,814	\$ 1,489,217	\$ 2,444,031	\$ 1,504,795	\$ 1,781,659	\$ 3,286,455	\$ 2,844,104	\$ 3,890,115	\$ 6,734,219	\$ 0	\$ 255,317	\$ 255,317	\$ 12,720,022
2041	\$ 1,024,616	\$ 1,598,087	\$ 2,622,704	\$ 1,634,971	\$ 1,935,786	\$ 3,570,757	\$ 3,045,601	\$ 4,165,719	\$ 7,211,320	\$ 0	\$ 270,708	\$ 270,708	\$ 13,675,488
2042	\$ 1,097,573	\$ 1,711,877	\$ 2,809,450	\$ 1,771,156	\$ 2,097,027	\$ 3,868,183	\$ 3,257,366	\$ 4,455,367	\$ 7,712,733	\$ 0	\$ 286,547	\$ 286,547	\$ 14,676,913
2043	\$ 1,134,032	\$ 1,768,743	\$ 2,902,775	\$ 1,913,594	\$ 2,265,672	\$ 4,179,266	\$ 3,371,226	\$ 4,611,102	\$ 7,982,327	\$ 0	\$ 302,847	\$ 302,847	\$ 15,367,215
2044	\$ 1,171,585	\$ 1,827,314	\$ 2,998,900	\$ 2,062,537	\$ 2,442,019	\$ 4,504,556	\$ 3,491,438	\$ 4,775,526	\$ 8,266,964	\$ 0	\$ 319,623	\$ 319,623	\$ 16,090,043
2045	\$ 1,210,265	\$ 1,887,643	\$ 3,097,908	\$ 2,218,247	\$ 2,626,378	\$ 4,844,626	\$ 3,615,066	\$ 4,944,623	\$ 8,559,689	\$ 0	\$ 336,888	\$ 336,888	\$ 16,839,111
2046	\$ 1,250,105	\$ 1,949,781	\$ 3,199,887	\$ 2,380,998	\$ 2,819,073	\$ 5,200,070	\$ 3,742,301	\$ 5,118,652	\$ 8,860,953	\$ 0	\$ 354,656	\$ 354,656	\$ 17,615,566
2047	\$ 1,291,141	\$ 2,013,784	\$ 3,304,925	\$ 2,551,070	\$ 3,020,436	\$ 5,571,505	\$ 3,873,244	\$ 5,297,754	\$ 9,170,998	\$ 0	\$ 372,943	\$ 372,943	\$ 18,420,371
2048	\$ 1,333,407	\$ 2,079,707	\$ 3,413,114	\$ 2,728,756	\$ 3,230,814	\$ 5,959,571	\$ 4,008,005	\$ 5,482,077	\$ 9,490,082	\$ 0	\$ 391,762	\$ 391,762	\$ 19,254,528
2049	\$ 1,376,942	\$ 2,147,607	\$ 3,524,549	\$ 2,914,361	\$ 3,450,568	\$ 6,364,929	\$ 4,146,694	\$ 5,671,773	\$ 9,818,467	\$ 0	\$ 411,129	\$ 411,129	\$ 20,119,074
2050	\$ 1,421,782	\$ 2,217,544	\$ 3,639,326	\$ 3,108,199	\$ 3,680,071	\$ 6,788,270	\$ 4,289,425	\$ 5,866,999	\$ 10,156,424	\$ 0	\$ 431,062	\$ 431,062	\$ 21,015,083
2051	\$ 1,467,968	\$ 2,289,580	\$ 3,757,548	\$ 3,310,598	\$ 3,919,709	\$ 7,230,307	\$ 4,436,318	\$ 6,067,915	\$ 10,504,233	\$ 0	\$ 451,575	\$ 451,575	\$ 21,943,663
2052	\$ 1,515,539	\$ 2,363,777	\$ 3,879,315	\$ 3,521,897	\$ 4,169,884	\$ 7,691,781	\$ 4,587,492	\$ 6,274,689	\$ 10,862,181	\$ 0	\$ 472,686	\$ 472,686	\$ 22,905,964
2053	\$ 1,564,537	\$ 2,440,199	\$ 4,004,736	\$ 3,742,447	\$ 4,431,013	\$ 8,173,460	\$ 4,743,073	\$ 6,487,490	\$ 11,230,563	\$ 0	\$ 494,413	\$ 494,413	\$ 23,903,172
2054	\$ 1,615,006	\$ 2,518,914	\$ 4,133,920	\$ 3,972,614	\$ 4,703,527	\$ 8,676,141	\$ 4,903,189	\$ 6,706,494	\$ 11,609,683	\$ 0	\$ 516,773	\$ 516,773	\$ 24,936,517
2055	\$ 1,666,988	\$ 2,599,991	\$ 4,266,979	\$ 4,212,776	\$ 4,987,876	\$ 9,200,651	\$ 5,067,973	\$ 6,931,882	\$ 11,999,855	\$ 0	\$ 539,785	\$ 539,785	\$ 26,007,270
2056	\$ 1,720,530	\$ 2,683,500	\$ 4,404,030	\$ 4,463,325	\$ 5,284,523	\$ 9,747,847	\$ 5,237,560	\$ 7,163,840	\$ 12,401,400	\$ 0	\$ 563,468	\$ 563,468	\$ 27,116,745
2057	\$ 1,775,678	\$ 2,769,514	\$ 4,545,192	\$ 4,724,668	\$ 5,593,950	\$ 10,318,619	\$ 5,412,091	\$ 7,402,560	\$ 12,814,651	\$ 0	\$ 587,841	\$ 587,841	\$ 28,266,302
2058	\$ 1,832,481	\$ 2,858,108	\$ 4,690,589	\$ 4,997,229	\$ 5,916,659	\$ 10,913,888	\$ 5,591,709	\$ 7,648,239	\$ 13,239,948	\$ 0	\$ 612,924	\$ 612,924	\$ 29,457,349
2059	\$ 1,890,987	\$ 2,949,361	\$ 4,840,348	\$ 5,281,444	\$ 6,253,166	\$ 11,534,610	\$ 5,776,563	\$ 7,901,079	\$ 13,677,642	\$ 0	\$ 638,739	\$ 638,739	\$ 30,691,339
2060	\$ 1,951,249	\$ 3,043,351	\$ 4,994,600	\$ 5,577,767	\$ 6,604,010	\$ 12,181,777	\$ 5,966,806	\$ 8,161,290	\$ 14,128,096	\$ 0	\$ 665,306	\$ 665,306	\$ 31,969,779

sum all

Table E3
San Joaquin County ULOP EIFD Feasibility Analysis
Estimated Property Tax Increment to City/County - Fiscal Year 2015/2016

TRA	Parcels	Assessed Value <i>Jan. 1, 2015</i>	Percentage of Total AV in Jurisdiction	Tax Allocation Percentage			
				RD-17	RDA	City	County
Manteca							
TRAs not in RDA							
2000	18	\$ 24,242,542	5.2%	0.00%	0.00%	14.41%	19.76%
2060	318	\$ 97,086,927	21.0%	0.00%	0.00%	13.17%	19.88%
2063	412	\$ 103,743,143	22.4%	0.92%	0.00%	12.78%	22.14%
2064	4	\$ 2,504,178	0.5%	0.00%	0.00%	12.97%	22.46%
2087	58	\$ 19,842,807	4.3%	0.00%	0.00%	14.50%	19.68%
2088	223	\$ 69,668,058	15.0%	0.00%	0.00%	13.17%	19.88%
Subtotal	1,033	\$ 317,087,655	68.5%	0.30%	0.00%	13.22%	20.62%
TRAs in RDA							
2005	5	\$ 0	0.0%	0.00%	100.00%	0.00%	0.00%
2006	1	\$ 0	0.0%	0.00%	100.00%	0.00%	0.00%
2057	17	\$ 4,395,538	0.9%	0.00%	100.00%	0.00%	0.00%
2058	120	\$ 111,134,250	24.0%	0.00%	100.00%	0.00%	0.00%
2059	3	\$ 713,542	0.2%	0.00%	100.00%	0.00%	0.00%
2070	1	\$ 6,510,348	1.4%	0.00%	100.00%	0.00%	0.00%
2071	7	\$ 1,104,084	0.2%	0.00%	100.00%	0.00%	0.00%
2074	9	\$ 18,117,232	3.9%	0.00%	100.00%	0.00%	0.00%
2076	4	\$ 295,520	0.1%	0.00%	100.00%	0.00%	0.00%
2077	4	\$ 100,898	0.0%	0.00%	100.00%	0.00%	0.00%
2078	16	\$ 3,491,555	0.8%	0.00%	100.00%	0.00%	0.00%
Subtotal	187	\$ 145,862,967	31.51%	0.00%	100.00%	0.00%	0.00%
Total Manteca	1,220	\$ 462,950,622	100.0%				
Stockton							
3159	4	\$ 3,317,461	0.3%	0.00%	0.00%	17.06%	20.15%
3206	1	\$ 0	0.0%	0.00%	0.00%	17.06%	20.15%
3238	5,026	\$ 991,742,808	89.9%	0.95%	0.00%	17.03%	20.14%
3240	269	\$ 57,391,815	5.2%	0.00%	0.00%	16.02%	18.90%
3289	421	\$ 46,355,196	4.2%	0.00%	0.00%	17.16%	20.08%
3312	3	\$ 4,126,339	0.4%	0.00%	0.00%	13.81%	23.92%
3463	1	\$ 357	0.0%	0.00%	0.00%	7.66%	30.07%
3464	4	\$ 372,887	0.0%	0.00%	0.00%	17.16%	20.25%
Total Stockton	5,729	\$ 1,103,306,863	100.00%	0.86%	0.00%	16.97%	20.09%
Lathrop							
7000	118	\$ 52,697,791	2.6%	0.92%	0.00%	12.21%	18.24%
7002	3	\$ 0	0.0%	0.00%	0.00%	13.11%	18.03%
7007	1,109	\$ 186,617,544	9.1%	0.87%	0.00%	12.47%	14.19%
7008	2	\$ 76,517	0.0%	1.14%	0.00%	11.85%	15.34%
7010	4	\$ 0	0.0%	0.00%	0.00%	18.04%	15.87%
7012	184	\$ 20,776,051	1.0%	0.00%	0.00%	12.49%	17.89%
7013	111	\$ 22,678,146	1.1%	0.00%	0.00%	17.99%	16.07%
7014	2,713	\$ 815,891,577	39.6%	0.92%	0.00%	10.80%	19.35%
7022	45	\$ 48,613,013	2.4%	1.07%	0.00%	12.41%	17.68%
7029	4	\$ 2,729,426	0.1%	0.82%	0.00%	11.75%	14.65%
7032	2	\$ 0	0.0%	0.00%	0.00%	14.56%	20.00%
7041	17	\$ 47,068,009	2.3%	0.90%	0.00%	15.27%	17.01%
7043	959	\$ 181,137,591	8.8%	0.00%	0.00%	13.07%	16.94%
7046	632	\$ 307,806,481	14.9%	0.00%	0.00%	17.50%	16.22%
7047	40	\$ 4,200,651	0.2%	0.00%	0.00%	12.49%	17.79%
7048	69	\$ 37,674,443	1.8%	0.00%	0.00%	17.75%	15.93%
7049	5	\$ 40,047,814	1.9%	0.00%	0.00%	18.04%	15.97%
7071	141	\$ 278,385,011	13.5%	0.92%	0.00%	12.97%	18.01%
7074	34	\$ 14,495,102	0.7%	0.26%	0.00%	5.56%	19.62%
Total Lathrop	6,192	\$ 2,060,895,167	100.0%	0.64%	0.00%	12.95%	17.71%

**Table E3
San Joaquin County ULOP EIFD Feasibility Analysis
Estimated Property Tax Increment to City/County - Fiscal Year 2015/2016**

TRA	Parcels	Assessed Value <i>Jan. 1, 2015</i>	Percentage of Total AV in Jurisdiction	Tax Allocation Percentage			
				RD-17	RDA	City	County
Unincorporated [1]							
102001	147	\$ 41,466,252	8.6%	0.00%	0.00%	0.00%	20.33%
102003	25	\$ 1,697,349	0.4%	0.90%	0.00%	0.00%	20.91%
102004	516	\$ 132,945,190	27.6%	0.92%	0.00%	0.00%	21.48%
102032	1	\$ 301,260	0.1%	0.00%	0.00%	0.00%	22.31%
102034	5	\$ 3,557,497	0.7%	0.00%	0.00%	0.00%	22.28%
102038	14	\$ 9,961,640	2.1%	0.95%	0.00%	0.00%	22.17%
102041	1	\$ 5,368	0.0%	0.00%	0.00%	0.00%	21.43%
102044	13	\$ 2,846,888	0.6%	0.00%	0.00%	0.00%	18.24%
102049	54	\$ 23,710,628	4.9%	0.83%	0.00%	0.00%	16.39%
102058	18	\$ 6,233,706	1.3%	1.05%	0.00%	0.00%	18.45%
102060	6	\$ 1,441,813	0.3%	0.00%	0.00%	0.00%	21.75%
102065	11	\$ 5,861,522	1.2%	0.00%	0.00%	0.00%	21.72%
102066	89	\$ 12,981,745	2.7%	0.00%	0.00%	0.00%	21.58%
102067	64	\$ 26,467,247	5.5%	0.95%	0.00%	0.00%	22.09%
102073	80	\$ 11,457,726	2.4%	0.00%	0.00%	0.00%	21.58%
102099	1	\$ 81,646	0.0%	0.00%	0.00%	0.00%	21.68%
102100	35	\$ 5,195,904	1.1%	0.00%	0.00%	0.00%	19.80%
102108	2	\$ 0	0.0%	0.00%	0.00%	0.00%	20.77%
102121	5	\$ 5,647,857	1.2%	0.00%	0.00%	0.00%	22.38%
102135	222	\$ 39,759,998	8.3%	0.00%	0.00%	0.00%	22.30%
102136	29	\$ 8,431,881	1.8%	0.00%	0.00%	0.00%	20.29%
102138	2	\$ 65,232	0.0%	0.00%	0.00%	0.00%	22.22%
102151	31	\$ 7,147,958	1.5%	0.00%	0.00%	0.00%	20.44%
102154	48	\$ 5,451,647	1.1%	0.00%	0.00%	0.00%	21.43%
102159	56	\$ 10,454,737	2.2%	0.00%	0.00%	0.00%	22.30%
102175	322	\$ 61,715,039	12.8%	0.00%	0.00%	0.00%	22.31%
102177	59	\$ 7,134,445	1.5%	0.00%	0.00%	0.00%	22.22%
102178	60	\$ 48,958,132	10.2%	0.00%	0.00%	0.00%	22.30%
Total Unincorporated	1,916	\$ 480,980,307	100.0%	0.39%	0.00%	0.00%	21.37%
TOTAL	15,057	\$ 4,108,132,959					

1516 all

Source: San Joaquin County Assessor and San Joaquin County Auditor-Controller

[1] TRAs 102003, 102004, 102099, and 102136 in the Manteca area; TRA 102100 in the Lathrop/Manteca area; rest of unincorporated TRAs in Stockton area.

Table E4
San Joaquin County ULOP EIFD Feasibility Analysis
Tax Increment, Assessed Value, and Development Assumptions

Item	Jurisdiction			
	Manteca	Stockton	Lathrop	Uninc.
Tax Increment				
Year of EIFD Formation			2017	
Tax Increment to City	13.22%	16.97%	12.95%	0.00%
Assumed Percentage Of City Tax Increment to EIFD	25.00%	25.00%	25.00%	25.00%
Tax Increment to County	20.62%	20.09%	17.71%	21.37%
Assumed Percentage Of County Tax Increment to EIFD	25.00%	25.00%	25.00%	25.00%
Existing AV Annual Growth Rate <i>(2% + an additional 1% to account for turnover)</i>	3.00%	3.00%	3.00%	3.00%
New AV Annual Growth Rate Prior to Start of EIFD	3.00%	0.00%	3.00%	0.00%
New Development Annual Sales Price Increase	3.00%	3.00%	3.00%	3.00%
Assessed Value per Dwelling Unit				
Single Family	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Multifamily	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Assessed Value per Building Square Foot				
Commercial	\$ 200	\$ 200	\$ 200	\$ 200
Industrial	\$ 200	\$ 200	\$ 200	\$ 200
Development Phasing				
Beginning Year	2017	2025	2017	
Number of Years Until Buildout	25	40	25	
Dwelling Units per Acre [1]				
Single Family	3.7	5.0	5.8	5.0
Multifamily	17.8	20.0	18.8	20.0
Floor Area Ratio [1]				
Commercial	0.30	0.30	0.29	0.30
Industrial	0.30	0.30	0.30	0.30

assump all

Source: San Joaquin County Auditor-Controller, LWA, and EPS

[1] Based on units, sq. ft., and acres provided by LWA. Unincorporated values set equal to Stockton values.



Manteca Tax Increment Projections

Table E5	Projected Tax Increment to EIFD—Manteca.....	6
Table E6	Assessed Value of New Development—Manteca	7
Table E7	Projected Dwelling Units and Nonresidential Building Square Feet—Manteca	8

Table E5
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Tax Increment to EIFD - Manteca

Fiscal Year	Beginning Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] starting in 2017/2018	Gross Tax Increment	Manteca					Total EIFD	
							City [1]		EIFD		County [1]		EIFD
							City [1]	EIFD	City [1]	EIFD			
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*13.22%	h=g*25%	i=f*20.62%	j=i*25%	h+j		
2016	\$ 317,087,655	\$ 9,512,630	\$9,512,629.65	\$ 336,112,914	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2017	\$ 336,112,914	\$ 10,083,387	\$ 10,083,387	\$ 356,279,689	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2018	\$ 356,279,689	\$ 10,688,391	\$ 57,688,858	\$ 424,656,938	\$ 68,377,249	\$ 683,772	\$ 90,387	\$ 22,597	\$ 140,976	\$ 35,244	\$ 57,841	\$ 57,841	
2019	\$ 424,656,938	\$ 12,739,708	\$ 59,419,524	\$ 496,816,170	\$ 140,536,481	\$ 1,405,365	\$ 185,774	\$ 46,443	\$ 289,750	\$ 72,438	\$ 118,881	\$ 118,881	
2020	\$ 496,816,170	\$ 14,904,485	\$ 61,202,109	\$ 572,922,764	\$ 216,643,075	\$ 2,166,431	\$ 286,378	\$ 71,595	\$ 446,662	\$ 111,666	\$ 183,260	\$ 183,260	
2021	\$ 572,922,764	\$ 17,187,683	\$ 63,038,173	\$ 653,148,620	\$ 296,868,931	\$ 2,968,689	\$ 392,428	\$ 98,107	\$ 612,068	\$ 153,017	\$ 251,124	\$ 251,124	
2022	\$ 653,148,620	\$ 19,594,459	\$ 64,929,318	\$ 737,672,396	\$ 381,392,707	\$ 3,813,927	\$ 504,159	\$ 126,040	\$ 786,334	\$ 196,583	\$ 322,623	\$ 322,623	
2023	\$ 737,672,396	\$ 22,130,172	\$ 66,877,197	\$ 826,679,766	\$ 470,400,077	\$ 4,704,001	\$ 621,817	\$ 155,454	\$ 969,844	\$ 242,461	\$ 397,915	\$ 397,915	
2024	\$ 826,679,766	\$ 24,800,393	\$ 68,883,513	\$ 920,363,672	\$ 564,083,983	\$ 5,640,840	\$ 745,657	\$ 186,414	\$ 1,162,996	\$ 290,749	\$ 477,163	\$ 477,163	
2025	\$ 920,363,672	\$ 27,610,910	\$ 70,950,019	\$ 1,018,924,601	\$ 662,644,912	\$ 6,626,449	\$ 875,944	\$ 218,986	\$ 1,366,204	\$ 341,551	\$ 560,537	\$ 560,537	
2026	\$ 1,018,924,601	\$ 30,567,738	\$ 73,078,519	\$ 1,122,570,858	\$ 766,291,169	\$ 7,662,912	\$ 1,012,953	\$ 253,238	\$ 1,579,896	\$ 394,974	\$ 648,212	\$ 648,212	
2027	\$ 1,122,570,858	\$ 33,677,126	\$ 75,270,875	\$ 1,231,518,859	\$ 875,239,170	\$ 8,752,392	\$ 1,156,970	\$ 289,242	\$ 1,804,519	\$ 451,130	\$ 740,372	\$ 740,372	
2028	\$ 1,231,518,859	\$ 36,945,566	\$ 77,529,001	\$ 1,345,993,426	\$ 989,713,737	\$ 9,897,137	\$ 1,308,293	\$ 327,073	\$ 2,040,536	\$ 510,134	\$ 837,207	\$ 837,207	
2029	\$ 1,345,993,426	\$ 40,379,803	\$ 79,854,871	\$ 1,466,228,100	\$ 1,109,948,411	\$ 11,099,484	\$ 1,467,230	\$ 366,807	\$ 2,288,429	\$ 572,107	\$ 938,915	\$ 938,915	
2030	\$ 1,466,228,100	\$ 43,986,843	\$ 82,250,517	\$ 1,592,465,460	\$ 1,236,185,771	\$ 12,361,858	\$ 1,634,102	\$ 408,525	\$ 2,548,698	\$ 637,174	\$ 1,045,700	\$ 1,045,700	
2031	\$ 1,592,465,460	\$ 47,773,964	\$ 84,718,033	\$ 1,724,957,457	\$ 1,368,677,768	\$ 13,686,778	\$ 1,809,241	\$ 452,310	\$ 2,821,862	\$ 705,466	\$ 1,157,776	\$ 1,157,776	
2032	\$ 1,724,957,457	\$ 51,748,724	\$ 87,259,574	\$ 1,863,965,755	\$ 1,507,686,065	\$ 15,076,861	\$ 1,992,995	\$ 498,249	\$ 3,108,462	\$ 777,115	\$ 1,275,364	\$ 1,275,364	
2033	\$ 1,863,965,755	\$ 55,918,973	\$ 89,877,361	\$ 2,009,762,088	\$ 1,653,482,399	\$ 16,534,824	\$ 2,185,722	\$ 546,430	\$ 3,409,056	\$ 852,264	\$ 1,398,695	\$ 1,398,695	
2034	\$ 2,009,762,088	\$ 60,292,863	\$ 92,573,682	\$ 2,162,628,633	\$ 1,806,348,944	\$ 18,063,489	\$ 2,387,795	\$ 596,949	\$ 3,724,228	\$ 931,057	\$ 1,528,006	\$ 1,528,006	
2035	\$ 2,162,628,633	\$ 64,878,859	\$ 95,350,892	\$ 2,322,858,384	\$ 1,966,578,695	\$ 19,665,787	\$ 2,599,601	\$ 649,900	\$ 4,054,581	\$ 1,013,645	\$ 1,663,545	\$ 1,663,545	
2036	\$ 2,322,858,384	\$ 69,685,752	\$ 98,211,419	\$ 2,490,755,555	\$ 2,134,475,866	\$ 21,344,759	\$ 2,821,542	\$ 705,386	\$ 4,400,741	\$ 1,100,185	\$ 1,805,571	\$ 1,805,571	
2037	\$ 2,490,755,555	\$ 74,722,667	\$ 101,157,762	\$ 2,666,635,983	\$ 2,310,356,294	\$ 23,103,563	\$ 3,054,037	\$ 763,509	\$ 4,763,362	\$ 1,190,840	\$ 1,954,350	\$ 1,954,350	
2038	\$ 2,666,635,983	\$ 79,999,079	\$ 104,192,495	\$ 2,850,827,557	\$ 2,494,547,868	\$ 24,945,479	\$ 3,297,518	\$ 824,379	\$ 5,143,118	\$ 1,285,779	\$ 2,110,159	\$ 2,110,159	
2039	\$ 2,850,827,557	\$ 85,524,827	\$ 107,318,269	\$ 3,043,670,653	\$ 2,687,390,964	\$ 26,873,910	\$ 3,552,435	\$ 888,109	\$ 5,540,710	\$ 1,385,178	\$ 2,273,286	\$ 2,273,286	
2040	\$ 3,043,670,653	\$ 91,310,120	\$ 110,537,817	\$ 3,245,518,590	\$ 2,889,238,901	\$ 28,892,389	\$ 3,819,256	\$ 954,814	\$ 5,956,869	\$ 1,489,217	\$ 2,444,031	\$ 2,444,031	
2041	\$ 3,245,518,590	\$ 97,365,558	\$ 113,853,952	\$ 3,456,738,100	\$ 3,100,458,411	\$ 31,004,584	\$ 4,098,465	\$ 1,024,616	\$ 6,392,350	\$ 1,598,087	\$ 2,622,704	\$ 2,622,704	
2042	\$ 3,456,738,100	\$ 103,702,143	\$ 117,062,287	\$ 3,677,502,530	\$ 3,321,222,841	\$ 33,212,228	\$ 4,390,291	\$ 1,097,573	\$ 6,847,509	\$ 1,711,877	\$ 2,809,450	\$ 2,809,450	
2043	\$ 3,677,502,530	\$ 110,325,076	\$ 0	\$ 3,787,827,606	\$ 3,431,547,916	\$ 34,315,479	\$ 4,536,129	\$ 1,134,032	\$ 7,074,971	\$ 1,768,743	\$ 2,902,775	\$ 2,902,775	
2044	\$ 3,787,827,606	\$ 113,634,828	\$ 0	\$ 3,901,462,434	\$ 3,545,182,745	\$ 35,451,827	\$ 4,686,342	\$ 1,171,585	\$ 7,309,257	\$ 1,827,314	\$ 2,998,900	\$ 2,998,900	
2045	\$ 3,901,462,434	\$ 117,043,873	\$ 0	\$ 4,018,506,307	\$ 3,662,226,618	\$ 36,622,266	\$ 4,841,061	\$ 1,210,265	\$ 7,550,571	\$ 1,887,643	\$ 3,097,908	\$ 3,097,908	
2046	\$ 4,018,506,307	\$ 120,555,189	\$ 0	\$ 4,139,061,496	\$ 3,782,781,807	\$ 37,827,818	\$ 5,000,421	\$ 1,250,105	\$ 7,799,125	\$ 1,949,781	\$ 3,199,887	\$ 3,199,887	
2047	\$ 4,139,061,496	\$ 124,171,845	\$ 0	\$ 4,263,233,341	\$ 3,906,953,652	\$ 39,069,537	\$ 5,164,563	\$ 1,291,141	\$ 8,055,136	\$ 2,013,784	\$ 3,304,925	\$ 3,304,925	
2048	\$ 4,263,233,341	\$ 127,897,000	\$ 0	\$ 4,391,130,341	\$ 4,034,850,652	\$ 40,348,507	\$ 5,333,629	\$ 1,333,407	\$ 8,318,827	\$ 2,079,707	\$ 3,413,114	\$ 3,413,114	
2049	\$ 4,391,130,341	\$ 131,733,910	\$ 0	\$ 4,522,864,251	\$ 4,166,584,562	\$ 41,665,846	\$ 5,507,766	\$ 1,376,942	\$ 8,590,428	\$ 2,147,607	\$ 3,524,549	\$ 3,524,549	
2050	\$ 4,522,864,251	\$ 135,685,928	\$ 0	\$ 4,658,550,179	\$ 4,302,270,490	\$ 43,022,705	\$ 5,687,128	\$ 1,421,782	\$ 8,870,178	\$ 2,217,544	\$ 3,639,326	\$ 3,639,326	
2051	\$ 4,658,550,179	\$ 139,756,505	\$ 0	\$ 4,798,306,684	\$ 4,442,026,995	\$ 44,420,270	\$ 5,871,871	\$ 1,467,968	\$ 9,158,320	\$ 2,289,580	\$ 3,757,548	\$ 3,757,548	
2052	\$ 4,798,306,684	\$ 143,949,201	\$ 0	\$ 4,942,255,885	\$ 4,585,976,196	\$ 45,859,762	\$ 6,062,156	\$ 1,515,539	\$ 9,455,106	\$ 2,363,777	\$ 3,879,315	\$ 3,879,315	
2053	\$ 4,942,255,885	\$ 148,267,677	\$ 0	\$ 5,090,523,561	\$ 4,734,243,872	\$ 47,342,439	\$ 6,258,149	\$ 1,564,537	\$ 9,760,796	\$ 2,440,199	\$ 4,004,736	\$ 4,004,736	
2054	\$ 5,090,523,561	\$ 152,715,707	\$ 0	\$ 5,243,239,268	\$ 4,886,959,579	\$ 48,869,596	\$ 6,460,023	\$ 1,615,006	\$ 10,075,656	\$ 2,518,914	\$ 4,133,920	\$ 4,133,920	
2055	\$ 5,243,239,268	\$ 157,297,178	\$ 0	\$ 5,400,536,446	\$ 5,044,256,757	\$ 50,442,568	\$ 6,667,952	\$ 1,666,988	\$ 10,399,963	\$ 2,599,991	\$ 4,266,979	\$ 4,266,979	
2056	\$ 5,400,536,446	\$ 162,016,093	\$ 0	\$ 5,562,552,540	\$ 5,206,272,850	\$ 52,062,729	\$ 6,882,120	\$ 1,720,530	\$ 10,733,999	\$ 2,683,500	\$ 4,404,030	\$ 4,404,030	
2057	\$ 5,562,552,540	\$ 166,876,576	\$ 0	\$ 5,729,429,116	\$ 5,373,149,427	\$ 53,731,494	\$ 7,102,712	\$ 1,775,678	\$ 11,078,055	\$ 2,769,514	\$ 4,545,192	\$ 4,545,192	
2058	\$ 5,729,429,116	\$ 171,882,873	\$ 0	\$ 5,901,311,989	\$ 5,545,032,300	\$ 55,450,323	\$ 7,329,923	\$ 1,832,481	\$ 11,432,434	\$ 2,858,108	\$ 4,690,589	\$ 4,690,589	
2059	\$ 5,901,311,989	\$ 177,039,360	\$ 0	\$ 6,078,351,349	\$ 5,722,071,660	\$ 57,220,717	\$ 7,563,949	\$ 1,890,987	\$ 11,797,443	\$ 2,949,361	\$ 4,840,348	\$ 4,840,348	
2060	\$ 6,078,351,349	\$ 182,350,540	\$ 0	\$ 6,260,701,889	\$ 5,904,422,200	\$ 59,044,222	\$ 7,804,996	\$ 1,951,249	\$ 12,173,403	\$ 3,043,351	\$ 4,994,600	\$ 4,994,600	

Source: San Joaquin County, LWA, and EPS.

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[1] See Table E3 for 2015/2016 beginning assessed value (as of 01/01/2015 lien date) and tax increment percentages. These values are for parcels not in a redevelopment area only.

[2] For fiscal years 2015/2016 and 2016/2017, it is assumed that new AV added to roll is 3% of of the beginning assessed value.

For all other years, see Table E6 for new AV added to roll. It is assumed that new AV is added to roll in year after development occurs.

[3] EIFD formed in 2017, so cumulative growth in AV for use in calculating EIFD tax increment begins in fiscal year 2017/2018.

Table E6
San Joaquin County ULOP EIFD Feasibility Analysis
Assessed Value of New Development - Manteca

Manteca

Assessed Value of New Development								
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>								
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Commercial	Industrial	Subtotal Nonres.	Total (2016 \$)	Total with Annual Sales Price Increase
<i>Assumption</i>	<i>AV per Dwelling Unit</i>		<i>AV per Bldg. Sq. Ft.</i>			<i>3.0%</i>		
	<i>\$ 250,000</i>	<i>\$ 150,000</i>	<i>\$ 200</i>	<i>\$ 200</i>				
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 57,688,858
2018	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 59,419,524
2019	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 61,202,109
2020	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 63,038,173
2021	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 64,929,318
2022	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 66,877,197
2023	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 68,883,513
2024	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 70,950,019
2025	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 73,078,519
2026	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 75,270,875
2027	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 77,529,001
2028	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 79,854,871
2029	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 82,250,517
2030	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 84,718,033
2031	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 87,259,574
2032	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 89,877,361
2033	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 92,573,682
2034	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 95,350,892
2035	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 98,211,419
2036	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 101,157,762
2037	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 104,192,495
2038	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 107,318,269
2039	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 110,537,817
2040	\$ 20,750,000	\$ 2,850,000	\$ 23,600,000	\$ 8,259,000	\$ 24,149,600	\$ 32,408,600	\$ 56,008,600	\$ 113,853,952
2041	\$ 19,750,000	\$ 3,750,000	\$ 23,500,000	\$ 8,258,400	\$ 24,151,200	\$ 32,409,600	\$ 55,909,600	\$ 117,062,287
2042	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2043	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2047	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2048	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2051	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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Source: LWA and EPS.

[1] See Table E7 for development projections.

Table E7
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Dwelling Units and Nonresidential Building Square Feet - Manteca

Manteca

Fiscal Year Ending	Acres						Dwelling Units			Building Square Feet			
	Single Family	Multifamily	Subtotal Resid.	Commercial	Industrial	Subtotal Nonres.	TOTAL	Single Family	Multifamily	TOTAL	Commercial	Industrial	Total
<i>Dwelling Units per Acre/FAR</i>								3.7	17.8		0.30	0.30	
<i>Total</i>	560.0	27.0	587.0	79.0	231.0	310.0	897.0	2,071	481	2,552	1,032,372	3,018,708	4,051,080
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2017	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2018	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2019	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2020	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2021	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2022	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2023	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2024	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2025	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2026	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2027	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2028	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2029	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2030	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2031	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2032	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2033	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2034	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2035	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2036	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2037	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2038	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2039	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2040	22.4	1.1	23.5	3.2	9.2	12.4	35.9	83	19	102	41,295	120,748	162,043
2041	22.4	1.1	23.5	3.2	9.2	12.4	35.9	79	25	104	41,292	120,756	162,048
2042	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2043	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2044	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2045	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2046	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2047	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2048	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2049	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2050	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2051	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2052	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2053	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2054	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2055	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2056	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2057	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2058	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2059	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
Total	560.0	27.0	587.0	79.0	231.0	310.0	897.0	2,071	481	2,552	1,032,372	3,018,708	4,051,080

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Source: LWA and EPS.



Stockton Tax Increment Projections

Table E8	Projected Tax Increment to EIFD—Stockton	9
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Table E10	Projected Dwelling Units and Nonresidential Building Square Feet—Stockton	11

Table E9
San Joaquin County ULOP EIFD Feasibility Analysis
Assessed Value of New Development - Stockton

Stockton

Assessed Value of New Development									
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Commercial	Industrial	Subtotal Nonres.	Total (2016 \$)	Total with Annual Sales Price Increase	
<i>Assumption</i>	<i>AV per Dwelling Unit</i>		<i>AV per Bldg. Sq. Ft.</i>					<i>3.0%</i>	
	<i>\$ 250,000</i>	<i>\$ 150,000</i>	<i>\$ 200</i>	<i>\$ 200</i>	<i>\$ 200</i>	<i>\$ 200</i>	<i>\$ 200</i>	<i>\$ 200</i>	<i>\$ 200</i>
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 106,130,251	
2026	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 109,314,158	
2027	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 112,593,583	
2028	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 115,971,391	
2029	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 119,450,532	
2030	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 123,034,048	
2031	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 126,725,070	
2032	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 130,526,822	
2033	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 134,442,626	
2034	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 138,475,905	
2035	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 142,630,182	
2036	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 146,909,088	
2037	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 151,316,360	
2038	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 155,855,851	
2039	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 160,531,527	
2040	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 165,347,473	
2041	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 170,307,897	
2042	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 175,417,134	
2043	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 180,679,648	
2044	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 186,100,037	
2045	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 191,683,038	
2046	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 197,433,529	
2047	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 203,356,535	
2048	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 209,457,231	
2049	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 215,740,948	
2050	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 222,213,177	
2051	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 228,879,572	
2052	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 235,745,959	
2053	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 242,818,338	
2054	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 250,102,888	
2055	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 257,605,975	
2056	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 265,334,154	
2057	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 273,294,179	
2058	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 281,493,004	
2059	\$ 10,000,000	\$ 6,000,000	\$ 16,000,000	\$ 13,068,000	\$ 52,272,000	\$ 65,340,000	\$ 81,340,000	\$ 289,937,794	

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Source: LWA and EPS.

[1] See Table E10 for development projections.

Table E10
 San Joaquin County ULOP EIFD Feasibility Analysis
 Projected Dwelling Units and Nonresidential Building Square Feet - Stockton

Fiscal Year Ending	Acres						Dwelling Units			Building Square Feet			
	Single Family	Multifamily	Subtotal Resid.	Commercial	Industrial	Subtotal Nonres.	TOTAL	Single Family	Multifamily	TOTAL	Commercial	Industrial	Total
<i>Dwelling Units per Acre/FAR</i>													
<i>Total</i>	320.0	80.0	400.0	200.0	800.0	1,000.0	1,400.0	5.0	20.0	3,200	0.30	0.30	13,068,000
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2017	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2018	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2019	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2020	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2021	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2022	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2023	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2024	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2025	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2026	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2027	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2028	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2029	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2030	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2031	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2032	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2033	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2034	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2035	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2036	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2037	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2038	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2039	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2040	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2041	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2042	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2043	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2044	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2045	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2046	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2047	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2048	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2049	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2050	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2051	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2052	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2053	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2054	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2055	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2056	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2057	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2058	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2059	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2060	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2061	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2062	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2063	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
2064	8.0	2.0	10.0	5.0	20.0	25.0	35.0	40	40	80	65,340	261,360	326,700
Total	320.0	80.0	400.0	200.0	800.0	1,000.0	1,400.0	1,600	1,600	3,200	2,613,600	10,454,400	13,068,000

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Source: LWA and EPS.



Lathrop Tax Increment Projections

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Table E11
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Tax Increment to EIFD - Lathrop

Lathrop

Fiscal Year	Beginning Ending Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] starting in 2017/2018	Gross Tax Increment	Net Tax Increment					Total EIFD
							City [1]	EIFD	County [1]	EIFD		
Formula	a	b=a*3.0%	c	d=a+b+c	e	f=e*1.0%	g=f*12.95%	h=g*25%	i=f*17.71%	j=i*25%	h+j	
2016	\$ 2,060,895,167	\$61,826,855	\$61,826,855	\$ 2,184,548,877	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2017	\$ 2,184,548,877	\$65,536,466	\$65,536,466	\$ 2,315,621,810	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
2018	\$ 2,315,621,810	\$ 65,536,466	\$ 155,676,878	\$ 2,536,835,154	\$ 221,213,344	\$ 2,212,133	\$ 286,484	\$ 71,621	\$ 391,848	\$ 97,962	\$ 169,583	
2019	\$ 2,536,835,154	\$ 69,468,654	\$ 160,347,184	\$ 2,766,650,993	\$ 451,029,183	\$ 4,510,292	\$ 584,109	\$ 146,027	\$ 798,934	\$ 199,733	\$ 345,761	
2020	\$ 2,766,650,993	\$ 76,105,055	\$ 165,157,600	\$ 3,007,913,647	\$ 692,291,837	\$ 6,922,918	\$ 896,558	\$ 224,139	\$ 1,226,296	\$ 306,088	\$ 530,713	
2021	\$ 3,007,913,647	\$ 82,999,530	\$ 170,112,328	\$ 3,261,025,505	\$ 945,403,695	\$ 9,454,037	\$ 1,224,352	\$ 306,088	\$ 1,674,647	\$ 418,662	\$ 724,750	
2022	\$ 3,261,025,505	\$ 90,237,409	\$ 175,215,698	\$ 3,526,478,612	\$ 1,210,856,802	\$ 12,108,568	\$ 1,568,129	\$ 392,032	\$ 2,144,859	\$ 536,215	\$ 928,247	
2023	\$ 3,526,478,612	\$ 97,830,765	\$ 180,472,169	\$ 3,804,781,546	\$ 1,489,159,736	\$ 14,891,597	\$ 1,928,548	\$ 482,137	\$ 2,637,833	\$ 659,458	\$ 1,141,595	
2024	\$ 3,804,781,546	\$ 105,794,358	\$ 185,886,334	\$ 4,096,462,238	\$ 1,780,840,428	\$ 17,808,404	\$ 2,306,291	\$ 576,573	\$ 3,154,504	\$ 788,626	\$ 1,365,199	
2025	\$ 4,096,462,238	\$ 114,143,446	\$ 191,462,924	\$ 4,402,068,608	\$ 2,086,446,798	\$ 20,864,468	\$ 2,702,069	\$ 675,517	\$ 3,695,841	\$ 923,960	\$ 1,599,478	
2026	\$ 4,402,068,608	\$ 122,893,867	\$ 197,206,811	\$ 4,722,169,286	\$ 2,406,547,477	\$ 24,065,475	\$ 3,116,618	\$ 779,154	\$ 4,262,854	\$ 1,065,713	\$ 1,844,868	
2027	\$ 4,722,169,286	\$ 132,062,058	\$ 203,123,016	\$ 5,057,354,360	\$ 2,741,732,551	\$ 27,417,326	\$ 3,550,702	\$ 887,675	\$ 4,856,586	\$ 1,214,147	\$ 2,101,822	
2028	\$ 5,057,354,360	\$ 141,665,079	\$ 209,216,706	\$ 5,408,236,145	\$ 3,092,614,335	\$ 30,926,143	\$ 4,005,114	\$ 1,001,279	\$ 5,478,123	\$ 1,369,531	\$ 2,470,809	
2029	\$ 5,408,236,145	\$ 151,720,631	\$ 215,493,207	\$ 5,775,449,983	\$ 3,459,828,174	\$ 34,598,282	\$ 4,480,677	\$ 1,120,169	\$ 6,128,590	\$ 1,532,147	\$ 2,652,317	
2030	\$ 5,775,449,983	\$ 162,247,084	\$ 221,958,004	\$ 6,159,655,505	\$ 3,844,033,262	\$ 38,440,333	\$ 4,978,245	\$ 1,244,561	\$ 6,809,154	\$ 1,702,288	\$ 2,946,850	
2031	\$ 6,159,655,071	\$ 173,263,499	\$ 228,616,744	\$ 6,561,535,315	\$ 4,245,913,505	\$ 42,459,135	\$ 5,498,703	\$ 1,374,676	\$ 7,521,027	\$ 1,880,257	\$ 3,254,933	
2032	\$ 6,561,535,315	\$ 184,789,652	\$ 235,475,246	\$ 6,981,800,213	\$ 4,666,178,403	\$ 46,661,784	\$ 6,042,970	\$ 1,510,743	\$ 8,265,466	\$ 2,066,367	\$ 3,577,109	
2033	\$ 6,981,800,213	\$ 196,846,059	\$ 242,539,503	\$ 7,421,185,776	\$ 5,105,563,966	\$ 51,055,640	\$ 6,612,000	\$ 1,653,000	\$ 9,043,775	\$ 2,260,944	\$ 3,913,944	
2034	\$ 7,421,185,776	\$ 209,454,006	\$ 249,815,689	\$ 7,880,455,471	\$ 5,564,833,661	\$ 55,648,337	\$ 7,206,781	\$ 1,801,695	\$ 9,857,305	\$ 2,464,326	\$ 4,266,022	
2035	\$ 7,880,455,471	\$ 222,635,573	\$ 257,310,159	\$ 8,360,401,203	\$ 6,044,779,393	\$ 60,447,794	\$ 7,828,338	\$ 1,957,085	\$ 10,707,460	\$ 2,676,865	\$ 4,633,950	
2036	\$ 8,360,401,203	\$ 236,413,664	\$ 265,029,464	\$ 8,861,844,331	\$ 6,546,222,521	\$ 65,462,225	\$ 8,477,736	\$ 2,119,434	\$ 11,595,695	\$ 2,898,924	\$ 5,018,358	
2037	\$ 8,861,844,331	\$ 250,812,036	\$ 272,980,348	\$ 9,385,636,715	\$ 7,070,014,905	\$ 70,700,149	\$ 9,156,078	\$ 2,289,019	\$ 12,523,518	\$ 3,130,879	\$ 5,419,899	
2038	\$ 9,385,636,715	\$ 265,855,330	\$ 281,169,758	\$ 9,932,661,803	\$ 7,617,039,994	\$ 76,170,400	\$ 9,864,507	\$ 2,466,127	\$ 13,492,494	\$ 3,373,124	\$ 5,839,250	
2039	\$ 9,932,661,803	\$ 281,569,101	\$ 289,604,851	\$ 10,503,835,756	\$ 8,188,213,946	\$ 81,882,139	\$ 10,604,210	\$ 2,651,052	\$ 14,504,247	\$ 3,626,062	\$ 6,277,114	
2040	\$ 10,503,835,756	\$ 297,979,854	\$ 298,292,997	\$ 11,100,108,607	\$ 8,784,486,797	\$ 87,844,868	\$ 11,376,418	\$ 2,844,104	\$ 15,560,459	\$ 3,890,115	\$ 6,734,219	
2041	\$ 11,100,108,607	\$ 315,115,073	\$ 307,241,787	\$ 11,722,465,466	\$ 9,406,843,656	\$ 94,068,437	\$ 12,182,406	\$ 3,045,601	\$ 16,662,875	\$ 4,165,719	\$ 7,211,320	
2042	\$ 11,722,465,466	\$ 333,003,258	\$ 321,067,027	\$ 12,376,535,751	\$ 10,060,913,941	\$ 100,609,139	\$ 13,029,465	\$ 3,257,366	\$ 17,821,467	\$ 4,455,367	\$ 7,712,733	
2043	\$ 12,376,535,751	\$ 351,673,964	\$ 0	\$ 12,728,209,715	\$ 10,412,587,905	\$ 104,125,879	\$ 13,484,903	\$ 3,371,226	\$ 18,444,407	\$ 4,611,102	\$ 7,982,327	
2044	\$ 12,728,209,715	\$ 371,296,073	\$ 0	\$ 13,099,505,787	\$ 10,783,883,977	\$ 107,838,840	\$ 13,965,753	\$ 3,491,438	\$ 19,102,105	\$ 4,775,526	\$ 8,266,964	
2045	\$ 13,099,505,787	\$ 381,846,291	\$ 0	\$ 13,481,352,079	\$ 11,165,730,269	\$ 111,657,303	\$ 14,460,266	\$ 3,615,066	\$ 19,778,491	\$ 4,944,623	\$ 8,559,689	
2046	\$ 13,481,352,079	\$ 392,985,174	\$ 0	\$ 13,874,337,252	\$ 11,558,715,442	\$ 115,587,154	\$ 14,969,204	\$ 3,742,301	\$ 20,474,608	\$ 5,118,652	\$ 8,860,953	
2047	\$ 13,874,337,252	\$ 404,440,562	\$ 0	\$ 14,278,777,814	\$ 11,963,156,005	\$ 119,631,560	\$ 15,492,978	\$ 3,873,244	\$ 21,191,016	\$ 5,297,754	\$ 9,170,998	
2048	\$ 14,278,777,814	\$ 416,230,118	\$ 0	\$ 14,695,007,932	\$ 12,379,386,122	\$ 123,793,861	\$ 16,032,020	\$ 4,008,005	\$ 21,928,308	\$ 5,482,077	\$ 9,490,082	
2049	\$ 14,695,007,932	\$ 428,363,334	\$ 0	\$ 15,123,371,266	\$ 12,807,749,457	\$ 128,077,495	\$ 16,586,775	\$ 4,146,694	\$ 22,687,092	\$ 5,671,773	\$ 9,818,467	
2050	\$ 15,123,371,266	\$ 440,850,238	\$ 0	\$ 15,564,221,504	\$ 13,248,599,695	\$ 132,485,997	\$ 17,157,702	\$ 4,289,425	\$ 23,467,995	\$ 5,866,999	\$ 10,156,424	
2051	\$ 15,564,221,504	\$ 453,701,138	\$ 0	\$ 16,017,922,642	\$ 13,702,300,833	\$ 137,023,008	\$ 17,745,271	\$ 4,436,318	\$ 24,271,662	\$ 6,067,915	\$ 10,504,233	
2052	\$ 16,017,922,642	\$ 466,926,645	\$ 0	\$ 16,484,849,288	\$ 14,169,227,478	\$ 141,692,275	\$ 18,349,968	\$ 4,587,492	\$ 25,098,755	\$ 6,274,689	\$ 10,862,181	
2053	\$ 16,484,849,288	\$ 480,537,679	\$ 0	\$ 16,965,386,967	\$ 14,649,765,157	\$ 146,497,652	\$ 18,972,292	\$ 4,743,073	\$ 25,949,959	\$ 6,487,490	\$ 11,230,563	
2054	\$ 16,965,386,967	\$ 494,545,479	\$ 0	\$ 17,459,932,445	\$ 15,144,310,636	\$ 151,443,106	\$ 19,612,757	\$ 4,903,189	\$ 26,825,975	\$ 6,706,494	\$ 11,609,683	
2055	\$ 17,459,932,445	\$ 508,961,609	\$ 0	\$ 17,968,894,054	\$ 15,653,272,245	\$ 156,532,722	\$ 20,271,892	\$ 5,067,973	\$ 27,727,528	\$ 6,931,882	\$ 11,999,855	
2056	\$ 17,968,894,054	\$ 523,797,973	\$ 0	\$ 18,492,692,028	\$ 16,177,070,218	\$ 161,770,702	\$ 20,950,240	\$ 5,237,560	\$ 28,655,361	\$ 7,163,840	\$ 12,401,400	
2057	\$ 18,492,692,028	\$ 539,066,822	\$ 0	\$ 19,031,758,849	\$ 16,716,137,400	\$ 167,161,370	\$ 21,648,363	\$ 5,412,091	\$ 29,610,241	\$ 7,402,560	\$ 12,814,651	
2058	\$ 19,031,758,849	\$ 554,780,761	\$ 0	\$ 19,586,539,610	\$ 17,270,917,801	\$ 172,709,178	\$ 22,366,836	\$ 5,591,709	\$ 30,592,955	\$ 7,648,239	\$ 13,239,948	
2059	\$ 19,586,539,610	\$ 570,952,765	\$ 0	\$ 20,157,492,376	\$ 17,841,870,566	\$ 178,418,706	\$ 23,106,253	\$ 5,776,563	\$ 31,604,316	\$ 7,901,079	\$ 13,677,642	
2060	\$ 20,157,492,376	\$ 587,596,188	\$ 0	\$ 20,745,088,564	\$ 18,429,466,754	\$ 184,294,668	\$ 23,867,224	\$ 5,966,806	\$ 32,645,159	\$ 8,161,290	\$ 14,128,096	

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Source: San Joaquin County, LWA, and EPS.

[1] See Table E3 for 2015/2016 beginning assessed value (as of 01/01/2015 lien date) and tax increment percentages.

[2] For fiscal years 2015/2016 and 2016/2017, it is assumed that new AV added to roll is 3% of the beginning assessed value.

For all other years, see Table E12 for new AV added to roll. It is assumed that new AV is added to roll in year after development occurs.

[3] EIFD formed in 2017, so cumulative growth in AV for use in calculating EIFD tax increment begins in fiscal year 2017/2018.

Table E12
San Joaquin County ULOP EIFD Feasibility Analysis
Assessed Value of New Development - Lathrop

Lathrop

Assessed Value of New Development								
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>								
Fiscal Year	Single Family	Multifamily	Subtotal	Commercial	Industrial	Subtotal	Total	Total with Annual
Ending	Low Density		Residential			Nonres.	(2016 \$)	Sales Price Increase
<i>Assumption</i>	<i>AV per Dwelling Unit</i>		<i>AV per Bldg. Sq. Ft.</i>					<i>3.0%</i>
	<i>\$ 250,000</i>	<i>\$ 150,000</i>	<i>\$ 200</i>	<i>\$ 200</i>				
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 155,676,878
2018	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 160,347,184
2019	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 165,157,600
2020	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 170,112,328
2021	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 175,215,698
2022	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 180,472,169
2023	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 185,886,334
2024	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 191,462,924
2025	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 197,206,811
2026	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 203,123,016
2027	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 209,216,706
2028	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 215,493,207
2029	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 221,958,004
2030	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 228,616,744
2031	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 235,475,246
2032	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 242,539,503
2033	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 249,815,689
2034	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 257,310,159
2035	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 265,029,464
2036	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 272,980,348
2037	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 281,169,758
2038	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 289,604,851
2039	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 298,292,997
2040	\$ 45,250,000	\$ 4,950,000	\$ 50,200,000	\$ 44,488,800	\$ 56,453,800	\$ 100,942,600	\$ 151,142,600	\$ 307,241,787
2041	\$ 47,750,000	\$ 4,650,000	\$ 52,400,000	\$ 44,490,600	\$ 56,452,800	\$ 100,943,400	\$ 153,343,400	\$ 321,067,027
2042	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2043	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2047	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2048	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2051	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

AV new I

Source: LWA and EPS.

[1] See Table E13 for development projections.

Table E13
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Dwelling Units and Nonresidential Building Square Feet - Lathrop

Lathrop

Fiscal Year Ending	Acres						Dwelling Units			Building Square Feet			
	Single Family	Multifamily	Subtotal Resid.	Commercial	Industrial	Subtotal Nonres.	TOTAL	Single Family	Multifamily	TOTAL	Commercial	Industrial	Total
<i>Dwelling Units per Acre/FAR</i>													
<i>Total</i>	<i>781.1</i>	<i>43.7</i>	<i>824.8</i>	<i>434.9</i>	<i>540.0</i>	<i>974.9</i>	<i>1,799.7</i>	<i>5.8</i>	<i>18.8</i>	<i>5,358</i>	<i>0.29</i>	<i>0.30</i>	<i>12,617,829</i>
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2017	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2018	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2019	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2020	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2021	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2022	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2023	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2024	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2025	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2026	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2027	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2028	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2029	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2030	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2031	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2032	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2033	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2034	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2035	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2036	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2037	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2038	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2039	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2040	31.2	1.7	33.0	17.4	21.6	39.0	72.0	181	33	214	222,444	282,269	504,713
2041	31.2	1.7	33.0	17.4	21.6	39.0	72.0	191	31	222	222,453	282,264	504,717
2042	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2043	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2044	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2045	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2046	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2047	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2048	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2049	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2050	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2051	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2052	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2053	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2054	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2055	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2056	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2057	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2058	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2059	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
Total	781.1	43.7	824.8	434.9	540.0	974.9	1,799.7	4,535	823	5,358	5,561,109	7,056,720	12,617,829

Source: LWA and EPS.

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Unincorporated Tax Increment Projections

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Table E16	Projected Dwelling Units and Nonresidential Building Square Feet—Unincorporated.....	17

Table E14
San Joaquin County ULOP EIFD Feasibility Analysis
Projected Tax Increment to EIFD - Unincorporated

Unincorporated

Fiscal Year	Beginning Ending Assessed Value [1]	Existing AV Growth	New AV Added to Roll [2]	Ending AV	Cumulative Growth in AV [3] <i>starting in 2017/2018</i>	Gross Tax Increment	Net Tax Increment					Total EIFD
							City [1]	EIFD	County [1]	EIFD		
<i>Formula</i>	<i>a</i>	<i>b=a*3.0%</i>	<i>c</i>	<i>d=a+b+c</i>	<i>e</i>	<i>f=e*1.0%</i>	<i>g=f*0.00%</i>	<i>h=g*25%</i>	<i>i=f*21.37%</i>	<i>j=i*25%</i>	<i>h+j</i>	
2016	\$ 480,980,307	\$14,429,409	\$0	\$ 495,409,716	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 495,409,716	\$14,862,291	\$0	\$ 510,272,008	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2018	\$ 510,272,008	\$ 14,862,291	\$ 0	\$ 525,134,299	\$ 14,862,291	\$ 148,623	\$ 0	\$ 0	\$ 31,765	\$ 7,941	\$ 7,941	\$ 7,941
2019	\$ 525,134,299	\$ 15,308,160	\$ 0	\$ 540,442,459	\$ 30,170,452	\$ 301,705	\$ 0	\$ 0	\$ 64,483	\$ 16,121	\$ 16,121	\$ 16,121
2020	\$ 540,442,459	\$ 15,754,029	\$ 0	\$ 556,196,488	\$ 45,924,481	\$ 459,245	\$ 0	\$ 0	\$ 98,154	\$ 24,538	\$ 24,538	\$ 24,538
2021	\$ 556,196,488	\$ 16,213,274	\$ 0	\$ 572,409,762	\$ 62,137,754	\$ 621,378	\$ 0	\$ 0	\$ 132,806	\$ 33,202	\$ 33,202	\$ 33,202
2022	\$ 572,409,762	\$ 16,685,895	\$ 0	\$ 589,095,657	\$ 78,823,649	\$ 788,236	\$ 0	\$ 0	\$ 168,469	\$ 42,117	\$ 42,117	\$ 42,117
2023	\$ 589,095,657	\$ 17,172,293	\$ 0	\$ 606,267,950	\$ 95,995,942	\$ 959,959	\$ 0	\$ 0	\$ 205,171	\$ 51,293	\$ 51,293	\$ 51,293
2024	\$ 606,267,950	\$ 17,672,870	\$ 0	\$ 623,940,819	\$ 113,668,812	\$ 1,136,688	\$ 0	\$ 0	\$ 242,943	\$ 60,736	\$ 60,736	\$ 60,736
2025	\$ 623,940,819	\$ 18,188,038	\$ 0	\$ 642,128,858	\$ 131,856,850	\$ 1,318,569	\$ 0	\$ 0	\$ 281,816	\$ 70,454	\$ 70,454	\$ 70,454
2026	\$ 642,128,858	\$ 18,718,225	\$ 0	\$ 660,847,082	\$ 150,575,075	\$ 1,505,751	\$ 0	\$ 0	\$ 321,822	\$ 80,455	\$ 80,455	\$ 80,455
2027	\$ 660,847,082	\$ 19,263,866	\$ 0	\$ 680,110,948	\$ 169,838,941	\$ 1,698,389	\$ 0	\$ 0	\$ 362,994	\$ 90,749	\$ 90,749	\$ 90,749
2028	\$ 680,110,948	\$ 19,825,412	\$ 0	\$ 699,936,361	\$ 189,664,353	\$ 1,896,644	\$ 0	\$ 0	\$ 405,367	\$ 101,342	\$ 101,342	\$ 101,342
2029	\$ 699,936,361	\$ 20,403,328	\$ 0	\$ 720,339,689	\$ 210,067,681	\$ 2,100,677	\$ 0	\$ 0	\$ 448,974	\$ 112,244	\$ 112,244	\$ 112,244
2030	\$ 720,339,689	\$ 20,998,091	\$ 0	\$ 741,337,780	\$ 231,065,772	\$ 2,310,658	\$ 0	\$ 0	\$ 493,853	\$ 123,463	\$ 123,463	\$ 123,463
2031	\$ 741,337,780	\$ 21,610,191	\$ 0	\$ 762,947,971	\$ 252,675,963	\$ 2,526,760	\$ 0	\$ 0	\$ 540,040	\$ 135,010	\$ 135,010	\$ 135,010
2032	\$ 762,947,971	\$ 22,240,133	\$ 0	\$ 785,188,104	\$ 274,916,096	\$ 2,749,161	\$ 0	\$ 0	\$ 587,574	\$ 146,893	\$ 146,893	\$ 146,893
2033	\$ 785,188,104	\$ 22,888,439	\$ 0	\$ 808,076,543	\$ 297,804,535	\$ 2,978,045	\$ 0	\$ 0	\$ 636,493	\$ 159,123	\$ 159,123	\$ 159,123
2034	\$ 808,076,543	\$ 23,555,643	\$ 0	\$ 831,632,186	\$ 321,360,179	\$ 3,213,602	\$ 0	\$ 0	\$ 686,838	\$ 171,710	\$ 171,710	\$ 171,710
2035	\$ 831,632,186	\$ 24,242,296	\$ 0	\$ 855,874,483	\$ 345,602,475	\$ 3,456,025	\$ 0	\$ 0	\$ 738,651	\$ 184,663	\$ 184,663	\$ 184,663
2036	\$ 855,874,483	\$ 24,948,966	\$ 0	\$ 880,823,448	\$ 370,551,440	\$ 3,705,514	\$ 0	\$ 0	\$ 791,974	\$ 197,993	\$ 197,993	\$ 197,993
2037	\$ 880,823,448	\$ 25,676,234	\$ 0	\$ 906,499,683	\$ 396,227,675	\$ 3,962,277	\$ 0	\$ 0	\$ 846,851	\$ 211,713	\$ 211,713	\$ 211,713
2038	\$ 906,499,683	\$ 26,424,703	\$ 0	\$ 932,924,386	\$ 422,652,378	\$ 4,226,524	\$ 0	\$ 0	\$ 903,328	\$ 225,832	\$ 225,832	\$ 225,832
2039	\$ 932,924,386	\$ 27,194,990	\$ 0	\$ 960,119,377	\$ 449,847,369	\$ 4,498,474	\$ 0	\$ 0	\$ 961,452	\$ 240,363	\$ 240,363	\$ 240,363
2040	\$ 960,119,377	\$ 27,987,732	\$ 0	\$ 988,107,108	\$ 477,835,100	\$ 4,778,351	\$ 0	\$ 0	\$ 1,021,270	\$ 255,317	\$ 255,317	\$ 255,317
2041	\$ 988,107,108	\$ 28,803,581	\$ 0	\$ 1,016,910,689	\$ 506,638,682	\$ 5,066,387	\$ 0	\$ 0	\$ 1,082,831	\$ 270,708	\$ 270,708	\$ 270,708
2042	\$ 1,016,910,689	\$ 29,643,213	\$ 0	\$ 1,046,553,903	\$ 536,281,895	\$ 5,362,819	\$ 0	\$ 0	\$ 1,146,187	\$ 286,547	\$ 286,547	\$ 286,547
2043	\$ 1,046,553,903	\$ 30,507,321	\$ 0	\$ 1,077,061,223	\$ 566,789,216	\$ 5,667,892	\$ 0	\$ 0	\$ 1,211,390	\$ 302,847	\$ 302,847	\$ 302,847
2044	\$ 1,077,061,223	\$ 31,396,617	\$ 0	\$ 1,108,457,840	\$ 598,185,833	\$ 5,981,858	\$ 0	\$ 0	\$ 1,278,493	\$ 319,623	\$ 319,623	\$ 319,623
2045	\$ 1,108,457,840	\$ 32,311,837	\$ 0	\$ 1,140,769,677	\$ 630,497,669	\$ 6,304,977	\$ 0	\$ 0	\$ 1,347,553	\$ 336,888	\$ 336,888	\$ 336,888
2046	\$ 1,140,769,677	\$ 33,253,735	\$ 0	\$ 1,174,023,412	\$ 663,751,405	\$ 6,637,514	\$ 0	\$ 0	\$ 1,418,626	\$ 354,656	\$ 354,656	\$ 354,656
2047	\$ 1,174,023,412	\$ 34,223,090	\$ 0	\$ 1,208,246,503	\$ 697,974,495	\$ 6,979,745	\$ 0	\$ 0	\$ 1,491,770	\$ 372,943	\$ 372,943	\$ 372,943
2048	\$ 1,208,246,503	\$ 35,220,702	\$ 0	\$ 1,243,467,205	\$ 733,195,197	\$ 7,331,952	\$ 0	\$ 0	\$ 1,567,047	\$ 391,762	\$ 391,762	\$ 391,762
2049	\$ 1,243,467,205	\$ 36,247,395	\$ 0	\$ 1,279,714,600	\$ 769,442,592	\$ 7,694,426	\$ 0	\$ 0	\$ 1,644,518	\$ 411,129	\$ 411,129	\$ 411,129
2050	\$ 1,279,714,600	\$ 37,304,016	\$ 0	\$ 1,317,018,616	\$ 806,746,609	\$ 8,067,466	\$ 0	\$ 0	\$ 1,724,247	\$ 431,062	\$ 431,062	\$ 431,062
2051	\$ 1,317,018,616	\$ 38,391,438	\$ 0	\$ 1,355,410,054	\$ 845,138,047	\$ 8,451,380	\$ 0	\$ 0	\$ 1,806,300	\$ 451,575	\$ 451,575	\$ 451,575
2052	\$ 1,355,410,054	\$ 39,510,558	\$ 0	\$ 1,394,920,613	\$ 884,648,605	\$ 8,846,486	\$ 0	\$ 0	\$ 1,890,746	\$ 472,686	\$ 472,686	\$ 472,686
2053	\$ 1,394,920,613	\$ 40,662,302	\$ 0	\$ 1,435,582,914	\$ 925,310,907	\$ 9,253,109	\$ 0	\$ 0	\$ 1,977,653	\$ 494,413	\$ 494,413	\$ 494,413
2054	\$ 1,435,582,914	\$ 41,847,618	\$ 0	\$ 1,477,430,533	\$ 967,158,525	\$ 9,671,585	\$ 0	\$ 0	\$ 2,067,093	\$ 516,773	\$ 516,773	\$ 516,773
2055	\$ 1,477,430,533	\$ 43,067,487	\$ 0	\$ 1,520,498,020	\$ 1,010,226,012	\$ 10,102,260	\$ 0	\$ 0	\$ 2,159,140	\$ 539,785	\$ 539,785	\$ 539,785
2056	\$ 1,520,498,020	\$ 44,322,916	\$ 0	\$ 1,564,820,936	\$ 1,054,548,928	\$ 10,545,489	\$ 0	\$ 0	\$ 2,253,871	\$ 563,468	\$ 563,468	\$ 563,468
2057	\$ 1,564,820,936	\$ 45,614,941	\$ 0	\$ 1,610,435,877	\$ 1,100,163,869	\$ 11,001,639	\$ 0	\$ 0	\$ 2,351,363	\$ 587,841	\$ 587,841	\$ 587,841
2058	\$ 1,610,435,877	\$ 46,944,628	\$ 0	\$ 1,657,380,505	\$ 1,147,108,497	\$ 11,471,085	\$ 0	\$ 0	\$ 2,451,697	\$ 612,924	\$ 612,924	\$ 612,924
2059	\$ 1,657,380,505	\$ 48,313,076	\$ 0	\$ 1,705,693,581	\$ 1,195,421,573	\$ 11,954,216	\$ 0	\$ 0	\$ 2,554,956	\$ 638,739	\$ 638,739	\$ 638,739
2060	\$ 1,705,693,581	\$ 49,721,415	\$ 0	\$ 1,755,414,996	\$ 1,245,142,989	\$ 12,451,430	\$ 0	\$ 0	\$ 2,661,225	\$ 665,306	\$ 665,306	\$ 665,306

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Source: San Joaquin County, LWA, and EPS.

[1] See Table E3 for 2015/2016 beginning assessed value (as of 01/01/2015 lien date) and tax increment percentages.

[2] See Table E15 for new AV added to roll. It is assumed that new AV is added to roll in year after development occurs.

[3] EIFD formed in 2017, so cumulative growth in AV for use in calculating EIFD tax increment begins in fiscal year 2017/2018.

**Table E15
San Joaquin County ULOP EIFD Feasibility Analysis
Assessed Value of New Development - Unincorporated**

Unincorporated

Assessed Value of New Development									
<i>(Annual projected dwelling units/bldg. sq. ft. * AV per dwelling unit/bldg. sq. ft.)[1]</i>									
Fiscal Year Ending	Single Family Low Density	Multifamily	Subtotal Residential	Retail	Industrial	Subtotal Commercial	Total (2016 \$)	Total with Annual Sales Price Increase	
<i>Assumption</i>	<i>AV per Dwelling Unit</i>		<i>AV per Bldg. Sq. Ft.</i>						<i>3.0%</i>
	<i>\$ 250,000</i>	<i>\$ 150,000</i>	<i>\$ 200</i>	<i>\$ 200</i>					
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2029	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2030	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2031	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2032	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2033	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2034	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2035	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2036	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2037	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2038	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2039	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2040	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2041	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2042	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2043	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2044	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2046	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2047	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2048	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2049	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2050	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2051	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2052	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2053	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2057	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2058	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2059	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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Source: LWA and EPS.

[1] See Table E16 for development projections.

Table E16
 San Joaquin County ULOP EIFD Feasibility Analysis
 Projected Dwelling Units and Nonresidential Building Square Feet - Unincorporated

Unincorporated

Fiscal Year Ending	Acres						Dwelling Units			Building Square Feet			
	Single Family	Multifamily	Subtotal Resid.	Commercial	Industrial	Subtotal Nonres.	TOTAL	Single Family	Multifamily	TOTAL	Commercial	Industrial	Total
<i>Dwelling Units per Acre/FAR</i>											0.30	0.30	
<i>Total</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2017	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2018	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2019	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2020	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2021	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2022	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2023	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2024	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2025	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2026	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2027	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2028	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2029	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2030	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2031	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2032	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2033	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2034	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2035	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2036	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2037	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2038	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2039	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2040	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2041	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2042	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2043	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2044	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2045	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2046	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2047	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2048	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2049	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2050	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2051	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2052	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2053	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2054	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2055	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2056	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2057	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2058	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
2059	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0
Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0

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Source: LWA and EPS.

Table E17
RD 17 Basin ULOP Adequate Progress Plan
EIFD & Hybrid Financing Supporting Table
Hybrid Financing Revenues and Debt Service

Year	Assessment Revenues <i>Table D3</i>	Tax Increment Revenue <i>Table D1</i>	Gross Revenues for Financing	Debt Service	Assessment Revenue for Debt Service	Net Assessment Revenue for Services	EIFD Revenue for Debt Service	EIFD Revenue for Future Projects
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$5,500,000	\$267,896	\$5,767,896	\$0	\$0	\$5,500,000	\$0	\$267,896
2019	\$5,500,000	\$546,799	\$6,046,799	\$0	\$0	\$5,500,000	\$0	\$546,799
2020	\$5,500,000	\$839,061	\$6,339,061	\$0	\$0	\$5,500,000	\$0	\$839,061
2021	\$5,500,000	\$1,145,171	\$6,645,171	\$0	\$0	\$5,500,000	\$0	\$1,145,171
2022	\$5,500,000	\$1,465,696	\$6,965,696	\$0	\$0	\$5,500,000	\$0	\$1,465,696
2023	\$5,500,000	\$1,801,224	\$7,301,224	\$0	\$0	\$5,500,000	\$0	\$1,801,224
2024	\$5,500,000	\$2,152,361	\$7,652,361	\$6,840,158	\$4,687,797	\$812,203	\$2,152,361	\$0
2025	\$5,500,000	\$2,519,740	\$8,019,740	\$6,976,962	\$4,457,221	\$1,042,779	\$2,519,740	\$0
2026	\$5,500,000	\$3,002,335	\$8,502,335	\$7,116,501	\$4,114,166	\$1,385,834	\$3,002,335	\$0
2027	\$5,500,000	\$3,508,406	\$9,008,406	\$7,258,831	\$3,750,425	\$1,749,575	\$3,508,406	\$0
2028	\$5,500,000	\$4,038,922	\$9,538,922	\$7,404,007	\$3,365,085	\$2,134,915	\$4,038,922	\$0
2029	\$5,500,000	\$4,594,892	\$10,094,892	\$7,552,088	\$2,957,195	\$2,542,805	\$4,594,892	\$0
2030	\$5,500,000	\$5,177,362	\$10,677,362	\$7,703,129	\$2,525,767	\$2,974,233	\$5,177,362	\$0
2031	\$5,500,000	\$5,787,418	\$11,287,418	\$7,857,192	\$2,069,774	\$3,430,226	\$5,787,418	\$0
2032	\$5,500,000	\$6,426,185	\$11,926,185	\$8,014,336	\$1,588,150	\$3,911,850	\$6,426,185	\$0
2033	\$5,500,000	\$7,094,835	\$12,594,835	\$8,174,622	\$1,079,787	\$4,420,213	\$7,094,835	\$0
2034	\$5,500,000	\$7,794,581	\$13,294,581	\$8,338,115	\$543,534	\$4,956,466	\$7,794,581	\$0
2035	\$5,500,000	\$8,526,682	\$14,026,682	\$8,504,877	\$0	\$5,500,000	\$8,504,877	\$21,804
2036	\$5,500,000	\$9,292,445	\$14,792,445	\$8,674,975	\$0	\$5,500,000	\$8,674,975	\$617,470
2037	\$5,500,000	\$10,093,227	\$15,593,227	\$8,848,474	\$0	\$5,500,000	\$8,848,474	\$1,244,753
2038	\$5,500,000	\$10,930,435	\$16,430,435	\$9,025,444	\$0	\$5,500,000	\$9,025,444	\$1,904,991
2039	\$5,500,000	\$11,805,528	\$17,305,528	\$9,205,953	\$0	\$5,500,000	\$9,205,953	\$2,599,576
2040	\$5,500,000	\$12,720,022	\$18,220,022	\$9,390,072	\$0	\$5,500,000	\$9,390,072	\$3,329,951
2041	\$5,500,000	\$13,675,488	\$19,175,488	\$9,577,873	\$0	\$5,500,000	\$9,577,873	\$4,097,615

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Table E17
RD 17 Basin ULOP Adequate Progress Plan
EIFD & Hybrid Financing Supporting Table
Hybrid Financing Revenues and Debt Service

Year	Assessment Revenues <i>Table D3</i>	Tax Increment Revenue <i>Table D1</i>	Gross Revenues for Financing	Debt Service	Assessment Revenue for Debt Service	Net Assessment Revenue for Services	EIFD Revenue for Debt Service	EIFD Revenue for Future Projects
2042	\$5,500,000	\$14,676,913	\$20,176,913	\$9,769,431	\$0	\$5,500,000	\$9,769,431	\$4,907,482
2043	\$5,500,000	\$15,367,215	\$20,867,215	\$9,964,819	\$0	\$5,500,000	\$9,964,819	\$5,402,396
2044	\$5,500,000	\$16,090,043	\$21,590,043	\$10,164,116	\$0	\$5,500,000	\$10,164,116	\$5,925,927
2045	\$5,500,000	\$16,839,111	\$22,339,111	\$10,367,398	\$0	\$5,500,000	\$10,367,398	\$6,471,713
2046	\$5,500,000	\$17,615,566	\$23,115,566	\$10,574,746	\$0	\$5,500,000	\$10,574,746	\$7,040,820
2047	\$5,500,000	\$18,420,371	\$23,920,371	\$10,786,241	\$0	\$5,500,000	\$10,786,241	\$7,634,130
2048	\$5,500,000	\$19,254,528	\$24,754,528	\$11,001,966	\$0	\$5,500,000	\$11,001,966	\$8,252,562
2049	\$5,500,000	\$20,119,074	\$25,619,074	\$0	\$0	\$5,500,000	\$0	\$20,119,074
2050	\$5,500,000	\$21,015,083	\$26,515,083	\$0	\$0	\$5,500,000	\$0	\$21,015,083
2051	\$5,500,000	\$21,943,663	\$27,443,663	\$0	\$0	\$5,500,000	\$0	\$21,943,663
2052	\$5,500,000	\$22,905,964	\$28,405,964	\$0	\$0	\$5,500,000	\$0	\$22,905,964
2053	\$5,500,000	\$23,903,172	\$29,403,172	\$0	\$0	\$5,500,000	\$0	\$23,903,172
2054	\$5,500,000	\$24,936,517	\$30,436,517	\$0	\$0	\$5,500,000	\$0	\$24,936,517
2055	\$5,500,000	\$26,007,270	\$31,507,270	\$0	\$0	\$5,500,000	\$0	\$26,007,270
2056	\$5,500,000	\$27,116,745	\$32,616,745	\$0	\$0	\$5,500,000	\$0	\$27,116,745
2057	\$5,500,000	\$28,266,302	\$33,766,302	\$0	\$0	\$5,500,000	\$0	\$28,266,302
2058	\$5,500,000	\$29,457,349	\$34,957,349	\$0	\$0	\$5,500,000	\$0	\$29,457,349
2059	\$5,500,000	\$30,691,339	\$36,191,339	\$0	\$0	\$5,500,000	\$0	\$30,691,339
2060	\$5,500,000	\$31,969,779	\$37,469,779	\$0	\$0	\$5,500,000	\$0	\$31,969,779
Total	\$236,500,000	\$561,802,715	\$798,302,715	\$219,092,324	\$31,138,903	\$205,361,097	\$187,953,421	\$373,849,294

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